### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* Properties generally bounded by 27th Avenue, Delaware Street SE, Williams Avenue SE, and St. Mary’s Place

*Project Name:* Glendale Town Houses Historic District

*Prepared By:* Andrea Burke, Supervisor, Historic Preservation, (612) 673-3489

*Applicant:* Council Member Cam Gordon, Ward 2

*Project Contact:* Andrea Burke

*Ward:* 2

*Neighborhood:* Prospect Park

*Request:* Local historic designation of the Glendale Town Houses Historic District

### HISTORIC PROPERTY INFORMATION

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Proposed District Property Addresses

- 2700-2710 Delaware Street SE
- 2805-2819 Delaware Street SE
- 2806-2820 Delaware Street SE
- 2821-2835 Delaware Street SE
- 2822-2836 Delaware Street SE
- 2837-2851 Delaware Street SE
- 2838-2848 Delaware Street SE
- 2700-2706 Essex Street SE
- 2701-2709 Essex Street SE
- 28-42 St. Mary’s Avenue SE
- 33-43 St. Mary’s Avenue SE
- 44-58 St. Mary’s Avenue SE
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- 128-142 27th Avenue SE
- 166-176 27th Avenue SE
- 10-20 Williams Avenue SE
- 22-32 Williams Avenue SE
- 34-40 Williams Avenue SE
- 42-52 Williams Avenue SE
- 66-80 Williams Avenue SE

CLASSIFICATION

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SUMMARY

BACKGROUND.

In September 2018, Cam Gordon, Minneapolis City Council Member from the 2nd Ward, submitted a nomination to the City of Minneapolis Department of Community Planning and Economic Development (CPED) for the Glendale Town Houses Historic District, which is generally bounded by 27th Avenue Southeast, Delaware Street Southeast, Williams Avenue Southeast, and St. Mary’s Place. After completing an initial review, CPED staff recommended to the Heritage Preservation Commission (HPC) on April 9, 2019, that the potential historic district may exhibit three of the local designation criteria found in Section 599.210 of the Heritage Preservation
Ordinance. The HPC placed the Glendale Town Houses Historic District under interim protection and called for a designation study to be conducted.

A designation study was prepared in the fall of 2019 and was submitted for review and comment to both the State Historic Preservation Office and the City of Minneapolis Planning Commission. The study is largely based on a Determination of Eligibility report, *Glendale Townhomes: An Assessment of National Register Eligibility*, written by Hess, Roise and Company in August 2015, where the assessment concluded that the historic district was eligible under Criterion A of the National Register. In December 2015, the Minnesota State Historic Preservation Office (MNSHPO) commented on the National Register assessment and disagreed with the consultant’s recommendation.

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

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**CONSISTENCY WITH ADOPTED PLANS AND POLICIES**

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

1. The relationship of the proposed designation to the city’s comprehensive plan.
2. The effect of the proposed designation on the surrounding area.
3. The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council.

### 1. The relationship of the proposed designation to the city’s comprehensive plan.

The future land use of the properties in the historic district is identified as Urban Neighborhood in the *Minneapolis 2040 Comprehensive Plan*. Urban Neighborhood is a predominantly residential area with a range of allowed building types. Currently, the area is medium-density residential and surrounded by low-density and high-density residential, industrial, and commercial uses. The proposed designation would have no impact on the use of the subject properties and would support the identified future land use for the area.

The future built form district for the properties in the historic district is identified at Corridor 4 in Minneapolis 2040. Corridor 4 is applied along high frequency transit routes farther from downtown, on narrow rights of way, and select streets with local transit service. It also serves as a transition between lower intensity residential areas and those surrounding METRO stations. Buildings in the Corridor 4 district should reflect a variety of building types, on small and moderately-sized lots, and building heights should be one to four stories. Currently, the area varies between one and two-story buildings in the historic district, to three and five stories to the west. The proposed designation would have minimal impact on the built form of the subject properties and would generally support the identified future built form district for the area, however taller buildings (up to 4 stories) would be allowed under the Corridor 4 built form guidance. There is no minimum height recommendation in the Corridor 4 district.

The following policies of the *Minneapolis 2040 Comprehensive Plan* would apply to the designation of the Glendale Town Houses Historic District:

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

Glendale helps tell the story of public housing development in Minneapolis, however with the design and material changes to the buildings in the 1970s and 1980s, the complex does not evoke a post-World War
Il public housing complex. Its intrinsic value as a public housing complex on the edge of a neighborhood is recognized through literature, however local historic designation and the subsequent protections it affords may do little to further the appreciation of this property that no longer resembles its design at the time it was constructed.

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

The Glendale Town Houses Historic District was initially identified in 2013 as part of a Historic Resources Inventory Capstone Study. This study has examined Glendale under a residential development context with a focus on public housing as a response to an affordable housing crisis in the post war period during the 1950s. Public housing has not been examined in the city as a historic context, but CPED understands that the MPHA is currently preparing a context study on public/senior housing. While local designation would highlight public housing as a significant resource in the city, Glendale has compromised historic integrity and would not be the best example of public housing that conveys its significance.

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

Historic designation at the local level offers among the strongest protections for historic resources available in a regulatory framework. Historic districts that are locally designated go on to have design guidelines adopted that guide change to properties and prevent inappropriate alterations that may harm historic character. Glendale has already experienced alterations that have changed its historic character and altered its 1952 appearance. The character defining features are largely gone, therefore designation would be preserving a complex that resembles a contemporary design. Furthermore, as Glendale was designed as public housing, residential uses would be the most appropriate continued use for this property.

2. The effect of the proposed designation on the surrounding area.

The historic designation of Glendale would maintain the low to medium density buildings of this public housing complex, which is a transition point between the low-density single-family homes to the east and the higher density residential buildings to the west. Design guidelines would likely recommend maintaining the two-story heights of the buildings and the curvilinear patterns of the streetscape. The designation would promote the history of public housing in Minneapolis during a time when the city is focused upon increasing density and affordable housing. However, the designation would be preserving a complex significant for its development during the postwar period in the early 1950s and the complex no longer resembles an early 1950s postwar public housing complex.

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

Glendale is briefly mentioned in the Stadium Village University Avenue Station Area Plan. It sits on the eastern edge of the study area included in this plan and is mentioned as one of the few affordable housing units available in the Stadium Village area. The plan recommends that if there is a potential for redevelopment of
the site that the MPHA continues to provide affordable housing at this location. Historic designation of Glendale would generally support the applicable recommendations in this plan – continue to support the presence of Glendale Townhomes, and encourage the MPHA to invest in the property as needed to meet the needs of its residents.

LOCAL DESIGNATION CRITERIA

Title 23, Chapter 599.210 of Minneapolis Code of Ordinances list seven criteria which shall be considered in determining whether a property is worthy of local designation as a historic district because of its historical, cultural, architectural, archaeological or engineering significance. The Glendale Town Houses Historic District meets the following designation criteria:

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

The Glendale Town Houses Historic District is significant under Criterion 1 in the areas of social history and community planning for its role in the development of affordable housing in Minneapolis. Constructed under the newly formed Minneapolis Housing and Redevelopment Authority (MHRA), Glendale was the first public housing complex built in Minneapolis in response to the housing shortage after World War II. Considerable planning went into the Glendale project by MHRA to plan, construct, and manage a public housing project, which established a social, architectural, and organizational precedent for the later housing projects built in Minneapolis.

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

The Glendale Town Houses Historic District is significant under Criterion 5 for its approach to public housing in its development and landscape design. In a departure from the dense urban living present in other areas of the city in the late 1940s and early 1950s, the Glendale development mirrored the quality and design of private housing. The complex was planned with low-density town houses that offered light, space, ventilation, and playgrounds envisioned with a community-centered design with open lawns and shared public spaces—a new approach to affordable housing for low-income families by allowing them to occupy quality housing and family-friendly community spaces similar to private developments in established neighborhoods.

REVIEWS AND COMMENTS

The Preservation Chapter of the Minneapolis Code of Ordinances (Chapter 599) requires that the designation be submitted to the Minnesota State Historic Preservation Office (SHPO) for review and comment:

State Historic Preservation Office

The designation study was submitted to SHPO for comment on December 6, 2019. In a letter dated February 5, 2020, the SHPO provided comments in agreement with the staff recommendation to not designate the Glendale Town Houses Historic District, and stated:

“We concur that the Glendale Town Houses Historic District is historically important as an early example of affordable housing for veterans and low-income residents constructed in response to the housing shortage following World War II. However, due to the magnitude of the alterations to the buildings in 1972 and 1989, the historic integrity of the entire housing complex has been dramatically and irreversibly compromised. Historic integrity is the authenticity of a property's
historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. In the case of the Glendale Town Houses, none of the buildings resemble their historic appearance or retain the physical materials, design features, and aspects of construction dating from the period when they attained significance. As a result, the property lacks integrity and an ability to convey significance.

For these reasons, we do not support local designation of the Glendale Town Houses Historic District.”

City Planning Commission

The designation study will be presented to the City Planning Commission (CPC) on February 27, 2020 at their Committee of the Whole meeting. The CPC’s comments will be provided in a memo to the HPC prior to the public meeting.

RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission and City Council adopt staff findings for the local designation of the Glendale Town Houses Historic District:

A. Historic District Designation.

Recommended motion: Recommend to deny the local designation of the Glendale Town Houses Historic District.

ATTACHMENTS

1. Map of Glendale Town Houses Historic District
2. Glendale Town Houses Historic District Designation Study
DESIGNATION STUDY

GLENDALE TOWN HOUSES HISTORIC DISTRICT

MINNEAPOLIS

DECEMBER 6, 2019
ACKNOWLEDGEMENTS

MAYOR AND CITY COUNCIL OF THE CITY OF MINNEAPOLIS

Jacob Frey, Mayor
Lisa Bender, Council President
Andrea Jenkins, Council Vice President
Alondra Cano
Lisa Goodman
Phillipe Cunningham
Jeremiah Ellison
Steve Fletcher
Lisa Goodman
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Andrew Johnson
Linea Palmisano
Kevin Reich
Jeremy Schroeder
Abdi Warsame

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Ian Stade
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Kim Ellison
Ryan Kronzer
Alissa Luepke-Pier
Alyssa Olson
Council Member Jeremy Schroeder
Amy Sweasy

DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT (CPED)

David Frank, CPED Executive Director
Stephen Poor, Director of Development Services
Kimberly Holien, Manager, Land Use, Design and Preservation Team
Andrea Burke, Historic Preservation Supervisor
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DESIGNATION STUDY PURPOSE AND BACKGROUND

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This study is intended to fulfill the requirements for local historical designation outlined in Title 23, Chapter 599.230 of the Minneapolis Code of Ordinances. The study is based on a review of resources which includes the Historic Resources Inventory Capstone Study, prepared by Stark Preservation Planning in 2013 for CPED, where the Glendale Town Houses Historic District was recommended as a potential historic district within the context of residential development. It is also largely based on a Determination of Eligibility, Glendale Townhomes: An Assessment of National Register Eligibility, written by Hess, Roise and Company in August 2015, where the assessment concluded that the historic district was eligible under Criterion A of the National Register. However, the Minnesota State Historic Preservation Office (MNSHPO) commented on the National Register assessment and disagreed with the consultant’s recommendation.
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**Original Construction Date:** 1952

**Original Contractor:**
- Fleisher Engineering and Construction Company (buildings)
- Richard Evans and G.M. Orr (mechanical engineers)
- Park Construction Company (landscape)

**Original Architect, Master Builder, Engineer, Designer, Artist, or Craftsmen:**
- Larson and McLaren (architectural firm)
- Hugh Vincent Feehan (landscape architect)
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PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY

The Glendale Town Houses is a multi-family housing complex consisting of 184 townhomes spread across 28 buildings on 14.5 acres of land. The potential historic district is bounded by 27th Avenue Southeast on the west, Delaware Street Southeast on the north, Williams Avenue Southeast on the east, and Saint Mary’s Place on the south (Figure 1).

PARCEL LOCATION, SHAPE, AND SIZE

The Glendale Town Houses Historic District is located in Southeast Minneapolis in the Prospect Park - East River Road Neighborhood. The entire complex consists of six (6), curved adjacent tax parcels and some additional land located one block south of University Avenue Southeast, a commercial and transit corridor. The complex is surrounded by low-density residential uses to the east, commercial and high-density residential uses to the north, industrial and higher-density uses to the west, as well as a park, Luxton Park, and an inactive rail line to the south (Figure 2). Looking out from the site, one can see the tall building stock from the University of Minnesota, the high-rise apartments along 27th Avenue Southeast, as well as the homes in Prospect Park and from certain angles, the tip of the Witch’s Hat Water Tower in Tower Hill Park.

DESCRIPTION OF BUILDING(S) ON THE PROPERTY

This section provides a brief overview of the district. Architectural descriptions of each building in the district are included in Part IV of this study.

Description of the Buildings in the District

DATE(S) OF CONSTRUCTION: Construction of the town houses began in 1951 and was completed in 1952. There is a community center constructed in 1995 at the southern tip of the district and a garage built in 2008 behind 2701-2709 Essex Street Southeast.

SIZE, MASSING, LOCATION, PLACEMENT, ORIENTATION: The 28 buildings in Glendale are mostly rectangular in plan with one of the longer walls serving as the primary elevation (Figure 3). Most of the primary elevations face the street, except along 27th Avenue Southeast south of Essex, where the buildings are oriented perpendicular to the street (Figure 4). All building are two stories in height, with some buildings having a one-story addition flanking the side elevations (Figure 5). The buildings differ in dimensions with some being longer than others. Entrances have a gabled roof portico extending from the front.

ARCHITECTURAL STYLE AND MATERIALS: The 28 utilitarian style buildings feature six different plans, but all are visually similar. The buildings are two-story townhomes with one-story units at the ends of some buildings. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The first stories are clad in the original brick veneer and the second stories, which protrude out slightly, are clad in horizontal composite siding that replaced the original asbestos-cement siding in 1989.

The historic fenestration openings are intact, but the one-over-one double-hung windows were replaced in 1989. A brushed-aluminum exterior framework, incorporating storm windows and panels between the windows, remains on the first-floor windows, but was replaced in 1989 on the second-floor windows. The side walls have four one-over-one windows, two on each floor. On the rear elevations,
The first floor has a door for each unit and one-over-one windows, while the second floor has one-over-one windows and small sliding windows. The first-floor windows have historic projecting stone sills, but the second-floor window sills are flush.¹

The front doors were originally covered by flat-roofed canopies, which were supported by simple round posts or concrete panels. In 1989, the canopies were enlarged and modified with gabled roofs supported by rectangular metal posts. Concrete stoops are generally approached by concrete steps (Figure 6).

The six different building types are distinguished by the window pattern on the primary elevation and the number of townhouses within each building:

- Type A (six units; two and three bedrooms): The townhomes on either end have individual porticos, while the entries of the central units are paired and share porticos. Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill.
- Type B (eight units; two and three bedrooms): The units on either end of the building have individual entries and the six central units are paired and share a portico. Like Type A, two pairs of aluminum-framed windows are between the porticos.
- Type C (six units; one and four bedrooms): The end units have separate porticos, while the entries for the other units are paired with shared porticos. Groups of three one-over-one windows are between the outer porticos and two pairs of windows are in the center.
- Type D (four units; one and four bedrooms): While the smallest type, these buildings are like the others in having separate porticos for the units at the far ends, with the center two entries sharing a portico. Groups of three one-over-one windows are between the porticos.
- Type E (four units; one and four bedrooms): The single Type E building comprises a Type D building with a one-story office wing on the east side. The west half of the office wing was constructed in 1951. Its primary south facade has a central pair of one-over-one windows flanked by groups of three one-over-one aluminum windows. The center bay, which originally held the entrance to the office, has been filled with a darker shade of brick. The east half of the office wing was added in 2002. It has a large, tinted, storefront window and a doorway sheltered by orange awnings. The east wall has two one-over-one windows. The north wall holds an overhead door, a pedestrian door, and windows. The office wing holds several offices, a lobby, conference room, lounge, and storage spaces.
- Type F (one, two, and three bedrooms): Each building holds eight units. It comprises a Type A building with a one-story unit on each end. The single-story units retain their historic flat roofs and do not have a projecting portico. Instead, the wide eave shelters the doorway.²

One additional building, the Glendale Early Childhood Family Development Center, is located at the southern tip of the historic district and was constructed in 1995 (Figure 7). The building has an irregular roofline and is clad in rock-face concrete, brick, and metal paneling.

