

PROPERTY ADDRESS  
**2108 Kenwood Parkway**

FILE NUMBER  
**BZH-27802**

*2108 Kenwood LLC  
Thomas M. Nelson  
2112 Kenwood Parkway  
Minneapolis MN 55405  
thomasmnelson@mac.com*

June 20, 2013

City of Minneapolis  
Historic Preservation Commission

**RE: Application for Wrecking Permit for  
2108 Kenwood Parkway  
Minneapolis MN 55405**

**Statement of proposed use and description of project &  
Statement regarding demolition of a potential historic resource**

Dear Members of the Commission:

**Statement of proposed use and description of project:**

In October 2012, my wife, Martha Dayton, and I formed the 2108 Kenwood LLC to purchase the home at 2108 Kenwood Parkway. The property is immediately adjacent to our primary residence at 2112 Kenwood Parkway where we have lived with our now teenage daughters since 1996.

We purchased the 2108 property for two specific reasons. First, we had been looking unsuccessfully in the Kenwood neighborhood for several years for a home to suit our needs and had reached the conclusion that such a home was either unavailable or to-be-built. Second, when our longtime neighbors decided to list their property which we knew had not had a meaningful capital improvement or regular professional maintenance for over thirty years, we were concerned about what new buyers would do with it. We value living in the City of Minneapolis and on Kenwood Parkway and decided to take the initiative to put these reasons together to create an opportunity for our family with the following plan:

We have applied for a wrecking permit to tear down all of the existing structures on the 2108 Kenwood Parkway property and salvage and recycle materials to the fullest extent possible. We will then replace them with an attractive interim yard plan that includes a code compliant mix of hard and soft scape improvements (preliminary plan attached). We then intend to take the necessary time with qualified architects and contractors to design and construct an appropriate house within the confines of the 2108 Kenwood Parkway parcel. We have no intention of combining the two lots or demolishing both

properties, nor do we have a timeframe for construction of a new home. We take this investment seriously and, as we have done consistently during our many improvement projects at our existing 2112 Kenwood Parkway house, look forward to proceeding within the available parameters in a lawful and professional manner.

**Demolition of a potential historic resource:**

Regarding the required questions for demolition of a potential historic resource, it is not necessary to correct unsafe or dangerous or conditions on the property.

As to reasonable alternatives, renovation is not an option for us as the dated structure and layout do not meet our needs nor are we interested in the time and capital required for another extensive renovation project necessary to bring the 2108 structure back to a design and condition that is suitable for our family. We have been through this, consistently, on multiple renovation projects over the last 17 years at our neighboring 2112 primary residence and are pleased with the value add results for our family, the City's tax base and the esthetic of Kenwood Parkway. We are, however, not interested in another renovation endeavor at this time.

Relocation of the home has been explored, and would only be feasible under the rarest of mix of circumstances with a ready, willing and able buyer being available with a large enough replacement lot, preferably a fully excavated foundation and full municipal approvals required to accommodate relocation of the home at the same time as we wish to demolish it.

The historic significance and determination of eligibility of the property are detailed in the attached report dated June 2013 by Amy M. Lucas, M.S., Landscape Research LLC. As was found in previous evaluations prepared for the City of Minneapolis of homes of historic significance, and specifically homes in the Kenwood/Lake of the Isles area, the 2108 Kenwood Parkway property was not identified as a historic resource and is again, in Ms. Lucas' report recommended as "not eligible for individual historic designation."

Yours truly,



Thomas M. Nelson

Attachments

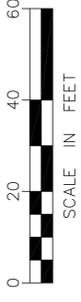
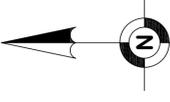
# BOUNDARY & TOPOGRAPHIC SURVEY FOR: 2108 KENWOOD, LLC

## LEGAL DESCRIPTION:

( Per Mortgage recorded September 1, 2006, as Document No. 8855947 )  
 Lot 3 and a strip of land on the extreme southerly side of Lot 2, Block 14, Kenwood, Minneapolis,  
 said strip being 4 feet in width and running the full length of said lot, Hennepin County, Minnesota.  
 Property Address: 2108 Kenwood Parkway, Minneapolis, MN 55405

## NOTES:

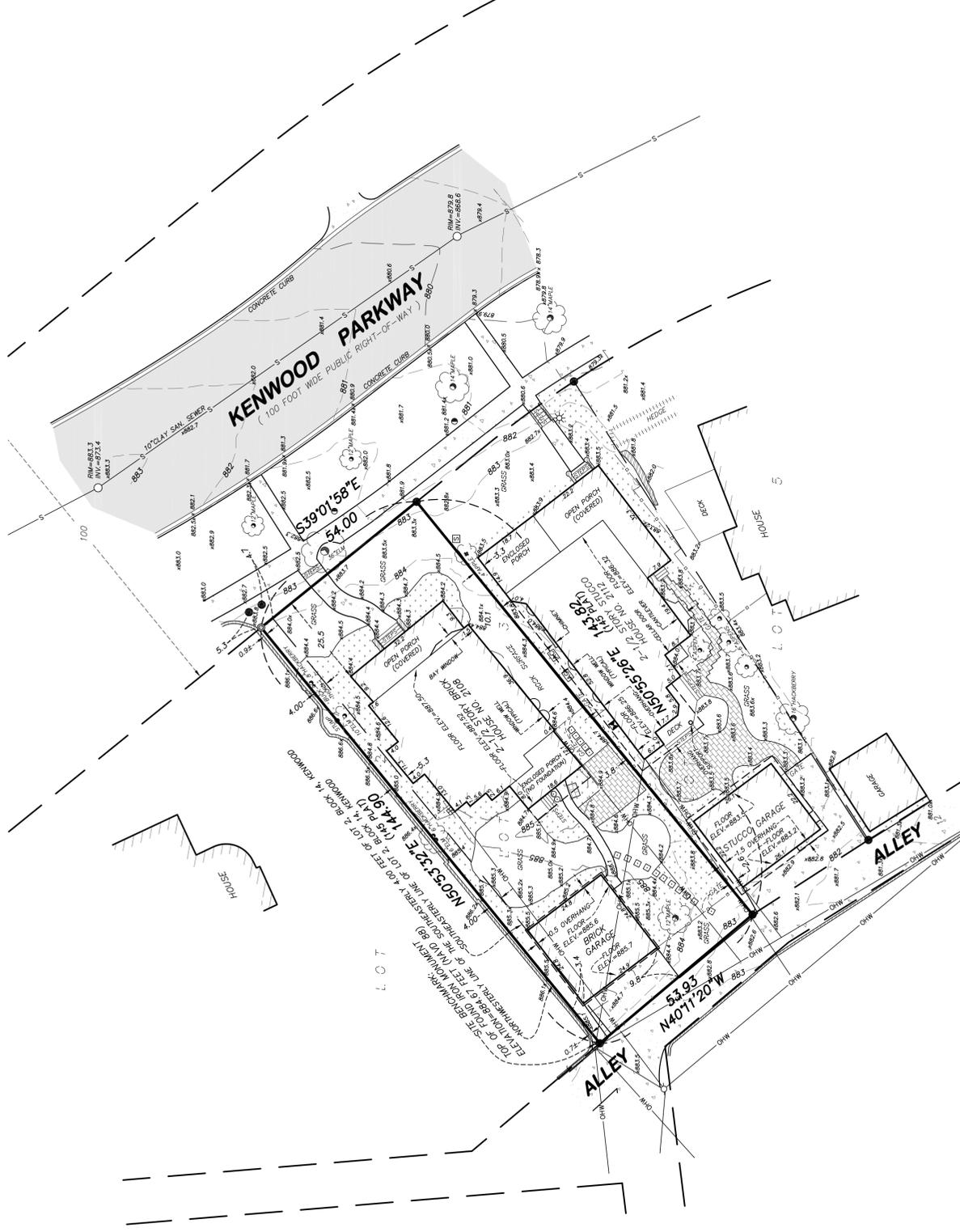
- The orientation of this bearing system is based on the Hennepin County Coordinate Grid (NAD 83-96 Ad.).
- The total area of the property described hereon is 7,790 square feet.
- No title work was provided to Egan, Field & Nowak, Inc. in the preparation of this survey to verify, ownership, the legal description, or the existence of any easements and encumbrances to the property.
- BENCHMARK:** Top of the found iron monument located at the most westerly corner of the property 4.00 feet of Lot 2, Block 14, KENWOOD. Elevation = 884.67 feet (NAVD 88). Per MNDOT WRS Network.



