1. Name of Property

Historic Name: Prospect Park Historic District

Other Name/Site Number:

2. Location of Property

Street and Number: Roughly bounded by University, Emerald, Interstate 94, Arthur Avenue, Williams Avenue

(x) located on original site   not for publication ()

() moved/date:

3. Ownership

Owner's Name:

Street and Number:

City:       State:   Zip:

4. Classification

Ownership of property: (x) private
(x) public
() both

Category of property: ( ) building
( ) site
(x) district
( ) structure
( ) object

Number of resources within property: 592 properties containing 990 resources

Contributeing        Non-contributeing
(531)  (43) buildings (primary)
(160)  (247) buildings (secondary)
(9)    (5) sites
(2)    (0) structures
()     () objects
(700)  (290) Total

(x) Listed on the National Register of Historic Places
Willey House; Prospect Park Water Tower and Pumphouse, Tower Hill Park
Date: 1984, 1997
5. Function or Use

Historic: single and multiple dwellings, secondary structures, specialty stores, school, religious facilities, landscape features, public works

Current: same

6. Description

Architectural classification (style): see continuation sheets

Materials: see continuation sheets

Describe present and historic physical appearance. Use continuation sheets.

7. Statement of Significance

Applicable local designation criteria: 1, associated with significant events or periods that exemplify broad patterns of cultural, political, economic, or social history; 3, associated with distinctive characteristics of city identity; 4, associated with distinctive characteristics of an architectural or engineering type, style, or method of construction; 5, exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail; 6, exemplifies the work of master builders, engineers, designers, artists, craftsmen or architects.

Related local context(s): Architecture: 1848 to Present: Minneapolis as a City of Neighborhoods, 1893-1929; Minneapolis in the Depression/War Years, 1929-1945; Post War Minneapolis, 1945-1991; Minneapolis Public Schools

Areas of significance: Social history; community planning and development; landscape architecture; architecture

Period(s) of significance: 1884-1968

Significant dates: 1884, 1890, 1960

Significant person(s):

Cultural affiliation: N/A

Architect/Builder: see continuation sheets

Use continuation sheets.

8. Major Bibliographic References

Use continuation sheets
9. Geographical Data

Acreage of Property: Approximately 125 acres

PIN number:

Legal Description: The district is bounded by the diagonal line of University Avenue on the north; Emerald Street, the boundary line with Saint Paul and Ramsey County, on the east; the diagonal sound barrier wall that separates the historic district from Interstate 94 on the south; and portions of Arthur Avenue and Williams Avenue on the west.

See continuation sheet for more detailed description.

Use continuation sheets as necessary.

10. Form prepared by:

Name/Title: Marjorie Pearson, Ph.D.

Organization: Hess, Roise and Company

Street and number: 100 North First Street  Telephone: 612-338-1987

City: Minneapolis  State: Minnesota  Zip: 55401

11. Minneapolis Heritage Preservation Commission Comments

Date submitted to Minneapolis HPC:

Date of Minneapolis HPC comment:

12. Description of City Council

Designation of property pursuant to:

Date of action:
## Architectural Classifications

- Queen Anne
- Stick Style
- Colonial Revival
- Dutch Colonial Revival
- Neo-Classical Revival
- Tudor
- Late Gothic Revival
- Spanish Eclectic
- Mission
- Commercial Style
- Craftsman
- English Cottage
- Swiss Chalet
- Prairie School
- Modern
- Contemporary
- Cape Cod/Colonial Revival
- Ranch
- Rambler
- Split-level

## Traditional Form Types

- Front Gable
- Side Gable
- Cross Gable
- Four-Square
- Front Gable and Wing/Gable and Wing
- Hipped Roof
- Hipped and Gable
- Pyramidal Roof

## Materials

### Foundation:
- stone—limestone
- poured concrete, rough-faced concrete block, concrete block

### Walls:
- wood clapboard, wood shingles, wood particle board
- brick
- stone—limestone, sandstone
- stucco
- asbestos-cement, aluminum, vinyl

### Roof:
- asphalt; terra-cotta tiles; copper

### Other:
- Chimneys—brick, limestone, sandstone, metal
- Porches—wood, brick, stucco
- Cornices—wood, metal

### Mixed

### No style
Summary

The Prospect Park Residential Historic District is located in Southeast Minneapolis, adjoining the western border of Saint Paul. It is set apart from the surrounding area by virtue of its topography and its geography. The Prospect Park Water Tower is set at the crest of Tower Hill Park off University Avenue (locally designated, 1984; NRHP, 1997) and dominates the skyline. Because of its irregular hilly topography, much of the historic district is laid out with a curvilinear street plan with named streets that have their own numbering system, rather than the strict rectangular grid that characterizes much of the city. The district also includes the Malcolm and Nancy Willey House (locally designated and NRHP, 1984). The district is bounded by the diagonal line of University Avenue on the north; Emerald Street, the boundary line with Saint Paul and Ramsey County, on the east; the diagonal sound barrier wall that separates the historic district from Interstate 94 on the south; and portions of Arthur Avenue and Williams Avenue on the west.

The Prospect Park Residential Historic District is residential in character with related resources such as three churches, one school, and three small-scale commercial buildings that reinforce the architectural character and history of the area. The majority of the residences were built as single-family dwellings. Two-family duplexes, which are similar in form and style to the single-family dwellings (many have been converted from single-family houses), and small-scale multiple dwellings are also significant resources in the district. Many of the residences were built with small barns (later converted to garages) or garages, that either adjoin alleys or driveways. In some cases, barns were moved to new sites within the district and converted to houses during the first two decades of the twentieth century. Many of the multiple dwellings were also built with garages.

The district has major landscape features that arise from the topography and the curvilinear street plan. In addition to Tower Hill Park, these include planted triangles at the intersections of streets, stone and concrete retaining walls, and street trees. These features contribute to the district.

Residential Buildings of Prospect Park

Single-family dwellings and two-family duplexes

The historic district contains 544 buildings in this category. They range in date from 1884 (the year after the area was initially platted) to the 1980s, although the period of significance ends in 1968.¹ Stylistically, they represent the major architectural styles seen in the residential areas of Minneapolis during these years, ranging from the Queen Anne to the modern and contemporary. Rather than rising from the relatively flat landscape and rectilinear grid that characterizes so much of the city, the residential architecture of the district has been adapted to the varied topography and irregularly sized lots of the district plats. The size and shape of the lots, the relation of the houses to each other, and their relation to the street are determined largely by the topography. For example, on lots with steep slopes, houses are set well back from the street. Where the lot width is narrow, houses are generally set close together, unless the original owner or developer acquired more than one lot to create space around the dwelling. On the blocks at the south end of the district, the land slopes are not as extreme, the lots are more regular in shape, and the houses tend to be set closer to the street.

¹ See the discussion of the period of significance in Section 7.
MINNEAPOLIS HERITAGE PRESERVATION COMMISSION
LOCAL DESIGNATION
CONTINUATION SHEET

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Multiple dwellings

Twenty-five small-scale multiple dwellings are located throughout the district. They range in date from ca. 1910 to the 1970s. Most were built with four, six, or eight units and are compatible in height, width, and materials to the other residential buildings in the district. Although more symmetrical in form, they often employ the same range of architectural styles as the houses, including Colonial Revival, Craftsman, Prairie School, Tudor Revival, Mission, and Spanish Eclectic. Most are placed on more than one lot. They usually have similar setbacks to the houses. Because of the topographic challenges, most of the multiple dwellings are built on lots that are relatively flat or have gentle slopes.

Architectural Styles and Construction Techniques

The residential Queen Anne style can be seen throughout the district. Notable examples are located on Arthur Avenue, Clarence Avenue, and Malcolm Avenue. Buildings in this style were built between the early 1880s and mid-1890s. The Queen Anne style is characterized by its richly ornamented, asymmetrical composition based on an irregular plan and massing and contrasting textures and materials. Characteristic features included steeply pitched multi-planed roofs, towers with conical roofs, pedimented dormers, projecting gables with recessed surfaces, carved panels, open porches, projecting bays, and wood shingles applied in patterns. A variant, known as the Shingle Style, is characterized by smooth, curvilinear surfaces covered with wood shingles. Some of these houses were designed by architects, but many were built by local contractors or builders using designs from plan books. Houses in this style are listed in the table in this section.

In the district, the Colonial Revival style falls into two eras, approximately 1890 to 1905 and 1920 to 1940, and is one of the most prevalent styles in the Prospect Park neighborhood. Houses from both periods are characterized by their regular, rectangular plans, surmounted by gabled roofs. In the earlier period, the gable end usually fronts the street, while in the second period, the gables are at the ends with the front roof slope pierced by dormers. Wood clapboard and shingle siding is the typical facing material during both periods. In the first period, houses are often fronted by one- or two-story porches with fluted columns and Corinthian capitals. Porches may be enclosed with screens and/or storm windows. Fanlights or pediments and sidelights often mark the doorways. In the earlier period, the classically inspired details that are the hallmark of the style are interpreted in a rather fanciful way, while in the second period the style is a more accurate reproduction of the colonial prototypes. The Dutch Colonial Revival is a variation on the style that incorporates a gambrel roof. Some of these houses are architect-designed, but the symmetrical forms and easily duplicated details made the style popular with builders and contractors. Houses in this style are listed in the table in this section.

Some residences take traditional form types, based on overall plan and roof shapes. These and many four-square residences are found throughout the district and range in date from the mid-1880s to about 1920. These residences are simple in form and plan with little or no ornamentation. The prevalent type is a rectangular, wood-frame, two-story, front-gable dwelling, often with a simple front porch. Another type has a front gable and intersecting side-gable wing. The four-square residence is cube-shaped and incorporates four rooms on the main floor, with a hipped or cross-gable roof, wide unsupported eaves, a simple front porch, often enclosed with screens and/or storm windows, and little ornamentation. Many of these houses have been altered with additions and replacement siding, such as asbestos-cement shingles, stucco, or more recent replacement materials.
Ornamental detail may have been altered or removed. Houses that take these forms are listed in the table in this section.²

The Craftsman style (derived from the Arts and Crafts movement) was very popular throughout Minneapolis, Saint Paul, and the surrounding communities between 1905 and 1925.³ The Prospect Park neighborhood was no exception. The style in residential architecture emphasizes low horizontal massing, open interior floor plans, and contrasting combinations of materials such as stucco, brick and/or stone veneers, wood clapboards, and wood shingles. Characteristic features include low-pitched roofs, wide eaves, exposed roof rafters, horizontally grouped windows, front porches (often enclosed with screens and/or storm windows), and sun porches. The Craftsman style acquired its name from the early twentieth-century magazine of that name that popularized it. One-story houses in the style are often called bungalows. The English Cottage style, used between 1920 and 1935, is a variation on the Craftsman style. Usually asymmetric in plan, houses in the style are faced with stucco with fieldstone trim and often have steep, sloping roofs. Plans for Craftsman houses were widely disseminated in books and magazines and readily available to contractors and builders. Houses in the Craftsman style and related English Cottage style are listed in the table in this section.

Related to the Craftsman style is the Prairie or Prairie School style, popularized by Frank Lloyd Wright and a group of architects working with and around him in Chicago in the early twentieth century. Two of that group who had worked with Louis Sullivan, William Gray Purcell and George Grant Elmslie, established an architectural firm, along with George Feick, in Minneapolis in 1910. Although there are no houses by the firm in Prospect Park, their work was important in disseminating the style. As the style is interpreted in Prospect Park, the houses are often cubical in form, faced in stucco, and have hipped roofs with wide eaves. The style was also used for a number of multiple dwellings in the district. Buildings in this style are listed in the table in this section.

Also related to the Craftsman style is the Swiss Chalet style, notable for its prominent roof forms and intricate exterior wood detailing including projecting eaves, porches, and balconies. Buildings in this style are listed in the table in this section.

In addition to the Colonial Revival, other period Revival styles were popular in the Prospect Park neighborhood between 1900 and 1940. They include the Tudor Revival and the Mission and Spanish Eclectic or Spanish Revival. Tudor Revival houses are often with faced with stucco and brick and have applied half-timbering, set below intersecting gabled roofs. Similar details can be found on some of the multiple dwellings. Mission and Spanish Eclectic houses are faced with stucco and brick veneer and incorporate bold ornamental detail. Roofs can be hipped or gabled and sometimes covered with tiles. The style was also used for multiple dwellings. Because the designs were less easily duplicated, many of the buildings in these styles in the district were designed by architects, rather than contractors or builders. Examples of buildings in these styles can be found on Barton, Clarence, Malcolm, and Seymour Avenues. They are listed in the table in this section.

