



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #  
August 5, 2014  
BZH-28291

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 705 42<sup>nd</sup> Avenue North  
*Project Name:* Camden Park State Bank  
*Prepared By:* Alexandr Young, Graduate Student Intern, (612) 673-2118 with Dr. John Smoley, (612) 673-2830  
*Applicant:* Tyler J. Avestini  
*Project Contact:* Alexandr Young (612) 673-2118  
*Ward:* 4, Council President Barbara Johnson  
*Neighborhood:* Camden  
*Request:* Nomination for Designation as a Local Landmark

### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Avestini Building
<b>Historic Name</b>	Camden Park State Bank Building
<b>Historic Address</b>	4169-4171 Lyndale Ave North and 707-709 42 <sup>nd</sup> Avenue North
<b>Original Construction Date</b>	1920 (bank building) 1910 (lodge)
<b>Original Owner</b>	Highland Lodge #99, I.O.O.F.
<b>Original Architect</b>	E.C. Haley – Bank, S.J. Bowler - lodge
<b>Original Builder</b>	Charles E. Hagstrom – lodge, Charles J. Johnston - bank
<b>Historic Use</b>	Bank, retail, office space, ballroom, meeting lodge
<b>Current Use</b>	restaurant, hair salon, offices
<b>Proposed Use</b>	restaurant, hair salon, offices
<b>Other Historical Designations</b>	n/a

## SUMMARY

### BACKGROUND

The Historic Camden Park State Bank building claims stylistic importance as a well-preserved example of Beaux-Arts Classicism as adapted to institutional use in Minnesota in between 1900 and 1920. The current building owner, Tyler J. Avestini, submitted an application to have the building nominated for Local Historic Designation.

### PUBLIC COMMENTS

Staff has received no public comments on the proposal.

## 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 appears to meet at least one of the criteria for designation contained in section 599.210:

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

Due to its associations with Minneapolis' streetcar heritage, the Camden Park State Bank appears to meet criterion 1, "the property is associated with significant events or periods that exemplify broad patterns of cultural, political, economic or social history." Its primary significance is due to its relationship to the development of the Minneapolis streetcar system. In 1890, the Washington Avenue streetcar was extended to the six-way intersection of Washington Ave N, 42<sup>nd</sup> Ave N, Lyndale Avenue North, and Webber Parkway in the then newly-annexed Town of Camden. Camden Place was the last, northernmost stop on the Washington Avenue line by the Camden Bridge, which was the northernmost crossing of the Mississippi River. In 1899 the Washington Ave line was extended to 49<sup>th</sup> Ave North and in 1913 was extended to 52<sup>nd</sup> Avenue North. The extension from 45<sup>th</sup> Avenue North was discontinued

in 1925 and was rerouted in the same year along Bryant Avenue North up to 52<sup>nd</sup> Avenue to serve the growing residential community of Camden. The Washington Avenue streetcar line fostered the quick growth of the six-way intersection as the commercial center of the community.<sup>1</sup> It was the main connection from this part of North Minneapolis to downtown until 1912 when the Emerson-Fremont line was extended north in along Emerson Avenue to 42<sup>nd</sup> Avenue and in 1923 the Penn line was extended along Thomas Avenue to Reach 42<sup>nd</sup> Avenue.<sup>2</sup> The streetcar facilitated the integration of this community into the urban core of the City of Minneapolis.

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

Due to its association with the Camden community, the Camden Park State Bank appears to meet criterion 3, “the property contains or is associated with distinctive elements of city or neighborhood identity.” The Camden Bank building is significant as an integral part of the commercial and community center of the Camden neighborhood that was focused at the crossroads of North Minneapolis in the early decades of the twentieth century. Banks represented a stronghold of economic stability indispensable to the early development of urban communities. The bank was the backbone of local commerce in the years following the collapse of the nineteenth century lumber industry in Minneapolis.<sup>3</sup> The two-story portion of the building was designed by Minneapolis architect S.J. Bowler and was constructed in 1910 as a community meeting hall with commercial space below on 42<sup>nd</sup> Ave N.<sup>4</sup> The three-story portion of the building was designed by Minneapolis architect E.C. Haley and was constructed in 1920 with commercial space and the Camden Park State Bank fronting on Lyndale Avenue North.<sup>5</sup> With the exception of this property and a pair of single-story commercial buildings to the south that have been heavily altered, the entire district has been torn down, primarily during the construction of Interstate 94.<sup>6</sup> At, or soon after its construction, the Camden Bank building was home to the community’s bank, lodge, post office, mortuary, doctor, dentist, lawyer, insurance agent, ballroom, and pool hall. These services and recreational facilities were essential to the well-being of the Camden community. As the aforementioned served the community well, it is not surprising that they are remembered in local informant histories.<sup>7</sup>

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<sup>1</sup> John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 59, 111, 225 – 226.

