

# 2615 Park Avenue



## A History

# **2615 PARK AVENUE, A HISTORY**

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**The cover photograph showing 2615 Park with its signature green awnings, was taken by Betty Kinsey, a long time resident of 2615 Park and a gifted amateur photographer.**

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## **PREFACE**

The undersigned have for many months been engaged in writing a history of the building known as 2615 Park.

The writing is, in large measure, the result of an accident; namely, the discovery of the original 1929 plans and specifications for the construction of the elegant building at 2615 Park Avenue. Their finding led to a mutual desire to preserve, as much as possible, the history of 2615 Park Avenue.

The extent of the research conducted is formidable. The intent was, and is, to document the relevant facts regarding this magnificent building, the history of the land upon which it is erected, its builders and contractors, the construction of the building which makes it unique, the people who live here now and who lived here in the past, those who worked here in earlier years and who work here now, its incorporation as a cooperative, and to touch on notable buildings that were nearby.

When the work commenced, there was no formal division of labor. It soon became apparent that Welter had the experience to make sense of the recently discovered construction documents and to present this information in an understandable manner. Research was conducted by both. Both worked on the history of the area and the analysis of the facts assembled. Combining the research and writing of both into a narrative form was mostly the work of Halloran.

In addition to the original construction documents, Welter spent countless hours at the Minneapolis Public Library searching the City Directories. Documents in the Special Publications Department of the Minneapolis Library were of inestimable aid. Editions

of the *Minneapolis Star*, the *Minneapolis Journal*, the *Minneapolis Times* and the *Minneapolis Tribune* from the twenties, the thirties and the forties were studied seeking articles about 2615 Park, and, regrettably, few were found. Research was conducted on the Internet. Documents at the American Swedish Institute were examined. Many hours were spent researching records of the Hennepin County Probate Court. Records at the Zurah Shrine, St. Mary's Greek Orthodox Church, and the former First Swedish Methodist Church at 1900 11<sup>th</sup> Avenue South were reviewed. The Phillips Neighborhood Historic Study was a source of substantial information. Hours were spent at the Elmer Anderson Library at the University of Minnesota, and the Minnesota History Center. Sanford maps and plats of the city in the public library provided us with important information about the use of the land.

Extensive interviews of former and present residents, employees, living relatives of former occupants of this building and descendants of the builders of 2615 Park were conducted.

Special thanks are due to JoEllen Haugo at the Special Publications Department of the Minneapolis Public Library. Also to be remembered is Tinley Khangchung at the Recorder's Office, Hennepin County Courthouse, for his unfailingly courteous help to an elderly lawyer from the country who did not know his way around computerized records, and who was seeking Minneapolis and Hennepin County records from the 19<sup>th</sup> century. Adella Lundeen of Unit 407, at 2615 Park, was of great assistance in culling data from the Association records. A great debt is owed to the numerous employees of the Minnesota History Center who gave unstintingly of their help that led to the discovery of the troubled beginning of 2615 Park as a cooperative corporation. Finally, thanks to Larry Moore, the Association manager, who has been

helpful and supportive of this endeavor, and to Becky Berdahl who took the morass of files assembled by the writers and put them in a cohesive format.

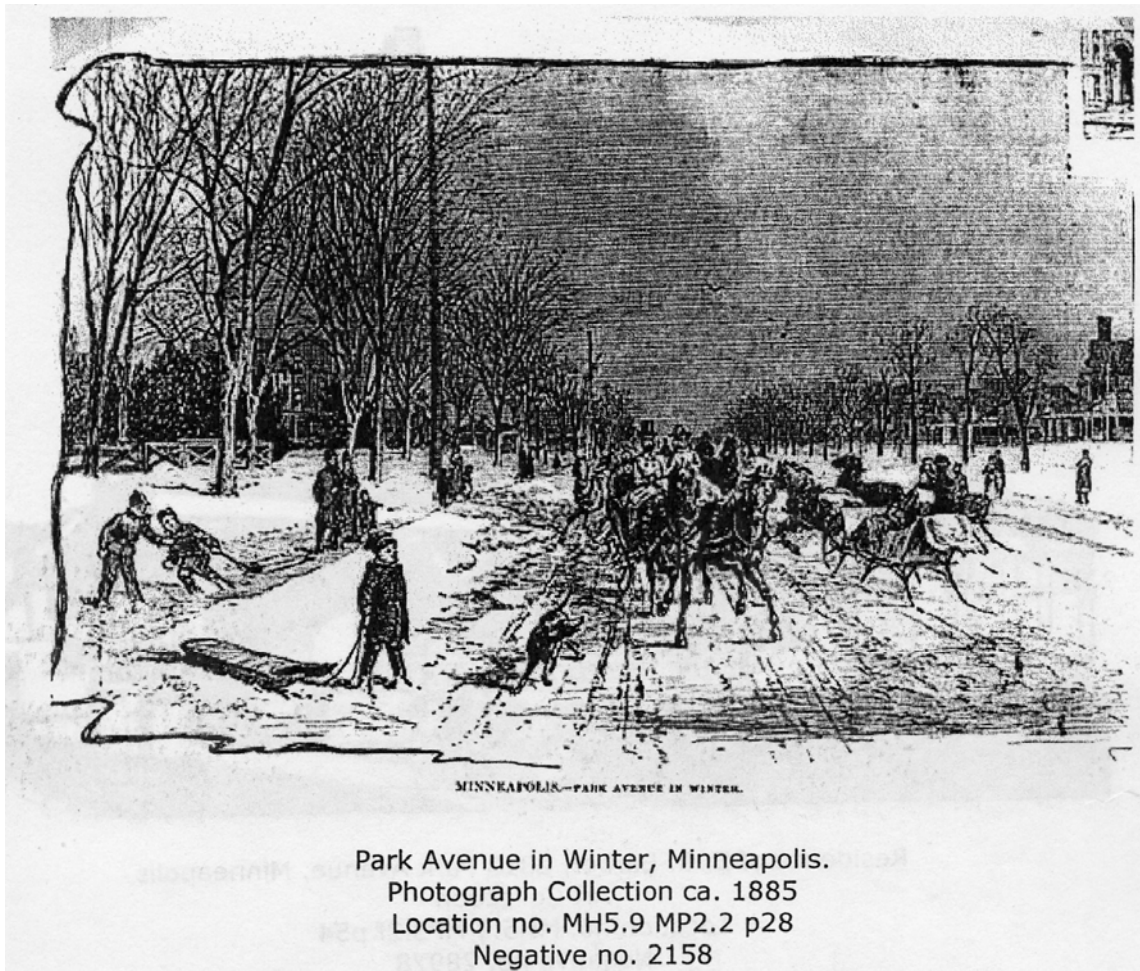
There were many blind alleys. Hours of research oftentimes produced nothing of value. However, the work was a source of great pleasure. Neither Welter nor Halloran is a trained researcher or historian. In spite of all the help given, errors will be made. The errors are those of the writers.

Jim Welter  
Jack Halloran  
2615 Park Avenue  
Minneapolis, Minnesota

## CHRONOLOGY

- 1865 Patent, covering land upon which 2615 Park was built, was issued by the General Land Office, Washington, D.C. to Judith Ann Sayer.
- 1883 Plat of Lots One through Twelve, Cheapside Addition, the specific real estate description of 2615 Park, was made and filed by Joseph Dean in the Office of the Register of Deeds of Hennepin County.
- 1883 DeWitt Wagner acquired title to Lots One through Twelve, Cheapside Addition, from Joseph Dean.
- 1916 Twin Cities Building and Investment Company founded, headquarters are at 610 Soo Line Building at 510 Marquette Avenue. Later moved to 2801 Park Avenue, then to 2615 Park Avenue in 1930.
- 1929 Twin City Building and Investment Company, the corporation owned and controlled by Anderson, Nelson and their partners the Rydells, acquired title from the heirs of DeWitt Wagner to Lots One through Twelve, Cheapside Addition.
- 1929-30 Construction of 2615 Park Avenue begun and completed.
- 1946 Articles of Incorporation, 2615 Park Avenue Corporation, were made and filed with the Secretary of State of Minnesota.
- 1947 Articles of Incorporation, 2615 Park Avenue Associates, were made and filed with the Secretary of State of Minnesota.
- 1947 Conversion of 2615 Park Avenue to cooperative apartments was accomplished.

## INTRODUCTION



It was the spring of 1929. The "Roaring Twenties" were coming to an end and the Great Depression was soon to begin.

Park Avenue, which in the 1870s had been known as Russell Street, but was Park Avenue by 1888, was a beautiful tree-lined thoroughfare. In 1889, it had become the first paved street in Minneapolis. The credit for this achievement goes to the Park Avenue Improvement Association, a visionary group of Minneapolis businessmen. In large part, because of the foresight of these men, Park Avenue became an attractive and

much sought after place to build. In the latter period of the 19<sup>th</sup> Century and early years of the 20<sup>th</sup>, such magnificent mansions as those owned by the Brooks family (of the Brooks-Scanlon lumber fortune); the McKnight family (one of whom was a vice-president of General Mills and also active in the real estate business); the Crosby family (milling,) and the Piper family (brokerage) were being built. The Harrington mansion, now the Zuhrah Shrine Temple, was originally the home of Charles Harrington, a partner in Van Dusen & Harrington Grain and Lumber Co. The American Swedish Institute was the “modest” 33 room Turnblad Mansion, built by Swan Turnblad who made a fortune publishing a Swedish language newspaper in Minneapolis. The McKnights, Crosbys and Pipers were part of the much larger group of wealthy philanthropists who have contributed so much to the artistic, educational and medical institutions of Minneapolis. A close at hand example of the remarkable generosity of these families is the Virginia Piper Cancer Institute at Abbott-Northwestern Hospital. Swan Turnblad’s object of philanthropy was the Swedish community of the city and the American Swedish Institute exemplifies that generosity.

It was in this elite neighborhood that Carl Anderson, Gustav Nelson, Andrew Rydell and Gustav Rydell determined to build the most luxurious and elegant apartment building in the Twin Cities.

## HISTORY OF THE LAND

2615 Park is built upon Lots One (1) through Twelve (12), Cheapside Addition to Minneapolis. Cheapside Addition is part of The South Half of Section Thirty-five, Township Twenty-nine (29) in Range Thirty-four (S1/2 35-29-24), and it is with that latter description that the recorded history of the property begins. A land patent for part of the South Half of Section Thirty-five, Township Twenty-nine, Range Thirty-four (S1/2 35-29-34) was issued from the General Land Office in Washington, D. C. A photocopy of that patent will be found in the Appendix to this book. A patent is the document by which the federal government transfers its interest in real estate. It functions as a deed does in transfers between non-governmental entities.

The tract on which 2615 Park was ultimately to be built passed through several owners, and for much of the latter half of the 1880s was farmed or lay fallow.

In the latter half of the nineteenth century, Joseph Dean acquired the property. Dean was a wealthy land speculator and, in the latter half of the century, had acquired vast tracts of land in Hennepin County. On June 21, 1883, Dean and his wife Elizabeth platted the land upon which 2615 Park is built as Cheapside Addition to Minneapolis. The plat comprised twelve lots, whose dimensions were forty-eight by one hundred twenty-four feet. On the following day, June 22, Dean and his wife conveyed all of Cheapside Addition to DeWitt Wagner.

It is well to note here that Cheapside does not refer to a poor or run-down part of the city. The name comes from a famous part of London called Cheapside. The area is mentioned in many English literary works, e.g. *Pride and Prejudice*, by Jane Austen, and *Great Expectations*, by Charles Dickens. Samuel Pepys speaks of Cheapside in



his Diary. "Chepe" is also an old English word meaning "market" or "market place." Apparently Dean and his wife were acquainted with this London area, either first hand or from literary allusion.

DeWitt Wagner and successor business enterprises, all owned by Wagner or his heirs, owned Cheapside Addition until February 16, 1929, when it was sold to Twin City Building and Investment Company (TCB&IC), a corporation owned by Carl Anderson, Gustav Nelson and their partners Andrew and Gustav Rydell. Anderson and Nelson then set about building the structure we know as 2615 Park. During the years from 1883 to 1929, no buildings were constructed upon Cheapside Addition. A careful search of the Hennepin County Recorder's Office, the Minneapolis Public Library and the Minnesota History Center revealed no construction activity. All during this time, the city of Minneapolis was growing around and beyond Cheapside Addition and grand mansions were being built on Park Avenue.

Following are photographs of some of the grand residences built during the latter part of the 19th century and during the first decade of the 20th century when Cheapside lay fallow.



Paul S. Brooks was the owner of the magnificent mansion at 2445 Park. Brooks was the Secretary of the Brooks Scanlon Lumber Company. By 1950, Augustana Lutheran Church was the owner. In recent years, it has been owned by the Lemna Corporation.



The history of this building at 2600 Park now known as the American Swedish Institute is well documented and we can do no better. There are, however, some interesting facts with connections to 2615 Park. The mansion was constructed between 1904 and 1908 by Swan Turnblad. Mr. Turnblad had made a fortune publishing a Swedish language newspaper in Minneapolis. In 1930, Turnblad donated the mansion to the American Swedish Institute. Turnblad spent the last three years of his life with his daughter Lillian in unit 517-518 at 2615 Park. It is said that he watched the comings and goings at the Institute, worrying about the damage being done to his expensive rugs.

The Zuhrah Shrine at 2540 Park was originally the Harrington mansion, built in 1902. Charles Harrington was a partner of the Van Duesen and Harrington Grain and Lumber Company. The mansion is Georgian in style and was designed by Keys and

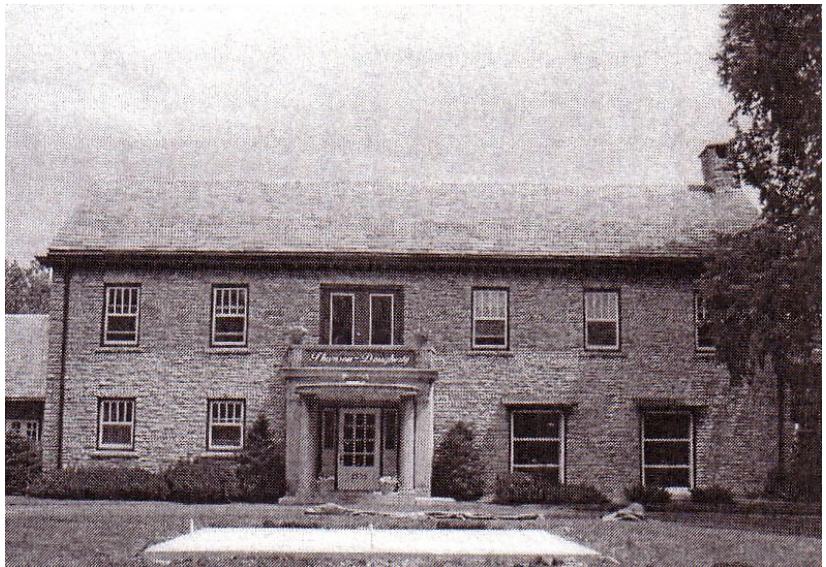




Colburn, Architects, and was built by the construction firm of Pike and Cook. Harrington was married to the daughter of J. B. Hudson, the prominent Minneapolis jeweler. Hudson presented the couple with a

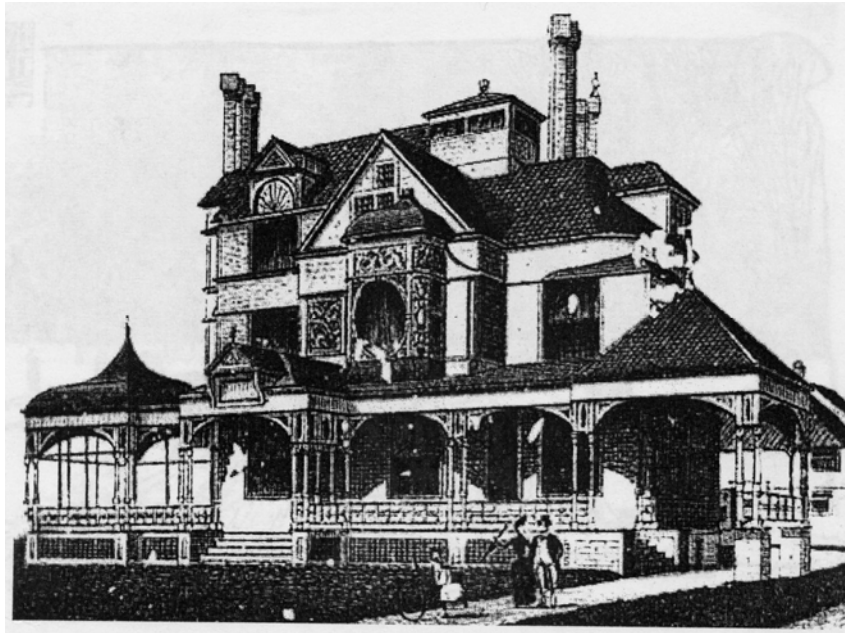
grandfather clock that is still working and is presently located in the foyer of the building. The mansion was purchased by the Shrine in 1930. Swan Turnblad, a dedicated Shriner, donated the chandelier still hanging in the building's library.