● DENOTES FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS OTHERWISE INDICATED  
 ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 44123  
 ( xx PLAT ) DENOTES PLAT DISTANCE AS SHOWN IN THE PLAT OF "KENWOOD MINNEAPOLIS, MINN."

## LEGEND

- MANHOLE
- STOP BOX
- SPRINKLER BOX
- ⊕ LIGHT
- ⊕ AIR CONDITIONER
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ STEPPING STONES
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- OVERHEAD WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- WALL
- SANITARY SEWER
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- DEODIOUS
- ▨ BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE
- ▨ LANDSCAPED SURFACE
- ▨ PAVEN SURFACE



## CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: October 17, 2012.  
 Date of signature: October 31, 2012.

*Brent R. Peters*  
 Brent R. Peters  
 Minnesota License No. 44123

FIELD BOOK	PAGE	FIELDWORK CHIEF:	NO.	DATE	REVISIONS
2674	56	L.H.			DESCRIPTION
DRAWING NAME:		DRAWN BY:			
35384-BDRY-PARCEL		Kgf			
JOB NO. 35384		CHECKED BY:			
FILE NO. 968		B.R.P.			

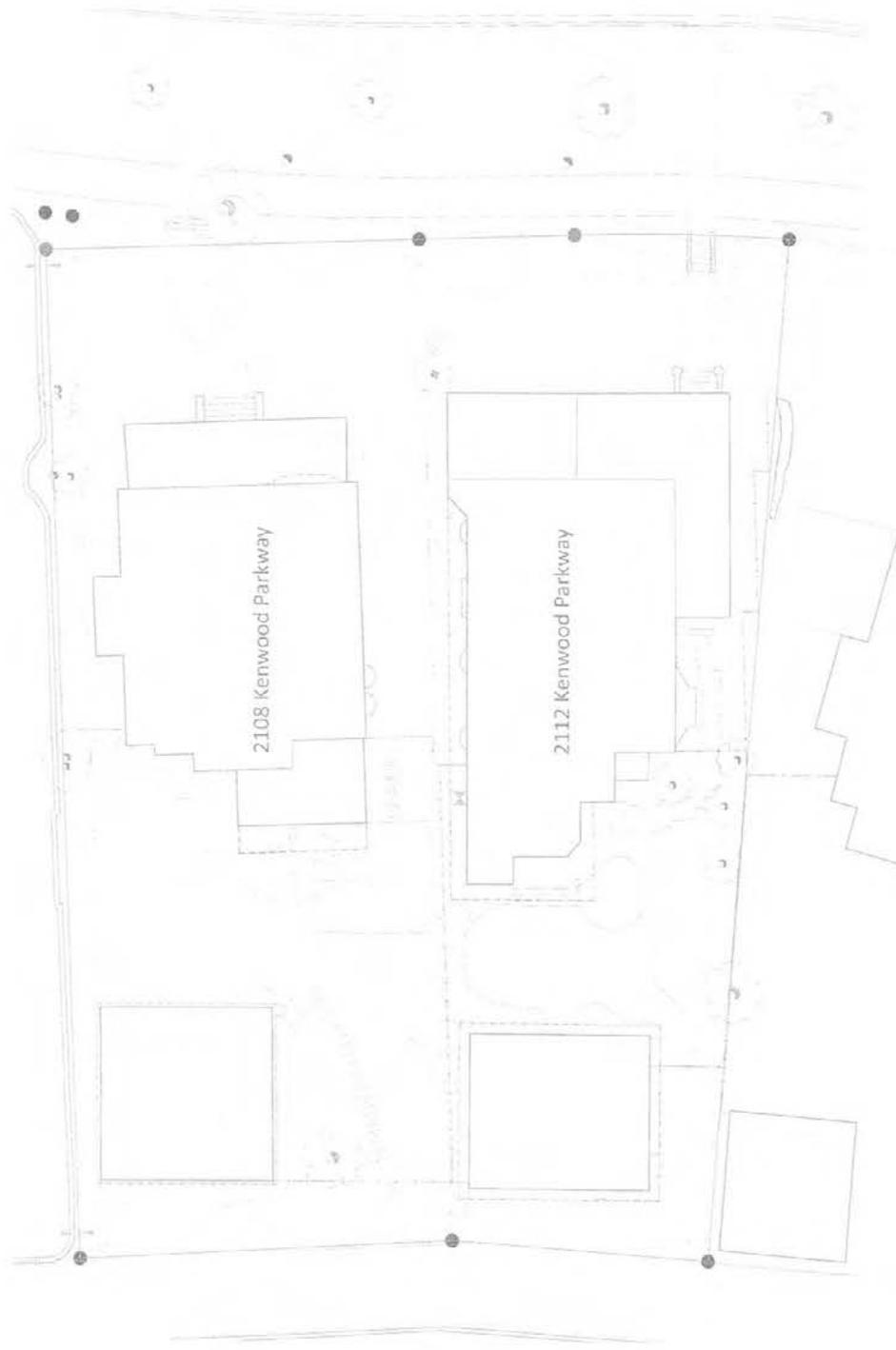
**BOUNDARY &  
TOPOGRAPHIC SURVEY**

**2108 KENWOOD, LLC**

**PROPERTY ADDRESS:  
2108 KENWOOD PARKWAY  
MINNEAPOLIS, MN 55405**

**Egan, Field & Nowak, Inc.**  
 Land surveyors since 1872  
 1229 Tyler Street NE, Suite 100  
 Minneapolis, Minnesota 55413  
 PHONE: (612) 466-3300  
 FAX: (612) 466-3383  
 WWW.EFNSURVEY.COM  
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# Existing Conditions



colberg|tews landscape architecture

2108 + 2112 Kenwood Parkway

Existing Conditions  
4-12-2013

# Interim Yard Concept

## A/ Potential Structure

A 19' x 22' (418 SF- with 420 the maximum allowable) parking / storage structure.