<sup>2</sup> John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 220-225.

<sup>3</sup> Holly Rabb and James Rust, “IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form,” 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 7.

<sup>4</sup> Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910) and B 86264 (4-5-1910).

<sup>5</sup> Minneapolis Inspector of Buildings, Permit B 140227 (2-4-1920).

<sup>6</sup> Hennepin County Library, “Camden Business District,”

<http://image.hclib.org/mpsplphotos/jpegs/tM6106.jpg>, accessed 16 July 2014.

<sup>7</sup> *Minneapolis City Directories*; “Elmer Tupper”, Biography Files, Minneapolis Collection, Special Collections, Hennepin County Library.

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

The building was designed by Minneapolis architects and appears to meet criterion 4, “the property embodies the distinctive characteristics of an architectural or engineering type or style or method of construction.” The Lyndale Avenue façade of the Camden Park State Bank claims importance as a well-preserved example of the Beaux-Arts architectural style as adapted to vernacular commercial use in Minnesota in between 1900 and 1920. The focal point of the symmetrical front of the building along Lyndale Avenue is a portico entrance flanked by paired, unfluted, Ionic concrete columns. “Camden Park State Bank” is engraved in the entablature above these columns, which also supports a projecting cornice. Walls are clad in red brick. The window sills, foundation plinths, and the continuous belt course are all made of pressed concrete. A second-story belt course along the Lyndale Avenue side of the building separates the formal entry on the ground floor from the upper floors. The upper stories are three bays wide with a recessed bay above the main entrance. Paired sashes of replacement windows form vertical groups that span the two floors. Windows feature surrounds of cream brick arranged in header courses. Between the two vertical groups, a decorative brickwork panel surrounds a central diamond motif. A larger diamond motif is repeated in tile above the third floor windows of the projecting end bays. Crenelated parapets with masonry coping cap each side bay.<sup>8</sup>

The subject property may also be eligible for designation as a landmark under the other four designation criteria. Such an analysis would be conducted as part of a designation study.

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the nomination of the Camden Park State Bank building as a landmark; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

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<sup>8</sup> See Minnesota Historical Society (MHS) 1928 photograph; Holly Rabb and James Rust, “IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form,” 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 2.

## ATTACHMENTS

### A. Nomination

## CRITERIA FOR DESIGNATION

The Camden Park State Bank appears to meet criteria 1, 3 and 4 for designation as a landmark under Section 599.210 of the Heritage Preservation Regulations.

Due to its associations with Minneapolis' streetcar heritage, the Camden Park State Bank appears to meet criterion 1, "the property is associated with significant events or periods that exemplify broad patterns of cultural, political, economic or social history." Its primary significance is due to its relationship to the development of the Minneapolis streetcar system. In 1890, the Washington Avenue streetcar was extended to the six-way intersection of Washington Avenue North, 42<sup>nd</sup> Ave North, Lyndale Avenue North, and Webber Parkway in the then newly-annexed Town of Camden. Camden Place was the last, northernmost stop on the Washington Avenue line by the Camden Bridge, which was the northernmost crossing of the Mississippi River. In 1899 the Washington Ave line was extended to 49<sup>th</sup> Avenue North and in 1913 was extended to 52<sup>nd</sup> Avenue North. The extension from 45<sup>th</sup> Avenue North was discontinued in 1925 and was rerouted in the same year along Bryant Avenue North up to 52<sup>nd</sup> Avenue to serve the growing residential community of Camden. The Washington Avenue streetcar line fostered the quick growth of the six-way intersection as the commercial center of the community.<sup>1</sup> It was the main connection from this part of North Minneapolis to downtown until 1912 when the Emerson-Fremont line was extended north along Emerson Avenue to 42<sup>nd</sup> Avenue and in 1923 the Penn line was extended along Thomas Avenue to reach 42<sup>nd</sup> Avenue.<sup>2</sup> The streetcar facilitated the integration of this community into the urban core of the City of Minneapolis.