Prospect Park stands apart from many neighborhoods in Minneapolis in its concentration of architect-designed modern houses, as well as a scattering of house types and styles popular with mid-twentieth-century builders such as the Cape Cod, a variation of the earlier Colonial Revival style, the Ranch, and the Rambler. Modern


³ For a discussion of the sources and impact of the Arts and Crafts movement in Minneapolis see Patty Dean, “‘It is Here We Live’: Minneapolis Homes and the Arts and Crafts Movement,” *Minnesota History* 57 (Spring 2001): 245-262.
residential designs disdain ornamentation and tend to favor low-pitched or flat roofs, cantilevered overhangs, and extended, smooth wall surfaces, often of glass. The house that Frank Lloyd Wright designed in 1934 for Malcolm and Nancy Willey, 255 Bedford Street (locally designated and NRHP), is a precursor to his Usonian style. Across the street is the modern International Style house designed in 1938 by Winston Close and Elizabeth Scheu (Close) for Willem Luyten. The house was expanded in 1940 for Benjamin and Gertrude Lippincott. While these two houses predate World War II, most of the modern examples were constructed from the late 1940s onward, on sites that had not been built on previously. Many of the sites have steep slopes, and the houses are ingeniously adapted to their conditions. Roy Thorshov, Robert Cerny, and Carl Graffunder are other architects who designed modern houses in the 1940s, 1950s, and 1960s. See the discussion in Section 8 for more detailed information on these architects. A small number of contemporary residences were built after the period of significance. Modern and contemporary architect-designed and builder-constructed houses are listed in the table in this section.

Almost all the buildings in the district, including the multiple dwellings, are of wood-frame construction. In the houses, the wood structure is covered with wood clapboard or wood shingles or a combination or brick veneer. The use of stucco facing over a wood-frame structure for both houses and multiple dwellings began to gain popularity for new construction in about 1915. In addition, stucco began to be used as a replacement material for wood siding, whether to simplify maintenance, provide an up-to-date appearance, or both. In Prospect Park this often occurred when buildings were moved from one site to another or relocated on an existing lot or when single-family houses were remodeled into duplexes. Calvin Schmid, in his extensive study of Minneapolis and Saint Paul (published in 1937), discussed the popularity of stucco as a building material, as compared to its use as a building material in cities of comparable size elsewhere in the United States. He does not discuss why it became so popular, but its ready adaptability to the popular Craftsman style is probably an important factor. In some areas of the country, stucco is applied over walls of fireproof terra-cotta tile. In the Prospect Park district fireproof terra-cotta tile was occasionally used for early garages where fear of fire was a factor.4

Other materials that have been used as replacements for wood siding include asbestos-cement shingles, which began to be used in the 1920s, and aluminum and vinyl siding, both products of the mid to late twentieth century. These materials were intended to imitate the wood elements they replaced. Sometimes the wood siding and details were removed; in other cases, the new material was placed over the existing wood. An increasing appreciation of original character has led some property owners in the district to restore the original wood siding.5

The type of material used for the foundation can be an important indicator of a building’s date. Until about 1900, buildings were constructed on foundations of locally quarried limestone which was readily available from nearby sites. The rough cut limestone blocks are in shades of gray and beige and are relatively soft and subject to spalling. Rough-faced concrete blocks began to become popular in the early twentieth century and were

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widely used until about 1920. Most were manufactured by local firms and marketed as economical substitutes for stone.\textsuperscript{6} Advances in the technology of concrete manufacture led to the use of poured concrete foundations in the 1920s, often coupled with stucco facades that extended almost to ground level. By the 1930s the standardized, smooth-faced, concrete blocks that were readily available had become the preferred alternative. Older houses that were moved to new locations from the 1920s on, are generally set on concrete-block foundations. Garages from the 1920s were often constructed entirely of concrete blocks.

Other historic resources

Barns and garages

Small barns were often built in conjunction with houses constructed during Prospect Park’s first three decades, before the widespread adoption of the automobile. Depending on the financial resources of the owner, the barn might house a cow to provide milk for the household as well as chickens and/or a horse to draw the family carriage. In the twentieth century, barns that survived were converted to other uses, such as garages for motor cars, and sometimes remodeled as residences. Some examples can be discerned from their gabled form and materials, typically wood lapboard siding, as well as such features as hayloft openings in the gable ends. These are best seen by strolling along the alleys of the neighborhood. Former barns are identified in the table in this section.

With the increasing popularity of automobiles, garages began to be built along with houses or were built later on the same lots, behind the houses, either adjacent to alleys or adjacent to driveways from the street. On some particularly steep sites, garages were built at the base of the slopes, close to the street. The historic garages are usually gable-roof or hipped-roof wood-frame structures, large enough for one or two cars, with wood siding. Some of the earlier garages were constructed of rock-faced concrete blocks, which enhanced their fireproof qualities. Garages which are at least fifty years old are identified as historic in the table in this section.

Approximately 400 freestanding garages and converted barns are located in the district; 160 have been identified as historic.

Changes in building codes allowed for the construction of attached garages or tuck-under basement-level garages beginning in the 1920s. Most of the modern and contemporary houses in the district were built with attached garages. Attached and basement-level garages are also identified in the table in this section but are not counted as separate buildings.

Churches and School

Prospect Park Methodist Episcopal Church (now Prospect Park United Methodist Church), 22 Orlin Street, at the intersection of Malcolm Avenue. The picturesque Tudor Revival church building was built in 1914, replacing a small church building of 1902. Designed by Edward Roy Ludwig, the wood-frame building

\textsuperscript{6} The manufacture of concrete blocks became practical after Harmon S. Palmer invented a machine that allowed for the easy molding of hollow concrete blocks. The Miracle Company of Minneapolis was a prominent local maker of concrete blocks and the machines that formed them. See Pamela H. Simpson, \textit{Cheap, Quick, and Easy: Imitative Architectural Materials, 1870-1930} (Knoxville: University of Tennessee Press, 1999), 11-16, 21-27. The Minneapolis Collection of the Minneapolis Central Library, Hennepin County Library, has trade catalogs from the Miracle Pressed Stone Company, including “Miracle Concrete” and “Miracle Wonder Face Down Machine for Making Concrete Building Blocks.” See “List of Trade Catalogs Available in the Minneapolis Collection,” 1997, Minneapolis Central Library, Hennepin County Library.
with brick and stucco cladding is sited to take advantage of its corner location. A gabled entrance wing with a low gabled entrance porch is flanked by intersecting gabled-roof wings that contain the auditorium and the church hall. The overhanging roof eaves are outlined by bargeboards. A cross rises from the ridge of the front gable.

Saint Timothy’s Episcopal Mission (now Korean Seventh Day Adventist Church), 21 Clarence Avenue. This late Gothic Revival church building was built in 1911 and designed by Long, Lamoreaux, and Long. Located on a steep site opposite Tower Hill Park, it has been modified over time to accommodate the needs of changing congregations and the adjacent property owners. The gable-roof main building is marked by buttresses at the front and rear and is fronted by a gable-roof enclosed front entrance porch. Both roofs have overhanging eaves outlined by bargeboards. The entrance porch and the main building have pointed-arch window openings.

Prospect Park Lutheran Church (now Saint Panteleimon Russian Orthodox Church), 2210 Franklin Avenue at the corner of Emerald Street. This Classical Revival style building, built in 1906, became the Prospect Park Lutheran Church when it was moved to this site in 1912. The building has been modified over time to accommodate the needs of two successive congregations, Prospect Park Community Baptist, and the present Saint Panteleimon congregation which added the onion domes over the main section and the entrance porch and on the wing, apparently in several stages between 1973 and 1985. The wood-frame building is faced with stucco. It has a gable-roof main section and gable-roof entrance porch supported by columns. A continuous cornice creates pediments in the gable ends. Round-arched windows light the main section of the building. Greek crosses rise from the roof ridge and the onion domes.

Sidney Pratt School, 66 Malcolm Avenue at Orlin Avenue. This Georgian-inspired Colonial Revival style school building is located at a prominent intersection at the base of Tower Hill Park and across from Prospect Park United Methodist Church. The first section of the building was built in 1898; it was enlarged in 1906 and again in 1926 as the number of pupils increased. Edward S. Stebbins, the architect to the Minneapolis Board of Education between 1897 and 1907, was the architect for the first two sections. The building is of cream-colored brick above a limestone base. It originally was built with the entrance facing Sidney Place. The current pedimented entrance bay rises above a double flight of steps. The windows with multi-pane sash are set below rusticated stone lintels. When built, the school had a prominent hipped roof with overhanging eaves that was surmounted by a copper-clad cupola. As the building was expanded, the roof was largely concealed by parapet walls, now coped by a stylized cornice, and the cupola relocated. The entrance was reoriented to Orlin Avenue. The building was renovated in 1999 under the direction of Gar Hargens, Close Associates. At the same time, a landscaped play area with a pergola was created along the Malcolm Avenue side of the building.

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7 “First Service Tonight in New Lutheran Church,” Minneapolis Journal, June 30, 1912.
Commercial buildings

**Store Building**, 50 Bedford Street. This commercial-style store building was constructed for Michael Zipoy in 1912 by architects Haley and Johnson to serve as a neighborhood grocery store. For many years it was known as Tower Grocery. It is close to the intersection of Bedford Street and University Avenue, which was a streetcar stop. The one-story brick building has a prominent storefront of glazed white, green, and brown brick with large show windows and a cornice set on stylized brackets. The building was rehabilitated in 2007-2008 to restore much of its original character.

**Prospect Park Pharmacy (now Schneider Drug)**, 3400 University Avenue. This two-story brick building was constructed in 1908 by F. F. Lindsay as a store building with flats above. It occupies a prominent location at the intersection of Bedford Street and University Avenue, which was a streetcar stop. The building has retained some original architectural detail at the upper story in the overhanging cornice and window surrounds. The first-story storefront has been modified by the replacement of the original show windows with stuccoed infill. A chiropractic clinic and a barber shop are located in the storefronts to the west of the drugstore. The upper story is still apartments, and a one-story extension has been added along Bedford Street.

**Store and Flats (now Signature Cafe)**, 130 Warwick Avenue. This two-story building was constructed in 1922 for Joseph Pehoushek by W. A. Batdorf and Son as a grocery store building with flats above. It is located in the middle of an otherwise residential block. The walls are faced with stucco and terminate in a curving cornice. The ground floor storefront consists of two show windows above bulkheads with a center doorway. The window openings at the second story, which is still houses an apartment, have been modified.

**Public Works**

**Prospect Park Water Tower and Tower Hill Park**, 55 Malcolm Avenue. (locally designated, 1984; NRHP, 1997) The water tower, which stands at one of the highest topographical points (917 feet) in the city of Minneapolis and at the center of Tower Hill Park, is the signature piece of the neighborhood. Designed by city engineer F. W. Cappelen, it was constructed in 1913-1914 to improve the local water pressure. The circular form of the tower, with its walls of reinforced concrete faced with cream-colored brick, is surmounted by an open loggia and a distinctive conical roof (nicknamed the “witch’s hat”) clad in terra-cotta tiles. A brick pump house, built at the same time and part of the site at the base of the hill on Malcolm Avenue, has a tiered hipped roof.\(^{10}\)

**Evaluation of Contributing Buildings**

The contributing buildings in the district were built between 1885 and 1965. Buildings are considered contributing to the district if they date from the period of significance and were built to serve one of the listed historic functions. Contributing buildings also retain massing that is largely intact, is readily perceivable, and have largely intact window and door openings. Porches may be enclosed but are still identifiable as porches. The removal or modification of a porch does not necessarily detract from its contributing status. In recent years, many property owners have begun to restore their porches. Alterations and additions made to buildings during the period of significance may also be considered contributing. Later additions that are set back from the main massing and not readily seen from the street should not affect contributing status. Some buildings have stucco

\(^{10}\) For an extensive discussion of the water tower and the park see Christine A. Curran and Charlene K. Roise, “Prospect Park Water Tower and Tower Hill Park,” 1997, National Register of Historic Places Registration Form prepared by Hess, Roise and Company.
replacement siding or asbestos-cement shingles that replaced wood siding; these changes were made during the period of significance. Buildings with exterior siding of aluminum or vinyl are considered to be contributing if they retain their massing and window and door configurations. Barns and garages that are identified as historic are considered to be contributing to the district.