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**Description of Secondary Structure(s)**

**DATE(S) OF CONSTRUCTION:** There is one secondary building, a garage, constructed behind the 2701-2709 Essex Street Southeast building in 2008 (Figure 8). The garage is square in plan with a gabled roof. The walls are clad in composite siding with a stone veneer base. It is a three-stall garage with two large overhead doors on the west elevation. The east elevation has two small windows and other two elevations are bare.
Description of Landscape and Landscape Features

The topography of the site is hilly with a change in elevation rising to the northeast. Curvilinear streets wind around the buildings. The parcels are curved and large because multiple building blocks of the town houses are placed within each parcel. The complex has several playgrounds and parking lots between the buildings as well as large lawns at the intersection of St. Mary’s Avenue and Delaware Street Southeast (Figure 9). The primary elevations of the buildings are separated from sidewalks by lawns with straight walkways and steps connecting the individual town houses to the sidewalks. Wood fenced patios, play areas, and parking lots are located behind most of the buildings (Figure 10).

Additional landscaping features include some concrete light poles and large landscaping boulder rocks. Metal mailboxes serving multiple addresses sit outside many of the buildings.
PART 2: DISCUSSION OF HISTORICAL SIGNIFICANCE

The Minneapolis Housing and Redevelopment Authority (MHRA), which later became the Minneapolis Public Housing Authority (MPHA), constructed the Glendale Town Houses on the edge of Prospect Park in 1952 to provide affordable housing to veterans and low-income residents in response to the housing shortage following World War II. It was among the first public housing projects in the city with a specific design intent and initiated a campaign of multi-family housing developments by the MHRA.

Public Housing and the Post World War II Housing Crisis

The concept of public housing in America emerged with the New Deal and the U.S. Housing Act of 1937. The federal government had little experience with residential development, and most of America’s urban poor were housed in crowded tenements built prior to 1900. During the Great Depression, the idea of affordable housing gained political appeal leading to several New Deal programs for government-subsidized housing. These programs enabled Minnesota’s first public housing development, Sumner Field (razed 1998), located in North Minneapolis. Sumner Field was built by the Public Works Administration in 1938 as a 464-unit complex. Ownership passed to the city twenty years later.4

Housing construction slowed considerably with the beginning of World War II. The war limited materials and manpower, and in 1942, the War Production Board issued an order prohibiting unauthorized residential building. As a result, the construction of new housing dropped significantly, while the number of households increased, exacerbating the housing crisis. After the federal restrictions on building materials ended in October 1945, contractors were eager for profit and not interested in building low-rent housing. By the end of 1945, Minneapolis needed 80,000 low-rent units but lacked the means to address the shortage.5

Minneapolis Mayor Hubert Humphrey became an advocate for public housing and developed a three-pronged approach to dealing with the housing crisis: 1) a door-to-door campaign to ensure that every leasable room was listed, 2) requiring governmental and private agencies to obtain pre-fabricated emergency housing, and 3) increasing the number of private housing units on the market. Humphrey also traveled to New York, Chicago, Milwaukee, Louisville, and Cleveland to study housing programs and visited Washington D.C. to lobby for federal construction funds.6

Humphrey advocated for a permanent solution to the housing shortage with an amendment to the city charter, allowing Minneapolis to establish its own housing authority. While waiting for a vote on the amendment, Humphrey sought other short-term solutions to the housing crisis. He established Minneapolis Veterans Trailer Housing, which installed several temporary homes in north Minneapolis, and in early 1946, he initiated the “Shelter-a-Vet” campaign, which urged Minneapolitans to open their homes to veterans and their families. The following August, Humphrey established the Mayor’s Emergency Housing Commission. It was charged with determining local emergency housing needs; facilitating relationships among government agencies, veterans’ groups, and builders; coordinating local housing referral centers; and investigating changes in building codes and zoning ordinances.7

In 1947, the Minnesota State Legislature adopted the Municipal Housing and Redevelopment Act, which allowed local jurisdictions to establish their own public housing agencies. Humphrey subsequently created the MHRA and appointed its first director and board of commissioners. When MHRA open in 1947, Minneapolis had a population of 500,000 people, of which the agency estimated that 23,000 families lived in substandard housing and 6,500 households were overcrowded. In 1949, it received federal financing through the Housing Act of 1949. This legislation authorized federal loans and grants to
build over 800,000 low-rent housing units nationwide and redevelop slums. Once the MHRA had the authority and funding to begin constructing permanent public housing, its next task was to find a suitable site.8

Selecting and Developing Glendale

Minneapolis’s new ring of suburbs prevented the city from physical expansion. The MHRA looked for undeveloped lots in the city as potential redevelopment sites. Many of these sites were previously used for industry, so the MHRA evaluated soils, surveyed lots, and hired architects and planners to develop preliminary site plans. Four potential sites were selected in March 1950, and three months later, “Site F” was selected for the new public housing development.

Site F was located in the Prospect Park neighborhood near the University of Minnesota. The platting of this neighborhood incorporated curvilinear streets, rolling lawns, and natural gardens. Site F was on the edge of Prospect Park in an area called Morse Hill or Sand Hill because it was previously a gravel pit. The neighborhood’s community group was divided over the proposed public housing project. The support for the development stated that it would extend the neighborhood’s residential zoning and protect it from industrial encroachment. Opponents argued that the project would lower property values and bring an “undesirable element” to the neighborhood. The community group finally agreed to the project and the city passed the proposal.9

The MHRA hired the local architectural firm Larson and McLaren to design the project (Figure 11). Albert Larson was a Saint Paul native and graduate of the University of Pennsylvania. He worked with notable local architect Clarence Johnston before starting a new firm with Donald McLaren in 1922. McLaren was born in Chippewa Falls, Wisconsin, and he worked in New York City before joining the Navy during World War I. McLaren moved to Minneapolis in 1920 and worked for Magney and Tusler before joining Larson. The firm was commissioned to design several prominent buildings in the Twin Cities including the Groveland Apartment Hotel at 510 Groveland, the headquarters and printing plant of the Minneapolis Star, and two hangars at Wold-Chamberlain Field.10

Fleischer Engineering and Construction Company was hired to build the town houses and Richard Evans and G.M. Orr were brought on to serve as the mechanical engineers. Hugh Vincent Feehan, a landscape architect, was hired to design the landscape. Feehan had designed the University of Saint Thomas football stadium and the Virginia Golf Course in Virginia, Minnesota. The Park Construction Company carried out the site work.11

To shield the residences from the industrial development nearby, the architects Larson and McLaren redesigned the street plan on Site F. The intersection of Saint Mary’s Avenue and Twenty-Seventh Avenue was eliminated and the elevation on the west side of the site was raised five to fifteen feet to reduce traffic and separate the noise and gases from the industrial properties. A spur of Twenty-Seventh Avenue was added, and Delaware Street extended to give residents exclusive use of a street and give every unit access to the street.12

Once the street plan was finalized, the town houses were built at different levels to fit the topography (Figure 12). The architects insisted that the quality of materials and construction be comparable to private housing. Each building held four to eight units and each unit had its own entry, basement, furnace, and yard. This stood in contrast to previous affordable housing which often had shared baths, drain-less washtubs, and alleys that doubled as playgrounds.13

In 1951, Site F was officially named Glen-Dale after Glenn Wallace and Dale Staunchfield, two aldermen of Ward 2, which includes Prospect Park. The name was shortened to become Glendale in the years
that followed. The project cost 2.1 million dollars and took one year to build. Glendale opened on October 12, 1952 with a ceremony attended by Senator Humphrey and Minneapolis Mayor Eric Hoyer. The units filled quickly with veterans returning to school after the war and other low-income families. Residents never paid more than 20% of their income in rent, which amounted to twenty-five to fifty dollars per month.14

Beyond Glendale

Following the success of Glendale, the MHRA began three more family-oriented projects during the 1950s, however these units were not specifically intended for veterans like Glendale. By the 1960s, the low-density developments were not meeting the demand for affordable housing Minneapolis, so the MHRA focused on high-density projects. Two dozen high-rise public housing projects with some 4,200 units were built during this period.15

Glendale’s family-friendly model continued into the 1960s and 1970s. In March 1969, the development began offering privately funded Head Start classes and a few years later, the Glendale Child Development Center opened and provided daycare for children living through the Prospect Park neighborhood. In 1967, a co-op store was established in the basement unit at 57 Saint Mary’s. The store claimed 45 stock-holders, mostly residents of Glendale, and sold groceries at a lower price than nearby stores.16

Due to some of the issues with high-density public housing, the MHRA returned their focus to low-density projects in the 1970s, including upgrading earlier properties. In 1970, MHRA won a federal grant to improve five existing public housing developments. At Glendale, the kitchens were updated, and hipped roofs replaced the original flat roofs. Only the office wing of 2701-2709 Essex Street SE and the one-story units in the Type F buildings retained flat roofs.17

In 1974, Congress passed the Section 8 Program, which revolutionized the federal government’s approach to subsidized housing. MHRA introduced a Section 8 rental assistance program and for the first time, families could seek assistance to find affordable housing in the private market with a greater range of location choices. At the same time, easy home-ownership terms distanced middle-class families out of the project developments and attracted single-parent households, many of whom were on welfare.18

The City of Minneapolis decided to reorganize to establish the Minneapolis Community Development Agency (MCDA) in 1981. MHRA was incorporated into this organization, but by 1986, the MHRA was reorganized as the Minneapolis Public Housing Authority (MPHA). A year earlier, a report from the Mayor’s Task Force on Public Housing concluded that the city’s public housing stock suffered from neglected maintenance, crime, and delinquent residents. Furthermore, high vacancy rates despite long waiting lists indicated that no one wanted to live in public housing.

To address some of these issues at Glendale, the MHRA renovated the interior and exterior of the town houses in 1988 and 1989. Interior updates included replacing the fixtures and finishes in the kitchens and bathrooms, installing new interior doors, and laying new flooring. On the exterior, the existing flat-roofed porticos were modified into gabled canopies supported by pipe columns. The cement-asbestos siding on the second floor was replaced with composite siding. All the windows and exterior doors were also replaced at this time, although the brushed-aluminum framing at the first-floor windows was retained (Figures 13-18). By 1995, the Glendale Child Development Center was replaced with a new building.19
PART 3: RATIONAL FOR LOCAL HISTORICAL DESIGNATION

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

DESIGNATION CRITERIA

Title 23, Chapter 599.210 of the Minneapolis Code of Ordinances lists seven criteria which are considered when determining whether a property is worthy of local designation as a landmark because of its significance. The Glendale Town Houses Historic District is considered below in relation to each of the seven designation criteria.

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

The Glendale Town Houses Historic District is significant under Criterion 1 in the areas of social history and community planning for its role in the development of affordable housing in Minneapolis. Constructed under the newly formed Minneapolis Housing and Redevelopment Authority (MHRA), Glendale was the first public housing complex built in Minneapolis in response to the housing shortage after World War II. Considerable planning went into the Glendale project by MHRA to plan, construct, and manage a public housing project, which established a social, architectural, and organizational precedent for the later housing projects built in Minneapolis.

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

The Glendale Town Houses Historic District is not significant under Criterion 2. The early residents of Glendale were largely veterans and their families, while later residents of Glendale were low-income families of diverse backgrounds and occupations, with others on welfare. The residents were common for a public housing development in Minneapolis.

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

The Glendale Town Houses Historic District is not significant under Criterion 3. Its setting and features are somewhat similar to those of the adjacent Prospect Park including the curvilinear street design, irregular blocks, and landscaped triangles, but the massing of the homes is distinctly different as well as the greenspaces that link the town houses together. Glendale was designed to respond to the topography of the site and to provide amenities similar to private housing. Glendale is part of the Prospect Park neighborhood, but it is distinctly different overall. Its design does not exemplify a cohesive neighborhood identity in Prospect Park.

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

The Glendale Town Houses Historic District is not significant under Criterion 4. The long, rectangular town houses do not exhibit a particular architectural style, engineering type or method of construction. Since the buildings have been modified with contemporary design features, the town houses are simple and common representations of multi-family dwellings during the mid to late twentieth century.
CRITERION #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

The Glendale Town Houses Potential Historic District is significant under Criterion 5 for its approach to public housing in its development and landscape design. In a departure from the dense urban living present in other areas of the city in the late 1940s and early 1950s, the Glendale development mirrored the quality and design of private housing. The complex was planned with low-density town houses that offered light, space, ventilation, and playgrounds envisioned with a community-centered design with open lawns and shared public spaces—a new approach to affordable housing for low-income families by allowing them to occupy quality housing and family-friendly community spaces similar to private developments in established neighborhoods.

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

The Glendale Town Houses Historic District is not significant under Criterion 6. Albert Larson and Don McLaren were commissioned to design several prominent buildings in the Twin Cities including the Groveland Apartment Hotel at 510 Groveland (1929), the headquarters and printing plant of the *Minneapolis Star*, and two hangars at Wold-Chamberlain Field, as well as additions to the Dayton’s Department store in 1937 and 1947 (extant and listed in the National Register). Don McLaren died in 1950, two years before Glendale was built. The firm specialized in residential designs in its early years, but later emphasized large scale commercial projects. Hugh Vincent Feehan had designed the University of Saint Thomas football stadium and the Virginia Golf Course in Virginia, Minnesota, as well as the Sumner Field landscape, formal gardens, hospital landscapes, and memorial parks. The architects, landscape architect, and builders were respected in their trades, and while it is commendable that they lent their expertise to the MHRA projects, Glendale does not exemplify their work.

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

The Glendale Town Houses Historic District is not significant under Criterion 7. Prior to the development of Glendale, the site was industrial with a few residences. The construction of Glendale completely leveled, regraded, and built up the site to eliminate any traces of resources below grade. As such, the properties are not likely to yield information important in prehistory.

INTEGRITY OF HISTORIC RESOURCE

LOCATION: All town houses in the Glendale Town Houses Historic District remain in their original location, therefore the district retains integrity of location.

DESIGN: The design of the town houses has been compromised by the renovations in 1972 and 1989. The flat roof porticos with round columns were replaced and enlarged with gabled roof porticos and square posts, the flat roofs of the main buildings were replaced with hipped roofs, and the molded concrete portico sidewalls were removed. All windows were replaced on the buildings, all siding was replaced from concrete-asbestos to composite siding, the brushed aluminum framework was removed from the second-story windows. These were distinctive architectural details of the original design that conveyed the significance of a post-World War II housing complex. Since these details are gone, with no possibility of bringing them back, the district does not retain integrity of design.
SETTING: The Glendale Town Houses Historic District continues to relate to its surroundings in the same way it did when it was first constructed. The development borders the single-family residences of Prospect Park to the east and the industrial uses to the west, though many of those industrial uses have been converted to multi-family uses. Within the Glendale development, the buildings continue to relate to each other and the spaces between them as they initially did when constructed. The landscape design is also relatively intact. As such, the district retains integrity of setting.

