

# WASHBURN-FAIR OAKS HISTORIC DISTRICT PERIOD OF SIGNIFICANCE FINDINGS

---

June 2022

*Revised July 2022*



# **Washburn Fair Oaks Historic District – Period of Significance Findings**

Minneapolis, Hennepin County, Minnesota

June 2022

*Revised July 2022*

## **Prepared for:**

City of Minneapolis  
Community Planning and Economic Development  
105 S 5th Ave #200,  
Minneapolis, Minnesota 55401

## **Prepared by:**

Pigeon Consulting  
2395 University Avenue West, Suite 206  
Saint Paul, Minnesota 55114  
[pigeonconsulting.com](http://pigeonconsulting.com)

# TABLE OF CONTENTS

Acknowledgments	1
Executive Summary	2
Introduction	3
Methodology	3
Summary of Significance	4
Findings	6
Period of Significance	13
Property Inventory	14
Additional Recommendations	15

# ACKNOWLEDGMENTS

Pigeon Consulting would like to thank the City of Minneapolis Department of Community Planning and Economic Development, particularly John Smoley, Ph.D.; Michael Koop of the Minnesota State Historic Preservation Office; and Washburn Fair Oaks residents Charles Block, Jen Caruso, Jeff Nelson, and Ron Stevens for their support of this project.

*The activity that is the subject of this evaluation and inventory has been financed entirely with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.*

*This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, U.S. Department of the Interior, National Park Service, 1849 C St., NW, Washington, D.C. 20240.*

# EXECUTIVE SUMMARY

In 2021, the City of Minneapolis (“the City”) was awarded a Certified Local Government Grant from the Minnesota State Historic Preservation Office and the National Park Services to update the City of Minneapolis’s locally-designated Washburn-Fair Oaks Historic District inventory of contributing and non-contributing resources. The Washburn-Fair Oaks Historic District was designated as a local landmark historic district in 1976 and includes approximately 214 underlying parcels representing a significant concentration of residences built at the turn of the century by prominent Minneapolis developers in a variety of late 19th and early 20th century styles.

The 1976 report and documentation for the District is representative of nomination standards from that time. The existing documentation lacks a specific and defensible period of significance and a clear roster indicating which properties within the District are considered contributing and non-contributing. To rectify this, in December of 2021 the City hired Pigeon Consulting, a Saint Paul- based historical consulting firm, to complete the following scope of services:

- determine an appropriate period of significance for the District,
- update inventory forms for all properties located within the boundaries of the District,
- update photographic documentation of all properties within the boundaries of the District; and
- create a roster of contributing and non-contributing properties within the District.

Between January and March of 2022, Pigeon Consulting conducted archival research and completed extensive fieldwork to define a period of significance, document the current appearance of properties within the boundaries of the District, document changes to the properties over time, and provide a clear roster of contributing and non-contributing properties.<sup>1</sup> This report, which identifies and justifies an appropriate period of significance for the District, is intended to satisfy the first scope item.

Based on existing documentation, Pigeon Consulting finds that the **Period of Significance for the Washburn Fair Oaks Historic District is 1863 to 1939**. These dates mark the construction date of the oldest extant building in the district and the construction of the Fair Oaks Apartments, the construction of which was the last significant project completed in the district before World War II.

---

<sup>1</sup> Pigeon Consulting’s determination of contributing and non-contributing property status was made based upon the existing City of Minneapolis Washburn-Fair Oaks historic district design guidelines. Any future changes to the design guidelines or to the district nomination (i.e. alterations or additions to the argument for the District’s significance) could affect the contributing status of individual buildings within the district.

# INTRODUCTION

The Washburn-Fair Oaks Historic District (“the District”) was designated as a local City of Minneapolis historic landmark district in 1976. While the nomination for the District is quite thorough when compared to similar nominations from the 1970s, it lacks a specific and defensible period of significance and, as a result, a clear roster indicating which properties within the District are considered contributing and non-contributing.

In an effort to provide increased transparency and efficiency in the Minneapolis Heritage Preservation Commission’s oversight of the District and clarity for property owners within the District, the City hired Pigeon Consulting to:

- determine an appropriate period of significance for the District,
- update inventory forms for all properties located within the boundaries of the District,
- update photographic documentation of all properties within the boundaries of the District; and
- create a roster of contributing and non-contributing properties within the District.

This report, which identifies and justifies an appropriate period of significance for the District, is intended to satisfy the first scope item.

# METHODOLOGY

To develop a recommended period of significance for the Washburn Fair Oaks Historic District, Pigeon Consulting’s Tamara Halvorsen, an historian who meets the Secretary of the Interior’s Professional Qualification Standards in History and Architectural History, reviewed the following reports:

- “Washburn Fair Oaks – A Study for Preservation,”
- The National Register of Historic Places Nomination for the Washburn Fair Oaks Mansion District.

Tamara also conducted building permit research to identify the oldest extant building in the Washburn Fair Oaks Historic District – 2030 Clinton Avenue, which was constructed c. 1863. Finally, she conducted limited research to understand pre- and post-WWII development patterns in the historic district, which included reviewing:

- William Beyer, “An Apartment Idyll: Five Decades of Light and Air at the Fair Oaks,” *Architecture Minnesota* (May/June 1987).
- Tamara Halvorsen Ludt, Laurel Fritz, and Lauren Anderson, *Minneapolis in the Modern Era, 1930–1975* (prepared by New History for the City of Minneapolis, 2020).