There is a long tradition of moving residential buildings in the city of Minneapolis. The district has a number of buildings that were moved from other sites in the vicinity, usually because of commercial development or road improvements. If such buildings were moved during the period of significance and the buildings retain their characteristics of form and massing, they are considered contributing to the district.

**Landscape Features**

Landscape patterns and topography are the most important features that set Prospect Park apart from other communities of Minneapolis and help to define its essential character. The underlying geology was formed by two ice sheets. The Keewatin glacier extended down from Canada through what are now the Red River and Minnesota River valleys and into eastern Minnesota. The gray drift moraine from this ice sheet partially covered the red drift moraine that was carried from the northeast by the Patrician glacier. The result was a series of roughly rolling hills formed of granite and quartzite boulders known as “hardheads.” These hills extend from the Saint Anthony Park area of Saint Paul into the Prospect Park area of Minneapolis, dropping off into sand dune tracts close to the Mississippi River. The summit of this moraine comprises Tower Hill Park, approximately 917 feet above sea level at its peak. Prior to settlement, these hills were covered by deciduous hardwood trees, primarily ash and oak. A significant number of oak trees remain in Tower Hill Park and elsewhere in the neighborhood. Tower Hill Park is the most prominent landscape feature of the community by virtue of its size, 4.7 acres, and its location on University Avenue, the major artery that traverses the area on the north.\(^\text{11}\)

Other landscape features are derived from the street patterns. The intersections of the curvilinear streets have resulted in the creation of spaces that have allowed for the insertion of landscaped triangles, bounded by concrete curbs. The triangle at the intersection of Malcolm Avenue and University Avenue contains a freestanding boulder inscribed with the name “Prospect Park” and plantings. The triangle at the intersection of Clarence Avenue and University Avenue contains plantings, as does the triangle at the intersection of Clarence Avenue and Seymour Avenue. These three triangles are adjacent to Tower Hill Park, although they are not located on park property. Photographic evidence suggests that at least the triangle by Malcolm and University was in place by 1925. That triangle as well as the triangles by Clarence and University and Clarence and Seymour are visible in a 1937 aerial photograph. The Prospect Park boulder along University Avenue is illustrated in a 1936 photograph.\(^\text{12}\)

Other landscaped triangles are located at the intersection of Arthur Avenue and Orlin Avenue, the intersection of Orlin Avenue and Melbourne Avenue, and the intersection of Barton Avenue and Malcolm Avenue. The latter two are mapped parkland, which was acquired by the Minneapolis Board of Park Commissioners in 1915.

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\(^{12}\) The 1925 photograph is looking towards University Avenue from the water tower; Minnesota Historical Society, location no. MH5.9 MP11 p21, neg. no. 1495-B. The 1936 photograph is Minnesota Historical Society, MH5.9 MP4.1 r17, neg. no. 2395-A. The 1937 aerial photograph was taken on July 1, 1937, and is available at the Borchert Map Library, University of Minnesota Libraries.
Three other mapped triangles, Clarence Avenue at Bedford Street, Bedford Street at Orlin Avenue, and Bedford Street at University Avenue have been removed (the first two) or reduced in size to improve traffic flow (the last). Consequently, the Bedford-University triangle is now noncontributing. A curvilinear landscaped island is situated on Franklin Avenue, west of Bedford Street. This island, sometimes called the Franklin Oval, was created when the route of the street, originally named Hamline Avenue, was straightened in conjunction with the construction of the Franklin Avenue Bridge between 1919 and 1923.13

The construction of Interstate 94 in the 1960s resulted in the removal of houses and the creation of several dead-end streets. It also allowed for the creation of two small parks, one at the west end of Melbourne Avenue which serves as a right-of-way for the Department of Public Works and the other at the intersection of Arthur Avenue, Sharon Avenue, and Seymour Avenue, named Chergosky Park in 1982. These are considered noncontributing to the district because houses were removed from the sites, even though they fall within the period of significance.

It is likely that the landscaped triangles were created in conjunction with the tree-planting program in Prospect Park. The streets are still enhanced by trees along the sidewalks. Many of the elms first planted by the Board of Park Commissioners still survive. Those that succumbed to Dutch elm disease have been replaced by more resistant species of trees.

The cast-iron lamp standards that line the streets are based on a historic design that was adopted by the City of Minneapolis for installation throughout the city. The Prospect Park street lights were installed in 2000.14

Individual lots throughout the district are distinguished by their landscape features. Builders took advantage of the irregular terrain, incorporating terracing and retaining many of the pre-existing oak trees. Many lots incorporate picturesque masonry retaining walls into the overall landscaping. Significant landscape and site features are listed in the table.

Table of Properties

The following table lists and briefly describes all properties within the boundaries of the historic district. Each property is assigned a number. The table is organized numerically and alphabetically by address. Each property listing identifies the primary building or site by name and gives its status as contributing (C) or noncontributing (NC). If the person who built the house was the first resident, the house is given that person’s name in the table. Each entry also lists property style, dates, description, architect (if any), garage or other outbuilding and gives its status as contributing (C) or noncontributing (NC), and landscape and site features.

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13 C. Ben Wright, “Minneapolis Parks and Recreation: A History of the Park and Recreation Board Since World War II,” [1980], unpublished typescript prepared for the Minneapolis Park and Recreation Board, Appendix II; Hudson’s Dictionary of Minneapolis: A Guide and Handbook (Minneapolis: Hudson Company, 1925), 120-124. All five triangles owned by the Minneapolis Park and Recreation Board are still depicted on official plat maps, even though two of the triangles have been removed. The other triangles and the Franklin Oval are under the jurisdiction of the Minneapolis Department of Public Works; they are not depicted on official plat maps.

14 The funds for the street lights were partially assessed against property owners and partially provided by Neighborhood Revitalization Program money. See Prospect Park History Committee, Under the Witch’s Hat: A Prospect Park East River Road Neighborhood History, ed. Dean E. Abrahamson (Minneapolis: Prospect Park East River Road Improvement Association, 2003), 108-109.
See attached table.
Statement of Significance

The Prospect Park Historic District is significant under the following local designation criteria:

(1) The Prospect Park Historic District is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

Prospect Park is a discrete community that is characteristic of a historic residential suburb. It is the first self-identified neighborhood in Minneapolis, and as such, it is representative of the development of Minneapolis as a city of neighborhoods. It is significant as the home of the first community association in the city of Minneapolis; the Prospect Park Improvement Association played a crucial role in the development of the neighborhood and the subsequent protection of its physical character. It is also significant for its associations with residents important to the development of the city and closely tied to the University of Minnesota.

(3) The Prospect Park Historic District contains or is associated with distinctive elements of city identity.

Prospect Park is set apart from the surrounding area by virtue of its topography and its geography. The Prospect Park Water Tower is set at the crest of Tower Hill Park off University Avenue (locally designated in 1984 and listed in the NRHP in 1997) and dominates the skyline. Because of its irregular hilly topography, much of the historic district is laid out with a curvilinear street plan with named streets that have their own numbering system, rather than the strict rectangular grid that characterizes much of the city.

(4) The Prospect Park Historic District embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

Prospect Park was shaped in part by a group of architects, many of whom lived in the neighborhood, and also were affiliated with the University of Minnesota. The houses are representative of types, methods, and periods of construction seen in Minneapolis during the late nineteenth century and first half of the twentieth century. At the same time, the houses are adapted to the hilly and irregular site conditions of the area.

(5) The Prospect Park Historic District exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.

Prospect Park is significant because of its plan, laid out for Louis F. Menage by S[amuel] Harlan Baker and J[oseph] H. Gilmore, civil engineers and surveyors who were influenced by the work of their contemporary, Horace William Shaler Cleveland, and related landscape features. The result, continued in subsequent plats, was in the tradition of a romantic suburban landscape that created a distinct section of the city.

(6) The Prospect Park Historic District exemplifies works of master builders, engineers, designers, craftsmen or architects.

The most architecturally notable work in the historic district is the Willey House (1934) designed by Frank Lloyd Wright; the house was locally designated and listed in the NRHP in 1984. The work of other notable modern architects is also found in the historic district, including Winston and Elizabeth Scheu Close and Robert
Cerny. Earlier distinguished architects who designed houses in the district include Lowell A. Lamoreaux and members of his successor firm, Olaf Thorshov and Roy Thorshov; Menno O. Detweiler; and Perry E. Crosier. Houses designed by the Keith Company and the Architects’ Small House Service Bureau are also located in the district.

**Period of Significance**

The district’s period of significance begins in 1884 when construction started, a year after the first plat in Prospect Park was accepted by the Minneapolis City Council. Construction consistent with the development of the area as a historic residential suburb continued from 1880s into the 1960s; 1968, which coincides with the opening of Interstate 94, which further defined the southern boundary of the community and reinforced its distinctiveness, is proposed as an end date for the period of significance.

**Architect/Builder (as listed on Minneapolis Building Permits)**

- Everett E. Addy – 1
- Albert Anderson – 1
- F. O. Anderson – 1
- George A. Anderson – 1
- Anderson and Erikson – 1
- Architects’ Small House Service Bureau – 2
- Arnold Construction Company – 1
- Joseph M. Baltuff Building Co. – 2
- W.C. Batdorf and Son – 1
- Bell and Detweiler – 4
- Trygve Benson – 11
- Bertrand and Chamberlain – 1
- Bliss and Campbell – 1
- Charles L. Brainerd – 1
- F. W. Cappelen – 1
- Carlson and Strand – 1
- Robert G. Cerny – 12
- Elizabeth and Winston Close – 2
- Paul Crosier – 1
- Perry Crosier – 5
- Arthur Dahlstrom – 3
- Dale and Whitkop – 1
- C. W. Farnham – 1
- Fenstad and Anderson – 1
- Marvin Fergestad – 1
- Ole Folwick – 1
- Everett E. Goody – 1
- Graff and Chamberlain – 1
- Carl Graffunder – 4
- Great Western Construction Co. – 3
- C. J. Hailing – 1
Ernest (E. C.) Haley – 3
Haley and Johnson – 4
Charles A. Hawn – 1
J. A. Heinsch – 3
E. J. Hodgson – 1
O.A. Holmes and Son – 1
Fred A. Hoover – 1
W. S. Hunt – 4
H.A. Inger – 1
The Keith Company – 2
Kinney and Detweiler – 1
O.N. Krohn – 1
Levander and Ericson – 1
Lindstrom and Almars – 1
Lewis Lockwood – 1
Lowell A. Lamoreaux – 4
Long, Lamoreaux and Long – 1
Paul A. Law – 1
Adolph Levander – 1
Edward Roy Ludwig – 3
MacLeod and Lamoreaux – 4
Harry McCoig – 1
McCoig and Jessup – 1
William McLaughlin – 1
George B. Melcher – 1
Melin Brothers - 1
H.D. Meyers – 1
E.O.A. Mindrum – 1
MLS Architects (NC) – 1
J.L. Moe – 2
John L. Moravee – 2
Murray of St. Paul – 1
F. R. Noble – 6
G.W. Noble – 1
L.F. Nordine – 1
Orff Brothers – 2
Paul Page – 1
J.W. Parker – 1
I.C. Peek – 7
J. C. Pendergast – 1
Peters Home Building Co. – 3
Thomas Prokasky (NC) – 2
Ole Rice (NC) – 1
L.M. Russell – 1
Samuels and Miller – 1
Glenn L. Saxton – 3
Sedgwick and Saxton – 2
A.H. and Rosa Selb – 8
W.C. Shepherd – 1
Edward S. Stebbins – 1
C.O. Stocke – 5
A.R. Storen – 1
Carl F. Struck – 1
Sund and Dunham – 1
M.C.W. Sundin – 1
Dale C. Swain – 1
Olaf Thorshov – 1
Roy N. Thorshov – 1
A. H. Vadnais – 1
Victoria Land Co. – 1
Wessell and Johnson – 1
H.A. Williams – 1
James Wilson – 1
Arnold Wissinger and Co. – 2
Frank Lloyd Wright – 1
Early Development
Prospect Park is located at the eastern boundary of Minneapolis, adjacent to the city of Saint Paul, in a section of the city that was originally part of Ramsey County (established in 1849), then transferred to Hennepin County in 1856 as part of the town of Saint Anthony. The city of Minneapolis did not annex this section until 1883 as part of its efforts to expand the city’s boundaries. Real estate developer Louis F. Menage (1850-1924) had purchased a large undeveloped tract of land in the town of Saint Anthony in 1878 and subsequently hired the civil engineering team of S[amuel] Harlan Baker and J[oseph] H. Gilmore to survey and plat the area for development.