## B/ Hardscape / Patio

## C/ Yard

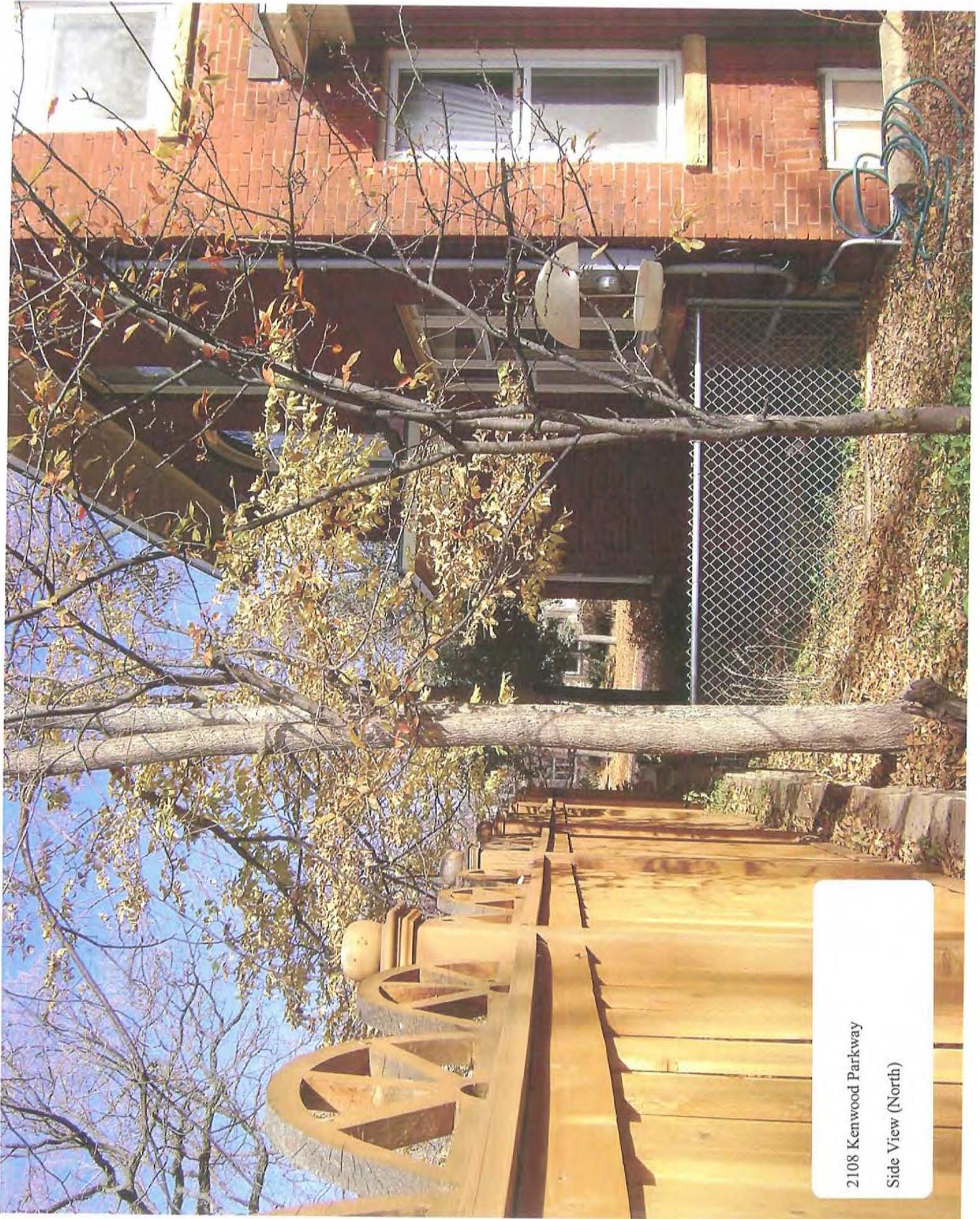


PRELIMINARY



2108 Kenwood Parkway

Front View (East)



2108 Kenwood Parkway

Side View (North)



2108 Kenwood Parkway  
Side View (South)



2108 Kenwood Parkway  
Rear View (West)



2108 Kenwood Parkway  
Garage

## **Determination of Eligibility Study**



**Residence  
2108 Kenwood Parkway  
Minneapolis, Minnesota**

**Prepared for  
2108 Kenwood LLC**

**By  
Amy M. Lucas M.S.  
Landscape Research LLC  
St. Paul, MN**

**June 2013**

**Determination of Eligibility Study**

**Residence  
2108 Kenwood Parkway  
Minneapolis, Minnesota**

**Prepared for  
2108 Kenwood LLC  
2888 Joppa Avenue  
St. Louis Park, MN 55416**

**By**

**Amy M. Lucas M.S.  
Landscape Research, LLC  
1466 Hythe Street  
St. Paul, MN 55108**

**June 2013**



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2108 Kenwood Pkwy.

Figure 1. Location Map

2108 Kenwood Parkway  
 Landscape Research LLC/June 2013

## 1.0 STUDY OBJECTIVES AND METHODS

The objective of this study was to conduct historical research on the property at 2108 Kenwood Parkway, Minneapolis, Minnesota to determine if it meets the Minneapolis Heritage Preservation Commission's local designation criteria.

The property was photographed during site visits in May 2013. Historical research relied on Minneapolis maps and atlases, building permits, city directories, census schedules, property abstracts and newspapers. Archives at the Minnesota Historical Society, Hennepin History Museum and the Hennepin County Library-Minneapolis Collection were utilized. Several local historic context studies, including "South Minneapolis: An Historic Context" (Hess Roise, 2000) and *The Lake District of Minneapolis: A History of the Calhoun-Isles Community* (1979) were reviewed as well as the "Historic Resources Inventory: Portion of Calhoun-Isles Area" (Mead & Hunt, 2006). They provide an overview of the area's development history and property types.

## 2.0 BACKGROUND

The property at 2108 Kenwood Parkway was listed for sale for more than a year in 2011-2012. The next door neighbors, Tom Nelson and Martha Dayton, have lived at 2112 Kenwood Parkway since 1996 and purchased the house at 2108 Kenwood Parkway in October 2012. Kamish Excavating Inc., representing the owners, submitted a demolition application in February 2013 and received notice from the City of Minneapolis-City Planning and Economic Development Department (CPED) that the property is considered a historic resource.<sup>1</sup> The Nelson-Daytons are planning a new house for the site, but are currently proposing an interim side yard for their current property. The owners met with City Planning staff to further understand the "demolition of a historic resources" process. The owners retained Landscape Research in April 2013 to evaluate the individual significance of the property at 2108 Kenwood Parkway.

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<sup>1</sup> Letter from City staff, John Smoley, to Brad Ensrude of Kamish Excavating, 2-25-13.