# SUMMARY OF SIGNIFICANCE

The 1976 designation study for the Washburn–Fair Oaks Historic District, “Washburn Fair Oaks: A Study for Preservation,” argues that the historic district was

an ideal neighborhood to initiate [historic] survey procedures for several reasons. First, it is an area which offers a wide range of structures from those of architectural and historical merit to the very ordinary [“typical” has been hand-written above “very ordinary”]. It contains three buildings which were included in the 1969 citywide survey of worthy buildings (Significant Architecture in the History of Minneapolis, by Donald Torbert) and one building which is on the State Inventory. Second, there is a range of building use. Institutional, religious, small commercial, apartment and single residential structures are present. Third, the area is relatively compact in a geographic area defined by major transit routes. Finally, there is a continuing interest in the area both as an historic district and as a design district.<sup>2</sup>

The District also represents the late nineteenth century outward movement of the City’s wealthy residents from the central business district to areas on the periphery of the city limits;<sup>3</sup> transit-related real estate development;<sup>4</sup> the rise of the second generation of wealthy Minneapolitans – including a significant concentration of large residences built at the turn of the century that represent fashionable architectural styles and which were designed by important local architects, including William Channing Whitney and Ernest Kennedy;<sup>5</sup> and investment in civic spaces and institutions, as exemplified by the Minneapolis Institute of Art and the creation of Washburn Fair Oaks Park.<sup>6</sup>

---

<sup>2</sup> Gail B. Bronner, Jamie Jasinski, Bruce H. Nelson, John Nicholas, and Vernell Warren, “Washburn Fair Oaks: A Study for Preservation,” produced for the Minneapolis City Planning Commission, 1976, 1.

<sup>3</sup> “Washburn Fair Oaks: A Study for Preservation,” 5.

<sup>4</sup> Ibid, 6.

<sup>5</sup> Ibid, 11.

<sup>6</sup> Ibid, 95–96.

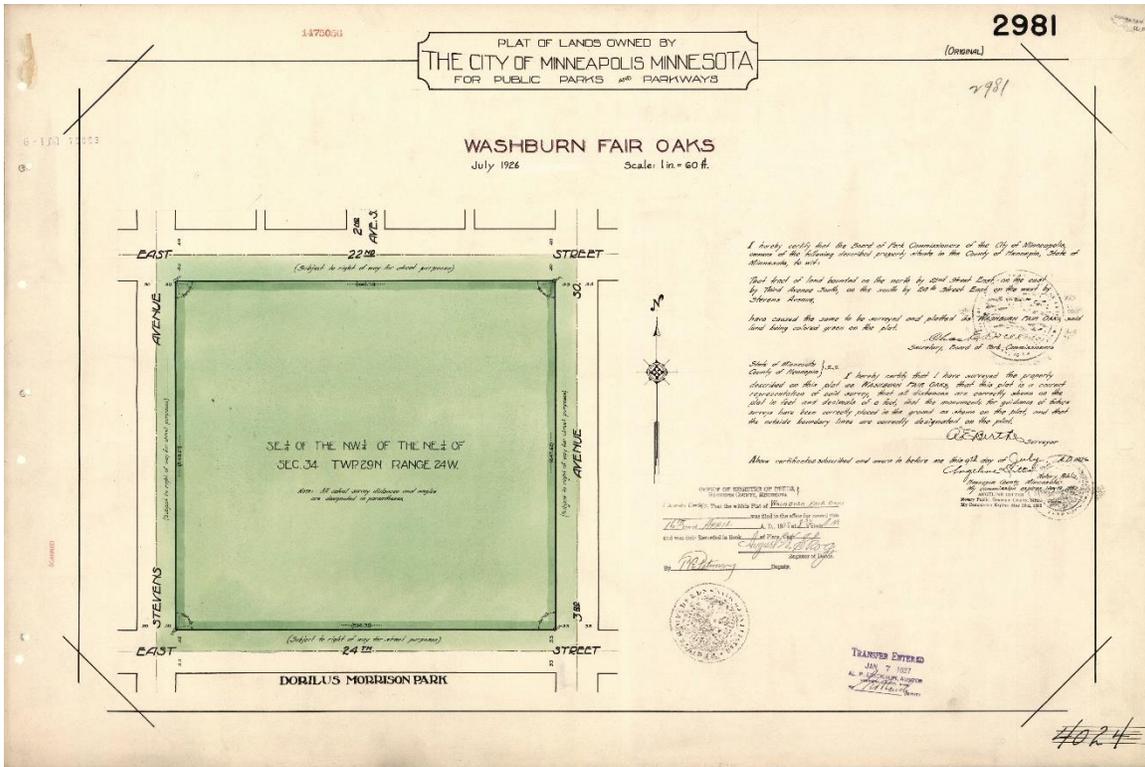


Figure 1. Plan for Washburn Fair Oaks Park. Courtesy of the Hennepin County Library James K. Hosmer Special Collections.

Since the completion of the 1976 designation study for the Washburn Fair Oaks Historic District, the City of Minneapolis has developed seven (7) criteria which it uses to determine whether a property is worthy of local designation as a landmark historic district.

The Washburn Fair Oaks Historic District meets the following criteria:

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

# FINDINGS

The first known house in the area that would become the Washburn Fair Oaks Historic District was Dorilus Morrison's mansion, Villa Rosa, which was constructed in 1858 and demolished in 1910 to facilitate the construction of the Minneapolis Institute of Art.



Figure 2. The Minneapolis Institute of Art, 1915.  
Postcard courtesy of the Minneapolis Institute of Art.

The oldest extant building in the Washburn Fair Oaks Historic District is located at 2030 Clinton Avenue, which was constructed c. 1863 and expanded in 1891, 1919, 1921 and 1928.



Figure 3. 2030 Clinton Avenue. Photograph by Pigeon Consulting, 2022.

From the 1870s through 1922, facilitated by the expansion of the streetcar system, large architect-designed single-family homes, multi-family apartment buildings, and religious institutions were constructed in the area that would become the Washburn Fair Oaks Historic District.<sup>7</sup> In 1910, Villa Rosa was demolished and between 1913 and 1915, the McKim, Mead & White-designed Minneapolis Institute of Art was constructed on the site.