Menage, who was born in Rhode Island and raised in Massachusetts, came to Minnesota in 1871. He began to buy land throughout much of Minneapolis for residential development in the 1870s. He extended his real estate empire to the Pacific Northwest, but his financial backing was shaky. As the head of Northwestern Guaranty Loan Company, he commissioned the most famous skyscraper of the nineteenth century in downtown Minneapolis, designed by E. Townsend Mix around a twelve-story central atrium. After the company defaulted on its many unsecured loans in the wake of the Panic of 1893, Menage fled to Guatemala with his wife and daughter, returning to stand trial in 1899. The charges were dismissed by the Hennepin County attorney due to lack of witnesses and the previous failure to convict William Streeter, the company vice president. Menage then relocated to New Brunswick, New Jersey, and carried on real estate development in New York and New Jersey until his death.

Shortly after annexation, Menage petitioned the Minneapolis City Council in 1883 and in 1884, to accept two plats, called Prospect Park, First Division, and Prospect Park, Second Division. By 1892, the two divisions were split into three: First Division Revised, Second Division Revised, and Third Division. Menage’s plats were bounded by Emerald Street (the city limit) on the east, a portion of Territorial Road (later Fourth Street Southeast) and University Avenue on the north, portions of Williams Avenue and Arthur Avenue to the line of Orlin Avenue on the west, Seymour Avenue between Orlin and Sharon on the west, and Sharon Avenue on the south. Both plats incorporated curvilinear street patterns, which still survive, and irregular lot sizes that accommodated the topography, although the four blocks in the Second Division between Franklin Avenue (originally called Hazel and later Hamline Avenue) and Sharon Avenue are rectilinear in form. The lots in the First Division (north of Orlin in the east section and a line extending west from Orlin) have wider frontages, usually fifty feet, while the lots in the Second Division are only twenty-five feet wide in front, except those at the ends of the blocks which are thirty-five feet wide.

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1 For a succinct overview of the expansion of Minneapolis see, Calvin F. Schmid, Social Saga of Two Cities (Minneapolis: Minneapolis Council of Social Agencies, 1937), 70-71, 387.
3 Menage’s requests for his Prospect Park plats before the Minneapolis City Council are recorded in Proceedings 9 (May 2, 1883):45; (June 9, 1883): 97; 10 (October 1, 1884):408; (October 15, 1884):428; (October 22, 1884):435. Jacobson reproduces a copy of the original plats signed by Menage, Baker, and Gilmore. The lot widths are depicted in G. M. Hopkins, A Complete Set of Surveys and Plats of Properties in the City of Minneapolis (Minneapolis: G. M. Hopkins, 1885), pl. 17. C. M. Foote, Atlas of the City of Minneapolis, Minnesota (Minneapolis: C. M. Foote and Company, 1892), pl. 32, shows the revised plats.
With the acceptance of the plats, Menage turned to the Minneapolis real estate company of Farnsworth and Wolcott to promote Prospect Park. The company took out advertisements in local periodicals extolling the area. One such ad read:

Prospect Park is a high, finely wooded tract near the University of Minnesota, fronting on University Avenue—the main thoroughfare between Minneapolis and St. Paul. This is the finest residence property in Minneapolis, and commands a view of the entire city, of Hamline, Merriam Park, Minnesota Transfer, and a good share of St. Paul, with Fort Snelling in the distance. Arrangements have been recently made for the erection of $40,000 of first-class residences the coming season. This property is offered on reasonable terms...

Construction began slowly, partly because of the topography and partly because of the relative isolation of Prospect Park from the rest of the city. The area was also bounded by two railroad lines, the Chicago, Milwaukee, and Saint Paul (also called the Short Line or Union Depot Line) with a spur line along the east bank of the river to the southwest, and the Saint Paul and Northern Pacific Railway from Saint Paul to Minneapolis (running over the Stone Arch Bridge) to the north. A depot was established at Eustis Street west of Malcolm Avenue.

Much of the early construction occurred on and close to University Avenue. One early investor was Benjamin D. Sprague who purchased property in 1884 on Blocks 5 and 17 of the Prospect Park First Division (both blocks are in the east section) and built several houses during the next two years. He built a house for himself and his family placed in the middle of Lots 1 and 2 of Block 17 at the intersection of Seymour and Clarence that had the address of 11 Seymour. It was replaced in 1897 by the present house at 1 Seymour. Other surviving buildings by Sprague are at 15-17 Seymour Avenue (1885, Orff Brothers, altered to a duplex in 1914), 88 Orlin Avenue (1886, with additions in the 1950s and 1970s that have obscured its original appearance), and 52-54 Melbourne (1886, built as a barn, moved from 3314-3316 University in 1914 and converted to a duplex).

The Reverend Thomas McClary, minister of the Thirteenth Avenue Methodist Episcopal Church, built a house at 73 Seymour Avenue in 1885. Closer to the west section of the Prospect Park First Division were two houses built by Alfred Humphreys on Arthur Avenue: 34 Arthur Avenue, built in 1885, was designed by architect W. S. Hunt; 70 Arthur Avenue, built in 1889, was designed by Graff and Chamberlin. Sarah A. McGeough built a house in 1886 at 119 Bedford Street in the Prospect Park Second Division. Another early investor was the architect Lowell A. Lamoreaux who purchased a large piece of property at the intersection of Seymour and Clarence, and built his own house (39 Seymour Avenue) and barn in 1887-1888. Several other houses were

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4 *The Northwest*, December 1884, 17. The company promoted the adjacent Meeker Island Land and Power Co. Addition to the west in the same ad, although that addition was oriented to manufacturing, as the Union Depot line of the Chicago, Milwaukee and Saint Paul Railroad ran through the property.

5 The railroad lines and the depot are illustrated in *Davison’s Atlas of the City of Minneapolis, Hennepin County, Minnesota* (Minneapolis: C. Wright Davison, 1887), pl. 38. For expansion of the Northern Pacific line see Richard S. Prosser, *Rails to the North Star* (Minneapolis: Dillon Press, 1996; repr., Minneapolis: University of Minnesota Press, 2007), 159. The depot is also discussed in J. P. S. La Sha, “The Secret History of Prospect Park’s Depot,” *Tower Talks* 6 (July 1979):10. For Sprague, see Allen H. Gibas, “The History of Prospect Park,” typescript, research paper, Macalester College, February 1965, available at Minnesota Historical Society, 6; Prospect Park History Committee, *Under the Witch’s Hat: A Prospect Park East River Road Neighborhood History*, ed. Dean E. Abrahamson (Minneapolis: Prospect Park East River Road Improvement Association, 2003), 15-17; *The Dual City Blue Book 1893-1894* (Minneapolis: R. L. Polk and Company, 1894). The building dates and addresses are taken from Minneapolis building permit records.
constructed in 1887 along Clarence Avenue: 25-27 Clarence Avenue for E. L. Manson; 54-56 Clarence Avenue for Nels A. Akerson; 64 Clarence Avenue for W. A. Alden, designed by architect Fred E. Hoover; and 79 Clarence Avenue for M.E. Hinshaw.6

In 1888, Peter W. De Lancey, a carpenter and contractor, built his house at 21 Malcolm Avenue, at the corner of Fourth Street Southeast (outside the district) in the Eustis Park plat. (In 1898 he built houses at 52 and 58 Malcolm Avenue and in 1895, he built 56 Arthur Avenue, all within the Prospect Park First Division Revised, and now part of the historic district.) A handful of houses with dates of 1889 and 1890 are scattered throughout the district, but development did not begin in earnest until the first interurban street railway operated by the Minneapolis Street Railway and Saint Paul City Railway, later part of the Twin City Rapid Transit Company, opened on University Avenue in 1890. The line connected downtown Saint Paul and downtown Minneapolis, while passing south of the University of Minnesota campus. The introduction of such a transportation line was one of the key elements in establishing and reinforcing a historic residential suburb.7

Construction occurred in all the platted divisions of Prospect Park during the 1890s and the first decade of the twentieth century. The portion of the Prospect Park First Division north of University Avenue was split off as the Prospect Park Third Division by 1892. At about the same time, a section along the west and north side of Arthur Avenue was split off as Andrus’s Addition. (None of the lots in the Third Division are included in the district.) A section of Arthur Avenue that extended through the block to Williams Avenue was included in Oakhurst’s Addition, platted in about 1884 (later Nickel’s First Addition). It includes the addresses 92 through 138 Arthur Avenue and 142 Arthur Place; the earliest house in this section dates from 1901. The southern parts of the Prospect Park area were platted for development in about 1903, extending south of Sharon Avenue between Seymour Avenue and Emerald Street and south of Melbourne Avenue between Malcolm Avenue and Seymour Avenue to the Chicago, Milwaukee and Saint Paul railroad right of way. In these plats—Prospect Park Heights, Watson’s Prospect Place Addition, and Carter and Stone’s Addition—the streets were partly laid out with the more familiar rectangular grid pattern that characterizes most of the city, with relatively narrow, rectilinear lots, although the terrain slopes sharply upward from south to north, reinforcing the distinctive topography of the area.8

Organizations and Institutions
In part because of its geographically constrained location, Prospect Park soon developed a strong sense of itself as a community, a position that was reinforced by its local organizations and institutions. The first of these organizations to be established was the Prospect Park Study Club, a women’s group founded in 1896, under the leadership of Effie Lindsay, the wife of F[red] F. Lindsay, to promote intellectual activities for its

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6 Lamoreaux and his role in Prospect Park are discussed further under the Role of Architects and Developers. The addresses, dates, and owner names are taken from Minneapolis building permit records. Houses with two address numbers were later converted to duplexes. These are surviving houses; others built in the early years may have been moved or demolished. See also Prospect Park History Committee, 15, 24.

7 For De Lancey and Eustis Park, see J. P. S. La Sha, “The De Lanceys,” Tower Talks 6 (March 1979):3, and Peter La Sha, “Emily Samantha Eustis, Building of Eustis Park (4th St.),” Tower Talks 6 (March 1979):2. John W. Diers and Aaron Isaacs, Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul (Minneapolis: University of Minnesota Press, 2007), 197-201, discusses the University Avenue streetcar line. On the importance of transportation lines for residential suburbs see Ames and McClelland, 16-20. The University of Minnesota campus was much smaller in 1890 than it is today and was concentrated in an area called the Knoll, just south of University Avenue.

8 The revised Prospect Park, First and Second Division, plats are shown on C. M. Foote, City of Minneapolis (Minneapolis: C. M. Foote, 1892 and 1898), pl. 32. The newly platted divisions—Prospect Park Heights, Watson’s Prospect Place Addition, and Carter and Stone’s Addition—are hand-drawn on plate 35 of James E. Egan, Atlas of Minneapolis, Hennepin County, Minnesota (Minneapolis: Minneapolis Real Estate Board, 1903).
members. The group was formed from the first twenty families to settle in the neighborhood, and the members were among the socially prominent, upper middle-class women of the area, as befitted its early character as a suburban residence park.9 In 1899, a “Mothers’ Circle of Prospect Park,” also headed by Mrs. Lindsay, was founded at Pratt School for talks, readings, and discussions on child training and education. This was superseded by a Parent-Teachers Association (P.T.A.) in 1916.10

The population of Prospect Park had increased enough by the end of the nineteenth century that the residents petitioned the Minneapolis Board of Education to construct a new elementary school in the neighborhood. Up to that time, the children of Prospect Park had attended the Motley School located at University Avenue and Oak Street. The Sidney Pratt School, located at 66 Malcolm Avenue between Sidney Place and Orlin Avenue, was built in 1898. Designed by Minneapolis school architect Edward S. Stebbins, the building was constructed by Peter W. De Lancey. The school’s namesake, Sidney Pratt, was the son of Robert Pratt who had been the president of the Board of Education and was the mayor of Minneapolis when the school was built. Sidney Pratt was the first Minnesota casualty in the Spanish-American War. The senior Pratt was married to Irene Lamoreaux. Her relative, the architect Lowell A. Lamoreaux (and ten-year neighborhood resident), served as master of ceremonies for the opening of the school. Cyrus Northrop, president of the University of Minnesota, gave the opening remarks.11