### 3.0 PROPERTY DESCRIPTION

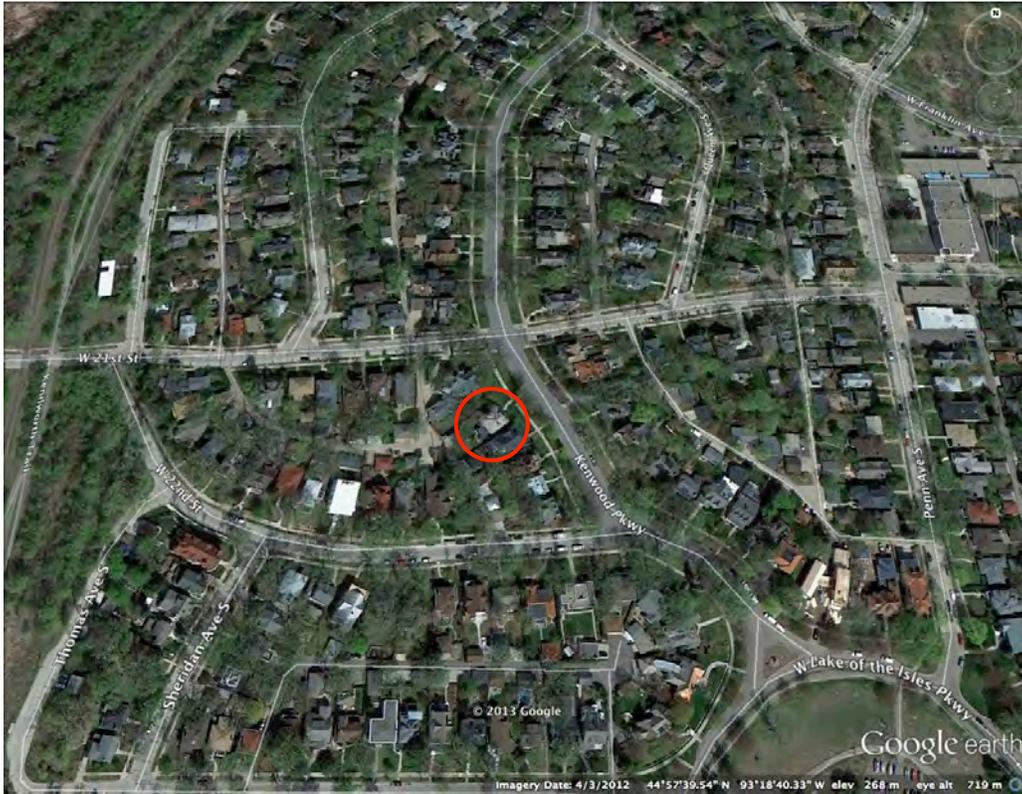


Figure 2. Aerial (Google, 2013).

#### *Location*

The dwelling at 2108 Kenwood Parkway (PID 3202924110054) was built in 1902 and is located mid-block between West 21st Street and West 22nd Street on the west side of the block. The building is located in the Kenwood neighborhood of Minneapolis and occupies Lot 3 and the southeasterly four feet of Lot 2 of Block 14 of the “Kenwood, Minneapolis, Minn” Addition (August 10, 1886). The Kenwood neighborhood is southwest of downtown Minneapolis and lies between Cedar Lake and Lake of the Isles.

The building is located in a residential district that was developed at the turn of the nineteenth century. The wood-frame house (2104 Kenwood Parkway) located at the north of 2108 Kenwood Parkway was built in 1892 for Spencer Davis and was designed by Edward Stebbins. The wood-frame house at the south (2112 Kenwood Parkway) was designed in 1890 by local architect, Harry Wild Jones, for Franc Daniels.<sup>2</sup> A small commercial node is located two blocks to the east at Penn Avenue South and West 21st Street across from Kenwood Elementary School (1908, Edward Stebbins). The Minneapolis and St. Louis Railway and Great Northern Railway tracks (Hennepin County Regional Rail Authority) and the Kenilworth and Cedar Lake regional trails are located two blocks to the west and run north-south.

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<sup>2</sup> Minneapolis Building Permit #B22520, 5-26-90.



Figure 3. 2112 Kenwood Parkway (left), 2108 Kenwood Parkway (center), and 2104 Kenwood Parkway (right).

### *Property Description*

The two-story, simplified Colonial Revival style house was built in 1902 by builder H. R. Adkinson.<sup>3</sup> The red brick, rectangular-plan design was constructed for \$8,100. An architect does not appear to have been involved in the design. The original permit indicates the 39' by 52' house sits on a rectangular lot measuring 54' by 145'.

The building rests on a limestone foundation. The hip roof is clad in composition shingles and the eaves have simple wood brackets. Wood-clad, hip-roofed dormers project at the north, west and east elevations. A single, red-brick chimney stack is placed at the south roof slope. A one-story porch runs along the facade (east elevation). The original wood, double-hung sash remains and sills are Bedford stone. Windows have replacement aluminum combination storm-screen units. A one-story brick garage at the west elevation was built in 1984.<sup>4</sup>

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<sup>3</sup> Minneapolis Building Permit, #B53198, 10-4-02.

<sup>4</sup> Minneapolis Building Permit #B529456, 7-2-84.

*East Elevation (Kenwood Parkway)*

The façade (east) facing Kenwood Parkway features three bays with a central entry. The central door has wood panels flanked by sidelights with diamond-paned sash. The projecting window bay at the south of the entrance has three double-hung units. The opening at the north of the entrance is filled with a single, wood sash. At the second floor, a square fixed sash is flanked by double-hung wood units. Second floor openings have wood shutters. The three windows at the dormer have diamond-paned sash. The porch at the first floor has a flat roof and features a central opening accessed by stone stairs. The porch has four wood columns with Ionic capitals and a railing with turned wood balusters. The brick foundation at the porch has been rebuilt with poorly matched brick and joins awkwardly at the house corners (see Fig. 6).



**Figure 4. 2108 Kenwood Parkway, east elevation, facing west.**

*North Elevation*

The north elevation faces the residence at 2104 Kenwood Parkway. The elevation features three bays with a one-story brick addition at the center bay. The addition appears to be original and features a single wood, double-hung sash at each elevation. An arched opening above the addition features a fixed sash flanked by double-hung units and leaded glass in the arch. The three windows at the dormer are wood, double-hung sash with diamond-panes. The brick face around the one-story addition is in poor condition due to moisture problems. There are signs of efflorescence at the foundation.



**Figure 5. 2108 Kenwood Parkway, north elevation, facing west.**

### *West Elevation*

The west elevation (rear) is also organized into three bays and faces the alley. A rear brick projection at this elevation accesses the basement stair. The basement stair door is a replacement aluminum panel door. A one-story, three-season porch, measuring 12' by 18', was added at the west in 1992.<sup>5</sup> Openings at the porch addition are filled with aluminum storm-screen combination sash. The rear entrance through the porch is a wood, panel door. There are three windows at the second floor. The central window is elongated. Fabric awnings have been installed at the porch and a second floor window.

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<sup>5</sup> Minneapolis Building Permit #B?587873, 4-17-92.



**Figure 6. 2108 Kenwood Parkway, west elevation, facing east.**

*South Elevation*

The south elevation faces the residence at 2112 Kenwood Parkway and is organized into three bays. The center bay at the first floor is filled with a projecting wood bay window. Decorative glass fills the fixed windows. The remaining windows are wood, double-hung sash. The three windows at the dormer are wood, double-hung sash with diamond-panes.



**Figure 7. 2108 Kenwood Parkway, south elevation, facing west.**

### *Interior*

In plan, the house is a typical American Four Square with four rooms on each floor and a central staircase. Wood floors and wood built-ins are present at the first floor. The first floor bathroom and kitchen were remodeled in 1978.<sup>6</sup> Four bedrooms and a bathroom are located at the second floor.



**Figures 8 and 9. 2108 Kenwood Parkway, living room (left), kitchen (right).**

### *Alterations*

The brick foundation of the front porch has been rebuilt with a non-matching brick. The wood-frame barn, constructed in 1903, was demolished in 1963.<sup>7</sup> A brick veneer garage, measuring 24' by 24', was constructed at the west in 1984.<sup>8</sup> The garage has an aluminum overhead door and a single entry filled with an aluminum panel door. The rear porch was constructed in 1992. Aluminum combination storm-screen sash at all openings were installed ca. 1980. Some basement openings have been filled with wood panels. There have been multiple alterations at the interior including remodeling of kitchen, bathrooms, attic and basement.



**Figure 10. 2108 Kenwood Parkway garage, facing east.**

<sup>6</sup> Minneapolis Building Permit #B484169; 9-26-78.

<sup>7</sup> Minneapolis Building Permit #B56391, 8-27-03; Minneapolis Building Permit #I9495, 11-5-63.

<sup>8</sup> Minneapolis Building Permit #B?587873, 4-17-92.