In 1924, W.D. Washburn's residence, Fair Oaks, which had been constructed for the former state senator and lumberman in 1887, was razed.<sup>8</sup> Washburn had donated the house and its grounds to the Minneapolis Park Board and the Park Board cleared the site for the creation of Washburn Fair Oaks Park.

---

<sup>7</sup> "Washburn Fair Oaks: A Study for Preservation," 13-15.

<sup>8</sup> Minnesota Legislature, "Washburn, Sr., William Drew "W.D.", Minnesota Legislative Reference Library, <https://www.lrl.mn.gov/legdb/fulldetail?id=11999>



Figure 4. W.D. Washburn's "Fair Oaks," date unknown. Photograph courtesy of "The Mill City Times."



Figure 5. "Girls playing at Fair Oaks Park," 1925. Photograph courtesy of the Minnesota Historical Society.

The demolition of large mansions on multi-acre sites would continue through the 1930s. In 1935 the Clinton Morrison mansion at 305 East 24<sup>th</sup> Street was razed and the Fair Oaks Apartments, which were completed in 1939, were constructed in its place.

Designed by Perry Croiser, the Fair Oaks Apartments were designed to create private interior courtyards for the 224 apartment units. The apartments were considered “quite posh...[with] garage attendants [who] would wash and service your car...and maid service.”<sup>9</sup> The emphasis on manicured exterior space and a “posh” lifestyle associated with the Fair Oaks Apartments built upon the garden-like setting and association with affluence of the existing neighborhood. While the creation of Washburn-Fair Oaks Park, the construction of the Minneapolis Institute of Arts, and the construction of the Fair Oaks Apartments all required the demolition of large mansions that were situated on multiple acre sites, the replacement properties were intentionally designed to maintain the majestic scale of the large homes and sites, which played an integral part in sustaining the sense of grandeur for which the neighborhood had become known.



Figure 6. Fair Oaks Apartments Nearing Completion, 1939.

Photograph courtesy of the Hennepin County Library James K. Hosmer Special Collections.

---

<sup>9</sup> William Beyer, “An Apartment Idyll: Five Decades of Light and Air at the Fair Oaks,” *Architecture Minnesota* (May/June 1987).

Additionally, the Fair Oaks Apartments marked the last significant construction within the boundaries of the district prior to the nation-wide halt in building activity related to World War II. While the Charles A. Pillsbury House at 2200 Stevens Avenue South was demolished in 1937, the land on which it stood was vacant until 1954.

In the 1930s, 40s, and 50s, as the large mansions within the district became unaffordable to maintain, many were adaptively reused rather than demolished. Specifically, the John Washburn House became the home of the Alano Society of Minneapolis in 1941 and the George Chase and Carolyn McKnight Christian House became the Hennepin County Historical Society's home in 1958. While these changes marked new uses for the large historic homes, they did not result in a change to the architectural or landscape character of the area.



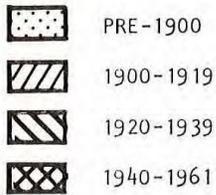
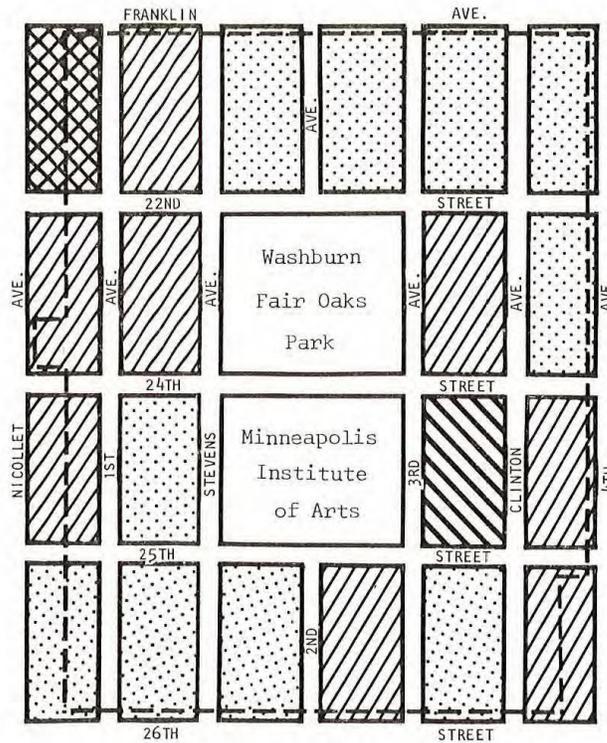
Figure 7. The Hennepin History Museum, c. 1960. Photograph courtesy of Forgotten Minnesota.

As the map from the original designation study on the next page shows, post-1939 construction constituted a relatively small portion of the buildings within the boundaries of the district at the time of the original designation. The current designation study does not support a period of significance that extends through the 1950s or 1960s to include these structures.

# AGE OF RESIDENTIAL STRUCTURES

## WASHBURN - FAIR OAKS

(1962)



Following World War II, the Washburn–Fair Oaks district was impacted by the postwar construction of the 1950s. New apartment buildings were constructed on infill sites throughout the district and the First Christian Church was constructed on the site of the Charles Pillsbury House in 1954. Specific differences between pre and post-1939 development within the District include a transition to Mid-Century Modern style architecture (examples range from high-style buildings such as Thorshov and Cerny's First Christian Church currently addressed 2300 Stevens Avenue, to apartment buildings such as 2014 3<sup>rd</sup> Avenue South pictured in Figure 9 below). This trend toward Modern style architecture played out throughout the country, as post-war demands on housing and infrastructure for a rapidly growing population were easily aligned with Modern architecture, which was viewed as efficient, economical, and generally lacking in the ornate details and expensive materials that characterized American architecture during the first half of the Twentieth century. Post-war development within the District also followed Modernist landscaping trends that favored hardscape and open areas devoted to parking lots, a notable contrast from the planted gardens and lawns that were characteristic of pre-war development.