The Prospect Park Improvement Association (PPIA), one of the earliest organizations of its kind in the Twin Cities and the oldest in Minneapolis, was founded in 1901 to work for the physical betterment of the community and to “defend the area with its hills and trees, its nearness to the restless Mississippi and its view of the Minneapolis skyline from the encroachment of industry.” (It was later renamed the Prospect Park East River Road Improvement Association.) Among the association’s founding members were Wilbur J. Hartzell, Jacob Hafstad, Harry Benton, Charles Ramsdell, and George Luxton. Hartzell, the organization’s first president, was an officer of the Crescent Elevator Company and built the large Colonial Revival house at 1 Seymour Avenue in 1897. Hafstad, a Norwegian immigrant, was a master carpenter by trade who joined the Minneapolis Fire Department in 1890, subsequently losing a leg in a railroad accident. In 1894, he built the picturesque Queen Anne style house at 159 Arthur Avenue (locally designated in 1983). Benton was the assistant city clerk. Ramsdell was a landscape architect who was the local representative of the Boston landscape architect, Warren H. Manning, who was planning parks for the Minneapolis Board of Park Commissioners. Luxton was chief photographer for the Minneapolis Journal. All built their houses after the founding of the association.12 In the association’s first year, it instituted prizes for the best front yards and gardens. It worked for the installation of

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9 The number of members seems to have been limited from 24 to 31, with 8 to 10 associate members, according to a review of published membership lists. Similar clubs were founded throughout Minneapolis and other Minnesota cities in the late nineteenth century. The clubs in turn were organized into the Minnesota Federation of Women’s Clubs, founded in 1895. The records of the Prospect Park Study Club and many other clubs are available in the Minneapolis Collection, Minneapolis Central Library, Hennepin County Library; Prospect Park History Committee, 72; Claire Aronson, “A Few Good Fights,” Hennepin History 54 (Winter 1995): 5. Notices of the meetings of the Prospect Park Study Club, as well as other social news, regularly appeared under the heading of “Prospect Park,” in the Minneapolis Tribune, one of the local newspapers.

10 Gibas, 14; Prospect Park History Committee, 63.

11 Sidney Pratt died in the Philippines of “typhoid malaria.” Gibas, 13-14; Prospect Park History Committee, 62-64; “Honor to a Hero; Sidney Pratt School, in Prospect Park, Formally Opened,” Minneapolis Tribune, November 26, 1898.

electric lights in houses, and in 1904 it lobbied the local alderman and representatives of the Minneapolis Gas Light Company to get more gas lighting in houses and on the streets. In the summers of 1908 and 1909, the association “spent quite a sum of money in cutting all the weeds from the vacant lots throughout the park.”

Three religious organizations were established early in the twentieth century. The Prospect Park Methodist Episcopal Church, now the Prospect Park United Methodist Church, was founded in 1902. The first church building was replaced by the present building at 22 Orlin Avenue in 1914. F. F. Lindsay, one of the founders, donated the land on which the church building stands. He built his house at 25 Seymour Avenue in 1899 to designs by architects MacLeod and Lamoreaux on a lot that had been owned by Lamoreaux, although the Lindsay family had been living in the neighborhood before then. Mrs. Lindsay is listed as the owner on the building permit. Justus L. Gable, another founder of the church, lived at 15 Seymour Avenue in a house that had been built for Benjamin Sprague, before he moved to the house designed by MacLeod and Lamoreaux and built in 1899 at 96 Clarence Avenue. In 1906 Gable commissioned Lamoreaux to redesign 44 Clarence Avenue. Gable’s daughter Mary married Edward Roy Ludwig, the architect of the second church building. The Ludwigs lived at 147 Cecil Street. From its beginnings, the Methodist church members have played an active role in community affairs, and the building has been regularly used for local activities.

Saint Timothy’s Episcopal Mission (an off-shoot of Holy Trinity Episcopal Church located at Fourth Street and Fourth Avenue Southeast) was founded in 1910. Lamoreaux’s architectural firm, by that time Long, Lamoreaux and Long, built the chapel at 21 Clarence Avenue in 1911. (It was later taken over by a New Apostolic Church congregation and now a Korean Seventh Day Adventist congregation.)

Prospect Park Norwegian Lutheran Church was established in 1912 in a church building that had been moved from a site near the University of Minnesota and the Washington Avenue Bridge to 2210 Franklin Avenue, between Bedford Street and Emerald Street. The church was later occupied by the Prospect Park Community Baptist Church and now Saint Panteleimon Russian Orthodox Church.

**Tower Hill, the Prospect Park Water Tower, and Twentieth-Century Development**

One of the first major efforts of the Prospect Park Improvement Association was to persuade the Minneapolis Board of Park Commissioners to acquire the irregularly shaped block bounded by University Avenue, Clarence Avenue, Seymour Avenue, Orlin Avenue, and Malcolm Avenue (Block 6 of Prospect Park First Division Revised) as parkland. While this block had been lotted (the lot divisions are still shown on the Hennepin County plat maps), the extreme elevation, 917 feet, made residential construction highly unlikely. However, its geological formation made it potentially desirable as a gravel pit. Such a use would have been highly detrimental to the residential community. The park commissioners approved the purchase of the block in May

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13 Gibas, 16-17. See Aronson, 5, for early association efforts. Many of the early houses built in the area had both gas piping and electric wiring. Prospect Park History Committee, 9. For weed cutting: “Prospect Park Is Kept Spic and Span,” Minneapolis Tribune, June 6, 1909.


15 Gibas, 14-16; Wick, 9; Hudson’s Dictionary, 58.

16 “First Service Tonight in New Lutheran Church,” Minneapolis Journal, June 30, 1912. Hudson’s Dictionary, 98. A photograph dated 1935 shows the building as the Prospect Park Baptist Church; Prospect Park History Committee, 70. Elvira Betlach, “Southeast History Told by Native Woman,” Minneapolis Argus, October 3, 1963, October 10, 1963, pictures the church, but gives an inaccurate account of its history.
1906 for $19,500, with the cost to be assessed against the property in the vicinity. The park was not actually named Tower Hill until 1909. The water tower, which is now the signature piece of the community, was constructed in 1913 after extensive lobbying by the association to improve the local water pressure for what had quickly become an urbanized neighborhood. It was designed by Frederick William Cappelen (1857-1921), a nationally prominent engineer who served as city engineer when the water tower was constructed. Andrew Rinker, Cappelen’s predecessor as city engineer, lived in Prospect Park at 98 Malcolm Avenue.17

In his role as city engineer, Cappelen was also involved in the design of the new Franklin Avenue Bridge, along with Kristoffer Olsen Oustad. Built between 1919 and 1923 under the direction of N. W. Elsberg, Cappelen’s successor, it connected the east and west banks of the Mississippi River at Franklin Avenue, replacing a bridge that had been built in 1888. While the bridge is outside the boundaries of the historic district, it played a crucial role in the development of Prospect Park. Before the first bridge was replaced, the section of Franklin Avenue on the east side of the river was known as Hamline Avenue. The new bridge, named the Cappelen Memorial Bridge upon its completion, was a reinforced-concrete open-spandrel ribbed-arch bridge with a 400-foot center span, the longest in the world when built. A streetcar line ran along Franklin Avenue across the bridge between 1924 and 1940, terminating at Yale Street, before looping around to return to the other side of the river.18

In November 1910, the city council adopted a proposal to install street signs along main arteries of travel and streetcar lines throughout the city. Prospect Park was the recipient of about twenty-five of the signs, although only University Avenue, Bedford Street, and Hamline Avenue (later Franklin Avenue) were arteries of travel or streetcar lines. In addition, Arthur Avenue, Barton Avenue, Clarence Avenue, Malcolm Avenue, Melbourne Avenue, Orlin Avenue, Seymour Avenue, and Sidney Place all received signs. The signs were placed in 24 inches of concrete “in the boulevards at the intersection of sidewalks.”19

The city continued to expand and improve its infrastructure during the 1920s. After the city’s contract with the Patterson Lighting Company for lighting street lamps with gas expired in 1923, electric street lighting was installed in 1924. The streets of the community were paved in 1927, partly in response to the greater number of automobiles which required smoother road surfaces to operate effectively.20

The improvement association enthusiastically supported the Minneapolis Board of Park Commissioners in the practice of planting trees along streets and boulevards, thus enhancing the attractiveness of the neighborhood. The trees lining University Avenue and the other streets of the neighborhood are very visible in historic views and aerial photographs. Charles M. Loring, the first president of the Board of Park Commissioners, is credited with implementing a tree-planting program which made Minneapolis “one of the most uniformly tree-adorned

19 “City Council Approves Street Sign Locations, Adopting Plan of the Publicity Club Committee,” Minneapolis Tribune, November 26, 1910.
20 Mr. Lindgren, “Early History of Gas Street and Building Lighting,” typescript compiled by Mrs. Lester J. Eck, Minneapolis, 1956, available in Minneapolis Collection, Minneapolis Central Library, Hennepin County Library; Aronson, 5. Schmid discusses and illustrates the distribution of electric lighting in residences in 1934, 286-289.
Development continued throughout the Prospect Park area through the 1920s. As had happened in earlier years, sites were developed a few houses at a time, often by builder-contractors who then sold the houses. About half of the houses in the neighborhood were built between 1915 and 1930, many on sloping sites that must have challenged the ingenuity of their builders. Approximately 30 were constructed as duplexes, and in the years following World War I, other single-family houses were converted to duplexes. A number of multiple dwellings were built during this period; the buildings are usually two stories high with rectangular plans and incorporate four, six, or eight apartments. Also, many early houses were moved to their present sites from other locations in the area and often modified from single-family houses to duplexes in the process. Houses were moved from University Avenue as that street succumbed to the pressures of commercial development. As the number of automobiles increased, barns were converted to garages, garages were added to lots with early houses, and new houses were constructed with garages, whether freestanding, attached to the house, or incorporated into the house at basement level.22

Minneapolis adopted its first comprehensive zoning ordinance in 1924, which largely codified existing uses. It created residence districts for one- and two-family homes; multiple-dwelling districts; commercial districts that largely followed the streetcar lines; light-industrial districts; and heavy-industrial districts, primarily around railroad yards. Prospect Park was largely classified as either a residence district, limited to one- and two-family homes in the blocks around Tower Hill Park, or a multiple-dwelling district, although one- and two-family homes could be built in those boundaries. The improvement association succeeded in having Arthur Avenue classified as residence district rather than an industrial district. Landscape architect Charles H. Ramsdell saw the new law as an important vehicle for enhancing and expanding the residential character of Prospect Park.23

Because of its location, Prospect Park was subject to commercial development pressures, especially on University Avenue with its streetcar lines which served as the primary artery through the community. Garages, light manufacturing facilities, and retail establishments all took hold there. The Bedford Avenue intersection, which was also a streetcar stop, was the location of local services, including the Prospect Park Pharmacy and flats at 3400 University Avenue (with a barber shop and a beauty shop in storefronts on Bedford), a shoe repair shop at 61 Bedford Street, and the grocery store at 50 Bedford Street. The building at 130 Warwick Street, constructed in 1922 (two years before the zoning ordinance was adopted) to house the Pehoushek grocery store on the first floor and flats above, stands out because of its location in the middle of an otherwise residential block. Small buildings like this were constructed throughout the neighborhoods of Minneapolis and Saint Paul, but most occupied corner sites. The building at 146-148 Cecil Street at the corner of Sharon Avenue, now a duplex, was originally built as a store and flats building. Another commercial node, now largely cut off from the district by Interstate 94, was located at Franklin Avenue and Twenty-seventh Avenue Southeast at the east end of the Franklin Avenue Bridge.24

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21 Theodore Wirth, Minneapolis Park System, 1883-1944 (Minneapolis: Minneapolis Board of Park Commissioners, 1945), 39, 207; Gibas, 12, 18.
22 Schmid, 190-191, compares the density of buildings in Minneapolis between 1892 and 1934 in two charts. Chart 100 shows only a sprinkling of buildings in 1892. Chart 101 shows that the Prospect Park area is very built up in 1934.
24 Gibas, 18-19; Wick, 9; Prospect Park History Committee, 88-94, 97-101. Marion Foster Fraser, “The Arthur Avenue Gang: Prospect Park, Minneapolis in the 1920s and 30s,” 1992, typescript available at the Minnesota Historical Society, and Joan Hunter
Construction continued through the 1930s, but at a much slower pace given the economic constraints of the period. The east and west blockfronts of Bedford Street, south of Sharon Avenue, offer the contrasts between modern and traditional architecture. The house for Malcolm Willey, academic vice president of the University of Minnesota, and his wife Nancy, at 255 Bedford Street, was designed by Frank Lloyd Wright and built in 1934. The first modern International Style-inspired house in Minnesota, designed by Elizabeth Scheu and Winston Close, was built at 252 Bedford Street in 1938 for Willem Luyten, a University of Minnesota astronomer, then enlarged in 1940 for B. E. Lippincott, a professor of political science at the University, and his wife Gertrude. More typical for the decade are the pair of Tudor/English Cottage style houses at 247 and 251 Bedford Street, built in 1932-1933, and the Colonial Revival style house at 248 Bedford Street, built in 1939.25

Development after World War II

After the Second World War, the great demand for housing for returning servicemen and their families led to an enormous building boom and the rapid expansion of the “first-tier” suburbs around the Twin Cities. Although most sections of Minneapolis including Prospect Park had been developed earlier, there were still a few tracts in Prospect Park available for new construction, as well as other scattered lots that had been too difficult or too expensive to build on earlier.