MATERIALS: The materials of the town houses were significantly compromised by the renovations in 1972 and 1989. The buildings retain their brick veneer cladding on the first story, but the siding on the second story, the roof, windows, doors, porticos, and other minimal design treatments such as the molded concrete portico side walls and brushed aluminum window framework has all been removed. The district does not retain integrity of materials.

WORKMANSHIP: The workmanship of the town houses was significantly compromised by the renovations in 1972 and 1989. The buildings retain their brick veneer cladding on the first story, but the siding on the second story, the roof, windows, doors, porticos, and other minimal design treatments such as the molded concrete portico side walls and brushed aluminum window framework has all been removed. The district does not retain integrity of workmanship.

FEELING: With the significant changes to the design, materials, and workmanship, the feeling of Glendale as a post-World War II design housing complex is diminished. The contemporary materials and features on the buildings, coupled with the curvilinear landscape, evoke a more suburban feeling than a post-war public housing complex. Therefore, the district does not retain integrity of feeling.

ASSOCIATION: The overall arrangement and form of the Glendale Town Houses Historic District intact, however without the materials, workmanship, and design intact, the association of the development to a post-World War II designed housing complex is greatly diminished. Therefore, the district does not retain integrity of association.

RELATIONSHIP TO THE BODY OF LOCALLY-DESIGNATED PROPERTIES IN MINNEAPOLIS

The City of Minneapolis designates properties that represent and reflect elements of the city’s culture, social, economic, religious, political, architectural, or aesthetic history as local heritage landmarks. As of December 2019, 175 individual properties are designated as landmarks in the City of Minneapolis and 18 groups of properties have been designated as historic districts. There have been no properties similar to Glendale, such as a public housing complex, designated in the City of Minneapolis.

Built in 1952, the Glendale Town Houses Historic District is the oldest remaining public housing complex in the City of Minneapolis. Sumner Field in north Minneapolis was the first public housing complex built in 1938, however it was demolished in 1998. Glendale was specifically designed to accommodate families and was an experimental project by the MHRA. The MHRA went on to design a few more family-oriented developments in Minneapolis before transitioning to high-rise buildings, many of which are left in the city. Glendale has been consistently used as public housing since it was constructed. While Glendale is representative of the post-World War II changes in affordable housing programs, the design and material changes to the buildings in the 1970s and 1980s have compromised the integrity of complex to the degree that it does not convey its significance.

Glendale is located within the Prospect Park-East River Road Neighborhood, which has five (5) properties individually designated at the local level and no local historic districts. The designated properties include two (2) individual houses, a bridge, a water tower, and a fire station. The Prospect
Park Historic District is listed in the National Register of Historic Places but is not locally designated in Minneapolis. It was evaluated for local designation as a historic district in 2008-2009, but the City Council denied the designation in 2010.

Relationship to the Minneapolis Preservation Plan

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

Comprehensive and Long-Range Planning

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

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

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

The future land use of the properties of the historic district is identified as Urban Neighborhood in the Minneapolis 2040 Comprehensive Plan. Urban Neighborhood is a predominantly residential area with a range of allowed building types. Currently, the area is medium-density residential and surrounded by low-density and high-density residential, industrial, and commercial uses. The proposed designation would have no impact on the use of the subject properties and would support the identified future land use for the area.

The future built form district for the properties in the historic district is identified at Corridor 4 in Minneapolis 2040. Corridor 4 is applied along high frequency transit routes farther from downtown, on narrow rights of way, and select streets with local transit service. It also serves as a transition between lower intensity residential areas and those surrounding METRO stations. Buildings in the Corridor 4 district should reflect a variety of building types, on small and moderately-sized lots, and building heights should be one to four stories. Currently, the area varies between one and two-story buildings in the historic district, to three and five stories to the west. The proposed designation would have minimal impact on the built form of the subject properties and would generally support the identified future built form district for the area, however taller buildings (up to 4 stories) would be allowed under the Corridor 4 built form guidance. There is no minimum height recommendation in the Corridor 4 district.

The following policies of the comprehensive plan would apply to the designation of the Glendale Town Houses Historic District:

Policy 92 - Identify and Evaluate Historic Resources: Continue to identify, examine, and evaluate historic contexts and historic resources, with a focus on communities that have been traditionally underrepresented. The Glendale Town Houses Historic District was initially identified in 2013 as part of a Historic Resources Inventory Capstone Study. This study has examined Glendale under a residential development context with a focus on public housing as a response to an affordable housing crisis in the post war period during the 1950s. Public housing has not been examined in the city as a historic context, but CPED understands that the MPHA is currently preparing a context study on public/senior housing. While local designation would highlight public housing as a significant resource in the city,
Glendale has compromised historic integrity and would not be the best example of public housing that conveys its significance.

**Policy 60 – Intrinsic Value of Properties: Increase the awareness, understanding, and appreciation of the economic and intrinsic value of older properties important to the city’s heritage.** Glendale helps tell the story of public housing development in Minneapolis, however with the design and material changes to the buildings in the 1970s and 1980s, the complex does not evoke a post-World War II public housing complex. Its intrinsic value as a public housing complex on the edge of a neighborhood is recognized through literature, however local historic designation and the subsequent protections it affords may do little to further the appreciation of this property that no longer resembles its design at the time it was constructed.

**Policy 93 – Stewarding Historic Properties: Preserve, maintain and encourage the adaptive reuse of historic districts, landmarks and historic resources, especially in locations that historically have experienced disinvestment.** Historic designation at the local level offers among the strongest protections for historic resources available in a regulatory framework. Historic districts that are locally designated go on to have design guidelines adopted that guide change to properties and prevent inappropriate alterations that may harm historic character. Glendale has already experienced alterations that have changed its historic character and altered its 1952 appearance. The character defining features are largely gone, therefore designation would be preserving a complex that resembles a contemporary design. Furthermore, as Glendale was designed as public housing, residential uses would be the most appropriate continued use for this property.

**The effect of the proposed designation on the surrounding area:**

The historic designation of Glendale would maintain the low to medium density buildings of this public housing complex, which is a transition point between the low density single-family homes to the east and the higher density residential buildings to the west. Design guidelines would likely recommend maintaining the two-story heights of the buildings and the curvilinear patterns of the streetscape. The designation would promote the history of public housing in Minneapolis during a time when the city is focused upon increasing density and affordable housing. However, the designation would be preserving a complex significant for its development during the postwar period in the early 1950s and the complex no longer resembles an early 1950s postwar public housing complex.

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

Glendale is briefly mentioned in the *Stadium Village University Avenue Station Area Plan*. It sits on the eastern edge of the study area included in this plan and is mentioned as one of the few affordable housing units available in the Stadium Village area. The plan recommends that if there is a potential for redevelopment of the site that the MPHA continues to provide affordable housing at this location. Historic designation of Glendale would generally support the applicable recommendations in this plan – continue to support the presence of Glendale Townhomes, and encourage the MPHA to invest in the property as needed to meet the needs of its residents.
National Register Status

The Glendale Town Houses Historic District is not listed in the National Register of Historic Places (NRHP). In a letter dated December 11, 2015, the Minnesota State Historic Preservation Office (MNSHPO) stated that the Glendale Town Houses Historic District was not eligible for listing in the NRHP. Commenting on the Determination of Eligibility prepared by Hess, Roise and Company, MNSHPO stated, “While the complex is significant under NRHP Criterion A in the areas of Social History and Community Planning and Development, it lacks sufficient integrity to convey that historic significance,” and, “These significant changes to the buildings also greatly diminish the complex’s integrity of feeling and association as a post-World War II designed public housing development.”

State Designation

The Glendale Town Houses Historic District has not been designated by the state of Minnesota as a historic district, historic place, or historic site.

Period of Significance

The Glendale Town Houses Historic District period of significance is 1952 when the public housing complex was built. Later alterations in the 1970s and 1980s have diminished the historic integrity of the complex and its ability to convey its feeling and association as a post-World War II public housing development.
## PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

### NAME OF PROPERTY

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<thead>
<tr>
<th>Historic Name</th>
<th>Glendale Town Houses</th>
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<tbody>
<tr>
<td>Current Name</td>
<td>Glendale Townhomes</td>
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<td>Other Names Used</td>
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### LOCATION OF PROPERTY

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<td>Is building located on its original site?</td>
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### OWNERSHIP OF PROPERTY

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<thead>
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<th>Owner’s Name</th>
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<tr>
<td>Owner’s Address</td>
<td>1001 Washington Avenue North</td>
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<td></td>
<td>Minneapolis, MN 55401</td>
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### CLASSIFICATION

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<table>
<thead>
<tr>
<th>Number of contributing resources within property</th>
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<td>Structures: 0</td>
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<tr>
<td>Date of NRHP listing?</td>
<td>Determined Not Eligible (December 2015)</td>
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USE AND FUNCTION

Historic Use: Multi-Family Residential (Public Housing)
Current Use: Multi-Family Residential (Public Housing)

DESCRIPTION

Architectural classification/style: Utilitarian/No Style
Foundation: Concrete
Roof: Hipped - Asphalt
Siding: Composite Siding and Brick Veneer
Windows: Aluminum 1/1 double hung sash
Other: Gabled front porticos

STATEMENT OF SIGNIFICANCE

Applicable local designation criteria: Criteria 1 and 5
Related local context (s): Residential Development

Significant dates: 1952
Period (s) of significance: 1952

Names of master builders, engineers, designers, artists, craftsmen, and/or architects: Larson and McLaren (Architectural Firm); Hugh Vincent Feehan (Landscape Architect)

MAJOR BIBLIOGRAPHIC REFERENCES

See End Notes

GEOGRAPHICAL DATA

Size of parcel
A. 61,650 sq. ft.
B. 120,800 sq. ft.
C. 47,875 sq. ft.
D. 61,650 sq. ft.
E. 46,512 sq. ft.
F. 87,090 sq. ft.

PIN number
A. 3002923240019 – 2701 Essex Street SE
Legal Description

A. OAKHURST ADDITION, BLOCK 003, Lots 1 to 9 included;
B. AUDITOR'S SUBDIVISION NO. 103 HENNEPIN COUNTY, MINN, Lots 1 to 13 incl. and incl. adj. 1/2 of St. Vac;
C. PROSPECT PARK, FIRST DIVISION (REVISED), BLOCK 009, SE 401X250X267, Lots 1 to 6 included;
D. OAKHURST ADDITION, BLOCK 005, Lots 1 to 4 included;
E. OAKHURST ADDITION, BLOCK 004, Lots 1 to 7 included;
F. MEEKER ISLAND LAND AND POWER COMPANY'S ADDITION (REVISED) MINNEAPOLIS, MINNESOTA, BLOCK 002, Lots 1 to 7 incl. and incl. adj. 1/2 of St. Vac except street
PROPERTY IDENTIFICATION

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<td>Property Address</td>
<td>10-20 Williams Ave Avenue SE</td>
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<tr>
<td>Historical Addresses</td>
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CLASSIFICATION

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HISTORIC BUILDING INFORMATION

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<td>Original Owner</td>
<td>Minneapolis Housing Redevelopment Authority</td>
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<tr>
<td>Architect</td>
<td>Larson and McLaren (buildings) / Hugh Vincent Feehan (landscape architect)</td>
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<tr>
<td>Builder</td>
<td>Fleisher Engineering and Construction Company</td>
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</table>

DESCRIPTION

The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect. 21

10-20 Williams Avenue SE is classified as a “Type A” plan consisting of six units containing either two or three bedrooms. The townhomes on either end have individual porticos, the entries of the central units are paired and share porticos, and each entry is fronted by a stoop. As the building is located above sidewalk grade at the north end, the two north entrances each have a small flight of stairs from the sidewalk to the walkway. Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill. 22 The building faces the street (northeast) and is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower
levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.²³

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

10-20 Williams Avenue SE, north corner.
10-20 Williams Avenue SE, southeast corner.

10-20 Williams Avenue SE, portion of front façade.
PROPERTY IDENTIFICATION

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<thead>
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CLASSIFICATION

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HISTORIC BUILDING INFORMATION

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<tr>
<td>Original Owner</td>
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<tr>
<td>Architect</td>
<td>Larson and McLaren (buildings) / Hugh Vincent Feehan (landscape architect)</td>
</tr>
<tr>
<td>Builder</td>
<td>Fleisher Engineering and Construction Company</td>
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DESCRIPTION

The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.24

22-32 Williams Avenue SE is classified as a “Type A” plan consisting of six units containing either two or three bedrooms. The townhomes on either end have individual porticos, while the entries of the central units are paired and share porticos; each entry is fronted by a stoop. Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill.25 The building faces the street (northeast) with a shared parking lot to the rear (west) and is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project...
slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.26

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

22-32 Williams Avenue SE, north corner.
22-32 Williams Avenue SE, portion of front facade.

22-32 Williams Avenue SE, southeast corner.
**PROPERTY IDENTIFICATION**

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**CLASSIFICATION**

| Historic Use of the Primary Building | Multi-family residence (public housing) |
| Current Use of the Primary Building | Multi-family residence (public housing) |
| Contributing Resources Within Property | Primary building |

**HISTORIC BUILDING INFORMATION**

| Date of Construction | 1952 |
| Original Owner | Minneapolis Housing Redevelopment Authority |
| Architect | Larson and McLaren (buildings) / Hugh Vincent Feehan (landscape architect) |
| Builder | Fleisher Engineering and Construction Company |

**DESCRIPTION**

The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.27

28-42 Saint Mary’s Avenue SE is classified as a “Type B” plan with eight units containing two and three bedrooms each. The units on either end of the building have individual entries and the six central units are paired and share a portico. Two pairs of aluminum-framed windows are between the porticos.28 The building faces east and the units have deep front yards. The building is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the
replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.29

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

28-42 Saint Mary’s Avenue SE, northeast corner.
28-42 Saint Mary’s Avenue SE, southeast corner.
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**DESCRIPTION**

The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

33-43 Saint Mary’s Avenue SE is classified as a “Type C” plan consisting of six units containing one and four bedrooms. The end units have separate porticos, while the entries for the center units are paired with shared porticos, and each entry is fronted by a stoop with three to five stairs and painted, decorative wrought iron railings. Groups of three one-over-one windows are between the outer porticos and two pairs of windows are in the center. The building faces west-northwest. The building is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary, street-facing façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which
project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of
the replacement siding is less than that of the original siding, but it retains the horizontal orientation.
Historic fenestrations remain, but the window units on all buildings have been replaced. Original
brushed-aluminum exterior framework incorporates combination storm windows and panels between
windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-
floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing
feature between building types. The side walls have four one-over-one windows, two on each floor. On
the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second
floor has one-over-one windows and small sliding windows. All windows on the first floor have historic,
projecting stone sills. The sills on the second-floor windows do not project.32

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or
precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were
once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by
rectangular metal posts in the 1989 renovation.