## 4.0 HISTORY OF LAND USE AND OCCUPANCY

### 4.1 Kenwood Addition

In 1872 the east side of Lake of the Isles was platted as Groveland Addition by a consortium of real estate developers including Thomas Lowry and his father-in-law, Calvin Goodrich.<sup>9</sup> The area, later known as Lowry Hill, developed slowly and Lowry began to heavily market the area in the 1890s.<sup>10</sup> The 1885 *Atlas of Minneapolis* reveals farmland owned by Ellen Barber and M. Horan between Cedar Lake and Lake of the Isles. (Fig. 9)



Figure 11. *Atlas of Minneapolis, 1885, Plate 32 (Hopkins).*

The city's expanding population and resulting development pressures eventually reached west to Lake of the Isles. As platted by Nutter & Plummer in July 1886, the plat of "Kenwood, Minneapolis, Minn" comprised over 95 acres of curvilinear streets between Cedar Lake and Lake of the Isles. Lots are irregular in size and alleys exit mid-block into the streets.

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<sup>9</sup> David A. Lanegran and Ernest R. Sandeen, *The Lake District of Minneapolis* (Minneapolis: University of Minnesota Press), 31.

<sup>10</sup> Mead & Hunt. "Historic Resources Inventory: Portions of Calhoun-Isles Area," (Prepared for the City of Minneapolis, July 2006), 21.

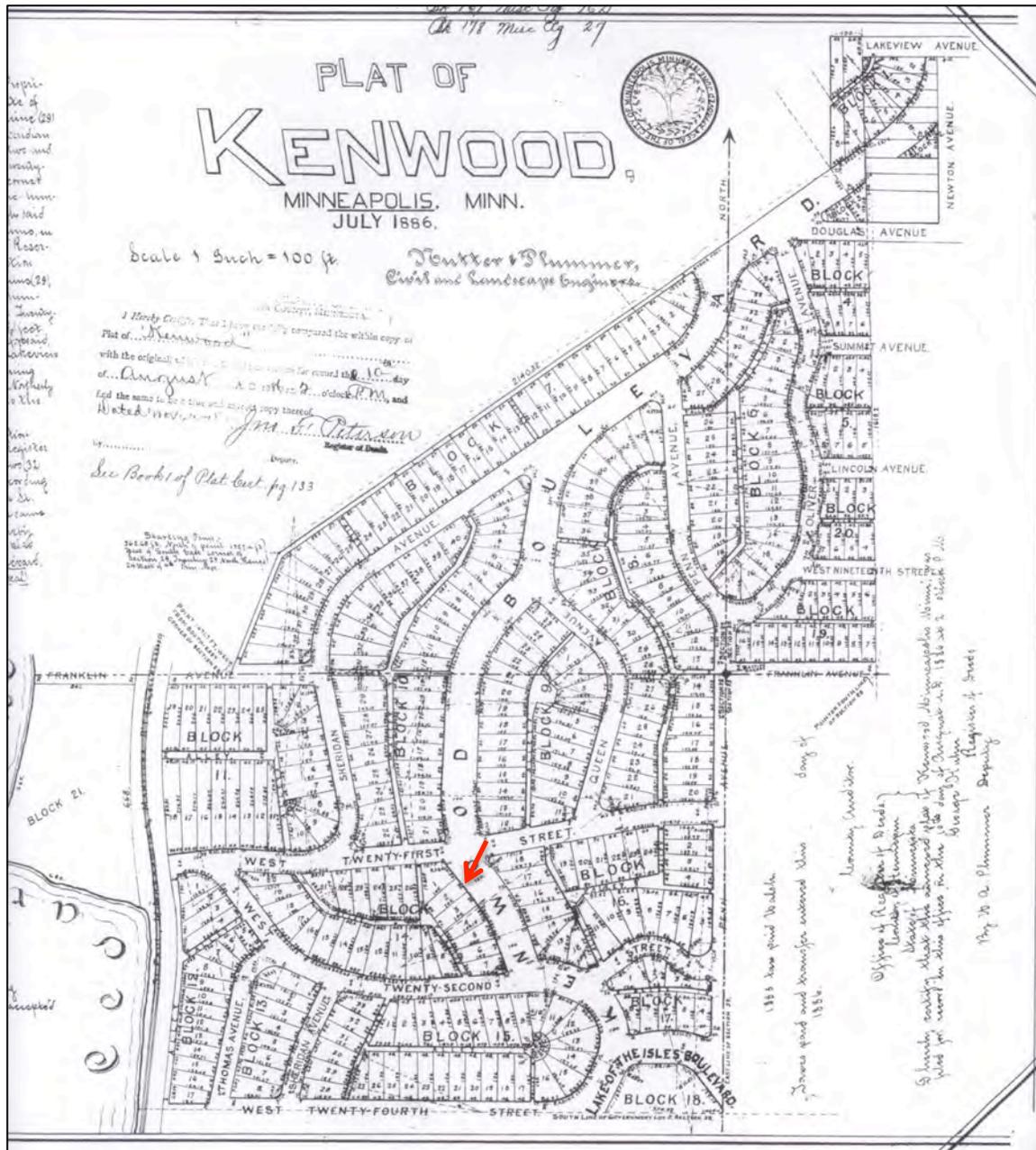


Figure 12. Plat of Kenwood, Minneapolis, Minn. July 1886. (Hennepin County Recorder)

Like the neighboring Groveland addition, the Kenwood addition was platted by a consortium of real estate developers that included W. W. Huntington, George Baker, A. B. Potter, Isaac Casper Seeley and William J. Bishopp. In the 1890s, Kenwood lots were listed at \$3,000 and the neighborhood was marketed as the “choicest place for elegant residences” on a bluff with convenience to the M&StL railroad depot and the future streetcar lines.<sup>11</sup> In 1900, Bishopp advertised Kenwood lots for sale with a range of prices from \$500 to \$2,000.<sup>12</sup>

<sup>11</sup> Lanegan and Sandeen, 34.

<sup>12</sup> *Minneapolis Tribune*, 4-29-1900.

**KENWOOD** A Beautiful Addition to Minneapolis.

OWNED BY  
 W. W. HUNTINGTON, GEO. L. BAKER,  
 A. R. POTTER, I. C. SEELEY,  
 W. J. BISHOPP.



CEDAR LAKE. VIEW FROM KENWOOD.



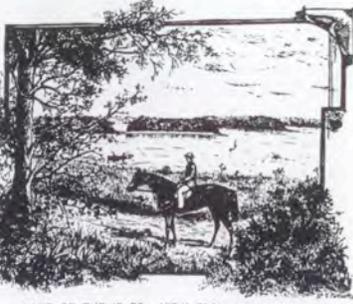
Kenwood Addition.  
 HIGH, SLIGHTLY & ATTRACTIVE.  
 —OVERLOOKING—  
 Cedar Lake, Lake of the Isles,  
 AND THE CITY.

Choice Place for Elegant Residences.

LESS THAN HALF THE DISTANCE TO THE SOUTH  
 BOUNDARY LINE OF THE CITY.

This fine tract of wooded land is centrally located, containing about 105 acres, a gently undulating plateau, which forms the bluffe westerly from Central Park and Hennepin Avenue to Cedar Lake. It is bounded by 24th Street on the south, Franklin Avenue traversing its center from east to west, by Lake View Avenue on the north, which is continued north as Kenwood Boulevard 100 feet wide and connecting with "Island Park," thus making the most elevated and delightful park drive in this or any other city. On the west it is bounded by Cedar Lake and land owned by the M. & St. L. Ry. Co. On the east line the Lake of the Isles, recently acquired for a public park by the city, and a tract of land nearly as well located for fine residences.