The city of Minneapolis took advantage of two major federal programs enacted after World War II, the Federal Housing Act of 1949 and the Federal Aid Highway Act of 1956, that were intended to reshape and revitalize U.S. cities. The first of these to be manifested in the Prospect Park area was the construction of the city’s first postwar public housing project (Glendale Homes) on the west side of Williams Avenue, just outside the boundary of the historic district, on what had been a gravel and sand pit.26

Interstate 94, which defines the southern boundary of the historic district and partially parallels the Chicago, Milwaukee and Saint Paul railroad tracks, was begun in 1960. Designed to link the downtowns of Saint Paul and Minneapolis, the interstate divided the residential neighborhood of Prospect Park from the River Road areas of Minneapolis and Saint Paul, much more starkly than the railroad tracks ever did. An eleven-mile stretch of the highway was officially opened on December 9, 1968. As originally proposed in 1956, the freeway route would have destroyed the Willey House and other houses at the south end of Bedford Street, obliterated parts of Arthur and Franklin Avenues, gone through the Prospect Field playground, and removed about half of the Glendale Homes complex. Immediately, the community, spearheaded by the Pratt School P.T.A., began to organize for changes to the route. Appeals to Governor Orville Freeman, a former Prospect Park resident, intense lobbying by Prospect Park residents, and pressure from the Housing and Redevelopment Authority and the Minneapolis Park and Recreation Board, ultimately led to a solution that followed the line of the railroad right-of-way and saved many of the threatened houses. The removal of other houses for the freeway resulted in several dead-end streets and the creation of several small park areas. While the Willey House and others were not removed, they did lose their previously unimpeded views down the slope towards the river. The successful

Pudvan, compiler, “Memories of Prospect Park, Circa 1910-1950, Minneapolis, Minnesota,” 2001, typescript available at Minnesota Historical Society, also contain descriptions of local businesses. Advertisements in such local papers as Watchtower suggest that Prospect Park residents also shopped somewhat further east in Saint Paul, at stores near the intersection of University and Raymond. These businesses were on the University Avenue streetcar line, and many of them provided local delivery.


26 Aronson, 10-14; Prospect Park History Committee, 107.
efforts of the community to partially change the interstate route helped to reinforce the sense of neighborhood identity.27

The People of Prospect Park and the University of Minnesota
Many of the early residents of Prospect Park were typical of the newly prospering businessmen, attorneys, industrialists, and similar professionals found in other developing Minneapolis neighborhoods that enjoyed scenic or landscape advantages.28 An examination of local city directories suggests these associations. Accounts by local residents, as well as an examination of U.S. census enumeration records, depict the neighborhood as economically and ethnically diverse. The early residents were largely of the Yankee (New England, upstate New York, Pennsylvania, older Midwest states) background that characterized the early settlement of Minneapolis. But the influx of Scandinavian immigrants was soon making its mark. Many of them were skilled carpenters and masons who worked actively in the neighborhood and elsewhere in the city. Also the Franklin Avenue Bridge provided ready access from some of the earlier Scandinavian communities on the west side of the river. German immigrants, as well as immigrants from Czechoslovakia and other areas of Middle Europe, also moved into the neighborhood. Not so welcome were Madison Jackson and his family. Jackson was an African-American railroad porter for the Soo Line who built a substantial brick house in 1908 at 2003 Franklin Avenue. While Jackson was reluctantly tolerated, much of the neighborhood protested when W. H. Simpson, a friend of Jackson and fellow railroad porter, purchased a lot and started building a house near Jackson’s on Melbourne Avenue.29

Because of its proximity to both Twin Cities campuses, Prospect Park has long had associations with faculty and staff members at the University of Minnesota, as witnessed by the participation in the dedication of the Pratt School by University President Northrop. By the early twentieth century under the leadership of President George Edgar Vincent (1911-1917) and then President L. D. Coffman (1920-1938), the university had begun to expand, adding buildings, students, programs, and faculty. Marian Foster Fraser, the daughter of two University of Minnesota faculty members, describes growing up at 60 Arthur Avenue and her friendships with the children of faculty in the neighborhood. The 1900 and 1910 census enumeration records show a scattering of residents who are listed as professors or teachers at the University of Minnesota. The number began to increase by the

27 “Central Corridor Hennepin and Ramsey Counties, Phase I and II Cultural Resources Investigations of the Central Corridor, Minneapolis, Hennepin County, and Saint Paul, Ramsey County, Minnesota,” 1995/1996, study prepared by BRW with Hess, Roise and Company as subcontractors and submitted pursuant to the National Historic Preservation Act of 1966 and the Procedures of the Advisory Council on Historic Preservation (36 CFR 800) by the Department of Transportation, 8-12 – 8-13; “Freeway to Make Cities Truly Twins,” Minneapolis Tribune, December 8, 1968; Aronson, 14-17; Prospect Park History Committee, 110-117. Alan A. Altshuler, The City Planning Process: A Political Analysis (Ithaca, N.Y.: Cornell University Press, 1965), 40-48, 71-72, discusses the freeway project and its impact on residential communities. Over 100 houses in the Prospect Park – East River Road community were destroyed. Copies of correspondence between Prospect Park residents and Minnesota Highways officials can be found in Minnesota Department of Transportation Archives: Box P26B 23805 and Box H090 6170, available at Minnesota Historical Society.
29 Both Fraser and Pudvan write about the residents of the neighborhood as they were growing up. U.S. census enumeration records for the area from 1900, 1910, 1920, and 1930 have been examined. The Minneapolis Tribune covered the Simpson housing controversy over a period of months: “Race War Started in Prospect Park,” October 22, 1909; “Church Not to Figure in Midway Race Issue,” October 23, 1909; “Negro Willing to Settle Prospect Park Troubles,” October 24, 1909; “Color Line Issue Avoided,” October 25, 1909; “Negro Home Builders Defended by Minister,” October 25, 1909; “End of Both Race Wars Believed Near at Hand,” January 7, 1910; “Fairness to Negro Urged by Minister,” January 10, 1910; “Negro’s Demand Rejected,” January 26, 1910. Simpson, his wife Daisy, and five-year old Kenneth Carter, were recorded living at 17 Melbourne in the 1910 U.S. census. Jackson, his wife Amy, and three daughters were recorded living at 2003 Hamline (now Franklin). All members of both families are described as “mulatto.”
time of the 1920 census, and the trend is very noticeable in the 1930 census. Among the notable neighborhood residents affiliated with the university were poet John Barryman, who taught at the university between 1955 and 1972 and lived at 33 Arthur Avenue; Dr. Owen Wangensteen, surgeon in chief at the university who lived at 145 Melbourne Avenue; Magnus Olson, a renowned zoologist who lived at 103 Arthur Avenue; and Frank A. Rarig, head of the speech department, who lived at 111 Orlin Avenue.30

The Role of Architects and Contractor-Developers
The Prospect Park neighborhood contains a significant number of houses that were designed by architects, although some of them were contractors or carpenters turned architect. A number of notable architects have lived in the community. Since the establishment of the architecture school at the University of Minnesota in 1913, under the leadership of Frederick M. Mann, a number of neighborhood architects have been affiliated with that institution.

One of the first architects to practice in Prospect Park and one of the pioneers in the community was Lowell A. Lamoreaux (1861-1922) who designed for himself in 1887 one of the very first houses constructed in Prospect Park. Prominently sited on a peninsular lot at the intersection of Seymour Avenue and Orlin Avenue, the house is a notable example of the Queen Anne style with a boldly scaled granite porch with carved columns. In addition to the wood shingles covering the wall surfaces, the house has unusual carved and rounded roof dormers. Lamoreaux had attended the University of Minnesota and worked in the family business, Lamoreaux Brothers, purveyors of wood and coal, before he began to list himself as an architect in the Minneapolis city directory in 1888/1889. He is said to have worked as a draftsman in the office of Cass Gilbert and James Knox Taylor (Gilbert and Taylor). By 1895, he had joined forces with James A. MacLeod (1869-1912) and set up offices in the Lumber Exchange.31 Under the name of MacLeod and Lamoreaux, the firm designed many residences for wealthy clients in the Kenwood, Linden Hills, Lowry Hill and Whittier sections of Minneapolis. MacLeod worked for a time as a draftsman for the firm of L. S. Buffington before joining Lamoreaux. In Prospect Park, the pair designed a Dutch Colonial Revival house (1897) for Mrs. A. T. Iverson at 51 Clarence Avenue; a Colonial Revival style house (1897) for Wilbur J. Hartzell at 1 Seymour Avenue; a Colonial Revival style house (1899) for Frank Dooley at 96 Clarence Avenue that was soon occupied by Justus L. Gable, and his family. (By the 1920s, Justus’s brother John F. Gable and his family were living in the house.) The Colonial Revival house at 25 Seymour Avenue, on a portion of the lot originally owned by Lamoreaux was built in 1899 for Frederick F. Lindsay, one of the founders of the Prospect Park Methodist Church and a businessman who was later rebuilt the store and flats building at 3400 University Avenue. (Effie G. Lindsay is listed as the owner of the house on the building permit.) In the 1900 city directory, MacLeod is listed as “moved to Saint Paul,” apparently to join a business run by his father-in-law Dr. Rudolph Schiffman, who was also a physician. Lamoreaux practiced by himself between 1900 and 1908. During this period he designed several other houses in Prospect Park: the Dutch Colonial Revival house (1904) for Mary E. Morgan at 2115 Franklin Avenue; the Swiss Chalet-style house (1906) commissioned by Justus L. Gable (apparently for a daughter since Gable and his wife continued to live at 15 Seymour Avenue) at 44 Clarence Avenue; and the Craftsman style house (1907) for W. J. Bowen at 60 Seymour Avenue.

30 For the development and growth of the University of Minnesota see James Gray, The University of Minnesota, 1851-1951 (Minneapolis: University of Minnesota Press, 1951) esp. Books Four and Six. Gibas, 9, quotes Dr. Richard Scammon (dean of medical sciences in the 1930s): “Why, you ask me if there are a lot of professors living around here? Why . . . it’s getting so I can’t spit out of my upstairs window without hitting a Ph.D.!” Prospect Park History Committee, 50-57, describes many neighborhood residents with University of Minnesota affiliations. Mrs. Olson was one of the local leaders in the fight against Interstate 94. Prospect Park History Committee, 112-113.

31 MacLeod’s name also appears in various records spelled as “McLeod,” and his middle name appears as both “Alan” and “Allen.”
Lamoreaux also began to do work for the Minneapolis park system. His designs included service buildings at Lyndale Farmstead (1908); a sketch for Gateway Park (1908); the park building at Powderhorn Park (1908); and the design of the pavilion at Camden (Webber) Park (1908). He promoted the implementation of the Prospect Park Water Tower and sketched a design that was basis for Cappelen’s work.32

Following his solo stint, Lamoreaux joined the firm of Long and Long, successor firm to Long and Kees. When he became a partner in 1909, the firm became Long, Lamoreaux, and Long. MacLeod joined the firm at about the same time, after leaving his father-in-law’s business.33 Under that name, the firm designed Saint Timothy’s Mission Church (1911), 21 Clarence Avenue.