PHOTOS

33-43 Saint Mary’s Avenue SE, southwest corner.
33-43 Saint Mary’s Avenue SE, northwest corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

34-40 Williams Avenue SE is classified as a “Type D” plan - the smallest of the building types - consisting of four units containing either one or four bedrooms. The townhomes on either end have individual porticos, while the entries of the two center units are paired and share a portico; each entry is fronted by a stoop. Two pairs of aluminum-framed windows are between the porticos and share a stone sill. The building faces the street (east) with a shared parking lot to the rear (west) and is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project
slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

34-40 Williams Avenue SE, northeast corner.
34-40 Williams Avenue SE, southeast corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

42-52 Williams Avenue SE is classified as a “Type A” plan consisting of six units containing either two or three bedrooms. The townhomes on either end have individual porticos, while the entries of the four center units are paired and share a portico; each entry is fronted by a stoop. The stoop of the southernmost unit has three steps and a painted metal railing; the center stoops have two steps and the northern stoop has only one step. Two pairs of aluminum-framed windows are between the porticos and share a stone sill. The building faces the street (southeast) with a small play lot to the rear (northwest) and is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower
levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.38

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

42-52 Williams Avenue SE, northeast corner.
42-52 Williams Avenue SE, south corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

44-58 Saint Mary’s Avenue SE is classified as a “Type B” plan with eight units containing two and three bedrooms each. The units on either end of the building have individual entries and the six central units are paired and share a portico. Two pairs of aluminum-framed windows are between the porticos. The building faces east and the units have deep front yards. The building is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the
replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.41

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

44-58 Saint Mary’s Avenue SE, northeast corner.
44-58 Saint Mary’s Avenue SE, southeast corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary's Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.42

45-59 Saint Mary’s Avenue SE is classified as a “Type F” plan consisting of six units containing one, two, or three bedrooms. A Type F consists of the same design as a Type A, but with one-story brick units on either end to include a total of eight units. The side elevation units are clad in the same brick veneer as the rest of the first story. The one-story units on the side elevations are the only portion of Glendale Town Houses, aside from the sole “Type E”, that retain the original flat roof; these units do not have a projecting portico, though the wide eave partially shelters the entry.
The townhomes on either end of the two-story portion have individual porticos, while the entries of the central units are paired and share porticos; each entry is fronted by a stoop with three steps. As the building is located above sidewalk grade, all four entrances have their own flight of stairs from the sidewalk to the walkway. Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill.43 The building faces the street (west) and is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.44

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.
45-59 Saint Mary’s Avenue SE, southwest corner.
45-59 Saint Mary’s Avenue SE, northwest corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.45

60-74 Saint Mary’s Avenue SE is classified as a “Type F” plan consisting of six units containing one, two, or three bedrooms. A Type F consists of the same design as a Type A, but with one-story brick units on either end to include a total of eight units. The side elevation units are clad in the same brick veneer as the rest of the first story. The one-story units on the side elevations are the only portion of Glendale Town Houses, aside from the sole “Type E”, that retain the original flat roof; these units do not have a projecting portico, though the wide eave partially shelters the entry.
The townhomes on either end of the two-story portion have individual porticos, while the entries of the central units are paired and share porticos; each entry is fronted by a stoop Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill. The building faces the street (east) and is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.
PHOTOS

60-74 Saint Mary’s Avenue SE, northeast corner.
60-74 Saint Mary’s Avenue, southeast corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.48

61-75 St. Mary’s Avenue SE is classified as a “Type B” plan with eight units containing two or three bedrooms each. The units on either end of the building have individual entries and the six central units are paired and share a portico. Two pairs of aluminum-framed windows are between the porticos.49 The building faces west with a large playlot to the rear (east) and the units have deep front yards. The building is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the
replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.50

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

61-75 St. Mary’s Avenue SE, southwest corner.
61-75 St. Mary's Avenue SE, northwest corner.
**PROPERTY IDENTIFICATION**

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**DESCRIPTION**

The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

66-80 Williams Avenue SE is classified as a “Type B” plan - the largest plan - consisting of eight units containing either two or three bedrooms. The townhomes on either end have individual porticos, while the entries of the six center units are paired and share a portico; each entry is fronted by a stoop. The stoop of the southernmost unit has four steps and a painted metal railing; the next two stoops (to the northeast) have three steps and painted metal railings; the second stoop from the eastern end has two steps and the eastern-most stoop has only one step. Two pairs of aluminum-framed windows are between the porticos and share a stone sill. The building faces the street (southeast) with a large play lot to the rear (northwest) and is surrounded by walkways and mature trees.
The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project. Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

66-80 Williams Avenue SE, east corner.
66-80 Williams Avenue SE, south corner.
The Glendale Town Houses

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**DESCRIPTION**

The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

76-90 St. Mary’s Avenue SE is classified as a “Type B” plan with eight units containing two or three bedrooms each. The units on either end of the building have individual entries and the six center units are paired and share a portico. The building is on a sloped grade – stoops towards the south end of the building have several steps while stoops to the north end of the building only have one step. The two stoops at the south and of the building have painted metal railings. Two pairs of aluminum-framed windows are between the porticos. The building faces southeast with a large playlot to the rear (northwest) and is surrounded by walkways and mature trees. Unit 90, at the south end of the building, is slightly larger, forming a backwards L. A short retaining wall is at the south end of the property.
The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.56

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

76-90 St. Mary’s Avenue SE, east corner.
76-90 St. Mary’s Avenue SE, south corner.
## PROPERTY IDENTIFICATION

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## DESCRIPTION

The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.57

100-106 27th Avenue SE is classified as a “Type D” plan consisting of four units containing one or four bedrooms. While the smallest type, these buildings are like the others in having separate porticos for the units at the far ends, with the center two entries sharing a portico. The west end unit has three steps up to the front stoop, the center unit has one step up and the east unit has a slight grade. Groups of three one-over-one windows are between the outer porticos.58 The building is oriented sideways and faces south onto a parking lot and the Glendale Early Childhood Family Development Center at the southern edge of the development. The building is surrounded by walkways and mature trees, has a large green space at the east end and 27th Avenue SE at the west end.
The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.59

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

100-106 27th Avenue SE, southeast corner.
100-106 27th Avenue SE, southeast corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.

108-114 27th Avenue SE is classified as a “Type D” plan consisting of four units containing one or four bedrooms. While the smallest type, these buildings are like the others in having separate porticos for the units at the far ends, with the center two entries sharing a portico. Each unit has a front stoop with two to four steps and painted metal railings. Groups of three one-over-one windows are between the porticos. The building it oriented sideways, inward from 27th Street SE, facing a courtyard and another dwelling, and faces north onto a courtyard and another dwelling. The building is surrounded by walkways and mature trees and has large green spaces to the front (north) and side (east) and 27th Street SE to the west.
The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.62

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

108-114 27th Avenue SE, southeast corner.
108-114 27th Avenue SE, southeast corner.
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**DESCRIPTION**

The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

116-126 27<sup>th</sup> Avenue SE is classified as a “Type C” plan consisting of six units containing one or four bedrooms. The end units have separate porticos, while the entries for the central units are paired with shared porticos, and each entry is fronted by a stoop with one to three steps. Groups of three one-over-one windows are between the outer porticos and two pairs of windows are in the center. The building is oriented inward from the street and faces south onto a courtyard and another dwelling. The building is surrounded by walkways and mature trees and has large green spaces to the front (south) and side (east) and 27<sup>th</sup> Street SE to the west.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower
levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.65

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

116-126 27th Avenue SE, southeast corner.
116-126 27th Avenue SE, southwest corner.
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### DESCRIPTION

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128-142 27th Avenue SE is classified as a “Type B” plan consisting of eight units containing either two or three bedrooms. The units on either end of the building have individual entries and the six central units are paired and share a portico, and each entry is fronted by a stoop with one to four steps; the three stoops at the east end of the building have painted metal railings. Two pairs of aluminum-framed windows are between the porticos.67 The building is oriented inward from the street and faces south onto a courtyard and another dwelling. The building is surrounded by walkways and mature trees and has large green spaces to the front (north) and side (east) and 27th Street SE to the west.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower
levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.68

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

128-142 27th Avenue SE, northwest corner.
128-142 27th Avenue SE, northeast corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

166-176 27th Avenue SE is classified as a “Type A” plan consisting of six units containing two or three bedrooms. The townhomes on either end have individual porticos, while the entries of the central units are paired and share porticos; each entry is fronted by a stoop with three steps. As the building is located above sidewalk grade, all four entrances have their own flight of stairs from the sidewalk to the walkway. Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill. The building faces the street (north-northwest) and a parking lot is to the rear (south-southeast) and is surrounded by walkways and mature trees. A unique characteristic of this set of townhomes is that the gas meters are located on the front façade of the building.
The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.71

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

PHOTOS

166-176 27th Avenue SE, west corner.
166-176 27th Avenue SE, north corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

2700-2705 Essex Street SE is classified as a “Type D” plan consisting of four units containing one and four bedrooms. While the smallest type, these buildings are like the others in having separate porticos for the units at the far ends, with the center two entries sharing a portico. The west end unit has two steps up to the front stoop, the center unit has one step up and the east unit has a slight grade. Groups of three one-over-one windows are between the outer porticos.  

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the
replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project. Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

2700-2705 Essex Street SE, northwest corner.
2700-2705 Essex Street SE, northeast corner.
PROPERTY IDENTIFICATION

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CLASSIFICATION

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HISTORIC BUILDING INFORMATION

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</tr>
<tr>
<td>Builder</td>
<td>Fleisher Engineering and Construction Company</td>
</tr>
</tbody>
</table>

DESCRIPTION

The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

2700-2710 Delaware St SE is classified as a “Type A” plan consisting of six units containing either two or three bedrooms. The townhomes on either end have individual porticos, while the entries of the central units are paired and share porticos; each entry is fronted by a stoop with three steps. As the building is located above sidewalk grade, all four entrances have their own flight of stairs from the sidewalk to the walkway. Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill. The building faces the street (north) and a parking lot is to the rear (south) and is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower
levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.77

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

2700-2710 Delaware Street SE, north corner.
2700-2710 Delaware Street SE, east corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect. 78

2701-2709 Essex Street SE is classified as a “Type E” plan consisting of four units containing one and four bedrooms. It is the only building of this type in Glendale Town Houses. The Type E consists of the same design as a Type D but includes a one-story brick office and administration wing and attached garage on the east side. The side elevation units are clad in the same brick veneer as the rest of the first story. The one-story portion of Type E, along with Type F, are the only buildings in Glendale Town Houses that retain the original flat roof; the office unit does not have a projecting portico, though the wide eave partially shelters the entry.
“Type E” is essentially a “Type D” building with a one-story office wing on the east side. The western portion of the office wing is original and was constructed in 1951. The east portion of the office wing was added in 2002 and the entry was relocated to this area. The 1951 segment of the office wing has brick infill of a different hue in the center where the entry had originally been and a pair of double-hung windows were added. This central portion is flanked on either side by three one-over-one windows. The more recent addition includes tinted storefront picture windows and a glass doorway with sidelite and transom. The entry and window are sheltered by white awnings. The north wall has an overhead door, a pedestrian door, and windows. The office wing holds several offices, a lobby, conference room, lounge, and storage spaces. 79

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls of the “Type D section” of the building have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project. 80

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.
2701-2709 Essex Street SE, west corner.
2701-2709 Essex Street SE, east office wing and addition.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.  

2801-2811 St. Mary’s Place is classified as a “Type C” plan consisting of six units containing one and four bedrooms. The end units have separate porticos, while the entries for the center units are paired with shared porticos; each entry is fronted by a stoop with three to five stairs and painted, decorative metal railings. Groups of three one-over-one windows are between the outer porticos and two pairs of windows are in the center. The building faces southwest onto a parking lot and towards the Luxton Park Recreation Center. Behind the building to the northeast is a large playlot. The building is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary, street-facing façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972.
The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

2801-2811 St. Mary's Place SE, southeast corner.
2801-2811 St. Mary’s Place, west corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.84

2805-2819 Delaware Street SE is classified as a “Type B” plan with eight units containing two and three bedrooms each. The units on either end of the building have individual entries and the six central units are paired and share a portico. Two pairs of aluminum-framed windows are between the porticos.85 The building faces west.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation.
Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.86

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

2805-2819 Delaware Street SE, southwest corner.
2805-2819 Delaware Street SE, northwest corner.
### PROPERTY IDENTIFICATION

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### HISTORIC BUILDING INFORMATION

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<td>Builder</td>
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### DESCRIPTION

The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private enclosed backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.87

2806-2820 Delaware Street SE is classified as a “Type B” plan with eight units containing two and three bedrooms each. The units on either end of the building have individual entries and the six central units are paired and share a portico. Two pairs of aluminum-framed windows are between the porticos.88 The building faces east with a large playlot to the rear (west) and the units have deep front yards. The building is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the
replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.89

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

2806-2820 Delaware Street SE, northeast corner.
2806-2820 Delaware Street SE, southeast corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.90

2821-2835 Delaware Street SE is classified as a “Type F” plan consisting of six units containing one, two, or three bedrooms. A Type F consists of the same design as a Type A, but with one-story brick units on either end to include a total of eight units. The side elevation units are clad in the same brick veneer as the rest of the first story. The one-story units on the side elevations are the only portion of Glendale Town Houses, aside from the sole “Type E”, that retain the original flat roof; these units do not have a projecting portico, though the wide eave partially shelters the entry.
The townhomes on either end of the two-story portion have individual porticos, while the entries of the central units are paired and share porticos; each entry is fronted by a stoop with three steps. As the building is located above sidewalk grade, all four entrances have their own flight of stairs from the sidewalk to the walkway. Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill. The building faces the street (west) and is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.
PHOTOS

2821-2835 Delaware Street SE, southwest corner.
2821-2835 Delaware Street SE, northwest corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and plazas, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.93

2822-2836 Delaware Street SE is classified as a “Type F” plan consisting of six units containing one, two, or three bedrooms. A Type F consists of the same design as a Type A, but with one-story brick units on either end to include a total of eight units. The side elevation units are clad in the same brick veneer as the rest of the first story. The one-story units on the side elevations are the only portion of Glendale Town Houses, aside from the sole “Type E”, that retain the original flat roof; these units do not have a projecting portico, though the wide eave partially shelters the entry.
The townhomes on either end of the two-story portion have individual porticos, while the entries of the central units are paired and share porticos; each entry is fronted by a stoop with three steps. As the building is located above sidewalk grade, all four entrances have their own flight of stairs from the sidewalk to the walkway. Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill. The building faces the street (east) and is surrounded by walkways and mature trees. The north one-story unit (2822 Delaware St SE) includes a metal accessibility ramp leading to the main entry.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS
2822-2836 Delaware Street SE, northeast corner.
2822-2836 Delaware Street SE, southeast corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.96

2837-2851 Delaware Street SE is classified as a “Type B” plan with eight units containing two and three bedrooms each. The units on either end of the building have individual entries and the six central units are paired and share a portico. Two pairs of aluminum-framed windows are between the porticos.97 The building faces west. The building is surrounded by walkways and mature trees.