The Anson Brooks mansion at 2535 Park is now the Thomson Dougherty Funeral Home. Brooks was the president of the Brooks Scanlon Lumber Company. In later years, the building was the residence of Mrs. Alta Frederick, and in 1948 it was the Park Avenue Girls Club.



The era of the grand family owned mansions is long gone from Park Avenue. Following are photographs of irreplaceable treasures lost to the wrecking ball.

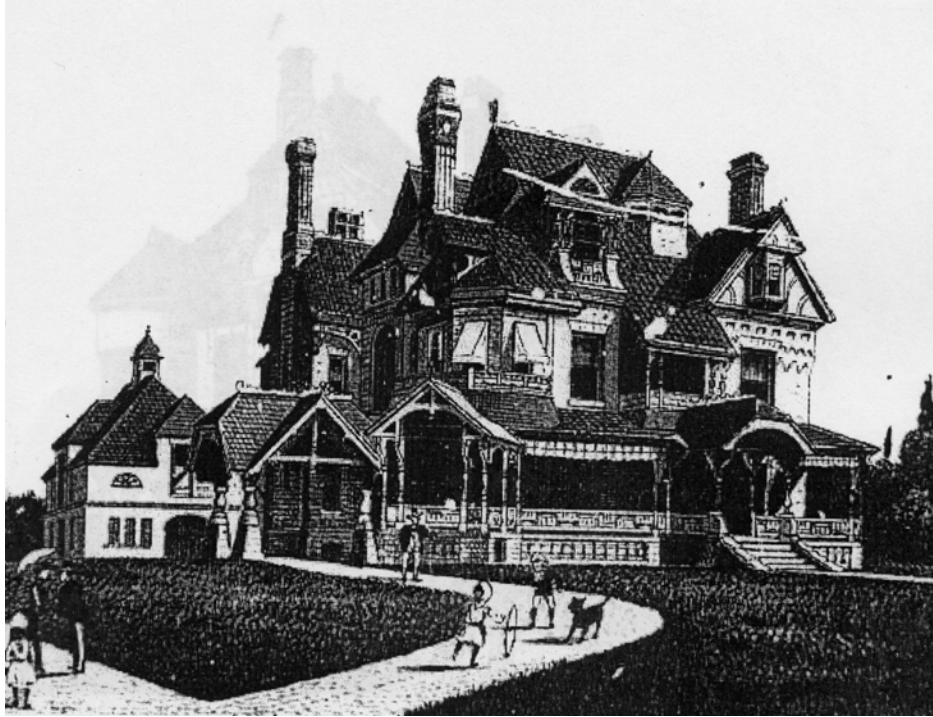
However, evidence of the glory days of the Avenue are still around us in the magnificent homes still remaining, although used now for different purposes.



Residence of E. R. Barber, 2313 Park Avenue, Minneapolis  
Art Collection  
Location no. MH5.9 MP3.2f p54 Negative no. 28978



Donald Kennedy residence, 2314 Park Avenue, Minneapolis  
Art Collection  
Location no. MHS.9 MP3.2f p72 Negative no. 28974



Residence of J. E. Bell, 2401 Park Avenue, Minneapolis  
 Art Collection  
 Location no. MH5.9 MP3.2f p77 Negative no. 28977



Vaughan Hall, Northwestern Hospital Nurses Home  
 (formerly the James A. Vaughan residence), 2427 Park Avenue, Minneapolis  
 Photographer: Norton & Peel, Photograph Collection 10/31/1956  
 Location no. Norton & Peel 241228, Negative no. NP241228

## THE BUILDING

2615 Park was built as a state of the art structure. The original plans specified a fire proof, six story building. Because of the pillar and beam construction, most walls are non-load bearing, thus making changes in the interior configuration of the apartments possible. Eight hundred seventy two thousand, five hundred twelve steel bars and seventy nine thousand ninety two spiral rods were used in the construction of 2615 Park. Sound deadening was a major consideration in the design and construction. The specifications call for nine inch concrete floors, covered by two inches of wooden runners to which the one inch oak overlay is nailed. The cavities between the runners were filled with sand thus effectively eliminating overhead noise in the apartment beneath. The walls are constructed with layers of pyrobar ceramic tiles. Two layers of pyrobar tiles lined with flaxlinum and separated by an air space were used in walls separating apartments, providing an extra measure of noise reduction. In structures today, even in the most expensive construction, wood or steel studs are normally used for the walls. This "modern" method of construction cannot match the noise attenuation enjoyed by the residents of 2615. Walnut veneer paneling topped by walnut burl adorns the lobby and manager's office, while gum and poplar were used for the flutes in the lobby columns because of the lower cost and they are easier to carve than walnut according to Earl Lamott of Earl's Furniture Restoration. He also stated that the wood in the lobby is flat sawn, book matched veneer panels. Birch was used for all other trim in the building.

The following is an architectural evaluation of 2615 Park Avenue by Bob Roscoe of Preservation by Design (Mr. Roscoe served on the Minneapolis Heritage Preservation Commission for 21 years):

“The building at 2615 Park Avenue is designed in an eclectic style.



#### Exterior:

2615 Park Avenue is a six story apartment building designed in a modified Colonial Revival style by Minneapolis architect Martin Lindquist in the late 1920s. The Park Avenue façade walls are medium brown brick with flat stone bands as well as various ornamental features. The building massing facing Park Avenue is a subtle composition of three relatively flat faced tall blocks with deep recesses between connecting to a main longitudinal mass. This straightforward geometry serves to increase available exterior wall area for window exposure.

Lindquist designed the middle section slightly wider than the flanking block-like forms so as to introduce a modest measure of prominence to the façade, a prominence augmented by an elegantly detailed cast iron canopy, surmounted with a stone panel with carved ornament at the top of two pair of windows. The center of the panel features an elaborately detailed cartouche, an Egyptian derived element repeatedly used by all style, sic, of architecture since the Renaissance. Flanking the cartouche is a pair of round floral forms, in turn flanked by two curved scrolled bands.

2615 Park Avenue presents a study of subtle contrast between plain brick elevations and accents of stone bands that form a background grid for quoined corners made from alternating widths of slightly protruding stone blocks at the central section and ornamental details somewhat abstracted from the Colonial Revival architectural vocabulary, all capped with top floor window hoods with broken pediment elements. The parapets have sections of balustrades with stone round columns resembling wood lathe turned balusters set into molded edged railings.

2615 Park is an important structure in the historical pattern of Minneapolis, contributing an apartment structure of high architectural quality benefiting the streetscape of one of the city's most pleasant avenues, and for being one of the first condominium, sic, buildings in Minneapolis.

#### Interior:

Lindquist followed a not-infrequently employed eclectic design process that rendered a building exterior with a style, in this case Colonial Revival, well established in the day, with main interior spaces given a style about to become fashionable. Art Deco is the theme in the large expansive lounge, predominated by warm brown wood paneling, set within engaged columns



with vertical bands of fluting, also used in the structural free standing columns. Art Deco lighting fixtures are excellent representatives of the style. Window and door trim follow Art Deco profiles.

The hallways and apartments follow traditional layouts and architectural treatment. Modifications to apartment interiors, as I observed in two units, have been done with very good design outcomes, and are consistent with the character of the units. Expanding units by converting hallway space not essential to circulation or building code requirements are an appropriate way to change and expand apartment unit layouts without impairing the overall architectural integrity of the architecture.

Summary:

2615 Park Avenue's expertly designed building has maintained its architectural integrity, both exterior and interior, with very few alterations from its original architectural character, throughout its many years of serving residents. Changes that have occurred have been consistent with the structure's architecture to a remarkable degree."

We consulted with several architects including Ed Wilms of Modiv, Inc. and Bob Klein of M. A. Peterson Design Build. They offered the following observations:

The building is really an amalgam of styles. Colonial Revival is a strong presence, but other architectural schools are involved. The fanning keystone above the windows is a Georgian trait, and the canopy above the terrace is art deco. The lobby is a great example of art deco design with multicolored terrazzo floors, marble baseboards, art deco light fixtures, and walnut paneling with art deco carvings. The set back on Park Avenue allows for 100 feet of lawn 286 feet wide between the building and property line, an expanse that provides more than adequate space for a well tended lawn and the flower garden in front, all the while serving as a buffer from the noise of Park Avenue.

Resident Blain Bolden of unit 604 opines that a number of Georgian features are present, including the pineapple element found in the façade.

The original landscape drawings detailed formal gardens in the two indentations on either side of the lobby. A birdbath was in the center of a circle of crushed rock, with spokes of crushed rock radiating from the center. Flowers and plants were to be planted in a fleur de lis pattern in the resulting segments. We do not know if this plan was ever implemented, certainly a corresponding sprinkler system was not.

It is, in truth, a magnificent building. The enduring quality of construction coupled with the attention to detail adds to its unique character. It is much like the grand edifices of former years. It will never be built again.

## THE BUILDERS

The development of the Lake Calhoun, Lake Harriett and Lake of the Isles districts led to those neighborhoods becoming among the most desirable in the city, and new mansions were being built there. As a result, there was the freeing of space for multiple unit housing on Park Avenue.

It was at this time that four men, Carl Anderson, Gustav Nelson, Andrew Rydell and his brother Gustav Rydell began the construction of 2615 Park Avenue, a building that was destined to be the most elegant apartment building in the Twin Cities. The magnificent structure known as 2615 Park is a monument to the vision and the endeavors of these men.



Carl (C.A.) Anderson and Gustav A. (Gus) Nelson had immigrated to the United States from Sweden in 1900. Anderson was 21, the age of Nelson is unknown. The picture shown left (C.A. on left, Gus on right) is a photograph taken of the two men in 1903 in Wisconsin near the Michigan border. First they settled in the Upper Peninsula of Michigan, where they engaged in the construction business. After a few years, they made their way to Minneapolis where so many of their fellow Swedes had located. Originally, the two built houses, but soon the building of

apartments became their strength, and they focused on this niche for the remainder of their careers. Examples of their work are duplexes at 2620-22 Chicago Avenue (built in 1910 for \$4,000), 2608-10 Chicago Avenue (built in 1908 for \$4,500), and 2601 Columbus Avenue (built in 1908 for \$4,000), and the two apartment buildings on the north side of 26<sup>th</sup> Street at Garfield Avenue. They also managed these two apartments and the Sheldrake apartments at 2801 Park Avenue, which they also built.

In 1916, Anderson and Nelson together with Andrew T. Rydell and Gustav E. Rydell (known as Emil or G.E.) formed a corporation, Twin City Building and Investment Company (TCB&IC). It was TCB&IC that built 2615 Park, and during its construction the headquarters of the corporation was at 2801 Park Avenue.

Andrew and Gustav Rydell were the president and vice president, respectively, of A.T. Rydell, Inc. a company that manufactured and sold sashes, door frames, moldings and interior finish materials. The company, which was founded by the Rydells at the turn of the century, was headquartered at 2300-2328 North Second Street. Andrew remained active in the A.T. Rydell Company until his death from a heart attack, in 1950, at age 84. Gustav Rydell, in addition to his interest in A. T. Rydell, Inc., was the owner of Rydell Clothing House at 228 Hennepin Avenue. He was vice president and a director of the First Hennepin State Bank, and was president of the Crystal Lake Cemetery Association. He remained active in his business until his retirement in 1956 at age 84. His first wife Emma died and he subsequently married Norah, who survived him. He died in 1960 at age 88. See copy of advertisement for his clothing store from City Directory, in the exhibit section. According to Edmund T. Rydell, his grandfather Andrew was the more serious of the brothers, but could also have a good time. G.E. was much more outgoing, and enjoyed it when his grandchildren and great nephews visited his home on Knox Avenue. The house was outfitted with laundry chutes from the third floor maid's

quarters all the way to the basement and the kids would call to each other through the chute.

The life of Carl Anderson is a classic example of the story of the successful immigrant to America. He was born in Sweden on October 2, 1878.

His honors were many and his businesses prosperous. From 1942 to 1949 he was the chairman of the board of the American Swedish Institute, and for 12 years he was chairman of the local affiliate of The National Swedish Cultural Society, and past chairman of the committee to raise funds for the John Morton Memorial Museum in Philadelphia. Morton was of Swedish descent and was one of the signers of The Declaration of Independence. Anderson also served on the board of Emmanuel Methodist Church, formerly The First Swedish Methodist Church at 1900 Eleventh Avenue South. In 1949, the King of Sweden awarded Anderson the Royal Order of Vasa in recognition of his work toward furthering Swedish culture in The United States.

Anderson and Selma, his wife, were the parents of five sons, namely Carl G., Einer G., Roy A., Lars V. (owned units at 2615 Park for many years and died in 2005) and Arthur P., (married to Lois, a contributor to this endeavor) and one daughter, Hildur, who married Sverre Olsen. Selma died in 1943 and not long thereafter Anderson married Edith Erickson, a sister in law of his partner Gustav Nelson. Anderson died on June 21, 1967 at the age of 88, while working in his yard. Anderson's death came just four days before he was to be honored as the "Swede of the Year" at the annual Svenskarnas Dag celebration.

Less is known about Gustav Nelson. Nelson was a retiring sort and had a severe limp. We do know that his wife Jenny died late in life. Nelson thereafter married Minnie

Erickson, the widow of Jenny's brother. Nelson was noted for his kindness and generosity. When the time came to move from his home at 4829 10<sup>th</sup> Avenue South, he sold it for what it had cost him to build. The house had, of course, appreciated substantially in value. When this was pointed out to Nelson, he replied, "That's all right. I got my cost back and I lived there many years free, and that is good enough for me." Following are statistics relating to the construction of 2615 Park gleaned from searches of the various official records we have been able to discover.

**ARCHITECT:** Martin Gustave Lindquist, whose professional office was at 207 Security Building in downtown Minneapolis, was the architect for 2615 Park. Lindquist was a partner with Oscar N. Newstrom in the architectural firm of Newstrom and Lindquist. The firm's office was relocated to the Lumber Exchange Building in 1927. In 1929, the firm was dissolved. Lindquist also owned and operated a florist shop at 1204 West Broadway in Minneapolis. He was a draftsman for Long, Lamoreau & Long in 1909, a firm that designed the LaSalle Apartments, Curtis Hotel, Masonic Temple and the Lumber Exchange Building, many of which preceded Mr. Lindquist's tenure.

He was born in Minneapolis on December 30, 1890, graduated from the University of Pennsylvania and did post graduate work at Columbia University and abroad. Lindquist was a nationally known designer of mortuaries and resided in a modest home at 2300 Sixteenth Avenue South. He died on December 20, 1933.

There is a fable that 2615 Park was designed by a Mr. Edwin Hewitt, a renowned architect who was the lead architect for 510 Groveland and St. Mark's Episcopal Cathedral. It is an interesting story like many of the legends about 2615 Park, but is not true. Lindquist was the architect for 2615 Park.

**SURVEYORS:** The engineering and surveying firm of Egan, Field and Nowak prepared the site survey and submitted it on February 28, 1929.

**STRUCTURAL ENGINEERS:** Harry L. Wilson and Victor H. Klein, whose firm was known as H. L. Wilson Company and who had their office at 2614 E. Lake Street were the structural engineers for the project. That firm delivered its plans on April 10, 1929 to the Minneapolis Building Department for that office's approval. The approved plans were delivered to Anderson and Nelson on May 23 and June 27, 1929.

**BUILDER:** Anderson-Nelson Construction Company was the builder, and it received building permits numbered B 215352 and B 216088 on April 10 and May 10 1929. The Company was paid \$650,000 for its labors, materials and subcontractors.