Lamoreaux, working independently and in the firm of Long, Lamoreaux, and Long, achieved success in the design of large institutional and commercial buildings in Minneapolis, including the Dyckman (1909), Radisson (1908-1909), and Curtis (1910, 1919) Hotels; the Central Y.M.C.A. (1917; listed in the National Register of Historic Places in 1995); the Syndicate Building (1911); the Palace Building (1910), Plymouth Building (1909, 1910); additions to Dayton’s Department Store (1910, 1915, 1916, 1919, 1920); the City (1911-1913); Swedish (1907, 1914), and Eitel (1911) Hospitals; the Boyd Transfer Company Warehouse (1902); and the Twin City Telephone Exchange (1901), as well as the Main Building of Concordia College, Saint Paul (1917).34

In 1920 Olaf Thorshov (d. 1928), a Norwegian immigrant architect (who initially spelled his name Thorshaug), became a partner, and the firm was renamed Long, Lamoreaux and Thorshov. Thorshov also lived in Prospect Park, designing his own Swiss Chalet-inspired house at 208 Cecil Street, built in 1912.35 Thorshov and his family moved to Lamoreaux’s house at 39 Seymour Avenue sometime after Lamoreaux’s death. His son Roy Norman Thorshov (1905-1992) graduated from the University of Minnesota in 1928 and joined his father’s firm. While still in school in 1925, he designed the garage at the rear of 39 Seymour Avenue. He and his widowed mother were living in the house when the 1930 census was taken. In 1941, Roy Thorshov designed the house at 104 Seymour Avenue for himself.

In 1942 Robert G. Cerny (1908-1985), also a graduate of the University of Minnesota (B. Arch.), as well as Harvard University (M. Arch.), joined the firm, which became Thorshov and Cerny. Cerny had previously practiced with Roy Child Jones, who succeeded Frederick Mann as head of the architecture school at the University of Minnesota in 1936. Cerny also taught at the University of Minnesota between about 1936 and 1976. In the Prospect Park area, although outside the boundaries of the historic district, Cerny designed the Saint Francis Cabrini Church (1947), 1500 Franklin Avenue Southeast. Within the historic district, Cerny was active in the design and construction of many residences, including 75-77 Barton Avenue (1940); the group at 125, 129, 133, and 137 Warwick Avenue (1946) acting as part of the contracting firm of Noble, Jensen, Tracy

32 Wirth, 169, 186; Curran and Roise, “Prospect Park Water Tower,” 8:7. See also Cerny Associates Papers (N29), Northwest Architectural Archives, University of Minnesota Libraries, Minneapolis.
33 “James Alan MacLeod Dies,” Minneapolis Journal, July 17, 1912.
and Cerny; the group at 221, 225, 229, 233, 237, and 241 Arthur Avenue (1948); and the house at 33-35 Melbourne Avenue (1952).³⁶

M[enno] S. Detweiler was responsible for the design of two large houses on Orlin Avenue. He built the first at 32 Orlin Avenue, in 1903, for himself and his family when he was in partnership with Frank W. Kinney. The second at 36 Orlin Avenue, built two years later for C. H. Crouse, was done in partnership with Charles H. Bell and is a picturesque Spanish Eclectic design. While in partnership with Bell, Detweiler also designed the picturesque group of Mission style duplexes and flats building (1905, 1908) at 23, 25, and 29 Sidney Place.³⁷

Edward Roy Ludwig (1886-1956) was active in the Prospect Park area, designing the Prospect Park Methodist Episcopal (now United Methodist) Church at 22 Orlin Avenue. The cornerstone of the present building was laid on June 20, 1914. He also designed the D. R. Howell House at 66 Seymour Avenue (1916) and the Blessley House at 73 Arthur Avenue (1921). His wife Mary Gable Ludwig was the daughter of Justus L. Gable, one of the founders of the Methodist church. The Ludwigs lived at 147 Cecil Avenue in a house built in 1905.³⁸

Perry E. Crosier (1890-1953), born in Minneapolis, began his career as a draftsman for Minneapolis architect Harry W. Jones. Between 1914 and 1916 Crosier headed a firm of architects and contractors, the Crosier Construction Company. During this period, the firm built several Craftsman and Prairie School-inspired residences in Prospect Park, 240-242 and 244-246 Bedford Street (1915) and 148 Malcolm Avenue (1916). He remodeled the house at 39-41 Clarence Avenue into a duplex in 1920. The Dutch Colonial Revival style house Crosier designed at 209 Bedford Street dates from 1925. Crosier is best known as a designer of garden apartment complexes and movie theaters. He also designed the Eitel Clinic (later known as the Loring Medical Building), 1407-1409 Willow Street, in 1926 for Dr. George G. Eitel. (Lowell A. Lamoreaux had designed the nearby Eitel Hospital in 1912.) His son Paul joined his architectural practice and designed the modern house (1946) at 124 Warwick Street. The firm became the Paul E. Crosier Co. after the elder Crosier’s death.³⁹

A number of Minneapolis architects were active in the design of houses for publication in plan books, beginning in the 1890s. Through such books, plans were readily available to middle-class homeowners. Several of the architects that produced these plans are listed as the architects of record for houses in Prospect Park. These include the Keith Company, founded by W[alter]. J[ewett]. Keith (1866-?), with houses at 68 Barton Avenue (1908) and 44 Arthur Avenue (1907); Sedgwick and Saxton, founded by Charles S. Sedgwick, who is better known for his church buildings and large houses for individual clients, and Glenn L. Saxton, with houses at 1717 and 1721 Franklin Avenue (1904, 1905; moved to their sites in 1953 from Harvard Street); and Glenn L. Saxton, working independently, with houses at 219 Bedford Avenue (1906, moved from State Street in 1919),

³⁷ Around 1900, Frank W. Kinney joined with Menno S. Detweiler, and this firm designed several buildings such as a courthouse in Crookston, Minnesota (1900); a Methodist Church in Cresco, Iowa (1900); the Clay County Courthouse, Spencer, Iowa (1900); a Presbyterian church in Brookings, South Dakota (1900); the Winnishiek County Courthouse, Decorah, Iowa (1902); the Beltrami County Courthouse, Bemidji, Minnesota (1902); and the Langlade County Courthouse, Antigo, Wisconsin (1904). Both Kinney and Detweiler relocated to Minneapolis around 1902, and the partnership with Detweiler apparently ended in 1904. Biographical material on Kinney was taken from files in the Buechner and Orth Papers (N 58) at the Northwest Architectural Archives, University of Minnesota, Minneapolis.
³⁸ Both Minneapolis city directories and the index of Minnesota Death certificates, available at Minnesota Historical Society, give Ludwig’s first name as Edward, although it appears in some sources as Edwin.
³⁹ See Perry E. Crosier Papers (N 121), Northwest Architectural Archives, University of Minnesota, Minneapolis.
2018 Franklin Avenue (1908), and 101 Arthur Avenue (1909). Lindstrom and Almars, another plan book firm that also designed apartment buildings and small commercial buildings, is listed as the architect for the apartment building at 150-152 Orlin Avenue (1912).\textsuperscript{40}

In the wake of the First World War, the 1920s saw another wave of plan books promoted by architects throughout the United States. The houses were intended for middle-class families who might not think of hiring an architect and were designed in traditional styles that would appeal to a wide range of clients.\textsuperscript{41} The Architects’ Small House Service Bureau was founded by a group of Minnesota architects, headed by Edwin H. Brown, to promote architect-designed house plans through mail-order. When the organization became a national one in 1920, the Minnesota group became the Northwestern Division. It also generated sales and publicity for the entire enterprise. Robert Taylor Jones (1884-1963), a graduate of the University of Illinois, had come to the University of Minnesota School of Architecture in 1919 as an assistant professor. He became the general manager of the Service Bureau and in that capacity wrote a newspaper column about small houses, edited the \textit{Small Homes Magazine}, and published a book on small houses. The organization provided working drawings and construction specifications to its clients. Two Colonial Revival style houses built in Prospect Park list the Architects’ Small House Service Bureau or Company as architect: 237 Bedford Street (1925) and 100 Orlin Avenue (1922).\textsuperscript{42}

In addition to his teaching, Jones was a member of President Hoover’s Conference on Housing in 1928, the Minneapolis Mayor’s Housing Conference in the 1930s, and a member of the Minneapolis City Planning Commission between 1945 and 1956.\textsuperscript{43}

Jones lived at 44 Arthur Avenue in a Craftsman style house that had been designed by the Keith Company and built in 1907. When interviewed in 1956, he described his house as ‘‘about 40 years old and of uncertain architectural character.’ He characterized most Prospect Park homes as ‘carpenter-esque,’ which came into being when a carpenter was told to ‘build me a house.’’\textsuperscript{44}

Contractors and carpenters, who also acted as developers, continued to be active throughout the neighborhood from about 1905 until the late 1920s. Some of those who appear on many of the building permits include Trygve Benson, I. C. Peek, C. O. Stocke, and A. H. and Rosa Selb. All of them lived and had their offices in the

\textsuperscript{40} Some of the magazines and plan books include: \textit{Keith's Home-Builder} (1899-1900), later \textit{Keith's Magazine}, published in Minneapolis; Lindstrom and Almars, Architects, \textit{Attractive Homes} (Minneapolis: Lindstrom and Almars, [1915]); Glen L. Saxton, \textit{American Dwellings} (Minneapolis: Glen Saxton, 1908); Glen L. Saxton, \textit{Plan Book of American Dwellings} (Minneapolis: Glenn Saxton, 1914). See Lindstrom and Almars Collection (N49) and Stock Plan Books Collection (N101), Northwest Architectural Archives, University of Minnesota Libraries, Minneapolis, and Zahn, “Context: Architecture,” 4.2.21-4.2.22.


\textsuperscript{44} Abe Altowicz, “Prospect Park High and Haughty,” \textit{Minneapolis Star}, February 16, 1956.
Prospect Park neighborhood. Sometimes their names are also listed as the architects, even though they may have had no architectural training. Typically the houses built by some of the more active group were Colonial Revival or Craftsman in style. Other contractors often constructed houses from plans that were available from local lumber yards or magazines and newspapers. Like the architect plan books, such plans were in traditional revival styles that appealed to a wide range of tastes. Property owners often acted as their own contractors and hired “day labor” to do the building. Many of the houses built during the first four decades of the twentieth century are representative of a type, method, and period of construction that characterizes not only Prospect Park, but many communities in Minneapolis, Saint Paul, and elsewhere in Minnesota.

Contrasting with these houses are the modern houses that are the work of master architects, especially Frank Lloyd Wright and Winston Close and Elizabeth Scheu Close.

Frank Lloyd Wright (1867-1959), arguably America’s most famous architect, is credited with the design of ten buildings constructed in Minnesota during the course of his long career. When Nancy Willey, wife of Malcolm Willey, a dean at the University of Minnesota, approached Wright about designing an artistic house in 1932, Wright was devoting most of his time to developing the Taliesin Fellowship, due to lack of work in the depths of the Depression. The Willey house, Wright’s second Minnesota work, which was completed in 1934, is a precursor to the so-called Usonian house type, first executed two years later in Madison, Wisconsin. At the time, the site at the south end of Bedford Street offered a dramatic view towards the Mississippi River.45

Across the street is the first independent work of Winston Close (1906-1997) and Elizabeth Scheu Close (b. 1912), the first two architects to practice in the International Style in the state of Minnesota. The Bedford Street house is arguably the first single-family residence in that style in the Twin Cities.46 The closes, who were educated at the Massachusetts of Institute of Technology, came to Minnesota in the 1930s to work for the firm of Magney and Tusler on the Sumner Field Homes, Minnesota’s first public housing project. They formed their own firm in 1938 and married soon thereafter. The house at 252 Bedford Street was built in 1938 for Willem Luyten and subsequently enlarged in 1940 for Benjamin and Gertrude Lippincott. He was a professor in the political science department at the University of Minnesota and she was a dancer and dance teacher. The Close-designed house for Harold Deutsch, chairman of the University of Minnesota’s history department, was built in 1950-1951 at 90 Seymour Avenue. In 1950, Winston Close joined the architecture faculty at the University of Minnesota which was still under the direction of Roy Child Jones. This association brought the Close firm a number of university clients, primarily in University Grove, near the University of Minnesota campus in Saint Paul, although their first commission there dates from 1939. As advisory architect for the university, Winston Close oversaw the planning for the University’s Morris campus, the Duluth campus, and the expansion of the Minneapolis campus on the West Bank. For the latter project, he worked closely with Ralph Rapson, who had become third head of the University’s School of Architecture in the fall of 1954.47

Leon Eugene Arnal (1881-1963) was another architect affiliated with the University of Minnesota who lived in Prospect Park, although he did not design any buildings in the neighborhood. He had begun teaching at the