The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation.
Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.98

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

2837-2851 Delaware Street SE, southwest corner.
2837-2851 Delaware Street SE, northwest corner.
The Glendale Town Houses, located in Prospect Park, a neighborhood on the east side of Minneapolis between the University of Minnesota and the Saint Paul border, began accepting residents in 1952. The 184 townhome units are distributed among 28 buildings which were designed by Larson and McLaren and constructed by Fleisher Engineering and Construction Company. Substantial renovations were made to the buildings in 1972 and 1989. The development also includes tree-lined sidewalks and grass boulevards, several playgrounds between the buildings, and large lawns at the intersection of Saint Mary’s Avenue and Delaware Street. These recreational areas were part of the original plan and are in their historic locations. Walkways and courtyards interlink the buildings, parking lots, open spaces and playlots, and each townhome has a semi-private fenced backyard. Parking lots that were originally incorporated on the interior of the blocks also remain. Hugh Vincent Feehan is credited as the landscape architect.99

2838-2848 Delaware St SE is classified as a “Type A” plan consisting of six units containing either two or three bedrooms. The townhomes on either end have individual porticos, while the entries of the central units are paired and share porticos; each entry is fronted by a stoop with three steps. As the building is located above sidewalk grade, all four entrances have their own flight of stairs from the sidewalk to the walkway. Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill.100 The building faces the street (east) and a parking lot is to the rear (west) and is surrounded by walkways and mature trees. A unique characteristic of this set of townhomes is that the gas meters are located on the front façade of the building.
The townhome buildings are mostly rectangular with one long wall serving as the primary façade. The buildings originally had flat roofs, but hipped roofs with wide eaves were installed in 1972. The lower levels of the buildings are clad in their original brick veneer, and the second stories, which project slightly, are clad in composite siding dating from a 1989 renovation. The vertical dimension of the replacement siding is less than that of the original siding, but it retains the horizontal orientation. Historic fenestrations remain, but the window units on all buildings have been replaced. Original brushed-aluminum exterior framework incorporates combination storm windows and panels between windows and is still extant on the primary first-floor facades; the brushed-aluminum trim on the second-floor windows was removed during the 1989 renovation. This pattern of fenestration is a distinguishing feature between building types. The side walls have four one-over-one windows, two on each floor. On the rear facades, the first floor holds a door for each unit and one-over-one windows, and the second floor has one-over-one windows and small sliding windows. All windows on the first floor have historic, projecting stone sills. The sills on the second-floor windows do not project.101

Front doors were originally sheltered by flat-roofed canopies, which were supported by simple posts or precast concrete panels. Pilasters that flank some doors today indicate where the concrete panels were once attached to the brick walls. Canopies were enlarged and modified with gabled roofs supported by rectangular metal posts in the 1989 renovation.

PHOTOS

2838-2848 Delaware Street SE, northeast corner.
2838-2848 Delaware Street SE, southeast corner.
FIGURE 1. GLENDALE TOWN HOUSES HISTORIC DISTRICT, BIRD’S EYE VIEW, JANUARY 2019, SOURCE: HENNEPIN COUNTY SANBORN
FIGURE 2. GLENDALE TOWN HOUSES HISTORIC DISTRICT, AERIAL VIEW, 2019, SOURCE: ESRI
FIGURE 3. 42-52 WILLIAMS AVENUE SE, 2019, SOURCE: CPED

FIGURE 4. 128-142 27TH AVENUE SE, 2019, SOURCE: CPED
FIGURE 5. 2821-2835 DELAWARE STREET SE, 2019, SOURCE: CPED

FIGURE 6. 33-43 ST. MARY’S AVENUE, 2019, SOURCE: CPED
FIGURE 7. GLENDALE COMMUNITY CENTER, 2019, SOURCE: CPED

FIGURE 8. 2008 MAINTENANCE GARAGE, 2019, SOURCE: CPED
FIGURE 9. PLAYGROUND AREA, 2019, SOURCE: CPED

FIGURE 10. BACKYARD OF 2801-2811 ST. MARY’S PLACE, 2019, SOURCE: CPED
FIGURE 11. GLENDALE PROPERTY LINE MAP, BUILDING LOCATION PLAN, NEW STREET ALIGNMENT, JULY 1951, SOURCE: MHRA ARCHIVES VIA HESS ROISE AND CO.
FIGURE 12. AERIAL VIEW OF GLENDALE SHORTLY AFTER CONSTRUCTION, SOURCE: MHRA ARCHIVES VIA HESS ROISE AND CO.
FIGURE 13. VIEW NW FROM WILLIAMS AVENUE DOWN ST. MARY’S PLACE, 1952, SOURCE: JAMES K. HOSMER SPECIAL COLLECTIONS, HENNEPIN COUNTY CENTRAL LIBRARY VIA HESSION ROISE AND CO.

FIGURE 14. VIEW NW FROM WILLIAMS AVENUE DOWN ST. MARY’S PLACE, 2015, SOURCE: HESSION ROISE AND CO.
FIGURE 15. GLENDALE TOWN HOUSES, UNDATED, SOURCE: JAMES K. HOSMER SPECIAL COLLECTIONS, HENNEPIN COUNTY CENTRAL LIBRARY VIA HESS ROISE AND CO.

FIGURE 16. VIEW NW OF 76-90 ST. MARY’S AVENUE SE, 2015, SOURCE: HESS ROISE AND CO.
FIGURE 17. STREET AT GLENDALE, UNDATED, SOURCE: JAMES K. HOSMER SPECIAL COLLECTIONS, HENNEPIN COUNTY CENTRAL LIBRARY VIA HESS ROISE AND CO.

FIGURE 18. VIEW NE FROM ESSEX STREET SE AND ST. MARY’S AVENUE SE, 2015, SOURCE: HESS ROISE AND CO.
NOTES

20 Sarah J. Beimers to Dean Carlson, December 11, 2015.


BIBLIOGRAPHY


Minneapolis Building Permits. City of Minneapolis.

NOMINATION APPLICATION

This application packet is used to file an application(s) for the nomination of a property as an individual landmark or for a group of properties as an historic district that requires approval by the Minneapolis Heritage Preservation Commission. The packet is a tool for gathering information relevant to an application. It contains a checklist of the required items for the application.

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

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

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

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

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

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

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

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

599.220. Nomination of property. Nomination of a property to be considered for designation as a landmark or historic district shall be submitted to the planning director on a nomination application form approved by the planning director and shall be accompanied by all required supporting information. A nomination may be made by any of the following:

(1) A member of the heritage preservation commission.

(2) A member of the city council.

(3) The mayor.

(4) The planning director.

(5) Any person with a legal or equitable interest in the subject property.

599.230. Commission decision on nomination. The commission shall review all complete nomination applications. If the commission determines that a nominated property appears to meet at least one (1) of the criteria for designation contained in section 599.210, the commission may direct the planning director to prepare or cause to be prepared a designation study of the property. In cases where an application for demolition is initiated by the property owner, the planning director may determine that the property owner bears the full financial responsibility of conducting the designation study. In all cases, the planning director shall
define the scope of services for a designation study, review qualifications of agent conducting study and make a
determination of what constitutes a final submission upon completion.

599.240. Interim protection.

(a) Purpose. Interim protection is established to protect a nominated property from destruction or inappropriate
alteration during the designation process.

(b) Effective date. Interim protection shall be in effect from the date of the commission’s decision to commence
a designation study of a nominated property until the city council makes a decision regarding the designation
of the property, or for one (1) year, whichever comes first. Interim protection may be extended for such
additional periods as the commission may deem appropriate and necessary to protect the designation process,
not exceeding a total period of eighteen (18) months. The commission shall hold a public hearing on a
proposed extension of interim protection as provided in section 599.170.

(c) Scope of restrictions. During the interim protection period, no alteration or minor alteration of a nominated
property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no
change.

599.250. State historic preservation office review. The planning director shall submit all proposed designations to
the state historic preservation officer for review and comment. The state historic preservation officer shall have
sixty (60) days from said date of submittal to provide comments to the planning director.

599.260. City planning commission review. The planning director shall submit all proposed designations to the
city planning commission for review and comment on the proposal within thirty (30) days. In its review, the city
planning commission shall consider but not be limited to the following factors:

(1) The relationship of the proposed designation to the city’s comprehensive plan.

(2) The effect of the proposed designation on the surrounding area.

(3) The consistency of the proposed designation with applicable development plans or development
objectives adopted by the city council.

599.270. Designation hearing. Following completion of the designation study the commission shall hold a public
hearing to consider the proposed designation, as provided in section 599.170.

599.280. Commission recommendation. Following the public hearing, the commission shall make findings with
respect to the proposed designation and shall submit the same together with its recommendation to the city
council. In making its findings and recommendation, the commission shall consider the designation criteria
contained in section 599.210, the information contained in the designation study, the state historic preservation
officer’s comments, the city planning commission’s comments, the planning director’s report and all testimony and
evidence received at the public hearing relating to the designation.

599.290. City council decision. The city council shall make the final decision on all designations.

599.300. Design guidelines. The commission shall adopt design guidelines for landmarks and historic districts. Prior
to adoption, the planning director shall submit all proposed design guidelines to the state historic preservation
officer for review and comment. The state historic preservation officer shall have sixty (60) days from said date of
submittal to provide comments to the planning director.
NOMINATION APPLICATION REQUIREMENTS CHECKLIST

Staff will accept only complete applications that include all of the items listed below. If any of the items are missing at the time of submittal, the application will be deemed incomplete and staff will not accept the application.1

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
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<tbody>
<tr>
<td>Pre-application meeting.</td>
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<tr>
<td>Electronic copy of the application submittal. Please see our instructions for electronic submittal: <a href="http://www.minneapolismn.gov/hpc/WCMS1P-106443">http://www.minneapolismn.gov/hpc/WCMS1P-106443</a></td>
<td></td>
</tr>
<tr>
<td>Completed Application Worksheet.</td>
<td></td>
</tr>
<tr>
<td>Letter of support from the property owner, if applicable.</td>
<td></td>
</tr>
<tr>
<td>Statement describing the applicant’s relationship to the property to be designated. This statement should indicate the applicant’s interest in or association with this property.</td>
<td></td>
</tr>
<tr>
<td>Statement describing how the property meets at least one of the criteria for designation as a landmark or historic district contained in Section 599.210 of the Heritage Preservation Regulations.</td>
<td></td>
</tr>
<tr>
<td>Statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association).</td>
<td></td>
</tr>
<tr>
<td>Map showing the location of the property.</td>
<td></td>
</tr>
<tr>
<td>Photos of the property and existing structures. Must include the following items:</td>
<td></td>
</tr>
<tr>
<td>- Photos of all elevations of the structure(s)</td>
<td></td>
</tr>
<tr>
<td>- Photos of significant interior features</td>
<td></td>
</tr>
</tbody>
</table>

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

The applicant, Cam Gordon, is the City Council Member for the area, Minneapolis Ward 2. He represents the residents of the Glendale Townhomes as well as those of the larger community. A group of residents, Defend Glendale, and the local neighborhood association, the Prospect Park Association, have requested that the Council Member explore the possibility of local historic designation.

The Glendale Housing Development Project area consists of six tax parcels and some additional land located on 13 acres one block south of the intersection of 27th Avenue Southeast and University Avenue Southeast in the Prospect Park neighborhood of southeast Minneapolis.

Glendale Townhomes consists of 184 townhomes designed for families, spread across 28 buildings in Minneapolis' Prospect Park neighborhood. Built in 1952 during the tenure of Mayor Hubert Humphrey, the townhomes are the oldest property the Minneapolis Public Housing Authority (MPHA) owns. It is the only medium density public housing project of its kind in the city.

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

The Glendale Housing Development Project meets criteria 1, 3 and 5 for local designation under Section 599.210 of the Minneapolis Heritage Preservation Regulations.
1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history;

3) The property contains or is associated with distinctive elements of city or neighborhood identity; and

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

In 2016, the Minneapolis Public Housing Authority (MPHA) hired the architectural and engineering firm LHB to do a condition and feasibility assessment on the Glendale Townhomes. There has been discussion at MPHA about potential demolition or radical renovation of the Glendale complex, which could harm its historic character and displace its residents. Because new improvements would involve federal funding from the U.S. Department of Housing and Urban Development, LHB retained historical consultants Hess, Roise and Company to evaluate Glendale’s eligibility for the National Register of Historic Places. The initial report by Hess Roise found Glendale Townhomes to be eligible for listing in the National Register of Historic Places under Criterion A for its significance in the areas of Social History and Community Planning and Development, but also noted that the original appearance of the buildings was affected by exterior and interior renovations and alterations in the 1970s and 1980s. The State Historic Preservation Office (SHPO) found that these alterations affected the historic integrity of the property to the degree that it did not meet National Register criteria, and did not concur with Hess Roise’s findings.

While Glendale lacked the high degree of historic integrity needed to qualify for National Register listing, Glendale meets the qualifications for local landmark designation. The report by Hess, Roise and Company found that despite the renovations of the 1970s and 1980s, Glendale “retains very good integrity.”1 One of the most significant features of Glendale—its unique, pioneering design and layout—is entirely retained. Moreover, as the first property constructed by a public housing authority in Minneapolis, Glendale represents a crucial milestone in the history of public housing in Minneapolis, and is associated with the establishment of significant social, architectural, and organizational precedents that the MPHA adopted in the coming decades.

Description of Property

Opening in 1952, Glendale Townhomes contains 184 units, divided among 28 buildings which are mostly rectangular. The Minneapolis Housing Redevelopment Authority (MHRA), which later became the MPHA, hired the local architectural firm Larson and McLaren to design the project. Fleischer Engineering and Construction Company built Glendale Townhomes after receiving a contract from the city. Richard Evans and G. M. Orr served as mechanical engineers. The Park Construction Company carried out the site work. Landscape architect Hugh Vincent Feehan was responsible for the landscape plans. Feehan had designed the University of St. Thomas football stadium, the Virginia Golf Course in Virginia, Minnesota, and Sumner Field, Minneapolis’ first public housing project, which was funded by the Works Project Administration and completed in 1938.2

Site Description and Orientation

Glendale Townhomes was built at the edge of Prospect Park in an area known as Sand Hill or Morse Hill because it had previously been used as a gravel pit. Industrial uses helped level this uncommonly hilly area of Minneapolis, and facilitated building on the site, but the site still maintains a distinct topography with rolling hills.

Most of the streets in the Glendale development are lined with sidewalks and grass boulevards, and the layout and context

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1 Charlene Roise and Rachel Peterson, "Glendale Townhomes: An Assessment of National Register Eligibility," August 2015, prepared by Hess, Roise and Company. Much of the following nomination form uses information gathered from this report.

2 George Rice, “Dad, Mom, Children—all Like Glen-dale,” Minneapolis Star, October 10, 1952;
of Glendale largely reflects the character of the adjacent Prospect Park area. Prospect Park was originally developed by real estate speculator Louis Menage in the late 1870s. The surveyors incorporated the unique topography into their plan, following the approach of prominent landscape architect Andrew Jackson Downing, a proponent of curvilinear streets, rolling lawns, and natural gardens. The curvilinear streets that distinguished Prospect Park were continued in Glendale. Glendale also features large lawns, green spaces, and several playgrounds between the buildings. These recreational areas were part of the original plan and are all in their original locations, although the playground equipment has since been replaced.

**Description of Buildings**

There are six different plans of buildings, with exterior appearances and interior features that are largely similar.\(^3\)

- **Type A** (six units; two and three bedrooms): The townhomes on either end have individual porticos, while the entries of the central units are paired and share porticos. Two pairs of aluminum-framed windows (four total) are between the porticos and share a stone sill.
- **Type B** (eight units; two and three bedrooms): The units on either end of the building have individual entrances and the six central units are paired, with shared porticos. Like Type A, two pairs of aluminum-framed windows are between the porticos.
- **Type C** (six units; one and four bedrooms): The end units have separate porticos, while the entries for the other units are paired with shared porticos. Groups of three one-over-one windows are between the outer porticos and two pairs of windows are in the center.
- **Type D** (four units; one and four bedrooms): While the smallest type, these buildings are similar to the others in having separate porticos for the units at the far ends, with the center two units sharing an entrance portico. Groups of three one-over-one windows are between the porticos.
- **Type E** (four units; one and four bedrooms): The single Type E building comprises a Type D building with a one-story office wing on the east side. The west half of the office wing was constructed in 1951. Its primary south facade has a central pair of one-over-one windows flanked by groups of three one-over-one aluminum windows. The center bay, which originally held the entrance to the office, has been filled with a darker shade of brick. The east half of the office wing was added in 2002. It has a large, tinted, storefront window and a doorway sheltered by orange awnings. The east wall has two one-over-one windows. The north wall holds an overhead door, a pedestrian door, and windows. The office wing holds several offices, a lobby, conference room, lounge, and storage spaces.
- **Type F** (one, two, and three bedrooms): Each Type F building holds eight units. It consists of a Type A building with a one-story unit on each end. The single-story units retain their historic flat roofs and do not have a projecting portico. Instead, the wide eave shelters the doorway.