Post-war buildings within the District also represented the changing demographics of the neighborhood, as many of the larger houses were subdivided into apartment or condominium units, and low-income and public housing options were introduced to the neighborhood (including the senior living apartments constructed by the Minneapolis Public Housing Authority in 1965 at 2533 1<sup>st</sup> Avenue South pictured in Figure 8 below, and the condominium units constructed by Project for Pride in Living in 1983 at 2214–2218 4<sup>th</sup> Avenue South).



Figure 8. Public Housing Development at 2533 1<sup>st</sup> Avenue South. Photograph by Pigeon Consulting.



Figure 9. Mid-Century Apartment Building at 2014 3<sup>rd</sup> Avenue South. Photograph by Pigeon Consulting.

# PERIOD OF SIGNIFICANCE

Based on existing documentation, Pigeon Consulting finds that the **Period of Significance for the Washburn–Fair Oaks Historic District is 1863 to 1939**. These dates mark the construction date of the oldest extant building in the district and the construction of the Fair Oaks Apartments.



Figure 10. The area now known as the Washburn Fair Oaks Historic District, c. 1945. Photograph courtesy of the University of Minnesota.

# PROPERTY INVENTORY

In addition to determining a period of significance for the district, Pigeon Consulting's scope of work included providing updated inventory forms for all 214 underlying parcels within the District as identified by City of Minneapolis staff. Updating the inventory forms included making a determination on each property's status as contributing or non-contributing to the District. Determinations were made based on existing documentation, a period of significance of 1863 to 1939, and the existing Washburn-Fair Oaks Historic District design guidelines. The 1976 designation study for the Washburn-Fair Oaks Historic District identifies "institutional, religious, small commercial, apartment and single residential structures" as present within the district, relevant to the character of the district, and as subjects of that designation study, thus buildings that fell within these use categories during the period of significance were all considered potentially contributing.

Where more than one building is present on a parcel, the buildings are represented on a single form, and the contributing/non-contributing status of each building is listed separately on that form. Some parcels include both contributing and non-contributing buildings.

Findings included:

- 153 Parcels with Contributing Buildings
  - It should be noted that many parcels also include non-contributing ancillary buildings (garages, sheds, etc).
  - The parcels occupied by the Minneapolis Institute of Arts and the Minneapolis College of Art and Design both include multiple principal buildings where there are both contributing and non-contributing principal buildings. For statistical purposes, these parcels have been considered "contributing" in the overall property count.
- 61 Parcels with Non-Contributing principal buildings, undeveloped land, or surface parking lots
  - All buildings constructed outside the period of significance for the Washburn-Fair Oaks Historic District, 1863-1939, are considered non-contributing.
  - Non-contributing principal buildings generally include those that have been seen dramatic exterior alteration, and those that have been moved into the District outside the period of significance.

# ADDITIONAL RECOMMENDATIONS

- Pigeon Consulting recommends that the following properties be evaluated for individual landmark status within the City of Minneapolis under the historic context *Minneapolis in the Modern Era: 1930–1975*:
  - 111 Franklin Avenue East (The Minneapolis and St. Louis Railway Company Office Building; architect Clyde W. Smith; engineer, James C. Tillitt; 1950)
  - 2300 Stevens Avenue (Portland Avenue Christian Church/First Christian Church; architect Thorshov and Cerny; 1954)
  - 2501 Stevens Avenue (Minneapolis College of Art and Design Main Building; architect, Kenzo Tange; 1974)
  - 2400 3<sup>rd</sup> Avenue (Addition to the Minneapolis Institute of Arts; architect Kenzo Tange; 1974)
- Pigeon Consulting recommends that the following property be evaluated for individual landmark status within the City of Minneapolis under the historic context *Minneapolis Music History 1850–2000*.
  - 2000 4<sup>th</sup> Avenue South (The Electric Fetus; constructed 1917; occupied by Electric Fetus since 1972)
- Pigeon Consulting recommends that the John Washburn House/Alano Society of Minneapolis Clubhouse be evaluated for local landmark status. The property is currently a contributing property to the Washburn–Fair Oaks Historic District, however it should be noted that it is individually listed in the National Register of Historic Places with a period of significance of 1942–1968. It is listed under National Register of Historic Places Criterion A “in the area of Social History as the headquarters of the most influential chapter of Alcoholics Anonymous in the State of Minnesota.”
- Pigeon Consulting recommends that the 2004 addition to the Minneapolis Institute of Arts designed by Michael Graves be evaluated for local landmark significance once it reaches 50 years of age.

**Washburn Fair Oaks Historic District Property Roster - By Street**  
**7/15/2022**

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2100	1st Avenue South	3402924120060	1919	Yes	No	
2105	1st Avenue South	3402924120056	1906	Yes	No	Caroline Crosby House, contributing to NRHP Washburn-Fair Oaks Mansion District
2110	1st Avenue South	3402924120061	1912	Yes	No	Non-contributing garage
2200	1st Avenue South	3402924120001	1900	Yes	No	
2206	1st Avenue South	3402924120002	1886	Yes	No	
2218	1st Avenue South	3402924120003	1887	Yes	No	Original building and garage are contributing. Clubhouse addition is non-contributing. John Washburn House/Alano Society of Minneapolis Clubhouse. The property is individually listed in the National Register of Historic Places with a period of significance of 1942-1968. It is listed under National Register of Historic Places Criterion A "in the area of Social History as the headquarters of the most influential chapter of Alcoholics Anonymous in the State of Minnesota."
2309	1st Avenue South	3402924120041	Unknown	No	Yes	Parcel was previously part of Portland Avenue Christian Church/First Christian Church campus (2300 Stevens)
2312	1st Avenue South	3402924120042	1968	No	Yes	
2318	1st Avenue South	3402924120043	1920	Yes	No	
2319	1st Avenue South	3402924120038	1892	Yes	No	See also 106 24th Street East and 108 24th Street East (constructed as a single building)
2401	1st Avenue South	3402924130013	1916	Yes	No	See also related properties at 2405 1st Avenue South and 109 24th Street East
2405	1st Avenue South	3402924130012	1916	Yes	No	See also related properties at 2401 1st Avenue South and 109 24th Street East