The M. & St. L. Railroad will furnish ample transit from the west side of Kenwood where an ornamental station is already completed. It is only a five minutes drive to Hennepin Avenue on Franklin, and the city street car lines most soon find their way there, for profit. City water pipes are now being laid to the addition. Streets are being graded, the grounds beautified, and preparations made for the new residences already contracted to be built, none to cost less than \$2500 each. Nearly 100 lots have been sold previous to date, July 1. It is destined soon to be the most popular and delightful residence portion of the beautiful city of Minneapolis. It will be a pleasure to show this property to visitors as well as residents. Please call upon



I. C. SEELEY & CO.  
 TRIBUNE BUILDING.  
 BARGAINS IN KENWOOD.  
 BAKER, POTTER & CO., Lumbermen's Exchange.

LAKE OF THE ISLES. VIEW FROM KENWOOD.

Figure 13. Advertisement for Kenwood lots, ca. 1890. (*The Lake District of Minneapolis*)

Like Thomas Lowry, real estate agents often resided in the neighborhoods that they promoted.<sup>13</sup> In 1888 William J. Bishopp lived at 2024 Kenwood Parkway and operated a real estate and loan company with his brother-in-law, Charles Howe.<sup>14</sup> In 1890, Bishopp lived at 2127 Kenwood Parkway before moving to 2115 Kenwood Parkway the following year. In 1895, Bishopp's real estate and insurance partner, James Ridgeway, lived at 2001 Kenwood Parkway in 1895.

While city atlases reveal that much of Kenwood was developed by 1890, the area was developed haphazardly and vacant lots abounded at the turn-of-the-century. As described in the Mead & Hunt survey (2006), the area contains a mixture of architect-designed and speculative houses built by carpenter-builders and Queen Anne, Colonial Revival and Tudor Revival styles are among the

<sup>13</sup> Lanegran and Sandeen, 31.

<sup>14</sup> The Minneapolis Park and Recreation Board acquired Kenwood Boulevard in 1886. The street name was changed to Kenwood Parkway.

most popular.<sup>15</sup> As shown in Figure 12, over half the lots surrounding 2108 Kenwood Parkway remained vacant in 1912. Kenwood's residential development continued into the 1930s and it was not uncommon for land speculators to develop the open lots.

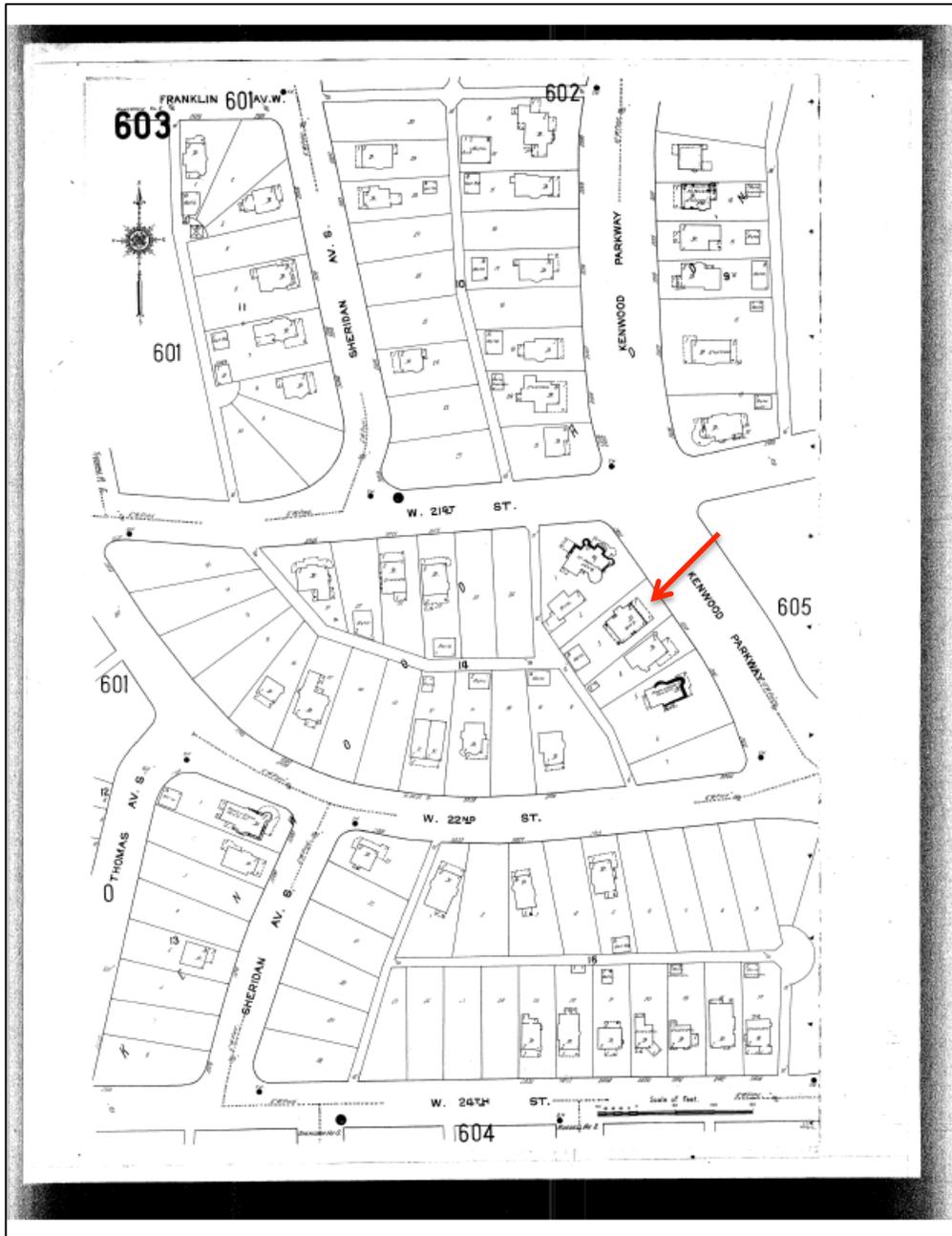


Figure 14. Sanborn Insurance Map, 1912, Vol. 6, Sheet 603.

<sup>15</sup> Mead & Hunt, 21.

## 4.2 Builder

Little is known about the builder of the house at 2108 Kenwood Parkway. An architect's name does not appear on City of Minneapolis building permits and no original plans of the house have been located. H. R. Adkinson is listed as the contractor for the house (1902) and barn (1903) at 2108 Kenwood Parkway.

Adkinson is listed among the carpenters in the 1902 Minneapolis City Directory. He is one of 177 carpenter-contractors advertising in the 1902 directory and appears to have only worked between 1902 and 1905 in Minneapolis before he moved to Canada. There are 70 general contractors listed separately in the directory. Minneapolis building permits indicate that there were hundreds of companies of various sizes as well as scores of day laborers employed during the city's turn-of-the-century building boom.

Hulen Adkinson (1865-1914), son of Islom and Sarah Jane (Horn), was born near Platteville, Wisconsin in 1865.<sup>16</sup> Adkinson and his wife, Stella (b.1872), lived in Superior, Wisconsin in 1891-1892 before they moved to Dubuque, Iowa in 1893.<sup>17</sup> The couple, with their daughters Mae (b.1892) and Doris (b.1897), moved to Minneapolis in 1901.<sup>18</sup> They lived at 110 South 10th Street in 1902 and at 97 South 11th Street in 1905.<sup>19</sup> It appears the family moved to Vancouver in 1905 where Adkinson died in 1914.<sup>20</sup>

## 4.3 Architecture

The Colonial Revival style house at 2108 Kenwood Parkway represents a simplified version of the style and incorporates design features of the earlier Queen Anne style. Colonial Revival residences started to appear ca. 1880 in the United States and excellent examples are present in Kenwood.<sup>21</sup> About one-third of the Colonial Revival houses built before 1915 have a hipped roof with a full-width porch like the house at 2108 Kenwood Parkway; this type is often called the Classic Box.<sup>22</sup> The classical front porch, dormers and arched window (north elevation) at 2108 Kenwood Parkway are typical features of the Colonial Revival style.