**SUBCONTRACTORS:** Following is a list of the subcontractors, their costs and the date of the building permit:

**Electrical:** Sterling Electric, \$15,000, June 27, 1929; and Charles Anderson, \$11,000.

**Plumbing:** Swanson and Thompson, \$45,100, May 14, and July 1, 1929.

**Boilers:** Two boilers were supplied and installed by the, A. E. (Axel) Donaldson Company, \$38,000, July 11, 1929. These boilers, installed seventy nine years ago are still in use at 2615 Park; a steamfitter named Christian Johnson signed his name and address (4354 Thomas Avenue North, a house still standing as of this writing) under the window frame of the kitchen in apartment 418. This was discovered, we assume for the first time since 1930, during a remodel in 2005. See photo in the exhibit section.

**Lathing:** P. Steffens, \$2,430, September 23, 1929.

**Plaster:** K. B. Lundquist, \$78,000, November 4, 1929.

**Otis Elevator:** Two passenger elevators, \$22,000, December 27, 1929; Twenty two elevator doors were supplied by Hannenstein & Burmester.



**Painting and Wallpapering:** We do not know the contractor, but during a 2005 remodeling project , a signature of Peter Russing (calling himself a paper hanger) dated June 28, 1930 was uncovered under the wallpaper in apartment 403.

**ORIGINAL OWNERS:** TCB&IC was the owner of 2615 Park, and the corporation was in turn owned by C. A. Anderson, its president, then residing in Navarre; Gustav E. Rydell, its vice president, then residing at 1819 Knox Avenue South; Gustav A. Nelson, its secretary, then residing at 4829 10<sup>th</sup> Avenue South; and Andrew T. Rydell, its treasurer, then residing at 1731 Oliver Avenue North. In 1920 C.A. Anderson lived at 2723 13<sup>th</sup> Avenue South, and Gustav Nelson lived at 3609 17<sup>th</sup> Avenue South.

The corporation had its offices originally at 610 First National Bank-Soo Line Building, later at 2801 Park Avenue, and upon completion of 2615 Park moved there. By 1947, the company had moved to 510 Baker Building. The following photo is of the First National Bank-Soo Line Building in 1915.



## **THE EARLY YEARS**

For the first 17 years of its existence, from 1930 to 1947, 2615 Park was an apartment building. Unfortunately, some years ago, nearly all the internal records covering that era were destroyed, and consequently there are virtually no in house records.

We do know from the public records, that for 17 years the building was owned by TCB&I. For many years, TCB&I's headquarters was at 2615 Park. The corporation managed that building and other apartment properties in the city.

Statistics relating to the demographics of the first residents are hard to come by. Age, occupation and other data were, for the most part, not collected by 2615 Park management and whatever had been saved was destroyed. Welter, however, by diligent, tedious search of the city directories at the main Minneapolis Public Library has been able to gather considerable information about the first residents of 2615 Park.

They appear to have been a successful group. Sixteen percent owned their own businesses, 24 percent were in management positions, 14 percent were professionals, 16 percent were salesmen, eight percent were employees and four percent were widows. There was no information on the remaining eighteen percent.

Among the many institutions of 2615 Park was Herman Brown. Brown, for many years had the title of garage manager, but in fact, was much more. Dr. Solveig Bergh, who moved to the building in 1938, was a great source for the flavor of living at 2615 Park during the last 70 years of the twentieth century. In an interview for a biographical

sketch done in 2002, Dr. Bergh spoke of these pleasant years, and especially fondly of Herman Brown. "He was like a family retainer, but so much more," Dr. Bergh said.

In the February 22, 1982 edition of the Minneapolis Star Tribune, Robert T. Smith wrote of Brown's retirement party after forty years at 2615 Park. "It was a grand fete suitably honoring a man who was a friend, confidante, and from time to time a chauffeur." One woman was quoted as saying, "He wore many hats, one of which was to be our psychiatrist when we had troubles." Brown came to Minneapolis from Davenport, Iowa. Shortly after his arrival, he saw an ad for a garage attendant at 2615 Park. He answered the ad and was hired. It was the only job he ever had in Minneapolis. Brown always said he felt his job at 2615 Park enabled him to avoid many of the oppressive cruelties experienced by Blacks during that era. He said that his race was never a factor in his relationships with the residents of 2615 Park.



Dr. Bergh continued in her interview, "There was a great deal of socializing. Women, for the most part, did not work outside the home and consequently were home much of the time", she recalled. "Loretta's Tea Room was very popular with the residents and many took their lunch and dinner there", she added.

Loretta's, as it was popularly known, was named after Loretta B. Wright, a resident of unit B-1. She acquired the business in 1948. The history of the restaurant, however, long predates Ms Wright's acquisition.

From the earliest years, there was not only a restaurant at 2615 Park, but a grocery store as well. The grocery was located in the present community room, and the restaurant in the space now owned by OMT Travel.

The first proprietors of the restaurant and grocery were Walter and Selma Postier. Beginning in 1930, Walter ran the grocery, and Selma the dining room. The Postiers were also residents of the building and lived in unit 216.

In 1932, they moved to unit 210, and one year later to unit 312. In 1929, they were running a grocery store at 715 E. 28th Street (between Columbus and Chicago). The Postiers ran the two operations until 1934 when John and Mary Hruza took over. Until 1944, the Hruzas, who lived in unit 111, ran both establishments: Mary the dining room and John the grocery. Following the Hruzas, there were several owners. George B. Lee operated both as Dean Restaurant and Grocery from 1946 till 1948. Lee had several restaurants on Lake Street, at 813 E. Lake, and 1411 W. Lake, and a bakery at 3048 Hennepin Avenue. Lee's corporation also bought a restaurant at 81-83 10<sup>th</sup> Street from Inez H. Norton and renamed it the Silver Latch. Loretta B. Wright, of Loretta's fame, cooked at the Silver Latch and that is where Loretta first enters the picture.

By 1948, the names of both businesses had changed to Schramm's Grocery and Owens' Dining Room. The grocery was run by Benjamin and Maza Schramm. The Schramms, with a relative, Jack Schramm, also had a grocery at 719 E. Lake Street. Clarence Owens, who managed the dining room, lived at 1815 W. 60<sup>th</sup> Street. On October 17, 1949, the grocery store was leased for \$50.00 per month by Charles and Gladys Norton and renamed Norton's. The Nortons lived at 2932 Park Avenue. By January 1951, Roy Conklin and his wife Alice operated the store as Conklin's Food Shop, again leasing for

\$50.00 per month. The Conklins lived in unit 410 and remained residents until at least 1965.

On March 1, 1957, the store was leased to Alfred and Ethel M. Drake for \$45.00 per month. The Drakes occupied the store for a year, and, on April 1, 1958, Harold and Priscilla Nelson took over as proprietors. The Nelsons lived at 3915 39<sup>th</sup> Avenue S. In 1960, the store became Johnston's Food Shop. It was successively run as a grocery and a dry cleaner named A J Cleaners by Ann Johnston, whose husband Emile was a mechanic at Larson Chevrolet. In 1964 it was again a grocery, now named Ann's. By 1970, the grocery was gone. It had suffered the same fate as many "mom and pop" stores. It succumbed to the large super markets.

In 1948 Loretta Wright, the same Loretta who worked for Lee at the Silver Latch, took over the restaurant, and hence the name Loretta's. Loretta was the widow of Ernest Wright and lived in unit B-1. In addition to the Silver Latch, Loretta had cooked at 510 Groveland. She had lived at 1619 Lagoon, (1942), 828 University Avenue S.E. (1944), and 3118 Park Avenue.

Loretta was born in Huron, South Dakota, where she operated a boarding house and worked in a tea room and a delicatessen. She moved to Minneapolis in 1941. She continued to run Loretta's Tea Room until 1975. Loretta's was famous throughout the city for its excellent food and elegant clientele. Its fame as a distinguished place to dine continued after her retirement.

Jim Klobuchar, in the July 1, 1995 issue of the Minneapolis Star Tribune writes of Loretta's thus "It was built primarily to serve the residents. The enduring quality of the place was marked by its long term waitresses, Cora Sax, Grace Solomonson and Ole

Nystrom. The three women worked at Loretta's for a combined total of seventy years." Klobuchar, in characterizing the place wrote, "Irresistible characters dine at Loretta's in an ambience of ancient oak and cherry furniture, potted plants and bustling waitresses." Loretta's was an integral part of the stately, imposing building that is 2615 Park. The Tea Room and the elegant art deco lobby with its cherry wood, sic, walls, terrazzo floors and marble baseboards are all reminiscent of an earlier day”.

Loretta was an active business woman. She was a member of the Business and Professional Women's Club, and president of the Pilot Club of Minneapolis. An interesting sidelight to the story of Loretta Wright and 2615 Park is the fact that Loretta's daughter Lanae Fischer was property manager of 2615 Park Avenue Associates in 1984 and again in 1993.

Loretta sold the business to John and Donna Laurent in 1975 while in her 70's. When Loretta retired she purchased unit 409 for the princely sum of \$10,500. She continued to live there until December 1978, when she moved to Bloomington. Loretta died in 1987.

In 1983 the Laurents sold the restaurant business to Pat and Kathy Powers. Pat lived in unit 207 and Kathy at 4451 Garfield Avenue. The Powers ran it until 1990. From April 1990 till 1995 Arnold Eugene, a native of the Caribbean island of St. Lucia and a local air conditioning engineer, leased the restaurant which was run by his fiancée Roseann (Rosie). Mr. Eugene lived at 601 S. 9th Street, Apartment #6.

In the spring of 1995, Nick Euser, a financial analyst for the city of Minneapolis and his wife Darlene, a teacher at nearby St. Mary's University, bought the business for \$55,000. They increased the advertising budget nearly tenfold to \$500 per month, but, alas, Loretta's closed for good in 1997, a victim of the times, and thus ended the life of a

dining room that had for 67 years been an integral part of the 2615 Park Avenue community.

Since 1930, there has been a beauty shop at 2615 Park Avenue. Mae Omundson was the first proprietor. She and her husband Walter, who was a dentist with offices in the Medical Arts building, lived in unit B-1. Agnes Nelson ran the shop from 1938 until 1942. She was married to Frank M. Nelson and also had a shop at 5013 34<sup>th</sup> Avenue South, and lived at 5038 29<sup>th</sup> Avenue South. Subsequently Gladys McCormick (husband Frank M.) was in charge. In 1946 Sophie Oman operated the shop. By 1952, it was called Bauman & Hill Beauty Parlor after the owners Vellita Bauman and Evelyn Hill. Both Hill and Bauman lived at 2628 Park Avenue, later moving to 2624 Park Avenue. Evelyn was born in 1916, and when we spoke to her she was in a nursing home in Blue Earth. They subsequently renamed the shop 2615 Park Avenue Beauty Shop. It was still thus named until 1985 when it was purchased by John Racho of 1117 Marquette Avenue. Racho renamed it Mr. Racho's on Park Avenue. Racho sold to Mark Steine who kept the Racho name. Today it is known as Classic Beauty Salon and has been owned by Luise Lynch since the late 1980's.



## **APARTMENTS TO COOPERATIVE**

In 1947, the building at 2615 Park that had housed rental apartments since its beginning in 1930 became a residence of cooperative apartments.

In 1929, the land upon which 2615 Park is located was sold by DeWitt Wagner Realty, (the Wagner family had owned the land since 1883) to TCB&I and the structure known as 2615 Park was constructed.

TCB&I owned and managed the property since they began building it in 1929. In 1946 Messrs Anderson, Nelson and the Rydells, who were all of the stockholders in TCB&I, wanted to sell. A group of prominent men headed by Charles Loring, Chief Justice of the Minnesota Supreme Court and including C.T. Fenton (resident of unit 412), Thor Knutson, W.R Stephens of Stephens Buick and a resident of 2615 Park (unit 618), all Minneapolis residents, formed a cooperative corporation to buy the building. The new corporation named 2615 Park Avenue Corporation filed articles of incorporation with the Secretary of State of the State of Minnesota on August 20, 1946.

The purpose of the corporation was to acquire "the building and property commonly known as 2615 Park Avenue", (cf. Article 1 Sec. 2 Articles of Incorporation of 2615 Park Avenue Corporation). The initial intent was to issue 25,000 shares of common stock of the par value of \$10.00. At that time, under the law regulating cooperatives, the corporation was required to obtain authorization from the state to sell stock. This authorization was obtained.

However, all was not wine and roses with this endeavor. A group of dissident tenants represented by George Leonard, one of the founders of Leonard, Street and Deinard,

now a large and prestigious Minneapolis law firm, filed a petition with the Securities Department of the State of Minnesota for an order directing that the authorization to sell stock be canceled. The complaints of the tenants were many, and in this regard the specific words of the Commerce Commission's order are instructive:

"...that individuals purporting to represent the applicant corporation have withheld from and refuse to furnish to such tenants to whom such stock is being offered with sufficient material information to enable them to intelligently determine whether or not to purchase the shares of stock so registered within the limited time afforded them... (and further) that the officers and attorneys (the incorporators of 2615 Park Avenue Corporation) refuse to furnish the Commissioner of Securities and the Commerce Commission with information deemed necessary to assist said Commission in determining whether such registration should remain in force."

Any further sale of stock in 2615 Park Avenue, Inc. was temporarily suspended by the order, and the applicants were ordered to show cause before the Commission, on October 14, 1946, at 434 State Office Building, why the temporary order should not be made permanent. The applicants did not appear, and the temporary order of suspension of the stock sale by 2615 Park Avenue Corporation became permanent.

After the Order to Show Cause was issued, 2615 Park Avenue Corporation was not heard from again, except that in later years, the corporation was dissolved for failure to file an annual report with the Secretary of State.

A new corporation was formed to be known as 2615 Park Avenue Associates. The original incorporators were Leslie C. Park, Eli Torrance, Robert L. Peck, A. B. Trux and William M. Baker. The first Board of Directors was comprised of the incorporators,

except that at the first meeting of shareholders on December 15, 1947, Morris T. Baker replaced Leslie Park.

The purposes of the new corporation were identical to that of the ill fated 2615 Park Avenue Corporation;

"to acquire, maintain and operate the building and property in the city of Minneapolis... commonly called 2615 Park Avenue.

To finance the enterprise, the Board employed a complicated mix of stock sales and a real estate mortgage loan. For a complete analysis of the process, you are referred to the stock prospectus listed as Exhibit 13. The sale proceeded as follows: TCB&I, whose sole asset was 2615 Park, sold all of the stock in the corporation to Sheridan Holding (a subsidiary of Baker Properties, owners of the Baker Building, Roanoke Building, LaSalle Building and Minneapolis Tower. Interestingly, TCB&I moved to 510 Baker Building after selling 2615 Park). Sheridan Holding then transferred the stock to 2615 Park Avenue Associates and in exchange received 58,000 shares in Park Avenue Associates. The remaining 42,000 shares were sold to apartment purchasers. Prudential Insurance Company, which had paid Metropolitan Insurance Company's first mortgage of \$288,825.15 financed an additional \$600,000. The property thus became owned by 2615 Park Avenue Associates for \$1,000,000. As units were sold the proceeds were paid to Sheridan holding which in turn surrendered the appropriate amount of stock. Eventually all units were sold and Sheridan ceased to have any interest in the cooperative.

The complicated transaction was now complete and the transformation from apartment building to cooperative apartment building was accomplished.

## 2615 PARK MISCELLANY

1. According to Lois Anderson, daughter in law of C. A. Anderson, the building was originally intended for a parcel of land across from Lakewood Cemetery at Thirty Sixth Street and East Calhoun Parkway. There was considerable opposition to a large apartment building at that site. A group of local residents bought the site from Anderson and Nelson. The enterprising Swedes realized a \$5,000 profit on the sale.
2. Also, according to Mrs. Anderson, during a down time in the construction business, Anderson, Nelson and the Rydells very nearly lost control of 2615 Park. The mortgage holder decided, after meeting with the principals, that they were "good, church going men" and better suited than any other group to manage the building.
3. C.A. Anderson was the front office man, occupying the present board room as his office, while Nelson, a more retiring sort, used the present Manager's office.
4. After the death of Swan Turnblad's wife on September 6, 1929, he and his daughter Lillian lived in unit 517-518 at 2615 Park. After Turnblad's death on May 17, 1933, Lillian moved to Holy Angels Academy. A friend of hers from childhood was a sister in the order of St. Joseph, and was stationed at Holy Angels. Lillian, although not a Catholic, lived at Holy Angels until her death on October 19, 1943.
5. In examining the original plans and specifications of 2615, Welter discovered the blueprints for the Posten Building where, in 1915, Swan Turnblad had the headquarters of his publishing business. The building was located at Seventh Street and Fifth Avenue. Welter delivered the plans to the American Swedish Institute to the great appreciation of the director.