Due to its association with the Camden community, the Camden Park State Bank appears to meet criterion 3, "the property contains or is associated with distinctive elements of city or neighborhood identity." The Camden Bank property is significant as an integral part of the commercial and community center of the Camden neighborhood that was focused at the crossroads of North Minneapolis in the early decades of the twentieth century. Banks represented a stronghold of economic stability indispensable to the early development of urban communities. The bank was the backbone of local commerce in the years following the collapse of the nineteenth century lumber industry in Minneapolis.<sup>3</sup> The two-story portion of the building was designed by Minneapolis architect S.J. Bowler and was constructed in 1910 as a community meeting hall with commercial space below on 42<sup>nd</sup> Ave North.<sup>4</sup> The three-story portion of the building was designed by Minneapolis architect E.C. Haley and was constructed in 1920 with commercial space and the Camden Park State Bank fronting on Lyndale Avenue North.<sup>5</sup> With the exception of this property and a pair of single-story commercial buildings to the south that have been heavily altered, the entire district has been torn down, primarily during the construction of Interstate 94.<sup>6</sup> At, or soon after its construction, the Camden Bank building was home to the community's bank, lodge, post office, mortuary, doctor, dentist, lawyer, insurance agent, ballroom, and pool hall. These services and recreational facilities were essential to the well-being of the

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<sup>6</sup> Hennepin County Library, "Camden Business District," <http://image.hclib.org/mplsphotos/Jpegs/tM6106.jpg>, accessed July 16, 2014.

Camden community. As the aforementioned served the community well, it is not surprising that they are remembered in local informant histories.<sup>7</sup>

The building was designed by Minneapolis architects and appears to meet criterion 4, “the property embodies the distinctive characteristics of an architectural or engineering type or style or method of construction.” The Lyndale Avenue façade of the Camden Park State Bank claims importance as a well-preserved example of the Beaux-Arts architectural style as adapted to vernacular commercial use in Minnesota in between 1900 and 1920. The focal point of the symmetrical front of the building along Lyndale Avenue is a portico entrance flanked by paired, unfluted, Ionic concrete columns. “Camden Park State Bank” is engraved in the entablature above these columns, which also supports a projecting cornice. Walls are clad in red brick. The window sills, foundation plinths, and the continuous belt course are all made of pressed concrete. A second-story belt course along the Lyndale Avenue side of the building separates the formal entry on the ground floor from the upper floors. The upper stories are three bays wide with a recessed bay above the main entrance. Paired sashes of replacement windows form vertical groups that span the two floors. Windows feature surrounds of cream brick arranged in header courses. Between the two vertical groups, a decorative brickwork panel surrounds a central diamond motif. A larger diamond motif is repeated in tile above the third floor windows of the projecting end bays. Crenelated parapets with masonry coping cap each side bay.<sup>8</sup>

### INTEGRITY OF PROPERTY

The Camden Park State Bank retains integrity of location. It is located at its original site of construction where the Washington Avenue streetcar line would operate. The creation of Interstate 94 resulted in the removal of almost every remaining historic building from the business zone, now best represented solely by this building at Lyndale and 42<sup>nd</sup> Avenues. The Camden Bank remains a property fully associated with the northernmost reaches of the historic Minneapolis streetcar system and its effect on connecting downtown with outlying communities until a solid urban core was formed.

The exterior of the Camden Bank retains integrity of design. The Camden Bank has undergone damage, repairs and changes that have modified the original appearance of the exterior, but these changes do not affect the impression of the overall design, despite the addition of a two way billboard on top of the building’s roof and replacement of all original windows. The ornamental tile work, the color and texture of the brick are all original. Many other original historic features on the exterior remain intact. The engraved entablature above the entrance portico still communicates the integrity of the original design.

The interior of the building does not fully communicate the integrity of its original design. The bank lobby has been converted to retail. Notably, there was a 1994 fire on the second floor, and more recently a tornado in 2011 causing damage to the roof of the building. Historic wood panel doors to the main and side entries have been replaced with modern steel frame and glass doors. All windows are replacements for the originals. The original plaster over lathe ceilings and walls have been largely obscured by drop ceilings and gypsum board. Historic floors are covered by non-historic carpet and linoleum. An original bank vault door with a working lock is still extant in the basement, as are cabinets inside the vault original to the building.

The integrity of setting has changed considerably since the time when the Camden Bank was built. It sits on its original site at the intersections of 42<sup>nd</sup> Avenue North, Lyndale Avenue North, and Washington Avenue North.

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Although I-94 passes nearby, the primary façade of the Camden Bank still fronts on Lyndale Avenue which was, and still is a major thoroughfare in the City of Minneapolis.