The principal areas of elaboration in Colonial Revival houses are entrances, cornices and windows.<sup>23</sup> The majority of Colonial Revival style houses have an accentuated front door with a pediment, fanlights and sidelights. The entrance at 2108 Kenwood Parkway lacks a fanlight or pediment and the sidelights have a diamond-pattern muntin more commonly seen in Queen Anne style houses.<sup>24</sup> Colonial Revival cornices have a slight eave overhang and are boxed with modillions and/or dentils.<sup>25</sup> The cornice at 2108 Kenwood Parkway resembles a Queen Anne cornice and is open with a wide overhang and wood brackets. This cornice detail is also featured

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<sup>16</sup> U.S. Federal Census 1870, Town of Smelser, Grant Co., WI.

<sup>17</sup> Superior Directories, 1890-1895

<sup>18</sup> Minneapolis Directories, 1901-1905.

<sup>19</sup> Minneapolis Directories, 1901-1905.

<sup>20</sup> Adkinson is buried at Mountain View Cemetery in Vancouver, British Columbia, Canada.

<sup>21</sup> The residence at 1937 Kenwood Parkway, built in 1897 and designed by Bertrand and Chamberlain, is an excellent example of the Colonial Revival style.

<sup>22</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 321.

<sup>23</sup> McAlester, 324.

<sup>24</sup> McAlester, 321.

<sup>25</sup> McAlester, 55.

at the dormers indicating a Queen Anne style feature instead of the typical pedimented dormer of the Colonial Revival style.<sup>26</sup> Colonial Revival windows are often paired and typically have multi-pane glazing; Palladian windows are common.<sup>27</sup> Windows at 2108 Kenwood Parkway are one-over-one, double-hung sash and lack muntins. The diamond-paned sash at the dormers and the north elevation window are reminiscent of the Queen Anne style.

#### 4.4 Property Ownership

##### *Bishopp*

It is unclear if William J. Bishopp (1848-1904) was building the house at 2108 Kenwood Parkway for speculation or for personal use. He lived across the street at 2115 Kenwood Parkway from 1891 until his death on March 1, 1904. Bishopp is listed as the owner on the building permit for 2108 Kenwood Parkway in 1902.<sup>28</sup> Upon his death, the property title for 2108 Kenwood Parkway transferred to Minnie B. and James Prodger.<sup>29</sup> James Prodger (b.1858) may have worked for Bishopp and is listed in the Minneapolis Directory as a real estate agent in 1903.<sup>30</sup> Prodger is listed as the owner on the 1903 building permit for the wood frame barn.<sup>31</sup> Minnie B. and James Prodger moved to Nezperce, Idaho and sold the house to Albert and Mary Haines on May 6, 1904.<sup>32</sup>

Bishopp was one of the original investors-developers of the Kenwood plat and also lived at 2024 and 2127 Kenwood Parkway. He was employed at the real estate firm, Huntington and Co., in 1883, and I.C. Seeley Co. from 1886 to 1889.<sup>33</sup> W. W. Huntington and Isaac Casper Seeley were investors in the Kenwood plat with Bishopp. He partnered with Charles Howe in 1890-1891 and from 1891 to 1895 he was a partner in Bishopp & Ridgeway providing real estate loans and fire insurance. In 1899, Bishopp was one of 293 real estate agents in Minneapolis.<sup>34</sup> Bishopp never lived at 2108 Kenwood Parkway and his home at 2115 Kenwood Parkway was sold to E. E. Atkinson in the 1910s.

##### *Haines*

Albert Haines (1858-1929), son of Clark Cooper Haines and Margaret Farr (Anderson), was born in Madison, Indiana on November 26, 1858. Haine's older sister, Mary Belle (1855-1918), married the son of a local farmer, Owen Brooke Kinnard (1853-1925), in 1877. Kinnard was apprenticed as a machinist and worked for the Atlas Engineering Works of Indianapolis before moving to Minneapolis in 1878 to work at the Atlas headquarters.<sup>35</sup> Kinnard's brother-in-law, Albert Haines, moved to Minneapolis and in 1880 he is listed as a lodger on North Fourth Street in Minneapolis and occupied as a carpenter.<sup>36</sup>

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<sup>26</sup> McAlester, 55-56.

<sup>27</sup> McAlester, 324.

<sup>28</sup> "Building Permits," *Minneapolis Tribune* 10-5-1902.

<sup>29</sup> Hennepin County Deed Book 571, Page 183.

<sup>30</sup> Minneapolis Directory, 1903.

<sup>31</sup> Minneapolis Building Permit, #B56391, 8-27-1903.

<sup>32</sup> Hennepin County Deed Book 571, Page 588, 6-6-1904.

<sup>33</sup> Minneapolis Directories, 1883-1890.

<sup>34</sup> Minneapolis Directory, 1899.

<sup>35</sup> Shutter, vol III, 546.

<sup>36</sup> U.S. Federal Census, 1880, SD 2, ED 239, Page 1.

In 1882, Kinnard and Haines partnered as wood shingle and lath machinists at 125 East Main Street.<sup>37</sup> In 1885, they moved operations to 31 Central Avenue and continued under the name, Kinnard & Haines.<sup>38</sup> In 1886 the Kinnard & Haines factory was located at Nicollet Avenue and West 29th Street.<sup>39</sup> Haines married Mary Clark the same year and it appears they lived at the factory headquarters with the Kinnards until 1888.<sup>40</sup>

In 1889, the company moved to 312 North First Street and operated as the Kinnard Press Company.<sup>41</sup> At this time, the company began to manufacture hay press equipment and the officers included William J. Dean, president, O. B. Kinnard, vice-president and Albert Haines, secretary. In 1896, Dean left the company and the officers were O. B. Kinnard, president and Albert Haines, secretary and treasurer. The Kinnard Press Company built a factory (razed) at 44th Avenue North near Bryant Avenue North in 1897.<sup>42</sup> In 1902 the company name changed to Kinnard-Haines Company and a one-story brick office building was built next to the factory.<sup>43</sup> In 1904 the company began to make gas engines for tractors. In 1917, Albert Haines left the company and the company name changed to Kinnard & Sons; O. B. Kinnard remained president until 1920 when he retired and his son, Oscar, operated the company until it closed in 1929.

Albert and Mary Haines lived with their children, Albert (1891-1920) and Helen (1888-1978), at 3030 Pleasant Avenue South from 1888 to 1896 and at 3023 Pleasant Avenue from 1896 to 1903.<sup>44</sup> Their son, Albert Clark Haines, was living with the family and working at the Beeman Tractor Company when he died in 1920.<sup>45</sup> Albert Haines died November 18, 1929.<sup>46</sup> His wife remained in the house at 2108 Kenwood Parkway until her death on June 26, 1934.<sup>47</sup> The house was deeded to her daughter, Helen B. Haines (1888-1978), who appears to have rented the house to Albert P. Baston (1895-1979) in 1935 and eventually sold it to him in 1943.<sup>48</sup>

### *Baston*

Albert and Rubia Baston lived in the house from 1935 until 1950. Albert Baston was captain of the University of Minnesota football team in 1916 before going to Germany during WWI.<sup>49</sup> Upon

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<sup>37</sup> Minneapolis Directory, 1882.