6. On the evening of February 22, 1936, the Reverend William Mattson, Swan Turnblad's former secretary, invited the officers of the American Swedish Institute to a meeting at his apartment at 2615 Park (unit unknown). At this meeting the American Swedish Institute Male Chorus was organized. C.A. Anderson was in attendance.
7. The current library was originally designed as a storage space. Later, and until the 1980s, it was the telephone switchboard room.
8. On a business trip to Sweden, C.A. Anderson and Gustav Nelson, accompanied by C.A.'s twin sons, Arthur and Lars, purchased the deep red rugs with gold and silver patterns that for many years adorned the lobby at 2615 Park. It was said that C.A. brought sons Arthur and Lars along to keep them out of mischief.
9. Lars and another of C. A's sons, Roy, did the painting and hung the wallpaper in the lobby and manger's office. Roy was an artistic person, and later owned his own decorating business in Excelsior. Lars' career was as a tester at Honeywell.
10. Peter Russing, one of the wallpaper hangers, signed his name and the dates June 10-12, 1930 on one of the walls in unit 403. This means that the building was ready for occupancy on or around July 1, 1930.
11. David Johnson, the first building superintendent was also involved in the construction of 2615 Park. He started as superintendant in 1932. His shop was in the present mail room, which was not divided from the cleaning storage room or break room. He lived with his wife and daughter Violet (McKitterick) in unit B-1. In 1937 they moved across the street to 2609 Columbus Avenue. Johnson was a Swedish

immigrant who met C. A. Anderson and Gustav Nelson at church. Johnson was a man much relied upon by the residents. For example, Alma Newhouse, a resident of unit 419, lost the diamond from her ring when she dumped trash into the incinerator chute. Johnson sifted the trash and found the diamond.



David Johnson

12. Hildur, the daughter of C. A. Anderson, ran the switchboard in the building. She later worked as a telephone operator at Zinsmaster Bakery on Park Avenue, near Lake Street. It seems that Hildur replaced another woman. We could not establish the reason for the replacement, but it does suggest that nepotism was extant, even then. Another woman named Elsie ran the switchboard in the early 1940's. She had a disappointing, short first marriage and was not dating. Mabel Rydell, daughter in law of Andrew, lived in unit 111 in 1941 and was determined to help Elsie find a mate. Through an obstetrician friend of the family, she introduced her to a farmer named Hauge from southern Minnesota. They married and started a family on the farm.

13. In 1918, Emmanuel Methodist Church at 1900 11<sup>th</sup> Avenue South, burned. The reconstruction was supervised by the intrepid Swedes, Anderson and Nelson.

**FAMOUS PEOPLE WHO  
LIVED, AND DIDN'T LIVE, AT 2615 PARK  
AND  
PERSISTENT RUMORS**

1. Dr. George Bergh, a prominent surgeon in Minneapolis during the 20s, 30s and 40s, lived at 2615 Park from 1939 to 1941. Dr. Bergh is the father of Margaret Bergh, a shareholder of 2615, and the brother of Dr. Solveig Bergh.
2. Dr. Solveig Bergh who died in December 2007 is well remembered by many of the residents of 2615 Park and lived for many years in unit 302. Dr. Bergh was a highly regarded radiologist, and one of the first of her gender in that field of medicine. She was, most of all, a modest, charming woman.
3. Mr. and Mrs. Carl Pohlad lived at 2615, in unit 113, from 1952 until 1954.
4. Charles Johnson, for many years the sports editor of the Minneapolis Star, and his wife lived here, in unit 604, for many years.
5. Swan Turnblad, prominently written of in previous chapters, lived at 2615 Park in unit 517-518 during the last years of his life.
6. Mr. and Mrs. Charles Wilkinson, the parents of the famous Bud Wilkinson, lived in unit 104. Bud Wilkinson, for those readers whose memory doesn't extend before 1960, was an outstanding football player at the University of Minnesota, and an extraordinarily successful coach at the University of Oklahoma.

7. Winfield Stevens, of Win Stephens automobile renown and an original shareholder in the ill-fated 2615 Park Avenue Corporation, lived in unit 618.
8. Elmer Olson, a well known Minneapolis entrepreneur who early on recognized the power of television advertising, was a long time resident in unit 503, and the father of Kay George, a resident of 2615 Park.
9. There is no credible evidence that Amelia Earhart ever lived here. Ms Earhart disappeared in 1937 during her attempt to fly around the world. At the time of her disappearance, she was seeking to find Howland Island. Her death has always been shrouded in mystery.
10. Bernie Bierman, the great Minnesota football coach of the thirties and forties, lived at 2615 Park in 1946.
11. A persistent rumor holds that when 2615 was nearing completion, some office holder of the cooperative traveled to New York to pick up the check from the mortgage holder, alleged to be Prudential, to pay for the construction cost of building. While coming home on the train with the check, the stock market crashed, but the check was good and Prudential made no more real estate loans during the depression. It is a nice story, but is just that. It never happened.
12. Another story is that the building was planned to be twelve stories, but was topped at six because of the stock market crash of October 29, 1929. This story is fanciful. The structural drawings for the building were delivered on April 10, 1929, and clearly show the building was to be six stories. Recently, Mattson-MacDonald,



structural engineers examined the drawings and evaluated the loads. They concluded the foundation was designed for six stories.

13. Another old chestnut concerns the architect who designed 2615 Park Avenue. The legend goes that a world renowned architect, a Mr. Edwin Hewitt, who designed St. Mark's Episcopal Cathedral and 510 Groveland, also designed 2615 Park. As pointed out earlier, the architect for 2615 Park was Martin G. Lindquist. He was not associated with Mr. Hewitt.

## SUMMARY

The previous chapters of this book have been concerned with a history of our splendid building, the history of the land and its owners over the decades, and the nature of the times, the story of the Swedish immigrant builders whose vision, imagination and hard work created the unique place we call 2615 Park, the names of persons who worked on the construction of the building, the troubled legal beginnings, the complicated legal transactions whereby the building, owned by a corporation controlled by Messrs. Anderson and Nelson and the Rydell brothers became the cooperative corporation known as 2615 Park Avenue Associates, and the subtle financial process whereby the entire endeavor was financed.

The specifics of the building, the details of its unique construction and the nature and amount of the materials used, and the discovery of the original architectural plans and specifications have been set out.

The history of the building's business enterprises, namely Loretta's, the grocery and the beauty shop have been described.

The historical records available at the libraries were researched. The names and occupations of many of the men and women, including the famous, who have over the years lived in our building, have been identified. We have confirmed, and in some cases dispelled, various rumors.

We have written of the history of Park Avenue and its development from an unpaved, undistinguished thoroughfare to the Avenue of Mansions, its subsequent decline, and its budding renaissance.

The proof of the pudding is, however, in the eating, and the question can be asked "Is 2615 Park Avenue, with its unique construction, elegant style, and storied history, a good place to live?"

Over the last several years a number of then residents have spoken on this subject. **Dr. Solveig Bergh**, a woman of modest demeanor and extraordinary accomplishment, lived here since 1938 and was, in 2003, the resident who had lived at 2615 Park the longest. She spoke of 2615 Park thusly, "It has been my home for many years, and I like it now as much as I ever did". **Betty Kinsey**, retired after a 40 year career at Pillsbury and who occupies unit 519, spoke of the sense of community and said, "We help neighbors. This is what we are supposed to do. My beautiful apartment, this magnificent building and the sense of community is what 2615 Park means to me." **Merrilyn Belgum**, formerly a resident of unit 619 who was a respected figure in the field of social work and in her later years a comedienne of international reputation, said, "2615 Park is the perfect place to live. I love this elegant building. There are all ages here, and that is good. This is a good place to be a human being." **Patricia Murray**, unit 202, spoke as have so many of the interviewees of the beauty and elegance of the building." It is a wonderful building. My job is demanding and requires many hours. I don't have the time for

maintenance problems and those are taken care of for me. The location is superb. We are only minutes away from all the things that Minneapolis has to offer." **Bob Hassan**, unit 520, a retired stock broker, stated, "This is a remarkable building. Buildings having the quality of construction of 2615 Park are no longer being built. It is a distinguished building. From its magnificent façade to its green awnings, it is a distinctive structure. It has been my home for many years, and I intend it to be for many more. It has the best location in the city. Before I retired, I would often walk to work in downtown Minneapolis. This is remarkable in a metropolitan center of nearly three million people." **Tanja Gajewski** and her partner **Evan Reiter**, who live in unit 505, were looking for a place in Minneapolis. They were prepared to look at all options; houses, condominiums and apartments. First on their list was 2615 Park. It was the only place they viewed. Tanya stated, "The architectural style, the art deco appearance was what I wanted." Evan, who is in charge of the storage, maintenance, safety, insurance and all matters relating to the museum holdings at The Walker Art Center, said, "2615 Park bespeaks quality." **Bruce and Lorna Rubenstein** live in unit 515. Bruce is a writer and both were community activists. Lorna speaking for both, said, "We immediately liked it. The aesthetics of the building attracted us. It was built in an era when elegance counted. The marvelous construction, the solid doors, the beautiful wooden floor, and the unique character of each apartment captured our imagination. In addition to the marvelous physical qualities of the building, we were attracted to the cooperative form

of ownership." **Joy Fisher**, a retired teacher, lives in apartment 205. She stated, "When I was shown 2615 Park, I was immediately struck by the beauty of the place. I bought, and I have never regretted it. The demographics of the place have changed in recent years, and it is all for the good. I am strongly against the 'retirement home' concept. I enjoy the influx of younger people. They give the place vitality." **Jack Blesi**, formerly of unit 111, who died while this book was being assembled, spent many years in journalism and later joined the Minnesota Twins organization. Jack had this to say, "I love 2615. It is a grand building. I like the form of cooperative ownership. To a great extent it allows one to choose one's neighbors, and that is a plus." **Michael Nordberg**, unit 607, said, "In the many years that I have lived here, I have seen what I would characterize as the revival of this magnificent building. The changed demographics reflect that revival. Younger persons have discovered 2615 Park." **Mark Swanson**, who until recently lived in unit 501, a former director of MacPhail School of Music and Assistant Dean at the University of Arkansas at Little Rock stated, in speaking of 2615 Park, "I loved it the first time I saw it. The charm and graciousness of the building beguiled me. It is unique in construction and beauty. I never want to leave here." **Jeff Stanley**, who before his retirement had worked at the Minneapolis Club since 1959, and has lived in apartment 306 since 1996, described living at 2615 Park thusly, "I have a beautiful home in this magnificent building with amiable friends and neighbors. Who could ask for more?" **Jim Matthes**, while not a resident, is an employee who has

worked here since 1975 and had this to say of 2615 Park, "When I came here all the residents were retired. Now, it is far different. A significant percentage of the residents are still employed or run their own businesses. We have a fine mix of the young, the middle-aged and the retired. It makes an interesting community." The **Greeners**, **Marvin and Gaynice**, said, "We are very happy here. The neighbors are kind and friendly. We love our apartment. The fact that we can lock the door and be gone for several days without a worry is a great joy." **Grete Krohn**, who until her recent marriage lived in unit 605, has been a resident of 2615 Park since 1994, first as a renter and in 1997 as a stockholder. These dates, however, do not cover the years that Grete has been intimately associated with 2615 Park. Grete's grandmother, Norma Krohn, was a resident of 2615 Park from 1973 until she moved to a care facility in 2006. Grete's family spent every Christmas with her grandmother. Many times as a child she and her parents (her father is "Gib" the son of Norma) would visit her grandmother. "One can say that I grew up here. I came to appreciate this remarkable building from an early age." Grete, who is a graduate of Hamline and earned her masters degree in public relations from a university in Wales, works as a senior counselor at Carmichael Lynch Spong, the public relations arm of the well known Minneapolis advertising agency. Grete spoke of how important she finds the proximity of 2615 Park to her work downtown and to the attractions of the city, its museums, theaters and downtown stores.

She also spoke of the view of the downtown sky line from 2615, "It is spectacular, unique." Grete was married in June 2008 to Jim Lavrend.

**Adella (Del) Lundeen** of apartment 407 is a long time resident of 2615 Park. Her many careers include being an employee of the city of Minneapolis, a licensed practical nurse and a nationally recognized Red Cross volunteer; they bespeak her abilities and dedication. She commented on the demographics of 2615 Park, "The demographics have changed. The younger people add vitality to our community. Things are happening, people are doing things."

Truly, the above quotes answer the question, "Is 2615 Park a good place to live?" Yes, indeed it is.



## THE FUTURE

For the most part the grand building known as 2615 Park has survived the onslaught of years and the decline of the neighborhood. One need only look at the horrific architecture of "modern buildings" that now occupy the real estate on Park Avenue where magnificent mansions once stood, to see what fate could have befallen 2615 Park. Because we have inherited such an architectural treasure in the heart of a vibrant major city, it behooves us to protect, preserve and enhance this building.

The future is bright. Much of the new construction in our area will result in new residents in the area, and a consequent need for housing.

The area on the Park Avenue corridor between Lake Street and Franklin Avenue, and on either side of Park between Elliott Avenue and 4<sup>th</sup> Avenue, is erupting with commercial and residential growth. Two blocks west of Park on 28<sup>th</sup> Street, Wells Fargo Bank has replaced Honeywell. Wells Fargo's Mortgage Division, located on the defense contractor's site, employs 4,500 workers. That figure is 1,000 more workers than Honeywell employed at its peak. The bank has also spent \$175,000,000 on new construction and renovation of existing structures. Two blocks east of Park, on Chicago Avenue, Children's' Hospital has in the last several years finished an addition to the existing hospital at a cost of \$15,000,000. In 2008, Children's began an ambitious expansion plan. It is constructing a parking ramp and buildings on the block west of Chicago Avenue between 25<sup>th</sup> Street and 26<sup>th</sup> Street. In addition, a skyway will be built over Chicago Avenue providing safe access to and egress from the hospital. Abbott Northwestern Hospital recently completed a new \$152,000,000 Heart Hospital. \$189,000,000 has been spent in renewing and remodeling the long vacant Sears Tower,

the state's second largest building. The building now houses the corporate offices of Allina, the parent company of Abbott Northwestern. In addition, condominiums and attractive retail establishments have been constructed within the building. Coupling all of this with a new Sheraton Hotel adjacent to the Sears Tower makes it one the biggest redevelopment projects in the city's history.

Moving back to Park Avenue, expansion plans resonate up and down the street. Lutheran Social Services at 25<sup>th</sup> Street and Park Avenue has demolished its previous building and is rebuilding on its site in a joint venture with Messiah Lutheran Church. The American Swedish Institute, on Park Avenue and 26<sup>th</sup> Street, purchased and demolished Ebenezer Lutheran's Care Center and has converted the site into a much needed and attractive parking lot.

Our Savior's Lutheran congregation has, after a tragic fire some years ago, renewed its commitment to our neighborhood and built on the site of the old church, at the same intersection, a beautiful, modern place of worship.

Imposing brick condominiums, reminiscent of the magnificent structures that formerly graced Park Avenue, have been built on Park between 25<sup>th</sup> and 26<sup>th</sup> Streets. A town house development of attractive white frame structures has been built between Columbus and Chicago Avenues and 24<sup>th</sup> and 25<sup>th</sup> Streets.

Franklin Avenue is seeing a rebirth. The intersection of Portland and Franklin Avenues is being developed. The Franklin Avenue Bakery is now housed in a new state of the art building at 1020 East Franklin Avenue. The Franklin Art Center is located in the old theater building at 1021 East Franklin. A super market, Maria's Café, and the

completely refurbished jewel, the Franklin Avenue Library, speak of the Avenue's renaissance.

The Grant Commons on Grant Street between Park Avenue and Highway 35 W is complete and fully occupied. The Skyscape tower on Portland Avenue is complete. Farther to the west, at Nicollet Avenue and 26<sup>th</sup> Street, a multi storied residential structure was completed in 2006.

2615 Park is an undiscovered jewel among all this development. Our building is built in such a fashion that its qualities of construction cannot be duplicated by present building methods without incurring excessive costs. Within recent years, the necessary maintenance and repairs that in years past were foregone for financial reasons have been addressed. A new roof has been installed, the elevators have been rebuilt, the building has been rewired, the plumbing system has been replaced where necessary and repaired where possible, the exterior has been tuck pointed and cleaned, windows have been cladded and replaced where necessary, and the lobby has been redecorated.

The future of 2615 Park has never been brighter.