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2408	1st Avenue South	3402924130015	1887	Yes	No	
2409	1st Avenue South	3402924130010	1913	Yes	No	
2412	1st Avenue South	3402924130016	1891	Yes	No	Non-contributing garage
2413	1st Avenue South	3402924130009	2022	No	Yes	
2416	1st Avenue South	3402924130017	NA	No	Yes	Undeveloped parcel
2417	1st Avenue South	3402924130008	by 1888	Yes	No	Non-contributing garage
2419	1st Avenue South	3402924130007	1889	Yes	No	
2420	1st Avenue South	3402924130018	1922	Yes	No	
2425	1st Avenue South	3402924130006	c. 1886	Yes	No	Non-contributing garage
2428	1st Avenue South	3402924130042	by 1891	Yes	No	Non-contributing garage
2429	1st Avenue South	3402924130041	1889	Yes	No	
2432	1st Avenue South	3402924130043	1925	Yes	No	
2435	1st Avenue South	3402924130040	1914	Yes	No	
2436	1st Avenue South	3402924130309	1911	Yes	No	
2437	1st Avenue South	3402924130039	1915	Yes	No	
2440	1st Avenue South	3402924130045	1907	Yes	No	
2441	1st Avenue South	3402924130038	1915	Yes	No	Non-contributing garage
2444	1st Avenue South	3402924130046	1987	No	Yes	Moved into district in 1987
2445	1st Avenue South	340292410037	1901	Yes	No	Non-contributing garage
2448	1st Avenue South	3402924130047	1911	Yes	No	Non-contributing garage
2506	1st Avenue South	3402924130080	1925	Yes	No	
2507	1st Avenue South	3402924130075	NA	No	Yes	Undeveloped parcel
2511	1st Avenue South	3402924130074	1910	Yes	No	
2512	1st Avenue South	3402924130081	1900	Yes	No	Non-contributing garage
2515	1st Avenue South	3402924130073	1998	No	Yes	See also 2517 1st Avenue South

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2516	1st Avenue South	3402924130082	1905	Yes	No	
2517	1st Avenue South	3402924130070	1998	No	Yes	See also 2515 1st Avenue South
2519	1st Avenue South	3402924130182	unknown	No	Yes	Moved to site in 2000. Original location unknown
2523	1st Avenue South	3402924130181	Unknown	No	Yes	Moved to site in 1999. Original location unknown.
2527	1st Avenue South	3402924130105	1899	Yes	No	
2530-2532	1st Avenue South	3402924139005	1964	No	Yes	Includes buildings addressed at 2530 1st Avenue South and 2532 1st Avenue South
2533	1st Avenue South	3402924130104	1965	No	Yes	
22	22nd Street East	3402924120062	1950	No	Yes	
100	22nd Street East	3402924120055	1912	Yes	No	
116	22nd Street East	3402924120054	1903	Yes	No	Alfred F. Pillsbury House, contributing to NRHP Washburn-Fair Oaks Mansion District. Non-contributing attached garage constructed 2003
310	22nd Street East	3402924110011	1910	Yes	No	
333	22nd Street East	3402924110159	Pre-1900	Yes	No	Non-contributing garage
4	24th Street East	3402924120044	1914	Yes	No	This is the second location of the First Church of Christ Scientist. The first location, 614-620 15th Street East, is individually designated as a local landmark and listed in the National Register of Historic Places.
17	24th Street East	3402924130014	1911	Yes	No	
106	24th Street East	3402924120040	1892	Yes	No	Non-contributing garage. See also 108 24th Street East and 2319 1st Avenue South (constructed as a single building)
108	24th Street East	3402924120039	1892	Yes	No	Non-contributing garage. See also 106 24th Street East and 2319 1st Avenue South (constructed as a single building)

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
109	24th Street East	3402924130011	1916	Yes	No	See also related properties at 2401 1st Avenue South and 2405 1st Avenue South
200	24th Street East	3402924120068	1924	Yes	No	
332	24th Street East	3402924110091	1909	Yes	No	
25	25th Street East	3402924130079	1908	Yes	No	
100	25th Street East	3402924130031	1889	Yes	No	Kate Knight Flats. See also 100, 104, 106, 108, 110 25th Street East
101	25th Street East	3402924130077	1908	Yes	No	
102	25th Street East	3402924130032	1889	Yes	No	Kate Knight Flats. See also 102, 104, 106, 108, 110 25th Street East
104	25th Street East	3402924130033	1889	Yes	No	Kate Knight Flats. See also 100, 102, 106, 108, 110 25th Street East
105	25th Street East	3402924130078	1908	Yes	No	
106	25th Street East	3402924130034	1889	Yes	No	Kate Knight Flats. See also 100, 102, 104, 108, 110 25th Street East
108	25th Street East	3402924130035	1889	Yes	No	Kate Knight Flats. See also 100, 102, 104, 106, 110 25th Street East
109	25th Street East	3402924130076	1885	Yes	No	
110	25th Street East	3402924130036	1889	Yes	No	Kate Knight Flats. See also 100, 102, 104, 106, 108 25th Street East
111	25th Street East	3402924130062	1909	Yes	No	
115	25th Street East	3402924130060	1909	Yes	No	Washburn-Fair Oaks Park - Contributing features of the park include its overall footprint, circulation patterns (in particular the "x" shaped path across the park), and park program. Specific park "furniture" - such as benches - are not contributing.
117	25th Street East	3402924130061	1909	Yes	No	
321	25th Street East	3402924140017	1961-1966	No	Yes	
331	25th Street East	3402924140086	1982	No	Yes	
2-10	26th Street East	3402924139004	2004	No	Yes	