<sup>38</sup> Minneapolis Directory, 1885.

<sup>39</sup> Minneapolis Directory, 1886.

<sup>40</sup> It appears that Haines and Mary Clark met in Indiana and were married August 25, 1886 in Wayne, Indiana. The Haines and Kinnards were living together on Pleasant Avenue between West 28th and West 29th streets from 1883 to 1885. They lived together at 11 West 29th Street (razed) from 1886 to 1888. Haines moved to 3030 Pleasant Avenue South in 1888 and to 3023 Pleasant Avenue South in 1899. Kinnard remained at 11 West 29th Street until 1898 when he moved to 2750 Dupont Avenue South (extant) where he remained until his death in 1925.

<sup>41</sup> Minneapolis Directory, 1889.

<sup>42</sup> Carole Zellie, City of Minneapolis Heritage Preservation Commission Registration Form, "Kinnard Haines Manufacturing Company Office," for the City of Minneapolis, 1994.

<sup>43</sup> The company office (1902) was locally designated in 1995 and is significant for its association with the city's agricultural implement companies and organization by an inventor-owner, O.B. Kinnard.

<sup>44</sup> Minneapolis Directories, 1885-1905.

<sup>45</sup> *Minneapolis Tribune*, 8-15-1920, 4; Death Certificate 1920-MN-021557.

<sup>46</sup> Minnesota Death Certificate, 1929-MN-022082.

<sup>47</sup> Minnesota Death Certificate, 1934-MN-020828.

<sup>48</sup> Minneapolis Directories 1934-1945; Hennepin County Deed Book 1621, Page 577, 10-8-1943.

<sup>49</sup> "Minnesota U is Proud of Record," *Kokomo Daily Tribune*, 1-29-1919.

his return to Minneapolis, Baston owned a Chevrolet automobile dealership.<sup>50</sup> The Bastons sold the house to Joseph Foster in 1965, but Foster never lived in the house.<sup>51</sup>

### *Brennan*

Daniel and Helen Brennan lived in the house from 1952 until 1980. It appears that Daniel Brennan (1917-2002) rented from the Fosters before eventually purchasing the house in 1972.<sup>52</sup> Brennan was a free-lance writer for the *Minneapolis Times* and *Tribune* and wrote 25 paperback novels.<sup>53</sup> He was also press secretary for Minneapolis Mayors Hubert Humphrey and Eric Hoyer. Brennan sold the house to Timothy Peterson in 1980 and Helen Brennan died the following year. Brennan retired to California where he died in 2002.



Figure 15. Daniel Brennan at book signing, 1946. (*Minneapolis Times*)

### *Peterson*

W. Timothy and Vicki Peterson purchased the house at 2108 Kenwood Parkway in 1980. The Petersons are portrait photographers in Minneapolis and maintain a studio on West 50th Street in Minneapolis. The Peterson sold the house in 2012 to the current owners.

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<sup>50</sup> *Palm Beach Post*, 10-12-1930.

<sup>51</sup> Hennepin County Deed Book 2528, Page 96, 12-24-1965; Minneapolis Directories.

<sup>52</sup> Hennepin County Mortgage Book 3945908, 5-12-1975.

<sup>53</sup> "Dan Brennan, 85, novelist, journalist." *Star Tribune*, 3-8-2002.

## 5.0 EVALUATION

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

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

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

### 5.1 Previous Evaluations

The property was not included in the 1980-81 survey of the City of Minneapolis, often referred to as the “800 List” survey.

The property was also not identified in the “Historic Resources Inventory: Portions of Calhoun-Isles Area”, contracted by Mead & Hunt in 2006, that covered the Kenwood area as well as Lowry Hill, Mount Curve and Lake of the Isles.<sup>54</sup> The study noted, “numerous residential properties were documented for their architectural merit...but were not recommended for further study. These properties displayed good architectural details, may have been designed by prominent architects, and generally retained good historic integrity. Because the survey area contains large amounts of such residences, documented properties were compared with properties of similar style within the area. As a result, only outstanding examples of architectural styles were

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<sup>54</sup> Mead & Hunt, “Historic Resources Inventory: Portions of Calhoun-Isles Area,” Prepared for the City of Minneapolis, July 2006.

recommended for further study under these contexts.” Some areas were recommended for further intensive survey and research, but the Kenwood neighborhood was not recommended for further study.

## 5.2 Integrity

Section 599.480 (b) of the Minneapolis Code of Ordinances states that integrity of a potential historic resource must be considered when reviewing demolition, but does not explain how to evaluate integrity. The U.S. Department of the Interior-National Park Service provides interpretation of the seven aspects of integrity when evaluating a property for listing in the National Register of Historic Places (NRHP). The NRHP bulletin, *How to Apply the National Register Criteria for Evaluation* (NRB 15), explains that location, design, setting, materials, workmanship, feeling and association of a property should be considered before historic significance.<sup>55</sup>

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

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

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

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

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

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

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

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

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<sup>55</sup> U.S. Department of the Interior, National Register Bulletin “How to Apply the National Register Criteria for Evaluation.”

## 5.3 Evaluation

### *Criteria*

Under criterion 1, the property is not associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. The property is one of many houses that were developed along Kenwood Parkway at the turn-of-the-century. The house at 2108 Kenwood Parkway was constructed after the majority of the houses were built along the parkway and does not possess more significance than the surrounding residences.

The residence was built by real estate speculator, William J. Bishopp, who died at the time of construction completion. The second owner, Albert Haines, lived in the property from 1904 to 1929, but he did not have a hand in the design or construction of the house. Haines was secretary and treasurer of a hay press manufacturing company from 1902 to 1917; his association with the company is secondary to that of the president, Oscar B. Kinnard, who started the company in 1889 and remained with the company until his death in 1925. The property is not associated with the lives of significant persons or groups and is not significant under criterion 2.

The property is not associated with distinctive elements of the city or neighborhood identity and is not significant under criterion 3. Georgian Revival style houses are located throughout Minneapolis and most American cities. The building type and its architectural style are not indigenous to Minneapolis or particularly identified with Minneapolis.

The property is a simplified Colonial Revival style house with dormers and a classical porch details, but lacks the distinctive elements of the style, which include an entrance with fanlights, dentil moldings at cornice, pedimented dormers, pilasters, and multi-paned windows. The property does not embody the distinctive characteristics of the architectural style and is not significant under criterion 4.

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

The building is not associated with an architect and does not exemplify the work of a master builder, engineer, designer, artist, craftsman, or architect and is not significant under criterion 6. The carpenter-contractor, Hulen Adkinson, lived in Minneapolis between 1902 and 1905 and he does not appear to have designed or built significant buildings in Minneapolis.

City property atlas maps and Sanborn fire insurance maps provide information about previous use and development at the site. The property has not yielded, nor is it likely to yield, information important in prehistory and, therefore, is not significant under criterion 7.

### *Integrity*

The building at 2108 Kenwood Parkway maintains good integrity. The house remains at its historic location and retains its original setting, design, materials, workmanship, feeling and association. The screen porch addition and non-original garage are at the rear of the site and are not visible from the street face.

#### **5.4 Recommendation**

It is recommended that the building at 2108 Kenwood Parkway is not eligible for individual heritage designation. Although a well-executed example of a popular architectural style situated on a street of significant residential architect, it is not more significant than the surrounding residential fabric.

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