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Jan 26 1857  
**THE UNITED STATES OF AMERICA,**

*Pre-emption*  
**CERTIFICATE**  
 No. 258,

**To all to whom these Presents shall come, Greeting:**

**WHEREAS** *Judith Ann Sayre, of Hennepin County, Minnesota,*

*has deposited in the GENERAL LAND OFFICE of the United States, a Certificate of the REGISTER OF THE LAND OFFICE, at Minneapolis, whereby it appears that full payment has been made by the said*

*Judith Ann Sayre,*

*according to the provisions of the*

*Act of Congress of the 24th of April, 1820, entitled, "An act making further provision for the sale of the Public Lands," for*

*the South half, of the South East quarter, of Section thirty-five, in Township twenty-nine, of Range twenty-four, in the district of lands subject to sale at Minneapolis, Minnesota, containing eighty acres,*

*according to the official plat of the Survey of the said Lands, returned to the General Land Office by the SURVEYOR GENERAL, which said tract has been purchased by the said*

*Judith Ann Sayre:*

**NOW KNOW YE, That the**

**United States of America, in consideration of the premises, and in conformity with the several acts of Congress, in such case made and provided, HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT,**

*unto the said Judith Ann Sayre,*

*and to her heirs, the said tract above described: TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature, thereunto belonging, unto the said*

*Judith Ann Sayre*

*and to her heirs and assigns forever.*

**In Testimony Whereof, I, *Franklin Pierce***

**PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these Letters to be made PATENT, and the SEAL of the GENERAL LAND OFFICE to be hereunto affixed.**

**Given** under my hand, at the CITY OF WASHINGTON, the *thirtieth* day of *January,*  
 in the Year of our Lord one thousand eight hundred and *fifty-six* and of the  
 Independence of the United States the *thirtieth*

**BY THE PRESIDENT:**

*Franklin Pierce*  
*By H. E. Balwin of Secy.*



*J. A. Granger* **RECORDER of the General Land Office.**

#11520  
The contractor shall lay all his materials correctly and so to  
give it his personal supervision. COMPETENT FOREMAN  
constantly on the grounds. FOR THE ERECTION OF A  
all info: SIX STORY FIREPROOF BRICK AND STONE APARTMENT BUILDING. *RA*

4. All payments made on the work at during its progress, in account of  
contract at 2615 Park Avenue, Minneapolis, Minnesota. acceptance  
of the work executed; but each contractor shall be liable for his work  
to all the conditions TWIN CITY BUILDING AND INVESTMENT COMPANY, Inc., until  
ALL TO BE DONE ACCORDING TO THE PLANS AND SPECIFICATIONS FURNISHED BY

5. The owner is ANDERSON-NELSON CONSTRUCTION CO., the plans of  
2801 Park Avenue, and  
these specifications MARTIN G. LINDQUIST, ARCHITECT, and party as make  
H. L. WILSON CO., ENGINEERS,  
Minneapolis, Minnesota, execution, without; in  
either case, interlineation, or rendering void the contracts, and in case

any such alterations shall increase or diminish the cost of the work.  
Plans and specifications are the property of the owners, and shall  
the amount to be allowed to the contractors or owner shall be such as is  
be returned to them when building is completed.  
equitable and just.

#### GENERAL CONDITIONS.

1. The drawings and such writings, interlineations, figures and  
details as may be upon them, are to be considered a part of, and as  
illustrating the specifications, and each contractor is expected and  
of contract price, and the amount, whether an increase or decrease of cost  
requested to carefully examine the contents of these specifications,  
must be made in writing and attached to the contract, verbal agreements  
and in all cases where the drawings are figured, the figures must be  
not missing on either party.

2. The contractors will be required in all cases to use proper care  
hindrance or delay in the progress of his work; and when his part of the  
and diligence in bracing, securing and protecting all parts of his work  
work is thoroughly finished, shall remove the same from the site,  
against wind, rain, storm etc., inasmuch as they may interfere with the  
stability and perfection of the work; also in all cases to judge as to  
the amount of diligence and care required for same, and for the proper  
execution of the constructions, and no excuse of ordinary care or quality  
of workmanship will be allowed where the nature of the work required  
extra care.



3. Each contractor shall lay out his own work correctly and is to give it his personal superintendence; also keeping a competent foreman constantly on the grounds, and owners superintendent shall furnish him all information in conformity with the plans and specifications.

4. All payments made on the work during its progress, in account of contract or extra work, shall in no case be construed as an acceptance of the work executed; but each contractor shall be liable for his work to all the conditions on the contract and these specifications, until his work is finished, completed and accepted.

5. The owners reserve the right to change or modify the plans or these specifications in any particular, and shall be at liberty to make any deviation in the construction, details or execution, without, in either case, invalidating or rendering void the contracts, and in case any such alterations shall increase or diminish the cost of the work, the amount to be allowed to the contractors or owner shall be such as is equitable and just.

6. Should any extra work or changes of the plans be required whereby the cost may be increased or diminished, all such changes must be determined and agreed upon before the change is made, and to be at a pro rata of contract price, and the amount, whether an increase or decrease of cost must be made in writing and attached to the contract; verbal agreements not binding on either party.

7. Each contractor is to co-operate with the other contractors on the building, so that, as a whole, the job shall be complete and well finished one of its kind, and shall arrange and carry on his work in such manner that any one of the co-operating contractors shall not be necessarily hindered or delayed in the progress of his work; and when his part of the work is thoroughly finished, shall remove from the premises all tools, machinery, debris, rubbish etc., leaving the building and adjacent premises clean and free from all obstructions and hindrances, and all left in a neat, clean and complete condition.

8. It is to be understood by the contractors that their material, work, scaffolding etc., is entirely at their risk until the same is completed and they will be held liable for its safety, and if any damage

any parts of the building or adjacent property, same is to be made good and satisfactory, and all necessary repairing to be done before the job is completed and accepted.

9. All necessary labor and material to be furnished for each separate job, and all done in the best workmanlike manner known to the trades.

10. The owners reserve the right to reject any and all proposals, and shall determine to whom the contracts shall be awarded, the contractor's reputation and ability, as well as the amount of the proposal, will be considered, and the award of a contract made in accordance.

11. Building is to be completed by or before April 1st, 1930.

12. The general plans consist of:- Basement and sub-basement plans, first, and typical floor plans, four elevations, and details, all drawn to scale, indicated on same. Separate plans for framing, heating, electric wiring, etc., as the work may call for.

13. The different contractors shall obtain all necessary permits; shall give requisite notice to the proper authorities relative to the work in charge shall be liable to all accidents to persons, or damage to property, tracable to the negligence of himself or his authorities, and shall be responsible for any violations of local laws or ordinances.

14. He shall, in fine duly and adequately protect his work at all times during its progress.

15. The contractors shall promptly remove from the work and its vicinity all rubbish, resulting from his work, at proper times, and when so ordered by the owners.

16. The owners will furnish and maintain a proper temporary water-closet or privy, and allow the same to be used by every person doing anything relating to the erection or completion of the building, whether done under a contract or by other mechanics and shall carry out all directions relating to such exigencies and shall remove same on completion of this work.

17. Items mentioned in the specifications and not specified on the drawings, or vice versa, are to be executed as if occurring in both. If any discrepancies should exist in the plan a contractor shall correct same or notify owners, but under no circumstances go ahead until corrected. Contractors will be responsible for any carelessness in this matter, and



will be held liable.

18. All the preceding specifications and the following detail specifications are to form parts of the contracts.

#### SURVEY.

The owners will have the site surveyed and furnish the usual lines and levels.

#### EXCAVATION.

Clear away all rock, dirt or rubbish necessary to leave the site of the building clear.

Excavate for the basement, sub-basement, boiler room, footings, piers, chimneys, drains, etc., of the dimensions and to the depth as shown on the drawings and required by the grade, and do any other excavating required to fully carry out the work herein specified.

The top portion of the earth taken from the excavation to be placed on site where directed by owners, and is to be used for grading the lot; rough grading to be done by excavating contractor, but if dirt is necessary owners to furnish same.

#### SPECIFICATIONS FOR REINFORCED CONCRETE.

##### Materials.

##### 1. Portland Cement.

(a) Portland cement shall conform to the "Standard Specifications and Tests for Portland Cement" (Serial Designation: C9-26) of the American Society for Testing Materials.

##### 2. Concrete Aggregates.

(a) Concrete aggregates shall consist of natural sands and gravels, crushed rock, crushed air-cooled blast furnace slag, or other materials having clean, uncoated grains of strong and durable minerals. Aggregates containing soft, friable, thin, flaky, elongated, or laminated particles totaling more than 3 per cent, or containing shale in excess of 1 1/2 per cent, or silt and crusher dust finer than the No. 100 standard sieve in excess of 2 per cent shall not be used. These percentages shall be based on the weight of the combined aggregate as used in the concrete.

When all three groups of these deleterious substances are present in the aggregates, the combined amounts shall not exceed 5 per cent by weight of the combined aggregate.

(b) Aggregates shall not contain strong alkali or organic material which gives a color darker than the standard color when tested in accordance with the "Standard Method of Test for Organic Impurities in Sands for Concrete" (Serial Designation: C40-22) of the American Society for Testing Materials.

(c) The maximum size of the aggregate shall not be larger than one-fifth of the narrowest dimension between forms of the member for which the concrete is to be used nor larger than three-fourths of the minimum clear spacing between reinforcing bars. By maximum size of aggregate is meant the clear space between the sides of the smallest square opening through which 95 per cent by weight of the material can be passed.

### 3. Water.

(a) Water used in mixing concrete shall be clean, and free from strong acids, alkalis, oil, or organic materials.

### 4. Metal Reinforcement.

(a) Metal reinforcement shall conform to the requirements of the "Standard Specifications for Billet-Steel Concrete Reinforcement Bars" of Intermediate Grade (Serial Designation: A15-14), or for "Rail-Steel Concrete Reinforcement Bars" (Serial Designation: A16-14) of the American Society for Testing Materials. The provision in these specifications for machining deformed bars before testing shall be eliminated.

### Concrete Quality And Proportioning.

### 5. Field Tests of Concrete.

(a) Field tests of concrete, when required, shall be made in accordance with the "Standard Method of Making Compression Tests of Concrete" (Serial Designation: C39-37) of the American Society for Testing Materials with the following exceptions:

- (1) Two sets of samples of concrete for test specimens shall be taken as the concrete is being delivered at the point of deposit, care being taken to obtain a sample representative of the entire batch.

- (2) One set designated as control cylinders shall be placed under moist curing conditions at approximately 70 degrees F, within 24 hours after molding and maintained therein until tested.
- (3) The second set, designated as job cylinders, shall be kept as near to the point of sampling as possible and yet receive the same protection from the elements as is given to the portions of the structure being placed. Specimens shall be kept from injury while on the work. They shall be sent to the laboratory not more than 7 days prior to the time of test and while in the laboratory shall be kept in the ordinary air at a temperature of approximately 70 degrees F.

(b) All specimens and tests shall be made by a properly qualified person or testing laboratory, who shall furnish the architect with a report, certified in the presence of a notary public, showing the results of tests and stating that they were made in accordance with the provisions of this specification.

#### 6. Concrete Proportions and Consistency.

(a) The proportions of aggregates to cement for concrete of any water-cement ratio shall be such as to produce concrete that will work readily into the corners and angles of the form and around the reinforcement without excessive puddling or spading and without permitting the materials to segregate or free water to collect on the surface. The combined aggregate shall be of such composition of sizes that when separated by the No. 4 standard sieve, the weight retained on the sieve shall not be less than one-third nor more than two-thirds of the total nor shall the amount of coarse material be such as to produce harshness in placing or honeycombing in the structure. When forms are removed, the faces and corners of the members shall show smooth and sound throughout.

(b) The methods of measuring concrete materials shall be such that the proportion of water to cement can be accurately controlled during the progress of the work and easily checked at any time by the architect or his authorized representative.



Mixing And Placing Concrete.

7. Removal of Water from Excavation.

(a) Water shall be removed from excavations before concrete is deposited, unless otherwise directed by the architect. Any flow of water into the excavation shall be diverted through proper side drains to a sump, or be removed by other approved methods which will avoid washing the freshly deposited concrete. Water vent pipes and drains shall be filled by grouting, or otherwise, after the concrete has thoroughly hardened.

8. Cleaning Forms and Equipment.

(a) Before placing concrete, all equipment for mixing and transporting the concrete shall be cleaned, all debris and ice shall be removed from the places to be occupied by the concrete, forms shall be thoroughly wetted (except in freezing weather) or oiled, and clay or cement tile that will be in contact with concrete shall be well drenched (except in freezing weather). Reinforcement shall be thoroughly cleaned of ice or other coatings.

9. Inspection.

(a) Concrete shall not be placed until the forms and reinforcement have been inspected by the architect or engineer responsible for the design or his authorized representative.

10. Mixing.

(a) The concrete shall be mixed until there is a uniform distribution of the materials and the mass is uniform in color and homogeneous. The mixer shall be of such type as to insure the maintaining of the correct proportions of the ingredients. The mixing shall continue for a least one minute after all the ingredients are in the mixer.

11. Transporting.

(a) Concrete shall be handled from the mixer to the place of final deposit as rapidly as practicable by methods which will prevent the separation or loss of the ingredients. It shall be deposited as nearly as practicable in its final position to avoid rehandling or flowing.

Under no circumstances shall concrete that has partially hardened be deposited in the work.

(b) When concrete is conveyed by chuting, the plant shall be of such size and design as to insure a practically continuous flow in the chute. The slope of the chute shall be such as to allow the concrete to flow without separation of the ingredients. The delivery end of the chute shall be as close as possible to the point of deposit. When the operation is intermittent, the spout shall discharge into a hopper. The chute shall be thoroughly flushed with water before and after each run; the water used for this purpose shall be discharged outside the forms.

## 12. Placing.

(a) When concreting is once started, it shall be carried on as a continuous operation until the placing of the section or panel is completed.

(b) Concrete shall be thoroughly compacted by puddling with suitable tools during the operation of placing, and thoroughly worked around the reinforcement, around embedded fixtures, and into the corners of the forms.

(c) Where conditions make puddling difficult, or where the reinforcement is congested, batches of mortar containing the same proportion of cement to sand used in the concrete, shall first be deposited in the forms and the operation of filling with the regularly specified mix be carried on at such a rate that the mix is at all times plastic and flows readily into the spaces between the bars.

(d) A record shall be kept on the work of the time and date of placing the concrete in each portion of the structure. Such record shall be kept until the completion of the structure and shall be open to the inspection of the architect.

### NOTE:

~~Specifications covering finishing of concrete surfaces should be added. Methods of finishing are so varied they cannot be given in general specifications.~~

## 13. Curing.

(a) Exposed surfaces of concrete shall be kept moist for a period of at least 7 days after being deposited. In hot weather, exposed concrete shall be thoroughly wetted twice daily during the first week.

14. Depositing in Cold Weather.

(a) When depositing concrete at freezing or near freezing temperatures, the concrete shall have a temperature of at least 50 degrees F., but not more than 120 degrees F. The concrete shall be maintained at a temperature of at least 50 degrees F. for not less than 72 hours after placing or until the concrete has thoroughly hardened. When necessary, concrete materials shall be heated before mixing. Dependence shall not be placed on salt or other chemicals for the prevention of freezing. No frozen materials or materials containing ice shall be used. Manure shall not be applied directly to concrete when used for protection.

Forms and Details of Construction.

15. Design of Forms.

(a) Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. They shall be substantial and sufficiently tight to prevent leakage of mortar; they shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby. Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

16. Removal of Forms.

(a) The removal of forms shall be carried out in such a manner as to insure the complete safety of the structure. Where the structure as a whole is supported on shores, removable floor forms, beams and girder sides, column and similar vertical forms may be removed within 24 hours, providing the concrete has hardened sufficiently that it is not injured. In no case shall the supporting forms be disturbed until the concrete has hardened sufficiently to permit their removal with safety. Shoring shall not be removed until the member has acquired sufficient strength to support safely its weight and the load upon it.

17. Cleaning and Bending Reinforcement.

(a) Metal reinforcement, before being placed, shall be free from rust scale or other coatings that will destroy or reduce the bond. Reinforcement shall be formed to the dimensions indicated on the plans. Cold bends shall be made around a pin having a diameter of four or more times the least dimension of the bar.

(b) Metal reinforcement shall not be bent or straightened in a manner that will injure the material. Bars with kinks or bends not shown on the plans shall not be used. Heating of reinforcement for bending will not be permitted.