46 Millett, AIA Guide, 142-143.

university in 1919 under Roy Child Jones and was also the chief designer for Magney and Tusler, working on the U.S. Post Office on South First Street, Minneapolis; the Foshay Tower; and Sumner Field Homes, among other projects. He and his wife Marie moved to 15 Seymour Avenue in 1935, after he left Magney and Tusler. They stayed in the house until he retired from the University of Minnesota in 1948.48

Ralph Rapson (1914-2008), one of Minnesota’s foremost modern architects, succeeded Roy Child Jones at the University of Minnesota. Trained at the University of Michigan and under Eero Saarinen at the Cranbrook Academy of Art, Rapson had been on the faculty of the architecture school at the Massachusetts Institute of Technology, when he was invited to come to Minnesota and expand the program. Rapson and his wife Mary purchased the large Colonial Revival house, designed by MacLeod and Lamoreaux and built in 1897 for Wilbur J. Hartzell, at 1 Seymour Avenue. The Rapsons modernized the interior, installing furnishings from Rapson-Inc., the furniture design firm they had founded in Boston. Rapson established an architectural practice in the Twin Cities, although he designed no new houses in Prospect Park. In addition to Robert Cerny who was already on the faculty, Rapson brought numerous local practitioners to teach courses and invited guest lecturers including Frank Lloyd Wright who caused a sensation at Northrop Auditorium, speaking for two hours to a standing-room crowd.49

Among the local architects teaching at the University were Carl Graffunder and James Stageberg. Rapson commented on the difficulty of finding clients for modern houses, except in special enclaves like University Grove.50 Prospect Park was another such enclave that was receptive to modern architecture, perhaps because of clients that were associated with the University of Minnesota. Graffunder found such clients in Prospect Park where he designed several notable modern houses: 91 Seymour Avenue (1955); 135 Malcolm Avenue for Richard Von Korff (1962); 163-165 Malcolm Avenue (1963); and 21 Seymour Avenue for Dr. R. Edith Stedman, dean of students at the University of Minnesota (1964). Graffunder’s business partner between 1956 and 1962, Norman Nagle, also taught at the University and was architecture curator at the Walker Art Center between 1952 and 1958.51 Stageberg’s partner, Thomas Hodne, purchased the 1905 house at 100 Seymour Avenue (previously owned by Harold Deutsch) and in 1967-1969 added a modern extension to accommodate his large family. It is set at the rear of the original house and largely concealed by the sloping site. Hodne/Stageberg designed the park building in Luxton Park (originally Prospect Field), constructed in 1970 and located outside the boundary of the historic district.52

Other clients turned to contractors to create modern houses, often on hilly sites, that are innovative and compatible with the architectural character of the neighborhood. A particularly interesting example is the house at 222 Melbourne Avenue, built in 1941, by builder Henry J. Peterson for Starke Hathaway. Hathaway was a psychologist at the University of Minnesota Medical School and developed the Minnesota Multiphase Personality Inventory test.53

48 Leon Arnal Papers (N112), Northwestern Architectural Archives, University of Minnesota Libraries, Minneapolis.
49 The best source of information on Rapson and his career at the University of Minnesota is Jane King Hession, Rip Rapson, and Bruce N. Wright, Ralph Rapson: Sixty Years of Modern Design (Afton, Minn.: Afton Historical Society Press, 1999). Mary Rapson died in 2000; Ralph Rapson lived at 1 Seymour Avenue until his death. He was a great admirer of the Prospect Park Water Tower and drew it and redrew it “a thousand times. I can draw it in my sleep, actually.” Quoted in “Architects’ Dozen,” Architecture Minnesota 34 (July/August 2008): 48.
51 Hess and Larson, 193-194, 262 n53.
52 Gebhard and Martinson, 48, 90-93.
53 Prospect Park History Committee, 52.
There are also a scattering of houses of the same types that are seen throughout suburban communities in the Twin Cities area—Cape Cods that are variations of earlier Colonial Revival styles, ramblers, and ranch houses. These wood-frame houses typically used standardized parts and plans that were widely available to builders and contractors.\(^{54}\)

**Plan and Landscape in Shaping the Character of Prospect Park**

When Menage hired S. H. Baker and J. H. Gilmore to plat Prospect Park in 1883 and 1884, he was following a tradition of romantic suburban landscape design that had been advocated by A. J. Downing and refined by Frederick Law Olmsted in Riverside, Illinois. Horace William Shaler Cleveland, the Chicago-based landscape architect, had devised a similar plan for Saint Anthony Park, at the northwest corner of what would become part of the city of Saint Paul, in 1872. That same year Cleveland gave his influential talk in Minneapolis and Saint Paul, “Landscape Architecture as Applied to the Wants of the West.” Cleveland also laid out Washburn Park, another picturesque residence park, in southwest Minneapolis, north of Minnehaha Creek, in 1886. Three years earlier, Cleveland presented *Suggestions for a System of Parks and Parkways for the City of Minneapolis* on June 2, 1883, to the newly created Minneapolis Board of Park Commissioners and was subsequently retained to plan the city park system. At the conclusion of *Suggestions*, Cleveland expressed his appreciation of the efforts of S. H. Baker, “who by his thorough familiarity with the topography of the country and his knowledge of metes and bounds, has greatly facilitated my labors.”\(^{55}\)

Prior to Prospect Park, Menage had acquired other large tracts in Minneapolis. To optimize his residential developments, Menage hired at least two teams of civil engineers to lay out suburban residence parks. For Menage, George Cooley and Andrew Rinker (later the Minneapolis city engineer and a Prospect Park resident) laid out Lakeside Park, west of Lake Calhoun, in 1874. This area seems to have been incorporated into the Minnehaha Club. The First Addition of Remington Park, west of Lake Harriet, was platted by Baker and Gilmore (the same team who platted Prospect Park) in 1883 for Menage.\(^{56}\)

Samuel Harlan Baker (1846-1923?) was born in Pennsylvania and studied at the State Normal School (predecessor to Pennsylvania State), moving to Minnesota for his health in 1869. He spent about three years working as a surveyor for railroad lines, then returned to Minneapolis, where he opened up his own company. He was elected Hennepin County surveyor in 1876, serving two terms. Joseph H. Gilmore (1848-1915?) was born in Ohio and studied law in Illinois. He moved to Minneapolis in 1872 and was in the printing trade before

\(^{54}\) Robert Gerloff, Kristi Johnson, and Peter J. Musty, *Cape Cods and Ramblers: A Remodeling Planbook for Post-WWII Houses* (Minneapolis: Minnesota Housing and Redevelopment Authority, 1999), 4-6.  
\(^{56}\) Zellie, 40, identifies, but does not discuss, these two residence parks. The First Addition of Remington Park is located in today’s Linden Hills/Tangletown area. The Second Addition of Remington Park is east of Lake Calhoun on land that was part of the estate of Colonel William S. King. These holdings were part of a complex series of land transactions that resulted in several lawsuits involving Frederick Remington, the Kings, and Menage. See Staples. The area of Lakeside Park and the Remington Park additions are shown on 1940 *Atlas of the City of Minneapolis, Minnesota*, pls. 12A, 13B, 14B, 17A, 17B, 18 B.
joining Baker in his civil engineering firm. He also acquired several farms. He became a Second Ward Alderman and later a Hennepin County Commissioner. Such an eclectic background was not unusual in residents of rapidly expanding cities of the west like Minneapolis. Clearly their engineering and surveying talents were sufficient to take advantage of the hilly topography of Prospect Park, and it is likely that they benefited from Baker’s interactions with Cleveland earlier in 1883 as Cleveland was devising his recommendations for the Minneapolis park system.57

The curvilinear streets of Prospect Park wind along several ridges. Emerald Street, the boundary line between Minneapolis and Saint Paul, extends north-south in a straight line. The flatter, but still sloping, part of Menage’s plats, south of Franklin Avenue (originally Hazel Avenue and later Hamline Avenue), is laid out in a more regular grid pattern. The street names, based on English place names, are typical of those found in late nineteenth-century residential suburban developments. Prospect Park has had its own street numbering system since its beginnings (with the exception of University Avenue, Franklin Avenue, and Sharon Avenue).58

Some of the landscape features, such as the street triangles, were derived from the original street pattern. Several of them were installed under the jurisdiction of the Minneapolis Board of Park Commissioners.59 Other landscape features, such as Tower Hill Park and the extensive planting of street trees, resulted from the sustained efforts of the Prospect Park Improvement Association. Since its establishment, the improvement association has encouraged neighborhood residents in gardening and beautification efforts. The result, over the course of more than 100 years, has been a lush and verdant combination of trees, shrubs, and other plantings that have enhanced the architectural character of the area.

Conclusion
The Prospect Park Historic District is a discrete community that is characteristic of a historic residential suburb and is also representative of the development of Minneapolis as a city of neighborhoods. The historic district comprises 592 properties, including residential buildings, three churches, three commercial buildings, one school, one park with two public works structures, and a variety of related landscape features. It is significant in the areas of social history, community planning and development, landscape architecture, and architecture. It meets local designation criterion (1) as the home of the first community association (Prospect Park Improvement Association) in the city of Minneapolis and for its associations with residents important to the development of the city and closely tied to the University of Minnesota. It meets local designation criterion (3) because of its geography, topography, and the distinctive presence of the Prospect Park Water Tower on the skyline. It meets local designation criterion (4) as a neighborhood that was shaped in part by a group of architects, who lived in the neighborhood, and many of whom were affiliated with the University of Minnesota. The houses are representative of types, methods, and periods of construction seen in Minneapolis during the late nineteenth century and first half of the twentieth century. Some It meets local designation criterion (5) because of its plan, laid out for Louis F. Menage by S[amuel] Harlan Baker and J[oseph] H. Gilmore, civil engineers and surveyors, and related landscape features. The result, continued in subsequent plats, was in the tradition of a romantic suburban landscape that created a distinct section of the city. It meets local designation criterion (6) 57

58 Jacobson discusses the romantic landscape tradition and discounts the fanciful myth put forward by Elvira Betlach, an elderly longtime Prospect Park resident, that English surveyors had followed existing cow paths and named the streets after themselves. See note 19 for Betlach reference.
59 Both Wright, Appendix II, and Hudson’s Dictionary, 120-124, list the city’s parklands and acreage, including the mapped triangles.
because some of the houses are works of a master architect, most notably the Willey House designed by Frank Lloyd Wright.


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The Prospect Park Historic District is bounded by a line beginning at University Avenue, continuing along the eastern property line of 3400 University Avenue S.E., southerly along the eastern property lines of 61 Bedford Street S.E. through 83 Bedford Street S.E., westerly along the northern property lines of 163 Orlin Street S.E. and 90 Emerald Street S.E. to the midpoint of Emerald Street S.E., southerly along Emerald Street S.E. to the sound barrier wall along Interstate 94, northwesterly along the sound barrier wall to the intersection of Arthur Avenue S.E. with Melbourne Avenue S.E., continuing northerly along the sound barrier wall paralleling Arthur Avenue S.E., continuing westerly along the sound barrier wall to its intersection with Williams Avenue S.E., northerly along Williams Avenue S.E. as far as 2827 Williams Avenue S.E., northeasterly and southeasterly along the property lines of 2827 Williams Avenue S.E., northeasterly and southeasterly along the property lines of 2906-1/2 University Avenue S.E., southwesterly along the alley between Williams Avenue S.E. and Arthur Avenue S.E., easterly along the northern property line of 34 Arthur Avenue S.E., extending into Arthur Avenue S.E. and northerly along Arthur Avenue to Sidney Place S.E., easterly along Sidney Place S.E., northerly along the western property line of 19 Sidney Place S.E., easterly along the northern property lines of 19 through 35-37 Sidney Place S.E. and 52 Malcolm Avenue S.E. extending to Malcolm Avenue S.E., northerly along Malcolm Avenue S.E. to University Avenue S.E. including the Malcolm University Triangle, southeasterly along University Avenue S.E. to Clarence Avenue S.E. including the Clarence-University Triangle, southeasterly along Clarence Avenue S.E. to 21 Clarence Avenue S.E., southeasterly along the rear property lines of 21 Clarence Avenue S.E. through 39-41 Clarence Avenue S.E., easterly and northerly along the southern and eastern property lines of 3338 University Avenue S. E. to Prospect Terrace S.E., easterly along Prospect Terrace S.E. to Bedford Street S.E., northerly along Bedford Street S.E. to University Avenue S.E., and easterly along University Avenue to the point of beginning.