The Camden Bank strongly retains integrity of materials, most notably on its exterior. While there have been repairs to the building, most of the original brick masonry, the crenelated parapets at the roof line and the central concrete portico entrance with the engraved entablature are still in place. The cream color brick of the window surrounds were likely sourced in the immediate vicinity from the brickyards at Shingle Creek.<sup>9</sup>

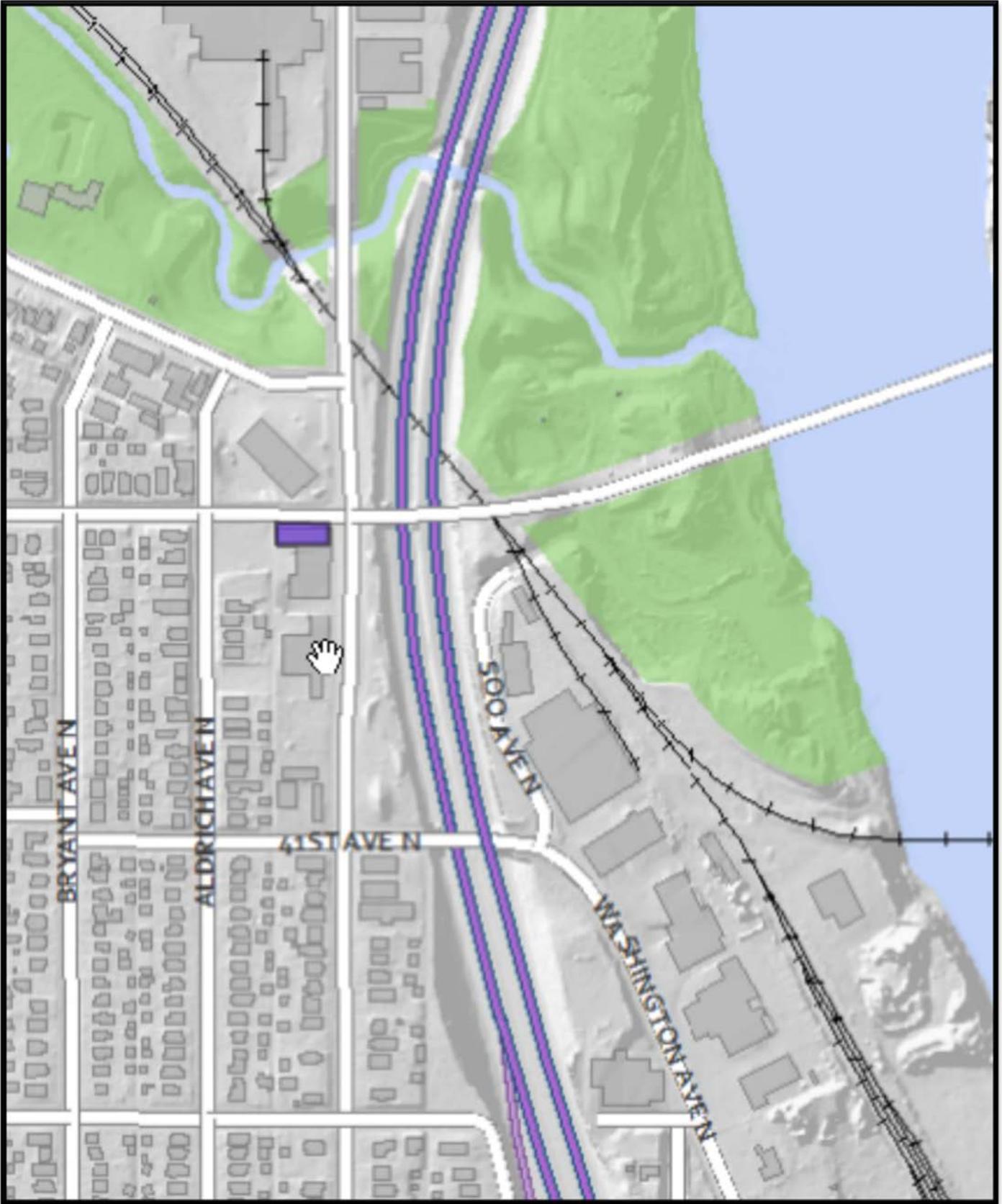
The Camden Bank retains integrity of workmanship. Evidence of the builders' skill and labor are still evident on the exterior of the building. Paired, unfluted, concrete columns with an engraved entablature above are the formal features of the main entrance. Above the lodge entrance, an engraved stone nameplate with the I.O.O.F. No. 99 is still present and is evidence of the craft related to the building's period of significance.