18. Placing Reinforcement.

(a) Metal reinforcement shall be accurately placed and secured, and shall be supported by concrete or metal chairs or spacers, or metal hangers

19. Splices and Offsets in Reinforcement.

(a) In slabs, beams and girders, splices of reinforcement shall not be made at points of maximum stress without the approval of the architect. Splices, where permitted, shall provide sufficient lap to transfer the stress between bars by bond and shear.

(b) Splices in column bars shall provide a lap of 24 diameters for deformed bars and 30 diameters for plain bars.

20. Construction Joints.

(a) Joints not indicated on the plans shall be so made and located as to least impair the strength of the structure. Where a horizontal joint is to be made, any excess water and laitance shall be removed from the surface after concrete is deposited. Before depositing of concrete is resumed, the hardened surface shall be cleaned and roughened and all weak concrete removed.

(b) At least 2 hours must elapse after depositing concrete in the columns or walls before depositing in beams, girders or slabs supported thereon. Beams, girders, brackets, column capitals, and haunches shall be considered as part of the floor system and shall be placed monolithically therewith.



(c) Construction joints in floors shall be located near the middle of spans of slabs, beams or girders, unless a beam intersects a girder at this point, in which case the joints in the girders shall be offset a distance equal to twice the width of the beam. In this last case provision shall be made for shear by use of inclined reinforcement.

SPECIFICATION FOR REINFORCING STEEL.

Description.

This building is to be erected at Park Avenue and 26th Street, Minneapolis Minnesota. The building is to be constructed entirely of reinforced concrete throughout, providing six floors of apartments with garage space in both ground floor and basement.

Bids.

Sealed bids will be received on Monday April 8th, 1929, at 2 P. M.  
in the office of the general contractors. The general contractors reserve  
the right to reject any or all bids.

Specification.

All reinforcing steel shall conform to the Standard Specification of the American Society for Testing Materials.

NEW BILLET BARS: Shall conform to the "Standard Specification for Billet-Steel Concrete Reinforcement Bars" of Intermediate grade, (Serial Designation A 15-14)

RAIL STEEL BARS: Shall conform to the "Standard Specification for Rail Steel Concrete Reinforcement Bars" (Serial Designation A 16-14)

SPIRAL WIRE: Shall conform to the "Standard Specification for Cold Drawn Steel Wire for Concrete Reinforcement" (Serial Designation A 82-27).

### Tests.

Bars shall be tested from material delivered to the job by a competent testing engineer at the expense of the general contractors.

Broken or Imperfect Bars.

All bars that are broken or that show signs of weakness or distress under ordinary handling by competent labor shall be replaced by the contractor furnishing the reinforcing steel, without expense to the general contractor.



### Mill Shipment.

There are a large number of items of considerable tonnage in each item, varying from 2000 pounds to 56,000 pounds per single item which occur in the portion of the building to be delivered after June 15th.

Information regarding these items may be had by calling engineers H. L. Wilson Company, Dupont 7530.

### Tonnage Lists.

Tonnage lists are a part of this specification and show the quantities of the various sizes of bars to be used in making up the bid. Attention is called to alternate number two, which shows the quantities of beam reinforcing over 7/8" round that will be required to be bent for beams, on which quantities a bid is asked using new billet stock. The balance of the complete tonnage listed for the main bid to be supplied from rail steel and the spiral as originally specified.

#### Bar Tonnage Lists.

Bars	Delivery before June 15th	Delivery Later than June 15th	Total	Alternate Number Two
1 1/4 Sq	3351	11993	15344	10003
1 1/8 "	10539	19393	29932	14883
1" "	23510	69210	92720	34900
1" Rd	7042	50265	57307	28440
7/8 "	24925	168871	193796	14786
3/4 "	42928	127161	170089	Balance of
5/8 "	46230	52108	98338	Total
1/2 Sq	17401	12909	30310	Tonnage
1/2 Rd	14616	11563	26179	to
3/8 "	29604	128893	158497	be
Total Bars	220146	852366	872512	Rail Steel
Spiral				
1/2 Rd	7210	4123	11333	
3/8 "	5031	38664	43695	
1/4 "	476	23588	24064	
Total Spirals	12717	66375	79092	

Total Bars and Spirals	232863	718741	951604
Heavy Bending	46855	260426	307281
Light Bending	2945	44214	47159

#### Bars Lists and Bending Details.

The final shop lists and fabrication details will be furnished the successful contractor by the structural engineers, H. L. WILSON Company. All lists to be furnished as soon as the details can be completed and in ample time to conform to the shipping schedule which are a part of this specification.

#### Bond.

The successful contractor shall be required to furnish a satisfactory bond, covering the successful completion of his contract.

#### Unit Prices.

The successful contractor shall be required to furnish complete unit prices for additions or deductions to the tonnage lists within ten days after the award of the contract.

#### Delivery.

All reinforcement to be quoted F. O. B., truck at building site. Deliveries will be required approximately as follows:

Footings and dowels	28 tons	May 1st
Wall bars and basement slab	20 "	May 15th
Ground floor slab	60 "	June 5th
First floor and up, any time after June 15th.		

#### INCINERATOR.

Install and construct two C 6 F Goder Incinerators, as specified later, in basement, to be built in strict conformity to the directions furnished by the manufacturer. Lining to be fire brick laid to a 4" wall, not set on edge.

#### WATER.

All water needed for all parts of the construction of the building to be furnished and paid for by the owner.

## PLASTERER'S SPECIFICATIONS.

Contractor is to examine all ceilings, partitions, side walls, and all other places where plastering is to be done, and notify the superintendent of any necessary work to be done to conform to these specifications.

LATHING.

Basement garage and sixth floors to have a suspended ceiling of heavy iron lath fastened to rods, as will be later specified.

## PLASTERING.

All inside work to be Zenith plaster, and to be of two coat work, brown coat, well darbied to form straight walls and ceilings, all angles straight and true, put on with sufficient force to form good clinchings where on metal lath. Hard finish or white coat to be well troweled and brushed to a smooth hard finish, the brown work to be thoroughly dried out before white hard finish is put on, and all to be done in strict accordance with best directions furnished with plaster to be used, contractor to furnish all sand, same to be clean and sharp.

CEMENT FLOORS.

Floors in laundry and store rooms number 1 and 3, and closets or halls where shown on plans, to be cemented, dirt to be leveled off and tamped solid after all pipe work and other work is done, same to be formed with slight fall to drains, first layer to be of good cement concrete of good Portland cement of 4 parts gravel, 3 parts clean sand to one part cement by measure well mixed and properly wetted and tamped solid, and when sufficiently well set covered with one inch cement layer making in all 4" thick, the cement layer to be of one part clean sharp sand, all well troweled down and brushed wet and troweled to form a neat hard compact finish.

OUTSIDE STEPS.

Front, rear and side steps to be of cement of proper mixture to make a first class job.

P L U M B E R ' S   S P E C I F I C A T I O N S .

Contractor shall find, fix, provide good and complete, as the progress of the work requires it, all piping, sewers, fixtures, etc., to make the whole complete and in best noiseless working order, and in such manner to shut off each apartment and each fixture and properly drain all pipes, and according to all local rules and regulations of such work.

EXCAVATING.

Do all necessary excavating and filling to properly perform the work herein specified. All filling is to be well tamped and puddled every foot in height.

SEWER.

Tap City sewer and lay proper size vitrified sewer pipes to proper distance at house to connect iron soil pipe, all joints cemented and swabed out when laid, all in strict conformity with City Ordinance.

SOIL PIPE.

Run an extra heavy iron soil pipe, of proper size, from sewer, 3' outside foundation wall, then up through roof leaving branches for all fixtures. Provide 6" cast iron pipes to carry water from roof where directed or shown on plans. All joints to be packed with best picked oakum and run with moulten lead and double caulked in two separate runs. Carry and secure this pipe in best manner. All lead pipe connections to be made to iron pipe with brass ferrules and wiped joints. Provide in line of house drain S trap with brass cleaning trap screw. Provide special gate valve in main line to fixtures so same can be shut off from back-water in case of heavy deluges of water.

BACK AIR VENTS.

All traps to be vented from crown of same, said vent pipes to be of same size as waste pipes, and to be connected into soil pipe stack at point above fixtures in strict conformity with the City Ordinance.

LAUNDRY.

Place where directed or shown on plans, two part Anchor stone wash trays to set on galvanized iron (cast) legs, waste through 3 1/2" lead trap and 2" iron waste pipe. Put on 4 swinging brass compression cocks, and supply with hot and cold water through 1/2" galvanized wrought iron.



*Not to be connected to*

#### DRAINS.

Provide where directed in the laundry, boiler room and basement corridor, drains with backwater valves.

#### CLOSETS.

In each bath room place one wash down closet, "Standard" "Volard" Plate No. 2478, or equal, all complete, concealed connections, china tank and white seat, also in men's and ladies' toilet, laundry toilet and garage toilet in basement.

#### SLOP SINKS.

Install where directed 4 slop sinks, Plate 7102 A. connected to sewer, hot and cold water.

#### SINKS.

In each kitchen place one onepiece <sup>20 x 42</sup> 18 x 28 with drain board Apron enameled iron sink Plate Bo. P. 6707 with K 9008 combination faucet, cromium plated, set on iron brackets, and K 878 waste, hot and cold water. Sink in basement kitchen to be Raleigh P. 6740, as shown.

#### BATH TUBS.

Install complete in each bath room one No. Plate P. 2315 "Pembroke" tub with shower combination No. 47 cromium plated and connected waste with trimming, hot and cold water.

#### LAVATORIES.

Furnish and install complete in each bath room, men's and ladie's toilet and office toilet, 16" x 24" Rexford F 117 G, or equal, lavatory with pop up waste and removable seat basin cocks, cromium plated, supply with hot and cold water.

Urinals in men's toilets to be F 5610, or equal.

#### WATER SUPPLY.

*rig?*  
Connect with City main, (owners to pay for meter and tap). From there run an extra strong pipe of sufficient size to curb, there placing required stop box and cock. From curb a galvanized wrought iron supply pipe just inside of wall, place a round way lever handled stop and waste cock to shut off water, and drain all pipes when necessary, continue the pipe with different branches for all fixtures, to boilers and to sill

*what kind?*  
cocks, 8 in all, where directed, and to be with wheel handles and of best make. Bath rooms supplied with separate pipes and have shut off at each fixture. Install circulation pipe for hot water to all fixtures. Electric motor driven pump to take care of proper circulation. System to be submitted to owners by plumber before installed. *Why is pump needed on well designed system?*

#### HOT WATER.

Carry a wrought iron pipe from top of hot water tank to laundry tubs, sinks, wash basins and bath tubs. *Upton*

#### HOT WATER TANK.

*my*  
Furnish and fit up an extra heavy black iron storage tank of proper size, to be set in basement. Connections to run and connect to water heater and provide the necessary sediment and waste cock.

#### GAS PIPING.

*my*  
Run gas pipes to all kitchens and laundry, starting from inside of front cellar wall, and run of proper size to all outlets, all put up in best manner and as per Minneapolis Gas Light Co., scales. Separate run of pipes for each apartment. If electric stoves are used, omit piping to apartments.

All material to be the best of its kind, and all workmanship to be strictly first class. It is intended that these specifications are to include everything necessary to complete the job in every respect, even though every item be not particularly mentioned.

#### CELLAR WINDOWS AND FRAMES.

Frames to be box frames made with P & P sound white pine, sash 1 3/4, 2 light, when not otherwise shown.

#### OUTSIDE CASING.

*U*  
All outside door and window casing, or any other outside casing, to be #0 white pine.

#### WINDOW SCREENS AND SCREEN DOORS.

Furnish, fit and hang full size screens for all window openings, throughout entire building, except for stationary sash. All wood work of sound clear pine fitted with good black wire, screen nailed on with staples and astragals cross mullion level with check rail in all two lighted windows.



INSIDE FINISH.

All finishing trim to be walnut or mahogany, in lobby and offices. All other trim to be birch, thruout the entire building. All entrance doors to the apartments, also kitchen doors to corridors, to be slab type and of 1 3/4" thickness. All other doors to be 1 panel, 1 3/4" thick, and doors in bedrooms to have mirrors where shown on plans. Front and side doors on 26th Street to be metal. *U/Kind*  
Lobby and office doors to be of walnut and as detailed.

Vestibule door to have beveled glass panes, see details later.

Outside door to stairs to be of solid white pine and wire glass panel, frames same kind of material as front frames.

Put neat 2" picture moulding in all rooms except kitchen and bathroom, and 8" combination cove in all living and dining rooms. Panel dinettes with 7/8 x 3/4" strips, 16" O. C. oak.

Outside door frames #0 white pine plank jambs and oak sills.

All cupboard doors to be 7/8" thick and to have vertical or cross paneling. Put one pine shelf in each closet on 3" cleats.

Bathrooms to contain one medicine closet with beveled plate mirror 18" x 24", all metal.

All frames, sills, etc., to be made from standard size lumber and all casings to be 7/8 x 4 1/2" back bands, base to be 7/8 x 6".

WINDOWS AND FRAMES.

Box frames for all windows to be best white or yellow pine and with pulleys 5" below top for all D. H. windows. All to be hung with braided sash cord and balanced with cast iron weights of proper size.

All sash 1 3/4" thick white pine and oiled and painted when put in place.

GLASS. *advised*

All glass, except where otherwise shown or specified, to be of D. S. A.A. glass, where pane is over 28" x 28". Lobby and offices, thin plate.

All glazing done in first class manner.

INSIDE FINISHED FLOORS.

*red or white?*  
All inside finished floors, where not otherwise specified, to be of tongued and grooved sides and ends, sound clear 7/8" 2 1 1/2" flooring, even shade oak, all flooring used to be of length not less than two feet, all driven close and nailed with eight penny nails at all bearings, dress down all uneven or rough joints after floor is laid.

Vitrified ceramic tiles in all bath rooms and vestibule. Lobby, offices, basement corridors, stores, amusement rooms, toilets etc., to have terrazzo floor of approved pattern.

TILE.

*Country?*  
Tile bath room floors with first class 1" hexagon vitrified glazed tile and 3" base, walls to be tiled in colors, 3'6" to 5'6" high. *where the narrow is*

FLOOR PAPER.

All floors to have 1 1/2 # wool felt paper laid between, under and finished flooring, all to be evenly laid in the best manner.

THRESHOLDS.

Put 5/8" thick thresholds under all outside doors.

STAIRS:

All stairs to be of cement and marble with iron rail. *Rev after*

CUPBOARDS.

Counter shelves 2' - 6" high of width shown on plans and all spaces below same to be provided with drawers, small cupboards with doors, cupboards extended to height of ceiling.

All wood work and shelving in kitchen to be birch. Shelving to average about 12" apart. Arrange with large and small drawers of proper sizes over and under counter shelf at most suitable places, all to be made according to detail, put doors under and above counter shelf, as shown. China closets in dinettes to have paneled rear and side, one door out 9 lights and drawer at top and made of oak, as per detail.

GROUND.

Put 7/8" grounds at all doors and other openings and wherever required to stop and line plastering against. Grounds to be dressed plumb and ~~ter~~ nailed in place.



## PAINTER'S SPECIFICATIONS.

### Outside Painting.

All metal work one coat of blue lead primer and two coats of lead and oil paint. Woodwork outside one coat of lead and oil primer before put in place, then finish with two coats of lead and oil paint.

### Inside Finish.

Walnut finish, one coat stain and filler, one coat of pure schellac, two coats of Pratt & Lambert's 38 Preservative Varnish, the last coat to be rubbed to a dull finish with pumistone and oil.

### Enamel Finish.

Priming coat, pure white lead primer; second coat enamel undercoater third coat equal amount of undercoater and enamel; fourth coat Pratt & Lambert's Vitralite Enamel.

### Hardwood Floors.

One coat of paste filler, two coats of Pratt & Lambert's 31 Floor Varnish left in gloss.

### DEADENING.

First, second, third, fourth, fifth and sixth floors to be deadened with a 2" layer of sand, placed around joist. All walls between each apartment to be thoroughly deadened with Flaxlinum and double tile wall with airspaces. All inside walls to be of pyrobar tile of size shown for different walls.