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
116	26th Street East	3402924130123	1923	Yes	No	
118	26th Street East	3402924130102	1890	Yes	No	
302	26th Street East	3402924140037	1909	Yes	No	
306	26th Street East	3402924140038	1909	Yes	No	
2005	2nd Avenue South	3402924120015	1884	Yes	No	Non-contributing garage
2006	2nd Avenue South	3402924120018	Pre-1887	Yes	No	
2008	2nd Avenue South	3402924120019	Pre-1899	Yes	No	Non-contributing garages
2011	2nd Avenue South	3402924120014	1884	Yes	No	Non-contributing garage
2014	2nd Avenue South	3402924120020	1928	Yes	No	Non-contributing garage
2015	2nd Avenue South	3402924120013	1884	Yes	No	Non-contributing garage
2018	2nd Avenue South	3402924120021	1900	Yes	No	Non-contributing garage
2019.5	2nd Avenue South	3402924120012	Pre-1885	Yes	No	Non-contributing garage
2022	2nd Avenue South	3402924120022	1884	Yes	No	Non-contributing garage
2023	2nd Avenue South	3402924120011	1886	Yes	No	
2103	2nd Avenue South	3402924120010	1912	Yes	No	Non-contributing garage
2106	2nd Avenue South	3402924120073	1963	No	Yes	
2111	2nd Avenue South	3402924120009	1951	No	Yes	Non-contributing garage
2116	2nd Avenue South	3402924120074	1884	Yes	No	Eugene A. Merrill House, contributing to NRHP Washburn-Fair Oaks Mansion District
2117	2nd Avenue South	3402924120008	1899	Yes	No	Contributing Garage
2535	2nd Avenue South	3402924130314	NA	No	Yes	Part of MCAD Campus. Undeveloped Parcel. See also 2501 Stevens.
2000	3rd Avenue South	3401924120076	1985	No	Yes	
2001	3rd Avenue South	3402924110002	1923	Yes	No	
2014	3rd Avenue South	3402924120006	1965	No	Yes	
2021	3rd Avenue South	3402924119005	1891	Yes	No	Non-contributing garage
2101	3rd Avenue South	3402924110006	1957	No	Yes	
2115	3rd Avenue South	3402924110007	Pre-1884	Yes	No	
2119	3rd Avenue South	3402924110012	1884	Yes	No	Non-contributing garage

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2120	3rd Avenue South	3402924120007	1972	No	Yes	Northwestern Bell Company Switch Station Building. While the building was designed by master architects Cerny Associates, it is not recommended for further study. Cerny Associates were prolific architects, and many higher profile examples of their work are extant throughout Minneapolis, including within the Washburn Fair-Oaks Historic District. The church at 2300 Stevens Avenue was designed by Cerny Associates predecessor Thorshov and Cerny Architects with significant additions designed by Cerny Associates.
2121	3rd Avenue South	3402924119003	Pre-1887	Yes	No	Non-contributing garage
2201	3rd Avenue South	3402924119004	1951	No	Yes	

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2211	3rd Avenue South	3402924110077	Pre-1907	Yes	No	Construction dates - Pre-1907 for 2211 3rd and Pre-1909 for 2215 3rd. Small outbuildings at NE corner of property are non-contributing
2301	3rd Avenue South	3402924110160	1919	Yes	No	Carolyn McKnight Christian and George Chase Christian House, contributing to NRHP Washburn-Fair Oaks Mansion District. Community garden included in PID is non-contributing
2325	3rd Avenue South	0342924110151	Post-1996	No	Yes	Surface parking lot

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2400	3rd Avenue South	3402924130052	1914	Yes	No	<p>Minneapolis Institute of Art. Construction dates - 1914 Original McKim, Mead and White building; 1974 Kenzo Tange Addition; 2004 Michael Graves Addition</p> <p>The 1974 addition to the building was designed by Master architect Kenzo Tange as part of his updates to the Minneapolis Institute of Art campus in the early 1970s. The addition may be eligible for individual landmark status or as a contributing to a Minneapolis Institute of Arts/Minneapolis College of Art and Design district under City of Minneapolis Criteria for Designation 1, 3, 4, and/or 6. The property should be evaluated for historic significance under the historic context Minneapolis in the Modern Era: 1930-1975 (specifically Chapter Eight: Arts, Culture, and Recreation and Chapter Nine: Minneapolis Modernism, Architecture and Architects) prepared by Ludt, Fritz, and Anderson, 2020.</p> <p>The 2004 addition to the building was designed by nationally renowned architect Michael Graves, one of the pioneers of the post-modern architectural style. The addition should be evaluated for historic significance once it reaches 50 years of age.</p>
2421	3rd Avenue South	3402924140005	1939	Yes	No	Fair Oaks Apartments
2500	3rd Avenue South	3402924130053	1973	No	Yes	Parking garage
2509	3rd Avenue South	3402924140018	NA	No	Yes	Surface parking lot
2525	3rd Avenue South	3402924149002	1965	No	Yes	