The interior of each unit is divided by a central staircase, which runs parallel to the primary façade. The basements have an open plan. On the first floor, the front door opens into a living room; the kitchen and dining areas are located along the rear wall, and separated from the living room by the staircase. The second floor holds bedrooms and a bathroom, which are laid in different configurations depending on the number of bedrooms in the unit.

The first story exteriors of all these buildings are clad in the original brick veneer, while the second stories are clad in composite siding, which dates from a 1989 renovation. Originally, the buildings had flat roofs, but hipped roofs with wide eaves were installed in 1972 in order to address the difficulties of maintaining flat roofs during winters in Minnesota.

The original windows on all buildings have been replaced, but the historic openings remain. The original brushed-aluminum

\(^3\) The typology used here was developed by Charlene Roise and Rachel Peterson in "Glendale Townhomes: An Assessment of National Register Eligibility," August 2015.
exterior framework for the first-floor windows, which incorporates combination storm windows and wide spandrel panels between grouped windows, remains in place on the primary facades. The brushed-aluminum trim for the single and paired windows on the second floor was removed during the 1989 renovation. All windows on the first floor have historic, projecting stone sills; the sills on the second-floor windows do not project. While the front doors were originally sheltered by flat-roofed canopies, in 1989 the porticoes were enlarged and modified with gabled roofs supported by rectangular metal posts.

Table of Building Types

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Statement of Significance

Developing Glendale

Glendale Townhomes were constructed by the MHRA in response to a severe affordable housing crisis caused by returning servicemen after World War II. The MHRA’s mission upon its establishment in 1947 was to provide safe and affordable housing to veterans and low-income residents of Minneapolis. Glendale was its first project, completed in 1952. In constructing Glendale Townhomes, the MHRA dealt with limited options for sites, public controversies, and unprecedented decisions about the design of the units. The experience gained from building Glendale Townhomes established a blueprint for the MHRA—and later the MPHA—to construct and manage thousands of units throughout the city.
During World War II, housing construction slowed because of a limited availability of materials and labor. In 1942, the War Production Board prohibited unauthorized residential construction. Construction rates plummeted through the war years, which exacerbated the housing crisis: between 1942 and 1945, new families outpaced housing unit growth by 25 percent. After the restrictions were lifted in October 1945, construction began again, but contractors were not interested in building affordable housing, further intensifying the housing deficit. By the end of 1945, Minneapolis needed 80,000 low-rent units but lacked the funding to manage this gap.

In the face of the growing housing crisis, Minneapolis Mayor Hubert Humphrey became a public housing advocate, using a three-pronged approach to navigate the steep housing challenges facing the city. He led a door-to-door campaign to ensure that every leasable room had been listed, required government and private agencies to obtain pre-fabricated emergency housing, and increased the amount of private housing units on the market. Humphrey also traveled around the country to New York, Chicago, Milwaukee, Louisville, and Cleveland to study other housing programs and visited Washington, D.C. to lobby for federal construction funds.

In 1947, the Minnesota State Legislature adopted the Municipal Housing and Redevelopment Act, authorizing local jurisdictions to establish their own public housing agencies. Now having authorization from the state, Humphrey created the MHRA and appointed its first director and board of commissioners.

When the MHRA opened in 1947, it spent its first year assessing the city's needs. It estimated that 23,000 families lived in substandard housing and 6,500 households were overcrowded (more than 1.5 people per room). In 1949, the MHRA received federal funding through the Housing Act of 1949, which authorized federal loans and grants to build over 800,000 low-rent housing units nationwide and to redevelop slums. Once the MHRA had the approval and funding to begin constructing permanent public housing, its next task was to find a suitable site.

Because the ring of suburbs surrounding Minneapolis prevented the city from physically expanding, the MHRA looked to underdeveloped lots in the city for construction sites. Many of these parcels were formerly used for heavy industry, so the agency surveyed lots, tested soils, researched existing buildings, and hired architects and planners to assess the fitness of the site and develop preliminary site plans.

By March of 1950, the MHRA had selected four potential sites, labeled A, B, F, and K, for its first affordable housing projects. The Minneapolis City Council voted for a moratorium on building permits on these sites while the MHRA conducted its analysis. Site F, located in Prospect Park, was eventually selected to be the site of the future housing project. Prospect Park had developed slowly relative to the rest of the city because of its isolation until the opening of the first inter-urban railway along University Avenue in 1890. Site F was located in an area that had previously been used as a gravel pit, which helped level this hilly area of Minneapolis. Although some houses had been built in the area, development was comparatively sparse.

Before construction could begin, the few homes in the area needed to be cleared, and their occupants removed. Many of these homeowners accepted the MHRA’s buy-out offers, but several were unhappy with the MHRA’s appraisal of their

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6 Ibid., 59; MPHA, "MPHA History," www.mpahnline.org/about/history
9 Director Hoben Daily Log, March 6, 1950, City of Minneapolis; Director Hoben Daily Log, March 23, 1950, City of Minneapolis; Director Hoben Daily Log, June 1, 1950, City of Minneapolis.
homes and refused the offers. Delays in the negotiation process forced the MHRA to begin condemning the remaining houses. The twenty-two families displaced by the construction were given priority in Glendale when it was finished being constructed.

The Prospect Park East River Road Improvement Association (PPERRIA), now known as the Prospect Park Association, was initially split over the construction of Glendale Townhomes. Many residents supported the project because they believed it would protect Prospect Park from the incursion of industrial uses by extending residential zoning. Those in favor also argued that it was crucial to give low-income and disadvantaged individuals an opportunity to have adequate housing. Those concerned believed that the area and its amenities could not support such a rapid population influx, and that it would bring in undesirable residents and lower property values.

PPERRIA eventually gave approval for the project, especially if "recreational and school facilities were sufficiently developed to handle additional population." But other groups remained opposed, calling themselves the Sidney-Pratt-Motley Citizens Committee. This group prepared a strongly worded objection to the project, which they addressed to the director of the federal Housing and Development Authority, in addition to President Harry Truman, and Minnesota’s U.S. Senators and representatives. Their argument was that the site was selected without adequate public input; that the city council had voted to rescind its formal approval of the project and the mayor had voted to veto the project, and even after a new council took office after elections, the mayor's veto had not been overturned; that the Housing and Redevelopment Authority “arbitrarily persisted in carrying on plans to force this unwanted project on the community”; that building in this residential area could not be considered a “slum-clearance project.” The opposition was not nearly as widespread as its detractors insisted. The opinion of neighborhood residents was monitored by social psychologists at the University of Minnesota, who countered the opposition's allegations that “an overwhelming majority of the neighbors opposed [the site].”

Despite rumblings of neighborhood dissent, the MHRA proceeded, selecting Hugh Vincent Feehan to serve as the landscape architect for the site. Feehan had previously designed several prominent buildings in the Twin Cities, including Minneapolis’ first public housing project, Sumner Field, completed in 1938. For these early public housing demonstration projects authorized by the Federal Housing Division, it was paramount to create a landscape design that dramatically differed from the slums. Feehan’s design of Sumner Field provided adequate light, ventilation, and spaces to play. A program from the ground-breaking of Sumner Field described it as such:

> Every building will be surrounded by open spaces improved by plantings and lawns or devoted to individual family gardens or play spaces for the smaller children of the project. Only 25% of the total space is to be occupied by buildings and 75% of the total space will be open area, thus assuring a maximum of sunlight, breezes, and ventilation.

Feehan and the architects sought to emulate this open design concept used at Sumner Field while integrating it within the setting of Prospect Park. Taking advantage of the site’s hilly topography and creating continuity with the adjacent Prospect Park area, they created irregularly shaped blocks and a curvilinear street plan that departed from the city’s grid. They incorporated communal and private spaces, such as the large front lawns and recreational spaces at the intersection of Saint Mary’s Avenue and Delaware Street. Behind each building were fenced patios and playgrounds. These open spaces, playgrounds, and access to nearby parks, such as Luxton Park, were distinctive amenities for affordable housing, and

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12 Ibid., 12
13 "History of the Sumner Field Homes, unpublished report prepared by the City Planning Commission, 1936, 14, in Minneapolis History Collection, Minneapolis Public Library
14 Ibid., 14
remain entirely intact.

The developers also sought to ensure that the quality of the houses at Glendale matched that of private housing. Each building held four, six, or eight units, and each unit contained its own entry, basement, furnace, and yard. This layout was dramatically different from other affordable housing in the city. As the Minneapolis Star noted, “the change from the substandard houses and flats [Glendale residents] formerly occupied, with their shared baths, drainless washtubs, alley ‘playgrounds,’ to Glen-Dale’s neat, bright one-family units with wide, rolling lawns is dramatic.” One resident, Harry LaGrew, had had three attacks of rheumatic fever, and doctors refused to release him until he found better housing—which he did at Glendale.  

Construction of the $2.1-million project took a year and finished three months ahead of schedule. In 1951, the site was officially named Glen-Dale after Glenn Wallace and Dale Staunchfield, the aldermen of Ward 2. Eventually, the name was shortened to “Glendale.” On October 12th, 1952, it opened with a ceremony attended by Senator Hubert H. Humphrey, Minneapolis mayor Eric Hoyer, as well as the new residents, including Robert McAnally, a 33-year-old disabled veteran. He, his wife, and two children had “formerly lived in a third floor flat . . . where they shared a second-floor bathroom with 10 other persons.” Glendale was a welcome and stark change for them and other families who moved into the project: “The men like it, the women love it, and the children are crazy about it.” The units filled quickly with veterans who were returning to school after the war and other low-income families. Residents never paid more than 20 percent of their income in rent, which amounted to twenty-five to fifty dollars per month.

Many GI families initially lived at Glen-Dale, which prompted a University of Minnesota administrator to petition the city council to sell the property to the university. The petition failed, but the GIs eventually graduated and moved out. The expected four-year residency limit ultimately was not instituted. A changing population of low-income families and immigrants have kept the property operating at peak capacity since its opening.

Because of Glendale, local schools featured integrated classrooms well before government-mandated busing was instituted, and parents from Glendale and other communities collaborated on neighborhood improvement projects. A daycare was started to serve Glendale children, and it grew to become one of the city’s most highly regarded childcare programs. Additionally, a community center was constructed in Prospect Field, later renamed Luton Park, which borders Glendale, intended to serve the whole community. Leaders from the Glendale Residents Action Council, activists in Prospect Park, and East Side Neighborhood Services tirelessly advocated for these services and others. Within a few short years, Glendale was entrenched within the community.

Just four years after the construction of Glendale in 1956, the route proposed for Interstate 94 threatened to destroy half of the project. The transportation department’s map still had the property designated by its former identity as a gravel pit and industrial area. The Pratt School PTA and Prospect Park residents intensely lobbied for the route to be changed. Their efforts, along with pressure from the Housing and Redevelopment Authority, the University of Minnesota, and the Minneapolis Park and Recreation Board, helped reroute the project along the railroad right-of-way slightly to the south and west.  

**Influence of Glendale**

Glendale provided an important precedent that the MHRA could successfully construct and manage a public housing project. It inspired three more family-oriented developments throughout the 1950s, which, unlike Glendale, were not

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15 Rice, “Dad, Mom, Children—All Like Glen-Dale,” Minneapolis Star, October 10, 1952
17 “First Private Head Start Program Begins,” unidentified clipping from the James K. Hosmer Special Collections, Hennepin County Central Library.
18 Charlene Roise, Stephanie K. Atwood, and Marjorie Pearson. “Prospect Park Residential Historic District National Register of Historic Places Registration Form,” August 2014, prepared by Hess, Roise and Company
specifically intended for veterans.\textsuperscript{19} By the 1960s, MHRA transitioned to high-density projects because lower-density projects could not meet the demand for affordable housing in Minneapolis. During the 1960s, the MHRA constructed 4,200 units across two dozen high-rise public housing projects.

The quality of these larger, high-rise projects was often compromised to cut costs. This meant smaller units, limited amenities, and an inadequate number of elevators, resulting in buildings unsuited for families. The high-rises were often unconnected from the surrounding neighborhoods too, which created rifts detrimental to the projects and the local community.\textsuperscript{20} Accordingly, these larger projects failed to address the housing crisis as intended.

Due to the problems associated with high-density public housing, MHRA’s focus returned to low-density projects in the 1970s, including upgrading earlier properties. In 1970, the agency won a federal grant to improve five existing public housing developments. The money was used to modernize the Sumner Field, Lyndale, Olson, Glenwood, and Glendale developments. At Glendale, kitchens were updated and new hipped roofs, better suited for Minnesota’s climate, replaced the original flat roofs.\textsuperscript{21} Only the office wing of 2701-2709 Essex Street and the one-story units in the Type F buildings retained flat roofs (of which there are four).

The community input was typical of Glendale, which exemplified family-friendly, community-oriented public housing—especially in contrast to the larger high rises the MHRA constructed in the 1960s. Its layout, designed to promote a sense of community, achieved its desired effect. The majority of residents were children, who had easy access to Glendale’s playgrounds and the nearby park. In March of 1969, Glendale began offering the city’s first privately funded Head Start classes. A few years later, the Glendale Child Development Center opened and provided daycare for children living throughout the Prospect Park neighborhood.\textsuperscript{22}

In 1968, approximately 60 residents of Glendale voted to pressure the city to place low-income people on the Housing and Redevelopment Authority board. The residents wrote Mayor Arthur Naftalin, asking that three of the five commissioners be from housing projects or other low-income areas.\textsuperscript{23} The following year, a residents’ council was given almost complete control over how to allocate a $303,000 federal grant. The Minneapolis Tribune noted that “many of the residents and almost all the community’s leaders are mothers receiving aid-to-dependent-children payments.”\textsuperscript{24}

Further exemplifying the community spirit of Glendale, a co-operative store was established in the basement of the unit at 57 Saint Mary’s in 1967. Most of its forty-five stockholders were Glendale residents, and the store offered “groceries at lower prices than other nearby stores,” according to a newspaper account. “It is the first such store in the Minneapolis area started with the aid of the federal antipoverty program.” Its duration is not known.\textsuperscript{25}

In 1981, the Glendale Remodeling and Youth Training program began, which taught Glendale youths between 14 and 21 the basics of construction and building maintenance over the summer. The participants then “used their knowledge to remodel apartments at the Glendale housing project.” The program was developed by Oscar Reed, former Minnesota Vikings player and director of the Glendale Youth Program; his assistant, Steve Chirpich; Motley neighborhood Strategy Area staffer Pat Steiger Richardson; and the Glendale community. According to the Minneapolis Star, “the response among the teens...was unguardedly enthusiastic,” and that Glendale residents also appreciated the work of the kids.\textsuperscript{26}

\textsuperscript{19} MHRA, Three Decades, n.p.; MPHA, Twenty Years of Firsts, 1991-2011, 14.
\textsuperscript{22} A. C. Godward, “Report to Commissioners,” December 5, 1952, City of Minneapolis; “First Private Head Start Program Begins,” unidentified clipping from the James K. Hosmer Special Collections, Hennepin County Central Library.
\textsuperscript{23} “Poor People Want Places on Board,” Minneapolis Tribune, August 1st, 1968.
\textsuperscript{24} “Organizer of Poor Works to Build Power Base,” Minneapolis Tribune, September 3rd, 1969.
\textsuperscript{26} “Teens learn skills, remodel housing units,” Minneapolis Star, August 22, 1981.
In the 1970s, the federal government changed its approach to affordable housing when Congress passed the Section 8 Program, which allowed families to seek rental assistance for units in the private market. In the midst of these changes, a report from the Mayor’s Task Force on Public Housing concluded that the city’s public housing stock was beset with "neglected maintenance, unchecked crime, [and] delinquent residents."