## Exhibit 3

INSPECTOR OF BUILDINGS					
LOCATION	2615 <del>2501</del> 23 Park Ave. 1210 1200 X				
LOT	1-12 BLOCK None ADD. Cheapside Add. 2711 2889 0087 2482				
PERMIT NO.	CONSTRUCTION	DATE	CONTRACTOR	COST	O. K.
B 215352	245.6x138.4 Conc. & R. C. fdn. & footings for apt. bldg.	4-10-29	Anderson Nelson Const. Co.	25000.	
B 216088	245.6x138.4 Br. tile & R. C. apts. 121	5-10-29	Anderson Nelson Cons. Co.	600000.	
D 207384	Plbg. temp. const. wrks.	5-14-29	Swanson & Thompson	100.	
F 231347	Elect. const. shed	5-23-29	C. M. Frykman	35.	5-28-29
F 232213	Elect.	6-27-29	Sterling Elect. Co.	15000.	
D 209118	Plbg.	7-1-29	Swanson & Thompson	45000.	5-19-30
G 10803	2 Stm. plts.	7-11-29	A. E. Donaldson	38000.	
L 6058	Lathing	9-23-29	P. Steffens	2430.	2-6-30
G 11481	1 stoker	10-9-29	J. Fireman Coal Stoker	1350.	
K 31402	Plast.	11-4-29	K. B. Lundquist	30000.	3-31-30
K 31491	Plast.	11-27-29	K. B. Lundquist	48000.	4-2-30
F 236390	Elect.	12-13-29	Mpls. Gen. Elect.	1500.	
C 2325	2 Pass. elevs.	12-27-29	Otis Elev. Co.	18500.	
F 236609	Elect.	12-27-29	Otis Elect. Co.	3500.	
C 2328	22 Doors on elevs.	12-31-29	Hannenstein & Burmester Inc.	3600.	
over					

INSPECTOR OF BUILDINGS					
LOCATION	2615 <del>2501</del> 23 Park Ave.				
LOT	1-12 BLOCK None ADD. Cheapside Add. 2711 2889 0087 2482				
PERMIT NO.	CONSTRUCTION	DATE	CONTRACTOR	COST	O. K.
F 238392	Elect.	4-4-30	Chas. Anderson	11000.	
D 217311	Plbg.	4-26-30	Swan & Thompson	100.	5-27-30
B 222018	Add. cost on apt. bldg.	5-23-30	Anderson Nelson Cons. Co.	25000.	
D 218300	Plbg.	5-24-30	Swanson & Thompson	200.	5-26-30
F 277642	Elect.	10-11-35	E. W. Noble	15.	10-29-35
F-359192	Motor	3-23-44	Batzli Elec. Co.	300.	
D-350485	Water htr.	4-19-45	B. H. Nelson	95.	
O-5454	Stoker	10-3-45	N.W. Hanna Fuel Co	75.	
F-397066	Motors	8-6-47	Suburban Elec. Co.	20.	
D 385018	Sink-rpl fix-dish-washer	10-31-47	Hugh J. Fox	150.	
O-7070	Reprs. to stoker	1-5-48	N.W. Hanna Fuel Co.	100.	
D-388520	Repl. gas range	1-7-48	H.O. Soderlin	60.	
D-391711	Repl. fix. sink, inst. dishwasher	3-12-48	Hugh J. Fox	100.	
D-395436	Repl. sink	5-12-48	Wm. C. Smith	150.	
O 7558	Repair stoker	8-31-48	N.W. Hanna Fuel	150.	

rd #2 (over)

2615

# INSPECTOR OF BUILDINGS

LOCATION ~~2601-23~~ Park Ave.

LOT 1-12 2711 BLOCK None ADD. Cheapside Add.

PERMIT NO.	CONSTRUCTION	DATE	CONTRACTOR	COST	O. K.
2679	Clean vertical grease duct	11-2-48	H.H. Weiland	145.	
-8277	Repr. stoker	7-26-49	N.W. Htg. Engr.	125.	
24624	repl. sinks	10-24-49	Fox Plbg.	50.	
41549	Wiring, Fixt.	4-6-50	Geo. F. Brown	75.	
9139	Repr. stoker	11-3-50	N.W. Htg. Engr.	90.	
45950	Rpl sink, disposal	3-14-51	Fox P & H	50.	
19565	Air cond. system	5-29-51	Knowles Air Cond. Co.	500.	
462725	2 Motors	6-5-51	Collins Elec. Co.	95.	
65936	Rprs. Elec.	8-22-51	Elec. Maint. Corp.	95.	
9730	Repr. stoker	10-31-51	N.W. Htg. Eng.	200.	
9302	Int. Plast.	11-8-51	John B. Sander	200.	
141736	Int. Lath.	11-8-51	do	75.	
44883	Vent. Air Cond Equip	3-19-52	So. Side Plbg.	2150.	
10083	Inst. steam htg coil	4-28-52	So Side Plbg.	265.	
487387	Repr. stoker	7-18-52	N.W. Htg. Eng.	425.	
483513	Alts. & Remodeling	11-26-52	Harris Bros. Plbg.	100.	
	Rpl sink	4-16-53	Sam Brown	140.	

F-33 1947

# INSPECTOR OF BUILDINGS

LOCATION 2615 ~~2601-23~~ Park Ave.

LOT 1-12 2711 BLOCK None ADD. Cheapside Add.

PERMIT NO.	CONSTRUCTION	DATE	CONTRACTOR	COST	O. K.
F 494468	Replace Sign	5-18-53	A.W. Strohmeier	15.	
F 498648	3 Motors, Oil Burner	9-8-53	Belden Porter Co.	500.	
N 24551	Inst. 2 oil burners	9-8-53	do	6000.	
M 96536	Inst. 2 gas burners	12-16-53	Belden Porter	10,000.	
G 48309	Repl. stm rads.	2-4-54	Substand P&H	200.	
D 499423	Repl. sink	3-3-54	Doyle & O'Brien	150.	
P 27269	Canopy alts.	3-11-54	Weiland SM	300.	
D 500103	Rpl sink fixt.	3-19-54	Doyle & O'Brien Plbg.	100.	
G 48550	Alt. radiation	4-19-54	So. Side Plbg Co.	700.	
G 48671	Alt. stm htg.	5-27-54	So. Side Plbg.	40.	
G 48794	Alt. stm htg.	7-1-54	do	55.	
D 512233	Plbg.	11-24-54	Standard Plbg. & Appl.	100.	
G 50142	Alt. htg.	4-11-55	Hugo E. Guntzel P&H	300.	
D 518031	Rpl sink; dishw	4-11-55	H C Guntzel P&H	100.	
M 106788	Alt. 2 gas burners	5-31-55	Belden Porter Co.	100.	
F 540015	Motor, Dsh. Washer, Wrg.	2-20-57	J.M. Christianson Elec.	200.	
D 548721	Dishw.; sink	3-7-57	H C Guntzel	50.	
P 35245	Inst. vent system	5-27-57	Cronstrom Mfg Co.	1400.	
D 558327	Rpl sink	10-15-57	South Side P&H	300.	

F-33 1947



Exhibit 4

## OTHER NOTABLE PARK AVENUE BUILDINGS



2120 Park Avenue  
Franklin M. & Henriette (McKnight) Crosby  
V.P., S.T. McKnight Co. (Realtors)  
V.P., General Mills, Inc.



2200 Park Avenue  
Sumner T. & Henriette McKnight  
President, S.T. McKnight Co.



2222 Park Avenue  
George W. Peavey  
Pres., Peavey Elevator Co., died 1913 age 37  
North American Life Ins. Building by 1929



2318 Park Avenue  
David D. & Florence Tenney  
President, The Tenney Co.



2433 Park Avenue  
Pierce L. & Minerva A. Howe  
President, Imperial Elevator Co.



2437 Park Avenue  
James A. & Katherine Vaughn  
President, Wyman-Partridge Co.

## NOTABLE PARK AVENUE BUILDINGS, page 2



2445 Park Avenue  
Paul Brooks  
V.P., Brooks-Scanlon Lumber Co.



2520 Park Avenue  
Mrs. Henrietta G. Piper  
(Widow, Louis Piper, Pres. Piper Bros., Inc.)



2535 Park Avenue  
Anson S. Brooks  
President, Brooks-Scanlon Lumber



2540 Park Avenue  
Zuhrah Shrine Temple  
Originally Charles Harrington Mansion



2600 Park Avenue  
American Swedish Institute  
Originally Turnblad Mansion

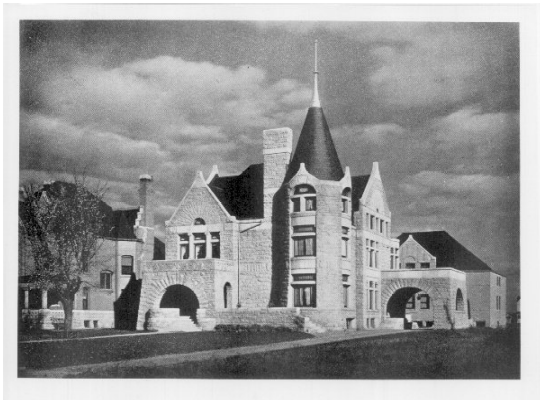


2722 Park Avenue  
Ebenezer Society  
Previous, Frederick Hardenbergh  
Wife Louise L. and daughter Helen



## Exhibit 5

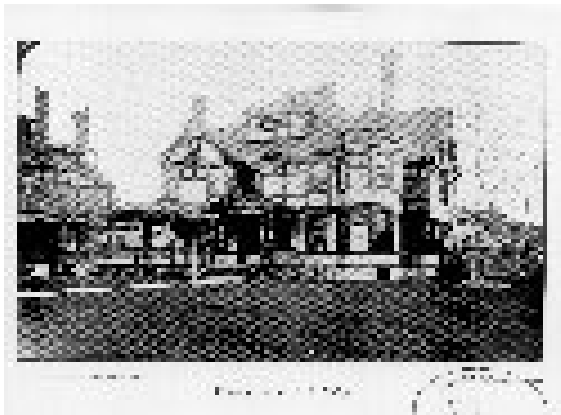
# PARK AVENUE BUILDINGS LOST TO THE WRECKING BALL



2741 Park Avenue  
Chester Simmons House ca. 1898  
Manager, Bemis Bag Company



2645 Park Avenue  
George Bagley House ca. 1898  
Whalon, Case & Co., & Pres. Bagley Elevator Co.



2323 Park Avenue  
E.J. Phelps House ca. 1892, Razed in 1976  
Pres., Beltline Elevator Co. & Moore Carving Machine Co.  
Also 1st Minneapolis City Parks Commissioner



2313 Park Avenue  
Edwin R. Barber House ca. 1888, Completed 1885  
Treasurer, Barber Milling Company



2303 - 2305 Park Avenue  
F.W. Forman House ca. 1893  
Forman, Ford & Co.  
Wholesale Glass, Paint & Oils, 116-120 Wash. Ave. So.



2119 Park Avenue  
F.H. Peavey House ca. 1888  
Peavey Elevator Company  
3rd Floor New Commerce Building

## PARK AVENUE BUILDINGS LOST TO THE WRECKING BALL (Page 2)



2303 Park Avenue  
F.W Foreman  
President, Ford & Co.



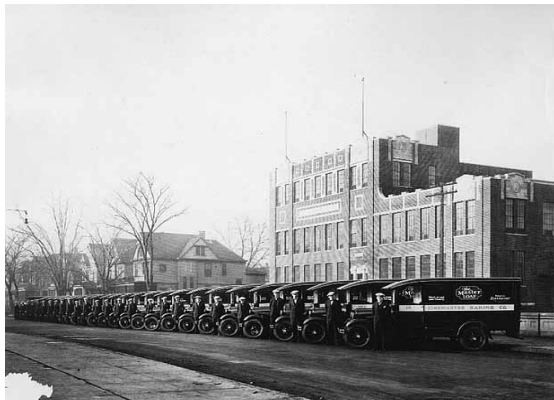
2205 Park Avenue  
Frank T. Heffelfinger  
President, F.H. Peavey Co. & Miller Mercantile Co.



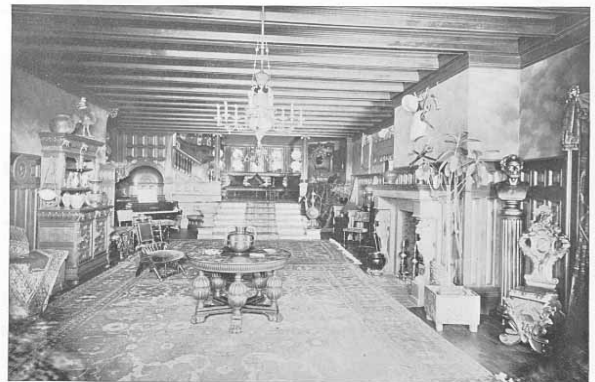
2215 Park Avenue  
James S. Bell  
President, Wasburn-Crosby Co.



2323 Park Avenue  
Edmund J. Phelps Interior  
Pres., Belt Line Elevator Co. & Moore Carving Machine Co.



Zinsmaster Bakery in 1929  
Still there, not razed



2505 Park Avenue  
Alonza H. Linton Interior (Linton & Co.)

Exhibit 6

## THE HOMES OF THE BUILDERS OF 2615 PARK AVENUE



2300 16th Avenue South  
Home of Architect Martin G. Lindquist



1731 Oliver Avenue North  
Home of Andrew T. Rydell  
Partner in Twin Cities Building & Investment Co.



4829 10th Avenue South  
Home of Gustav A. Nelson  
Partner in Twin Cities Building & Investment Co.  
Partner in Anderson-Nelson Construction



1819 Knox Avenue  
Home of Gustav E. Rydell  
Partner in Twin Cities Building & Investment Co.



2801 Park Avenue South  
Sheldrake Apartments  
Built by Anderson-Nelson Construction  
Location of Twin Cities Building & Investment Co in 1929

Carl Anderson lived in Wayzata  
No photo of his home was available at press time



# Carl Anderson, 1967 'Swede of the Year,' Dies

For Carl A. Anderson, 88, Swedish immigrant who had made a place for himself in community affairs, Sunday was to be a big day.

He was to be named "Swede of the Year" at the annual Svenskarnas Dag celebration at Minnehaha Park.



Mr. Anderson

But Wednesday he died apparently of a heart attack while working at his home near Excelsior.

Shortly after his arrival from his native Sweden in 1900 he went into the construction business. He became president of the Anderson-Nelson Construction Co. and was active in the business until he retired several years ago.

His outside activity related largely to the culture of his native land. He was a past chairman of the American Swedish Institute, 2600 Park Av. and was among its founders in 1930.

He also was chairman for approximately 12 years of the Minneapolis unit of the National Swedish Culture Society. In 1949 King Gustav V of Sweden awarded him the Royal Order of Vasa. For 41 years he was a member of the administrative board of Emmanuel Methodist Church at 1900 11th Av. S.

The plaque which was to be presented to him Sunday as "Swede of the Year" will probably be presented to a member of his family at the celebration Sunday.

Survivors include five sons, Carl G., Spokane, Wash.; Einar G., Minneapolis; Roy A. and Lars V., Excelsior; Arthur P., Richfield, and a daughter, Mrs. Sverre Olsen, Excelsior.

Services will be at 1:30 p.m. Saturday at Emmanuel Methodist Church, with burial in Hillside Cemetery.

Reviewal will be from 4 p.m. Friday at Albin Mortuary.

The family prefers memorials given to Emmanuel Methodist Church, the Excelsior Covenant Church or the American Swedish Institute.



12-6-1950

26 ★—THE MINNEAPOLIS  
**Andrew Rydell,  
Dies; Founded  
Firm in City**

Andrew T. Rydell, 84, founder and president of A. T. Rydell, Inc., 2300 Second street N., woodwork manufacturers, died Tuesday of a heart attack.

Born in Sweden, Mr. Rydell came to Minneapolis in 1881. He founded the woodwork firm about the turn of the century and remained active in the business up to the time of his death.

He had been a member of the board of foreign missions of Augustana Lutheran church and a member of the executive committee of the church's Minnesota conference.

He had been chairman of the board of trustees of Bethlehem Lutheran church, Twenty-second and Fremont avenues N., for 35 years, and was made emeritus chairman in 1946.

Surviving are two sons, Edmund T., Minneapolis, and the Rev. Carl E. Rydell, Tacoma, Wash.; five grandchildren, two great-grandchildren and three brothers, Edward, G. E. and Alfred, all Minneapolis.

Services will be 1:30 p.m. Saturday at Bethlehem church, with burial in Crystal Lake cemetery.



Andrew T. Rydell

# Gustaf Rydell, Ex-Clothier, Dies at 88

Gustaf Emil Rydell, 88, 1819 S. Knox Av., died Sunday.

Services will be 1:30 p.m. Tuesday at Bethlehem Lutheran church, 1110 N. 22nd Av., with burial in Crystal Lake cemetery.



Mr. Rydell

Mr. Rydell, born in Sweden, was a Minneapolis resident 74 years. He was owner of Rydell Clothing House at Hennepin and Washington Aves. from 1905 until his retirement in 1956.