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2533	3rd Avenue South	3402924140040	1969	No	Yes	PID also includes adjacent surface parking lot
2540	3rd Avenue South	3402924130312	Various	Yes	No	Parcel includes: Principal Building #1 (2540 building): 1970, non-cont Principal Building #2 (2550 building): 1928, cont Part of MCAD Campus. See also 2501 Stevens
2541	3rd Avenue South	3402924140039	1908	Yes	No	Non-contributing garage
2000	4th Avenue South	3402924110156	1917	Yes	No	Non-contributing surface parking lot at this PID. The Electric Fetus record store moved to this location in 1972 (after opening and operating for 4 years on the West Bank of the University of Minnesota campus). The property may be eligible for individual landmark status under City of Minneapolis Criteria for Designation 1, 2, and/or 3, and should be evaluated for historic significance under <i>Minneapolis Music History, 1850-2000: A Context</i> prepared by Roise, Gales, et al, 2018. This recommendation is consistent with the "Conclusions and Recommendations" section of that document.
2026	4th Avenue South	3402924110021	Pre-1905	Yes	No	
2100	4th Avenue South	3402924110032	NA	No	Yes	Surface Parking Lot
2102	4th Avenue South	3402924110033	1910	No	Yes	Primary façade entirely replaced
2118	4th Avenue South	3402924110146	1970	No	Yes	
2200	4th Avenue South	3402924110158	NA	No	Yes	Undeveloped parcel

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2204	4th Avenue South	3403934110030	Pre-1902	No	Yes	Non-contributing - existing documentation of district does not support contributing status for this type of property
2208	4th Avenue South	3402924110148	1963	No	Yes	PID also includes adjacent surface parking lot
2214 - 2218	4th Avenue South	3402924119001	1982	No	Yes	
2316	4th Avenue South	3402924110149	1948	No	Yes	PID includes adjacent surface parking lot
2318	4th Avenue South	3402924110089	1905	Yes	No	Non-contributing garage
2322	4th Avenue South	3402924110090	1962	No	Yes	
2400	4th Avenue South	3402924140069	NA	No	Yes	Undeveloped parcel
2402	4th Avenue South	3402924140070	2002	No	Yes	
2408	4th Avenue South	3402924140071	1916	Yes	No	Non-contributing garage
2412	4th Avenue South	3402924140072	1917	Yes	No	Non-contributing garage
2416	4th Avenue South	3402924140073	1913	Yes	No	
2420	4th Avenue South	3402924140074	1911	Yes	No	Non-contributing garage
2424	4th Avenue South	3402924140011	1900	Yes	No	
2428	4th Avenue South	3402924140010	1891	Yes	No	

2015	Clinton Avenue	3402924110025	NA	No	Yes	Undeveloped Parcel
2024	Clinton Avenue	3402924110003	NA	No	Yes	Surface Parking Lot
2030	Clinton Avenue	3402924110004	1863	Yes	No	Non-contributing garage
2100	Clinton Avenue	3402924110005	1885	Yes	No	Non-contributing garage
2106	Clinton Avenue	3402924110008	1903	Yes	No	House originally constructed in 1903, moved to current site in 1909
2108	Clinton Avenue	3402924110009	1907	Yes	No	Non-contributing garage
2120	Clinton Avenue	3402924110010	1923	Yes	No	St. Ann's Residence (Convent associated with St. Stephen's Church at 2201 Clinton)
2123	Clinton Avenue	3402924110123	1914	Yes	No	St. Stephen's School (School associated with St. Stephen's Church at 2201 Clinton). Surface parking lot included in PID is non-contributing

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2200	Clinton Avenue	3402924110157	Pre-1910	Yes	No	
2201	Clinton Avenue	3402924110122	1889	Yes	No	1953 Rectory non-contributing
2206	Clinton Avenue	3402924110017	Pre-1889	Yes	No	
2210	Clinton Avenue	34029241100085	1980	No	Yes	
2216	Clinton Avenue	3402924110189	1914	Yes	No	
2220	Clinton Avenue	3402924110083	1914	Yes	No	
2305	Clinton Avenue	3402924110060	1981	No	Yes	
2307	Clinton Avenue	3402924110061	1981	No	Yes	
2309	Clinton Avenue	3402924110086	1902	Yes	No	Non-contributing garage
2315	Clinton Avenue	3402924110087	1908	Yes	No	
2323	Clinton Avenue	3402924110088	1949	No	Yes	
2401	Clinton Avenue	3402924140006	1962	No	Yes	
2411	Clinton Avenue	3402924140077	1900	Yes	No	Non-contributing garage
2417	Clinton Avenue	3402924140076	1913	Yes	No	Non-contributing garage
2421	Clinton Avenue	3402924140075	1915	Yes	No	Non-contributing garage
2423	Clinton Avenue	3402924140007	1901	Yes	No	
2425	Clinton Avenue	3402924140008	1900	Yes	No	

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2433	Clinton Avenue	3402924140009	1926	Yes	No	Clinton Field Park is a contributing resource to the Washburn-Fair Oaks historic district. The Minneapolis Park and Recreation Board notes that Clinton Field was developed as a companion park to Washburn-Fair Oaks Park, with Clinton Field housing the neighborhood playground and field facilities, while Washburn-Fair Oaks was developed with its rolling hills, extensive tree cover, and walking paths. Contributing features of the Clinton Field Park include its overall footprint and park program. Specific park "furniture" - such as the playground equipment or benches - is not contributing.
2501	Clinton Avenue	3402924140084	1906	Yes	No	Non-contributing garage
2505	Clinton Avenue	3402924140083	1903	Yes	No	
2509	Clinton Avenue	3402924140082	1912	Yes	No	
2515	Clinton Avenue	3402924140081	1912	Yes	No	
2516	Clinton Avenue	3402924140044	NA	No	Yes	Undeveloped parcel
2517-2525	Clinton Avenue	3402924149000	1985	No	Yes	
2520	Clinton Avenue	3402924140045	1905	Yes	No	Non-contributing garage
2524	Clinton Avenue	3402924140047	1905	Yes	No	Non-contributing garage
2530	Clinton Avenue	3402924140046	1900	Yes	No	Non-contributing garage
2532	Clinton Avenue	3402924140032	1922	Yes	No	Non-contributing garage
2535	Clinton Avenue	3402924140043	1968	No	Yes	
2538	Clinton Avenue	3402924140033	Pre-1885	Yes	No	Non-contributing garage
2542	Clinton Avenue	3402924140034	1892	Yes	No	Non-contributing garage
2544	Clinton Avenue	3402924140035	1892	Yes	No	Non-contributing garage
2548	Clinton Avenue	3402924140036	1892	Yes	No	Non-contributing garage