To address some of these issues at Glendale in particular, the MHRA renovated the interior and exterior of the townhomes in 1988. Interior updates included replacing the majority of the fixtures and finishes in the kitchens and bathrooms, installing new interior doors, and laying new flooring. On the exterior, the renovations were more extensive. The existing flat-roofed porticos were modified into gabled canopies supported by box columns. The cement-asbestos siding on the second floor was replaced with composite siding. All of the windows and exterior doors were also replaced at this time, although the brushed-aluminum framing at the first-floor windows was retained.

Glendale Townhomes meets criteria 1, 3, and 5 for local designation

To be eligible for designation as a Minneapolis Landmark, the property must meet at least one of the criteria for designation as a landmark or historic district contained in Section 599.210 of the Minneapolis Heritage Preservation Regulations. The Glendale Townhomes appear to meet three of the criteria for historic district designation.

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

3) The property contains or is associated with distinctive elements of city or neighborhood identity; and

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

Glendale Townhomes meets Criteria 1 because it represents the first attempt by the city to directly provide affordable housing to its residents. In particular, it reflects the strategy taken by both Minneapolis and the nation as a whole following the housing shortage after World War II. Glendale Townhomes was the first public housing project developed and built by the Minneapolis Housing and Redevelopment Authority.

Following World War II, the country experienced a housing crisis as low-income families and returning veterans failed to find housing in cities across the country. The MHRA was created in 1947, two years after the end of World War II, to address this crisis in Minneapolis by clearing slums and providing affordable housing to these veterans and low-income residents. After years of planning, Glendale opened in 1952, signifying the first completed project since MHRA’s establishment five years prior.

Glendale was an important first project for the MHRA that established a precedent for the agency’s subsequent developments. It proved that the organization could plan, construct, and manage a public housing project. In 1959 and 1960, the MHRA used its experience gained from Glendale to construct three more family-oriented developments in north Minneapolis, near Sumner Field. During the 1960s, the MHRA moved away from the low-density model pioneered by Glendale towards the construction of high-rises. This initiative emerged out of the new “202 Program,” which allowed HUD to make loans to nonprofit developers to construct housing for senior citizens.

The MHRA encountered rampant issues in managing and constructing these high-rises, though. The clustered, crowded

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housing, and concentration of low-income individuals, created challenges for the MHRA. In response to this issue, and to a housing discrimination lawsuit, city and federal officials began to take a different approach that more closely resembled its early projects.\textsuperscript{29}

In 1966 and 1967, Minneapolis began two new programs for housing low-income families based on family-oriented concepts established by Glendale and the other housing projects that followed its model. The MHRA noted, “the basic objective is to offer private homes or apartments to these families in sound or improving neighborhoods throughout the city. A socially and economically typical neighborhood can better help these families than a ‘project’ can.”\textsuperscript{30} MHRA was one of the first housing authorities in the nation to take up this model of scattered-site development with a focus on families.\textsuperscript{31}

Glendale meets Criteria 5 because it illustrates a unique and precedent-setting approach to public housing in its development and landscape design. These elements, which are the most intact original features of the Glendale Townhomes complex and indicate a high degree of historic integrity, continue to influence public housing to this day. The designers of Glendale envisioned that the city’s first public housing project would represent a stark departure from the urban slums that characterized other parts of the city, and instead mirror both the quality and design of private developments, particularly the picturesque, middle-class neighborhood of Prospect Park. In doing so, for the first time, the city provided low-income families with an unprecedented opportunity to occupy high-quality housing and take advantage of family-friendly community spaces on par with private developments in well-established neighborhoods.

Unlike the crowded slums found elsewhere in the city, Glendale provided quality, low-density homes that offered adequate light, space, ventilation, and safe places for children to play. Larson and McLaren, the local architectural firm that designed Glendale, appears to have been influenced by the work of the civil engineers, Samuel Harlan Baker and Joseph H. Gilmore, who laid out much of Prospect Park before Glendale was constructed. Each individual townhome at Glendale has access to a variety of communal spaces integrated throughout the site. There are nine greenspaces, including the triangular side yards in between buildings and large communal greenspaces, some of which are furnished with playground equipment and picnic benches.

Glendale’s focus on a community-centered design with open lawns and shared public spaces was an innovative approach to housing low-income individuals. This design supported the various programs, innovations, and successes that were implemented at Glendale over the decades. The site plan and arrangement of the townhouse complex is intact, demonstrating a high degree of historic integrity, and the design of the property continues to have an effect on the residents of Glendale and a larger influence on public housing in Minneapolis.

Glendale meets Criteria 3 because it exemplifies and continues the distinct setting and features of the adjacent Prospect Park National Historic District but within the context of a public housing project. The developers of Glendale took care to reproduce Prospect Park’s curvilinear street design, irregular blocks, low-scale homes, and communal green spaces to ensure that Glendale integrated seamlessly with the surrounding neighborhood. Additionally, there are a significant number of mature oak trees which define the character of the development. There is also a large rock in one of the communal greenspaces that is often decorated by children who live at Glendale.

Both Prospect Park and Glendale respond to the area’s unique topography, with a curvilinear street plan and irregularly shaped blocks that differ dramatically from the city’s typical grid layout. This distinct design, coupled with the low-density, family-oriented townhouses, allowed for communal and private spaces that were noteworthy amenities for affordable housing at the time. Glendale features nine communal greenspace areas, some of which are furnished with playground

\textsuperscript{29}50 Years: Forging New Traditions in Community Building,” (Minneapolis Community Development Agency, MPHA); 1997.
\textsuperscript{31} ibid.
equipment and picnic benches. Many units have direct rear access to these spaces. One landscape feature, evident in the older portion of the neighborhood, is the insertion of a landscaped triangle bounded by concrete curbs at St. Mary’s Avenue SE and Williams Avenue SE, similar in scale and character to the triangular medians that have been determined to be contributing resources to the neighboring Prospect Park National Historic District.

Most of the alterations to Glendale have been to the exteriors of the townhomes. The interior alterations are largely cosmetic, consisting of replacement light switches and fixtures, floor tiles, kitchen cabinetry and appliances, and bathroom fixtures, etc. Character-defining features, such as two-panel hinged doors, flat-panel veneer sliding closet doors, and small decorative details such as half-walls and cut-outs at the stair landings, are intact and are clues to the buildings’ history and original construction. While alterations to the exterior of the Glendale Townhomes has changed its original external appearance, approximately fifty percent of the historic exterior materials remain intact and sufficiently convey the original design intent of the complex. Alterations to the building roofs, upper story cladding, and portico designs reflect the necessity of changes driven primarily by maintenance and safety concerns, two primary considerations in public housing property management. The overall design of the project, including its site plan and arrangement of buildings, open landscape with front, side, and rear yards, and community-centric layout, remains intact.

Glendale is significant not only because it was the first public housing project undertaken by the MHRA, but also because it provided a blueprint for family-oriented living that the MHRA replicated and eventually revisited in later years after high-rise developments proved less successful. The design of Glendale—its greenspaces, the orientation and style of the structures, and its relationship to the surrounding community—fostered a sense of community and helped catalyze the various programs that emerged out of Glendale over the decades. Glendale retains the integrity of this design and continues to communicate the pioneering and family- and community-focused vision for public housing.
# NOMINATION APPLICATION WORKSHEET

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<tr>
<th>Applicant</th>
<th>Name</th>
<th>Cam Gordon</th>
</tr>
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<tr>
<td>Mailing Address</td>
<td>Minneapolis City Hall</td>
<td>350 South 5th Street, Room 307</td>
</tr>
<tr>
<td>Including City, State and Zip Code</td>
<td>Minneapolis, MN 55414</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td>612 673-2202</td>
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<td>Fax</td>
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<tr>
<td>Email</td>
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<tr>
<td>Property Owner</td>
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<tr>
<td>Phone Number</td>
<td>612 342-1402 (Jeff Horwich, Communications Manager)</td>
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<tr>
<td>Email</td>
<td><a href="mailto:jhorwich@mplsmpha.org">jhorwich@mplsmpha.org</a></td>
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<td>Historic or Current Name of Property</td>
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## NOMINATION APPLICATION

I understand that I must file the nomination application with the Department of Community Planning and Economic Development and obtain approval of this application by the Heritage Preservation Commission in order to conform with the heritage preservation regulations of the City of Minneapolis. I certify that the information which I have supplied in submitting this application is correct and accurate to the best of my knowledge. When I submit this application, I authorize the Department of Community Planning and Economic Development to process the nomination application.

<table>
<thead>
<tr>
<th>Applicant’s name and signature</th>
<th>Date</th>
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- Must be signed and dated by the applicant before the application(s) will be processed.
- Applications received after 3:30 p.m. will be processed as received on the following business day.
- Development Services staff may identify additional applications upon further analysis of the proposed project.

### *PID Addresses*
30-029-23-13-0034 34 Williams Avenue; 30-029-23-24-0019 2701 Essex Street SE
30-029-23-24-0020 44 St. Marys Avenue; 30-029-23-31-0003 96 St. Marys Avenue*
30-029-23-31-0004 2838 Delaware Street; SE30-029-23-42-0029 42 Williams Avenue
**HERITAGE PRESERVATION APPLICATION SUMMARY**

- **Property Location:** Properties generally bounded by 27th Avenue, Delaware Street SE, Williams Avenue SE, and St. Mary’s Place
- **Project Name:** Glendale Town Houses Potential Historic District
- **Prepared By:** Andrea Burke, Supervisor, Preservation and Urban Design, (612) 673-3489
- **Applicant:** Councilmember Cam Gordon, Ward 2
- **Project Contact:** Andrea Burke
- **Ward:** 2
- **Neighborhood:** Prospect Park
- **Request:** Nomination for designation as a local historic district

### HISTORIC PROPERTY INFORMATION

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### Additional Information

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SUMMARY

BACKGROUND. Cam Gordon, City Councilmember for Ward 2 in the City of Minneapolis, has submitted a nomination of the Glendale Town Houses Potential Historic District for consideration as a local historic district. The potential historic district was assessed for National Register significance by the Minnesota State Historic Preservation Office (MnSHPO) in 2015 in response to a proactive approach by the Minneapolis Public Housing Authority (MHPA) to evaluate the property in anticipation of a federally funded project, which would trigger a Section 106 review. MnSHPO determined that the property lacked sufficient integrity to be listed in the National Register of Historic Places.

Glendale Townhomes is a multi-family housing complex consisting of 28 buildings on 13 acres of land in the Prospect Park neighborhood. The Minneapolis Housing and Redevelopment Authority (MHRA), which later became the Minneapolis Public Housing Authority (MPHA), hired the local architectural firm Larson and McLaren to design the complex, while landscape architect Hugh Vincent Feehan designed the landscape plan. Constructed at the edge of Prospect Park, the project known as “Glendale Town Houses” was designed to follow the character of Prospect Park with curvilinear streets, sidewalks, grass boulevards, while the properties were designed with large lawns, green spaces, and playgrounds between the buildings. The buildings are relatively uniform between one and two stories and feature six different floor plans with one to four bedrooms. Rectangular in plan with a front portico, the exteriors retain their original brick veneer cladding on the first floor, but composite siding (1989) on the second floor has replaced the original cement-asbestos siding. The buildings originally had flat roofs with flat roof porticos, but those were replaced with hip roofs and gable roofs over the porticos in 1972 and 1989 respectively. Windows were also replaced on all buildings, but the historic openings remain.

In 1947, the MHRA was established under Mayor Hubert Humphrey to provide safe and affordable housing to veterans and low-income residents of Minneapolis. Utilizing federal funds in 1952, the Glendale Town Houses was MHRA’s first project in response to an affordable housing crisis caused by returning serviceman after World War II. MHRA chose an undeveloped lot in Prospect Park previously used as a gravel pit. Citizens expressed mixed feelings about the project citing a crucial need for low-income housing, while others complained it would lower property values. The design of the site and buildings by Feehan, Larson, and McLaren highlighted an open design concept with greenspace, amenities, communal and private spaces that sought to ensure that the quality of the complex matched that of private housing. The complex was completed in 1952 and opened with a ceremony attended by Mayor Humphrey.

After Glendale, the MHRA constructed three more family-oriented developments before transitioning to high-density projects since lower-density projects were not meeting the demand for affordable housing in Minneapolis at that time. The large, high-rise projects by MHRA in the 1960s drew criticism for their lower quality, lack of neighborhood connection and unsuitability for families, thus MHRA returned to lower-density projects in the 1970s and focuses on updating earlier properties, such as Glendale. The complex remained a community-oriented development and implemented amenities such as a grocery store in a basement unit offering groceries at lower prices, a community child development center, and a youth training program aimed at remodeling the Glendale buildings. The MHPA stills owns the Glendale Town Houses, now called Glendale Townhomes, and it remains an affordable housing complex.

1 Charlene Roise and Rachel Peterson, “Glendale Townhomes: An Assessment of National Register Eligibility,” August 2015, prepared by Hess, Roise and Company.
PUBLIC COMMENTS. In a letter dated December 1, 2017, the MHPA opposed the designation of Glendale citing legal issues that may risk a breach of contractual agreements with HUD and citing an inability to update their properties. Staff has not received any further comments at the time of the publication of this staff report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CONSIDERATION FOR NOMINATION

Per section 599.230 of the Heritage Preservation Regulations, the Heritage Preservation Commission shall review all complete nomination applications. If the Heritage Preservation Commission determines that a nominated property or property appears to meet at least one of the criteria for designation contained in section 599.210 the commission may institute interim protection and direct the planning director to prepare or cause to be prepared a designation study of the property.

Significance. The nominated property may meet at least one of the seven criteria for designation contained in section 599.210. The property may meet additional criteria of significance. Should the HPC request a designation study, a complete review would be conducted at that time.

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

The Glendale Town Houses Potential Historic District may be significant under Criterion 1 in the areas of social history and community planning for its role in the development of affordable housing in Minneapolis. Constructed under the newly formed Minneapolis Housing and Redevelopment Authority (MHRA), Glendale was the first public housing complex built in Minneapolis in response to the housing shortage after World War II. Considerable planning went into the Glendale project by MHRA to plan, construct, and manage a public housing project, which established a social, architectural, and organizational precedent for the later housing projects built in Minneapolis.

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

The Glendale Town Houses Potential Historic District may be significant under Criterion 3 for its setting and features which mimic those of the adjacent Prospect Park but within the context of a public housing development. Glendale’s design team reproduced Prospect Park’s curvilinear street design, irregular blocks, low-scale homes, landscaped triangles, and communal green spaces to help Glendale blend in with the surrounding neighborhood and hilly topography.

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

The Glendale Town Houses Potential Historic District may be significant under Criterion 5 for its approach to public housing in its development and landscape design. In a departure from the dense urban living present in other areas of the city in the late 1940s and early 1950s, the Glendale development mirrored the quality and design of private housing, and in particular that of nearby Prospect Park. The complex was planned with low-density town homes that offered light, space, ventilation, and playgrounds envisioned with a community-centered design with open lawns and shared public spaces – a new approach to affordable housing for low-income families by allowing them to occupy quality...
housing and family-friendly community spaces similar to private developments in established neighborhoods.