The Camden Bank strongly expresses the integrity of feeling associated with the period of historical significance in Camden related to the development of the streetcar system. The Bank building is one of the last witnesses to the northern reaches of the old Minneapolis streetcar system and to the history of this area before the construction of I-94.

The Camden Bank retains integrity of association. Unlike the two commercial properties located directly to the south which have been significantly altered, the Bank closely resembles its early twentieth century appearance. The entablature above the main entry retains the original "Camden Park State Bank" engraving. Above the lodge entrance, an engraved stone nameplate with the "I.O.O.F. No. 99" is still extant. The Camden Park State Bank remains one of the last direct links associated with the significant development patterns of the historic streetcar system and the old Camden commercial district.

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Camden Park State Bank, 705 42<sup>nd</sup> Ave N, in relation to the intersections of Washington Ave N, 42<sup>nd</sup> Ave N, and Lyndale Ave N. I-94 is represented by purple lines running north/south



“Camden Business District” Commercial district at Webber Pkwy, 42<sup>nd</sup>, Lyndale, and Washington Avenues, 1920’s. Image courtesy Hennepin County Libraries



42<sup>nd</sup> Ave N & Lyndale Ave N, 2012.  
Image copyright Bing

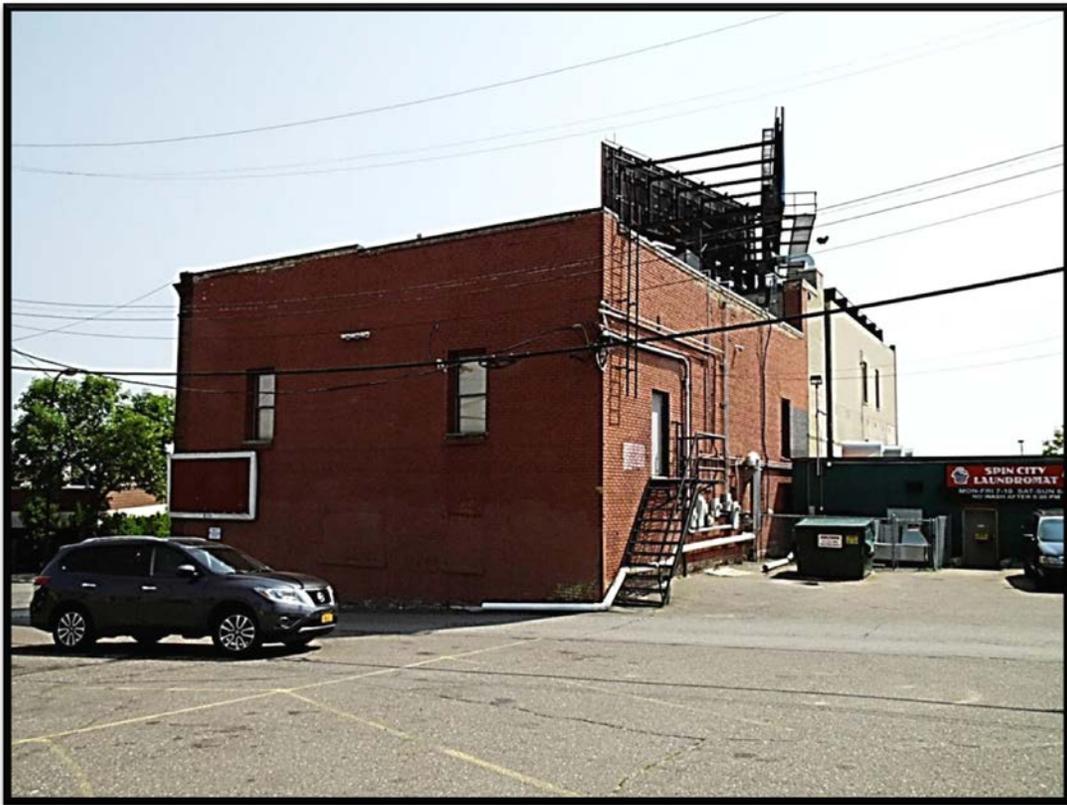


Camden Park State Bank, 1928. Image courtesy Minnesota Historical Society



Camden Park State Bank, east elevation top, north elevation bottom





Camden Park State Bank, west elevation top, south elevation bottom