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
15	Franklin Avenue East	3402924129001	2006	No	Yes	
111	Franklin Avenue East	3402924129000	1950	No	Yes	The Minneapolis and St. Louis Railway Company Office Building was designed in the Modern style by architect Clyde W. Smith and structural engineering for the building appears to have been completed by the office of James C. Tillitt, a master engineer. The property is representative of the post-war office building typology. The property may be eligible for individual landmark status under City of Minneapolis Criteria or Designation 1, 4, and/or 6, and should be evaluated for historic significance under the historic context <i>Minneapolis in the Modern Era: 1930-1975</i> (specifically Chapter Three: Business and Industry and Chapter Nine: Minneapolis Modernism, Architecture and Architects) prepared by Ludt, Fritz, and Anderson, 2020.
137	Franklin Avenue East	3402924120017	1966	No	Yes	
201	Franklin Avenue East	3402924120016	1885	Yes	No	Non-contributing garage
325	Franklin Avenue East	3402924110128	2009	No	Yes	
329	Franklin Avenue East	3402924110020	NA	No	Yes	Surface Parking Lot
2001	Stevens Avenue	3401924120036	Pre-1887	Yes	No	Carriage House street address at 121 Franklin
2007	Stevens Avenue	3402924120035	NA	No	Yes	Undeveloped parcel
2013	Stevens Avenue	3402924120034	Pre-1893	Yes	No	Non-contributing garage
2015	Stevens Avenue	3402924120033	1884	Yes	No	Non-contributing garage
2021	Stevens Avenue	3402924120032	Pre-1892	Yes	No	Non-contributing garage
2023	Stevens Avenue	3402924120031	1950	No	Yes	

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2100	Stevens Avenue	3402924120052	1906	Yes	No	Luther Farrington House, contributing to NRHP Washburn-Fair Oaks Mansion District
2104	Stevens Avenue	3402924120053	1904	Yes	No	John Crosby House, contributing to NRHP Washburn-Fair Oaks Mansion District
2115	Stevens Avenue	3402924120029	1911	Yes	No	1962 addition non-contributing Edward C. Gale House (Gale Mansion), contributing to NRHP Washburn-Fair Oaks Mansion District
2300	Stevens Avenue	3402924120037	1954	No	Yes	Portland Avenue Christian Church; First Christian Church - The Portland Avenue Christian Church and its later additions were designed in the Modern style by master architects Thorshov and Cerny. The property may be eligible for individual landmark status under City of Minneapolis Criteria or Designation 1, 3, 4, and/or 6, and should be evaluated for historic significance under the historic context Minneapolis in the Modern Era: 1930-1975 (specifically Chapter Seven: Religion and Chapter Nine: Minneapolis Modernism, Architecture and Architects) prepared by Ludt, Fritz, and Anderson, 2020.
2400	Stevens Avenue	3402924130150	1909	Yes	No	
2404	Stevens Avenue	3402924130151	Unknown	No	Yes	House moved to site in 1982
2414 & 2416	Stevens Avenue	3402924130002	1887	Yes	No	Non-contributing garage
2418	Stevens Avenue	3402924130003	1885	Yes	No	Non-contributing garage
2420	Stevens Avenue	3402924130004	1885	Yes	No	Non-contributing garage
2424	Stevens Avenue	3402924130005	1908	Yes	No	Non-contributing garage
2432	Stevens Avenue	3402924130316	1883	Yes	No	
2434	Stevens Avenue	3402924130025	Before 1887	Yes	No	Non-contributing garage

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2436	Stevens Avenue	3402924130026	1900	Yes	No	Non-contributing garage
2438	Stevens Avenue	3402924130027	1900	Yes	No	Non-contributing garage
2440	Stevens Avenue	3402924139002	1915	Yes	No	Non-contributing garage
2444	Stevens Avenue	3402924130029	Before 1900	Yes	No	
2450	Stevens Avenue	3402924130030	1909	Yes	No	Non-contributing garage
2501	Stevens Avenue	3402924130311	Various	Yes	No	MCAD Campus. Includes following buildings: Building 1 – 2501 Stevens – Main Building – 1974 non-cont Building 2 – 2537 Stevens – Apartments – 1958 non-cont Building 3 – 200-204 26th Street East – Apartments – 1895 cont Building 4 – 206-210 26th Street East – Apartments – cont Building 5 – 150 26th Street East - 1958 non-cont Building 6 – 148 26th Street East - 1959 non-cont Building 7 – 146 26th Street East - 1959 non-cont Building 8 – 144 26th Street East – 1959 non-cont
2506	Stevens Avenue	3402924130124	1900	Yes	No	Non-contributing garage
2510	Stevens Avenue	3402924130125	c.1886-1911	Yes	No	
2512	Stevens Avenue	3402924130128	Before 1896	Yes	No	Non-contributing garage
2520	Stevens Avenue	3402924130134	1894	Yes	No	
2524	Stevens Avenue	3402924139001	By 1886	Yes	No	Non-contributing garage
2530	Stevens Avenue	3402924130099	Before 1900	Yes	No	Non-contributing garage
2532	Stevens Avenue	3402924130098	1901	Yes	No	Non-contributing garage
2536	Stevens Avenue	3402924130100	Pre-1918	Yes	No	

House Number	Street Name	PID	Date of Construction	Contributing	Non-Contributing	Notes
2541	Stevens Avenue	3402924130110	NA	No	Yes	Undeveloped parcel. Part of the MCAD Campus. See also 2501 Stevens.
2543	Stevens Avenue	3402924130313	1961	No	Yes	Part of the MCAD Campus. See also 2501 Stevens.