Glendale Townhomes was recommended as a potential historic district within the context of residential development by Stark Preservation Planning in a Historic Resources Inventory Capstone Study in 2013 but it was mentioned that alterations made to the exterior may impair its integrity and designation potential. Two years later, Glendale Townhomes was assessed for National Register eligibility in 2015 in response to a potential Section 106 review. The consultant, Hess, Roise and Company, evaluated the properties as a collection and recommended the properties as eligible under Criterion A of the National Register in the areas of Social History and Community Planning and Development. National Register criteria, established by the National Park Service, and local criteria for significance are very similar and rooted in the same concepts, however local criteria are tailored to the City of Minneapolis and categorized slightly differently. The Minnesota State Historic Preservation Office (MnSHPO) commented on the National Register assessment and disagreed with the consultant’s recommendation in a letter dated December 11, 2015, stating that, “While the complex is significant under NRHP Criterion A in the areas of Social History and Community Planning and Development, it lacks sufficient integrity to convey that historic significance,” and, “These significant changes to the buildings also greatly diminish the complex’s integrity of feeling and association as a post-World War II designed public housing development.”

To be eligible for the National Register, and similarly local designation, a property or district, must have two things: significance and integrity. The Glenwood Town Houses Potential Historic District demonstrates potential significance under local criteria, however the integrity of the complex has been diminished on the building exteriors to a degree that may compromise its ability to convey its significance. According to Hess, Roise and Company, approximately 50% of the historic exterior materials remain. Alterations include a new roof design from a flat roof to a hip roof, new upper story cladding in a composite material that replaces the former cement-asbestos siding, entirely new porticos with a gabled roof and rectangular metal posts replacing the flat roof porticos with paneled concrete sidewalls and metal round posts, and replacement windows in the same sized openings. The site plan and arrangement of the townhouses is intact, along with the greenspaces and playground areas.

RECOMMENDATIONS

The Department of Community Planning and Economic Development has no recommendation for the Heritage Preservation Commission on the nomination by Cam Gordon for the Glendale Townhomes Potential Historic District for designation as a local historic district:

ATTACHMENTS

1. Nomination Application
4. Letter from MHPA opposing designation of the local historic district (December 2017).

______________________________

2 Letter from Sarah J. Biemers, MNSHPO to Dean Carlson, MHPA, on December 11, 2015.
3 Charlene Roise and Rachel Peterson, “Glendale Townhomes: An Assessment of National Register Eligibility,” August 2015, prepared by Hess, Roise and Company.
5. Map of Proposed Glendale Town Houses Potential Historic District
6. Photos of Glendale Town Houses, by CPED
7. Photos of Glendale Town Houses, by Hess, Roise and Company
MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

REGULAR MEETING ACTIONS: APRIL 9, 2019

4:30 p.m. | City Hall, Room 317 | 350 South 5th Street | Minneapolis, MN 55415

Committee Clerk
Rachel Blanford – 612.673.3153

Commissioners Present
Ginny Lackovic, Chair | Diana Dyste | Laurel Fritz | Barbara Howard | Jesse Kling | Linda Mack
Kimberly Sandbulte | Ian Stade | Madelyn Sundberg

Commissioners Absent
Claire VanderEyk

CALL TO ORDER

APPROVAL OF ACTIONS FROM THE MARCH 19, 2019 MEETING

The Heritage Preservation Commission approved the actions from the March 19, 2019 meeting.

PUBLIC HEARING

1. Heritage Landing Parking Ramp, 24 2nd Ave N, Ward 3
   This item was continued from the March 5, 2019 meeting.
   Staff report by Lindsey Wallace, PLAN8273

   The Heritage Preservation Commission adopt staff findings for the application by Charlene Roise for the properties located at 24 N 2nd St and 30 Hennepin Ave in the St. Anthony Falls and Minneapolis Warehouse Historic Districts:
   
   A. Certificate of Appropriateness.

   Motion: Continued the Certificate of Appropriateness to allow a new five-story parking structure with 800 parking stalls to the April 23, 2019, Heritage Preservation Commission meeting.

   Absent: VanderEyk

   Approved on Consent.

2. 310 Lofts, 310 2nd St N, Ward 3
   Staff report by Aaron Hanauer, PLAN8513

   The Heritage Preservation Commission adopted staff findings for the application by Kim Perry of 310 Development LLC for the property located at 310 2nd St N in the Minneapolis Warehouse Historic District and the St. Anthony Falls Historic District:

   A. Certificate of Appropriateness.

   Motion: Approved the certificate of appropriateness to allow for the demolition of the existing building and construction of a new mixed-use building with ground floor commercial and apartments on the upper floors, subject to the following conditions:

   1. To comply with Guideline 3.39, the HVAC and laundry vents will be absent from the building walls on 2nd St N.
2. To comply with Guideline 3.50 and 3.51, the upper floor windows within the masonry portions of the building along 2nd St N shall be setback from the façade of the building a minimum depth of one brick.

3. To comply with Guideline 3.70, the metal panels shall not have a shiny finish and the trim colors for door frames, window frames and metal features shall be black or dark tone of brown to comply with Guideline 3.76.

4. To comply with Guideline 3.69 and 3.71, the applicant shall limit the exterior materials to the proposed masonry and one other exterior material (e.g. metal panels) excluding door, windows, mechanical equipment, and foundation materials.

5. To comply with the Design Guidelines for On-Premise Signs and Awnings, day-glo light reflecting or fluorescent colors or materials are not allowed with the proposed signage.

6. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one-year extension if the request is made in writing no later than April 9, 2021.

7. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.

Absent: VanderEyk
Aye: Dyste, Fritz, Howard, Kling, Lackovic, Mack, Sandbulte, Stade, Sundberg

3. McKesson Building Masonry Repair, 24 3rd St N also addressed as 251 1st Ave N, Ward 3

Staff report by Lindsey Wallace, PLAN8448

The Heritage Preservation Commission adopted staff findings for the application by Erlend Larsen for the property located at 24 3rd St N in the Minneapolis Warehouse Historic District:

A. Certificate of Appropriateness.

Motion: Continued the Certificate of Appropriateness to allow masonry repair and restoration to the May 7, 2019, Heritage Preservation Commission meeting.

Absent: VanderEyk
Approved on Consent.

4. Glendale Town Houses Potential Historic District, Properties generally bounded by 27th Ave, Delaware St SE, Williams Ave SE, and St. Mary’s Place, Ward 2

Staff report by Andrea Burke, PLAN8589

The Heritage Preservation Commission acted on the nomination by Cam Gordon for the Glendale Town Houses Potential Historic District for designation as a local historic district:

A. Nomination for Designation as an Historic District.

Motion: The Heritage Preservation Commission approved the nomination of 500 6th Street South as a landmark; established interim protection; and directed the Planning Director to prepare or cause to be prepared a designation study.

Absent: VanderEyk
Aye: Dyste, Fritz, Howard, Kling, Lackovic, Mack, Sandbulte, Stade, Sundberg
APPENDIX D: LETTER TO SHPO
December 6, 2019

Michael Koop, CLG Coordinator and Historic Preservation Specialist  
Minnesota State Historic Preservation Office  
Administration Building #203  
50 Sherburne Avenue  
St. Paul, MN 55155

RE: Glendale Town Houses Historic District Designation Study – Submittal for State Historic Preservation Office Comment

Mr. Koop,

The City of Minneapolis is pleased to submit the enclosed designation study for the Glendale Town Houses Historic District in the Prospect Park-East River Road neighborhood of Minneapolis. In accordance with state and local law, we respectfully request your comments within 60 days – by February 5th, 2020. Should you have any questions or wish to discuss, please don’t hesitate to contact me. I look forward to your comments.

Sincerely,

[Signature]

Andrea Burke  
Supervisor, Historic Preservation  
Development Services Division
APPENDIX E: LETTER FROM SHPO
February 5, 2020

Andrea Burke  
City of Minneapolis  
Community Planning and Economic Development-Development Services  
250 S 4th Street – Room 300  
Minneapolis MN 55401

RE: Local designation of the Glendale Town Houses Historic District, SHPO Referral Number 2020-0537

Dear Ms. Burke,

Thank you for the opportunity to comment on the above referenced local designation. It has been reviewed pursuant to Minnesota Statute §471.193, subd. 6., and Section 599.210 of the City of Minneapolis Code of Ordinances.

The Glendale Town Houses Historic District is a multi-family housing complex consisting of a group of 28 buildings that represent six different building types of varying sizes. The property is located in southeast Minneapolis in the Prospect Park-East River Road Neighborhood. Constructed in 1951-52, the 28 utilitarian style buildings are two stories tall, clad with brick on the first floor and horizontal composite siding on the second floor. All roofs are hipped with wide eaves.

In 1972 the original flat roofs on all residential buildings were changed to hipped roofs. Additional alterations occurred in 1989, including replacing the original second floor asbestos-cement siding with composite siding, changing flat-roofed entry canopies to gables and modifying the support columns, and replacing the windows.

We concur that the Glendale Town Houses Historic District is historically important as an early example of affordable housing for veterans and low-income residents constructed in response to the housing shortage following World War II. However, due to the magnitude of the alterations to the buildings in 1972 and 1989, the historic integrity of the entire housing complex has been dramatically and irreversibly compromised. Historic integrity is the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period. In the case of the Glendale Town Houses, none of the buildings resemble their historic appearance or retain the physical materials, design features, and aspects of construction dating from the period when they attained significance. As a result, the property lacks integrity and an ability to convey significance.
For these reasons, we do not support local designation of the Glendale Town Houses Historic District.

If you have any questions regarding our assessment of this property, please contact me at 651.201.3291 or michael.koop@state.mn.us.

Sincerely,

Michael Koop
State Historic Preservation Office

cc: Ginny Lackovic, Chair, Minneapolis HPC
MEMORANDUM

To: City Planning Commission, Committee of the Whole

Prepared By: Andrea Burke, Supervisor, Historic Preservation (612) 673-3489

Date: January 16, 2020

Subject: Glendale Town Houses Historic District Designation Study, generally bounded by 27th Ave SE, Delaware Street SE, Williams Avenue SE, and St. Mary’s Place

SITE DATA

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<tr>
<th>Existing Zoning</th>
<th>R4 District – Multiple-Family District University Area Overlay District</th>
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<td>Ward(s)</td>
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<tr>
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<td>Urban Neighborhood</td>
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<td>Land Use Features</td>
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<tr>
<td>Small Area Plan(s)</td>
<td>Stadium Village University Avenue Station Area Plan</td>
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DESIGNATION STUDY REVIEW AND COMMENT

Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. The Glendale Town Houses Historic District designation study was submitted to the SHPO on December 6, 2019. Staff anticipates comments on the designation study on or before February 5, 2020. This item will be on the February 27, 2020, Committee of the Whole agenda for discussion and comment.

Staff is recommending that the Glendale Town Houses Historic District not be designated as a local historic district. Staff finds that the historic district has significance under Criterion 1 (social history and community planning) and Criterion 5 (landscape design and development pattern) of Chapter 599.210, however the district has lost historic integrity of design, materials, workmanship, feeling, and association.

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

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

The future land use of the properties of the historic district is identified as **Urban Neighborhood** in the *Minneapolis 2040 Comprehensive Plan*. Urban Neighborhood is a predominantly residential area with a range of allowed building types. Currently, the area is medium-density residential and surrounded by low-density and high-density residential, industrial, and commercial uses. The proposed designation would have no impact on the use of the subject properties and would support the identified future land use for the area.

The future built form district for the properties in the historic district is identified at **Corridor 4** in *Minneapolis 2040*. Corridor 4 is applied along high frequency transit routes farther from downtown, on narrow rights of way, and select streets with local transit service. It also serves as a transition between lower intensity residential areas and those surrounding METRO stations. Buildings in the Corridor 4 district should reflect a variety of building types, on small and moderately-sized lots, and building heights should be one to four stories. Currently, the area varies between one and two-story buildings in the historic district, to three and five stories to the west. The proposed designation would have minimal impact on the built form of the subject properties and would generally support the identified future built form district for the area, however taller buildings (up to 4 stories) would be allowed under the Corridor 4 built form guidance. There is no minimum height recommendation in the Corridor 4 district.

The following policies of the comprehensive plan would apply to the designation of the Glendale Town Houses Historic District:

*Policy 92* - **Identify and Evaluate Historic Resources:** *Continue to identify, examine, and evaluate historic contexts and historic resources, with a focus on communities that have been traditionally underrepresented.* The Glendale Town Houses Historic District was initially identified in 2013 as part of a Historic Resources Inventory Capstone Study. This study has examined Glendale under a residential development context with a focus on public housing as a response to an affordable housing crisis in the post war period during the 1950s. Public housing has not been examined in the city as a historic context, but CPED understands that the MPHA is currently preparing a context study on public/senior housing. While local designation would highlight public housing as a significant resource in the city, Glendale has compromised historic integrity and would not be the best example of public housing that conveys its significance.

*Policy 60 – Intrinsic Value of Properties:* *Increase the awareness, understanding, and appreciation of the economic and intrinsic value of older properties important to the city’s heritage.* Glendale helps tell the story of public housing development in Minneapolis, however with the design and material changes to the buildings in the 1970s and 1980s, the complex does not evoke a post-World War II public housing complex. Its intrinsic value as a public housing complex on the edge of a neighborhood is recognized through literature, however local historic designation and the subsequent protections it affords may do little to further the appreciation of this property that no longer resembles its design at the time it was constructed.

*Policy 93 – Stewarding Historic Properties:* *Preserve, maintain and encourage the adaptive reuse of historic districts, landmarks and historic resources, especially in locations that historically have experienced disinvestment.* Historic designation at the local level offers among the strongest protections for historic resources available in a regulatory framework. Historic districts that are locally designated go on to have design guidelines adopted that guide change to properties and prevent inappropriate alterations that may harm historic character. Glendale has already experienced alterations that have changed its historic character and altered its 1952 appearance. The character defining features are largely gone, therefore designation would be preserving a complex that resembles a contemporary design. Furthermore, as Glendale was designed as public housing, residential uses would be the most appropriate continued use for this property.
The effect of the proposed designation on the surrounding area:

The historic designation of Glendale would maintain the low to medium density buildings of this public housing complex, which is a transition point between the low density single-family homes to the east and the higher density residential buildings to the west. Design guidelines would likely recommend maintaining the two-story heights of the buildings and the curvilinear patterns of the streetscape. The designation would promote the history of public housing in Minneapolis during a time when the city is focused upon increasing density and affordable housing. However, the designation would be preserving a complex significant for its development during the postwar period in the early 1950s and the complex no longer resembles an early 1950s postwar public housing complex.

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

Glendale is briefly mentioned in the *Stadium Village University Avenue Station Area Plan*. It sits on the eastern edge of the study area included in this plan and is mentioned as one of the few affordable housing units available in the Stadium Village area. The plan recommends that if there is a potential for redevelopment of the site that the MPHA continues to provide affordable housing at this location. Historic designation of Glendale would generally support the applicable recommendations in this plan – continue to support the presence of Glendale Townhomes, and encourage the MPHA to invest in the property as needed to meet the needs of its residents.
APPENDIX H: HPC ACTIONS FROM DESIGNATION HEARING
APPENDIX I: REQUEST FOR COUNCIL ACTION
APPENDIX J: ZONING AND PLANNING COMMITTEE ACTIONS
APPENDIX L: PUBLIC COMMENT SINCE PUBLICATION OF THE NOMINATION STAFF REPORT
APPENDIX M: PUBLIC COMMENT SINCE PUBLICATION OF THE DESIGNATION STAFF REPORT