He was vice president and director of First Hennepin State bank, president of the Crystal Lake Cemetery association and was a member of Scottish Rite, Zuhrah Temple of the Shrine, Plymouth lodge, Old Guard and Golden Valley Golf club.

Survivors include his wife, Norah B., and a daughter, Mrs. R. Algert Johnson, Golden Valley



MOORE BROS. BRACE & CO.  
311 NICOLLET AVENUE, THIRD FLOOR MINNESOTA LOAN AND TRUST BUILDING.  
BUY AND SELL REAL ESTATE ON COMMISSION  
WRITE INSURANCE, FIRE, TORNADO, PLATE GLASS.  
RENT HOUSES, FLATS, STORES.

## WHITE STEAM LAUNDRY.

Both Telephones.

GOODS CALLED FOR AND DELIVERED.

921-5 Washington Av. S.

1384 RYB

MINNEAPOLIS CITY DIRECTORY.

RYE

**NORTHWESTERN NATIONAL BANK**  
Capital 2,000,000  
Surplus 2,000,000  
Total Resources 30,000,000  
**Savings Department**

Ryberg Walfred A dep clk Municipal Court  
b 815 4th av S  
Rydberg Andrew hostler r 4054 Lyndale  
av N  
" Carl A bicycle repr b 4054 Lyndale av N  
" Fritz propr The Valhalla r 2827 N 3d  
" Henning E C clk Coppage Furniture  
Co b 2160 10th av S  
" John lab rms flat 2, 1211 S 2d  
" Martin T bkpr First National Bank r  
2027 Oakland av  
" Nels clk Gamble & Ludwig rms flat C,  
521 S 9th  
" O Wm painter b 4054 Lyndale av N  
" Swan J A lab r 1211 S 2d

Rydell John S osteopath 1700 3d av S r  
1609 Portland av  
" Myrel A stenogr Payson Smith Lum-  
ber Co r St Paul  
Ryden Bernhard finisher r 405 Central av  
" Gustaf A miller r 2423 4th av S  
" John farmer r 4700 Queen av N  
" Victor F (Ryden & Sherman) r 3735  
Aldrich av S  
" & Sherman (Victor F Ryden Guy R  
Sherman) restaurant 23 S 4th  
Ryder sees also Rider and Ritter  
" Carleton G whol produce r 3716 2d  
av S  
" Chas F naller b 912 1st av N  
" Chas H tel opr Chas B Lewis & Co r  
340 1/2 E 17th  
" Cricket G bkpr J W Sharpe r 31  
Highland av  
" Fay clk rms 912 1st av N  
" Fredk W cashr National Biscuit Co r  
3439 Nicollet av  
" Gana G mngr Twin City Electric Co  
b 1117 Hawthorn av  
" Herbert L barber r 29 W 15th  
" Michael driver r 1349 N 1st  
" Rev Wm H pastor All Souls' Univer-  
salist Church r 628 8th av S E

## Rydell Clothing and Tailoring Co.

G. E. RYDELL, Proprietor.

Fine Tailoring and Men's Furnishings.

Cor. Hennepin and Washington Aves.

Tels. Store, T-S. 9300. Res., T-S. 13888.

MINNEAPOLIS,

MINN.

Rydeen Chas bartndr r 213 20th av N E  
" Chas J plumber r 311 17th av N E  
" Frank A plumber b 2207 31st av S  
" Gustaf N baker r 2123 S 5th  
Rydell see also Riddell  
" Alfred J painter r 2114 Girard av N  
" Andrew janitor First Unitarian Church  
r 42 S 12th  
" Andrew T pres North Side Sash &  
Door Co r 2114 Dupont av N  
" Chas B student rms 691 19th av S  
" Chas W lab r 1013 E 31st

### RYDELL CLOTHING & TAILOR- ING CO.

Gustaf E Rydell Propr Clothing and  
Merchant Tailors 230 Hennepin av  
Cor Washn av (See adv)  
" Edmund T clk b 2114 Dupont av N  
" Emma S stenogr rms flat A1 1229  
Hennepin av  
" Gustaf E propr Rydell Clothing &  
Tailoring Co r 1627 22d av N  
" James S pipeman Eng Co 6 r 2742  
Grand av  
" John saln The Palace r 2815 W 40th

Rydh August foreman r 1011 S 5th  
Rydlin Andrew E contr 2719 Lyndale  
av N r same  
Rydland Gustav carp r 2618 E 22d  
Rydmann Wm lab rms 2706 N 3d  
Rydmarek Wm mngr Twin City Beau-  
fort Hotel  
Rydstrom Chas H filer b 4423 Aldrich  
av N  
" Tostin W lab b 4619 Camden av  
Rydstrom Kaute foreman C A Smith Lum-  
ber Co r 3919 N 4th  
Rye Carleton D clk Crane Co b 1814  
Chestnut av  
" Chas carp r 1814 Chestnut av

### CONTINENTAL CASUALTY COMPANY

D. H. EVANS, N. W. Mgr.  
310-311 ANDRUS BUILDING

## F. J. YOST & CO.

409 TWENTIETH AVENUE NORTH

Plumbing, Heating, Gas  
and Electric Fixtures.

## M. G. Lindquist Rites Tomorrow

Martin G. Lindquist, Minneapolis architect who died Wednesday, will be buried tomorrow in Lakewood cemetery following services at 2 p.m. at the Lee mortuary, the Ark lodge, A. F. and A. M., officiating. Mr. Lindquist, a resident of Minneapolis all his life, was nationally known for his designs of mortuaries in various parts of the United States.



Martin G. Lindquist.

## ARCHITECT DIES AFTER ILLNESS

### Funeral for Martin Lindquist to Be Held Friday

Martin Lindquist, native of Minneapolis and an architect here for some years, died following an illness of several weeks. His home was at 2300 Sixteenth avenue S.

Mr. Lindquist was born in Minneapolis Dec. 30, 1890. He was a graduate of South high school and the University of Pennsylvania school of architecture. He took post graduate work at Columbia university and abroad.

Mr. Lindquist was a member of Ark lodge, No. 176, A. F. & A. M.; Ark chapter, No. 53, R.A.M., and Minneapolis chapter No. 9 of the O.E.S. He was also a member of the Lawrence Wendell post of the American Legion, the Minneapolis Automobile club, Northwestern Alumni Association of the University of Pennsylvania, and Minnesota chapter of American Institute of Architects.

Funeral services will be held under the auspices of Ark lodge, Saturday at 2 p.m., at the Lee Mortuary, 2217 Nicollet avenue. Burial will be in Lakewood cemetery.

He is survived by his mother, Mrs. Ella Lindquist, and three brothers, Walter E., Clifford F. and Dr. R. H. Lindquist, all of Minneapolis.



Exhibit 11

1930 signature of steamfitter Christian Johanson,  
uncovered under window frame in unit 418 in 2005



## Exhibit 12

### ***Announcement***

#### **To The Tenants of 2615 Park Avenue:**

A Cooperative Corporation, to be known as "2615 Park Avenue Corporation," has been formed for the purpose of buying the apartment property known as 2615 Park Avenue for a price of \$1,000,000, or approximately  $9\frac{1}{4}$  times the present aggregate annual rental of the apartments, and the total purchase price of each apartment is approximately  $9\frac{1}{4}$  times the present rental thereof. \$200,000 of the purchase price will be paid in cash, and the remaining \$800,000, represented by a mortgage indebtedness, will be paid in full by 240 equal monthly payments including interest at four per cent per year.

Each tenant, as shown on the rental list in the office, will be given prior privilege to purchase his, or her, own apartment. The down payment will approximately equal two times the present annual rental, subject to minor equalizing adjustments, and each \$10 of such down payment will be represented by one share of stock in the Corporation. The aggregate of these payments will provide the \$200,000 total down payment on the purchase price of the property and, in addition, a working capital for the Corporation amounting to approximately \$15,000. For example, an apartment renting for an adjusted rental of \$75 per month, or \$900 per year, may be purchased for a down payment of \$1,800, and the purchaser thereupon will own 180 shares of stock of the Corporation. An apartment renting for an adjusted rental of \$57.50 per month would require a down payment of \$1,380. A \$90 apartment would require a down payment of \$2,160. Additional monthly payments to provide funds for maintenance, taxes, interest and retirement of indebtedness will be proportionate to the number of shares owned by the apartment owner, and each such payment, in addition to paying cost of operation and maintenance, will have the effect of increasing the equity of each owner.

Ownership of shares in the Corporation, according to the value of each apartment as outlined above, would entitle the owner to continuing possession of the apartment under a Proprietary Lease from the Corporation. Garage and other income producing units will continue to be operated separately and profits therefrom will accrue to benefit of the Corporation.

Government of the Corporation and management of the property will be in the hands of a Board of Directors, not less than five nor more than seven in number, elected by all the apartment owners at the regular annual meeting. Each owner will have one vote. The Board of Directors constituted when the Corporation was incorporated will serve until the first annual meeting to be held in March, 1947.

If desired, the owner of any apartment under a Proprietary Lease, may sell the same at any price obtainable, and to any person or persons approved by the Board of Directors. Sale of an apartment unit must be accompanied by a transfer of the stock which it represents, and vice versa. An apartment may also be sub-leased or rented to another person, but such tenant must be approved by the Board of Directors.

At the beginning of each fiscal year, which will be the same as the calendar year, the Board of Directors will prepare a budget consisting of a detailed estimate of the costs of maintenance, taxes, debt retirement, and all items incident to operation of the property. This budget will be the basis for estimating the monthly payment proportionately allocable to each apartment.

There is no liability on the part of any owner for any obligation other than payments applicable to his own apartment as outlined above.

The above paragraphs constitute a statement of essential facts relating to the purchase and ownership of the property. A complete copy of the By-Laws of the Corporation, and of the Proprietary Lease is available to each tenant and may be secured from Ruth at the office.

Subscription forms are available at the building office. Ten per cent of the down payment is to be paid at the time of subscribing. The balance of the down payment will be payable at the call of the Board of Directors.

*Respectfully submitted,*

THOR KNUTSON, President  
W. R. STEPHENS, Vice President  
C. F. FENTON, Secretary-Treasurer  
CHARLES LORING, Director  
H. A. BLOMGREN, Director

# 2615 PARK AVENUE ASSOCIATES

(A Minnesota Cooperative Corporation)

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100,000 Shares of Common Stock

(Par Value \$3.40)

Dated: March 31, 1947



# 2615 PARK AVENUE ASSOCIATES

(A Minnesota Cooperative Corporation)

100,000 Shares of Common Stock

(Par Value \$3.40)

2615 Park Avenue Associates, herein called the "Association," is a corporation organized under the Minnesota Cooperative Statutes, and will shortly become the owner of the real estate and apartment building known as 2615 Park Avenue in the City of Minneapolis, Minnesota, and of certain personal property in and about the building.

The Association and Sheridan Holding Company, which will become the initial owner of 58,000 shares of the common stock of the Association, are offering for sale 100,000 shares of the common stock of the Association at the price of \$3.40 per share in conjunction with "Proprietary Leases" of apartments in the building, all as hereinafter set forth.

## DESCRIPTION OF PROPERTY

The building is a seven-story fireproof apartment building completed in 1930, containing 118 rental units on the six upper stories. The basement contains 3 rental housing units and 3 commercial units, laundry, garage, boiler room, etc. The land was purchased for \$25,000 and is assessed for real estate taxes at \$26,300. The building alone was appraised by Marshall & Stevens in December, 1946, for insurance purposes, at \$1,351,667 with estimated replacement value of \$1,672,306. The 1946 assessed value of the building for real estate tax purposes is \$554,700. As set forth below, The Prudential Insurance Company of America has contracted to purchase a \$660,000 first mortgage on the property.

## HISTORY

The property has been owned since construction by Twin City Building and Investment Company. In December, 1946, the entire stock of that company was purchased by Sheridan Holding Company, a subsidiary of Baker Properties, Inc., on the basis of a \$900,000 valuation of the property free and clear of all encumbrances except real estate taxes assessed for the year 1946. At that time the property was subject only to such real estate taxes and to a first mortgage to Metropolitan Life Insurance Company on which the unpaid principal balance was \$288,852.15. Such mortgage could not be paid until its maturity in March, 1948 without prepayment of the entire interest to maturity. In December, 1946, the Twin City Company gave to Baker Properties, Inc., its \$660,000 mortgage note secured by a mortgage upon 2615 Park Avenue and the personal property owned by it. Baker Properties, Inc., at that time advanced to Twin City upon said note the difference between \$660,000 and the existing mortgage of \$288,852.15 and The Prudential Insurance Company of America contracted on or prior to maturity of the Metropolitan mortgage, to purchase the \$660,000 note and mortgages held by Baker Properties, Inc., for the principal amount then remaining unpaid thereon, thus affording funds to pay off and satisfy the Metropolitan mortgage at or before its maturity. The Twin City Company then reduced its stated capital to \$1,000 and distributed to Sheridan Holding Company, its sole stockholder, its junior mortgage note in the amount of \$140,000 and sufficient cash to permit Sheridan Holding Company to make payment of all but \$100,000 of the purchase price of the Twin City stock. The additional \$100,000 required for such purpose was furnished by Sheridan Holding Company.

In January, 1947, the Association was organized, and on April 1, 1947, Sheridan will transfer to the Association all of the capital stock of Twin City in consideration of the issuance of 58,000 shares of the common stock of the Association to Sheridan and the agreement of the Association to repay or cause to be repaid to Sheridan, 42/100 of all principal payments theretofore made upon the \$660,000 mortgage note, all payments, both of principal and interest, made after January 1, 1947, upon the \$140,000 junior mortgage note and an amount equal to the excess of the current assets of Twin City above its current liabilities. The Twin City Company will then liquidate and will transfer all its assets subject to its liabilities to the Association.

The Association will therefore be the owner of the property subject to the mortgage to Metropolitan Life Insurance Company (not payable until maturity in March, 1948) of \$288,852.15; to the real estate and chattel mortgages now held by Baker Properties, Inc., to secure a \$660,000 mortgage note on which Baker Properties has advanced \$371,147.85; and subject to a mortgage in the principal amount

of \$140,000 given as part payment of the purchase price of the Twin City stock and subject to  $\frac{1}{4}$  of the 1946 real estate taxes. The Association has authorized 100,000 shares of common stock of which 58,000 shares will be initially held by Sheridan Holding Company. The proceeds from the sale by the Association of the remaining 42,000 shares will be used to pay off the \$140,000 junior mortgage and the principal and interest payments thereon accruing since January 1, 1947.

The \$660,000 mortgage note runs for a period of 240 months from November, 1946, with monthly payments on account of principal and interest of \$3,999.60, such payments to be applied first to interest at the rate of 4% per annum, and the balance to be applied to principal, and a final payment of \$4,032.60 on December 1, 1966, will satisfy said mortgage in full.

As a final result the Association will own 2615 Park Avenue and the personal property held in connection therewith, at a cost of \$1,000,000 plus an amount equal to  $\frac{1}{4}$  of the 1946 real estate taxes, represented by such taxes and by a \$660,000 first mortgage and 100,000 shares of outstanding common stock of the par value of \$3.40 per share. As a final result, Sheridan will realize a gross profit of \$97,200, less its expenses which are expected to be about equal to its net income from the property during the period held.

#### OFFERING OF STOCK

There will first be offered hereunder by the Association 42,000 shares of its unissued common stock. The proceeds, aggregating \$142,800 when all of the 42,000 shares have been sold, will be received by the Association and will be segregated and used only for the payment of the principal of the \$140,000 mortgage and to reimburse Twin City and/or Sheridan for any principal and interest payments theretofore made by it upon the \$140,000 mortgage. Only after sale of all of such 42,000 shares and the full payment of the \$140,000 mortgage, will any shares be offered hereunder by Sheridan Holding Company. The 58,000 shares of common stock of the Association held by Sheridan Holding Company will then be offered at the same price of \$3.40 per share and the entire proceeds will be retained by Sheridan Holding Company. Upon sale of all of such 58,000 shares, Sheridan Holding Company will have no further interest in the Association.

No commission or remuneration will be paid to anyone in connection with the sale of the stock of the Association. Sales of stock will be made only to persons acceptable to the Board of Directors and who enter into proprietary leases covering apartments in the building having the same number of square feet of floor space as the number of shares purchased.

#### MANAGEMENT

The officers of the Association and the first Board of Directors and the terms of the respective members thereof are set forth in the Articles of Incorporation and are as follows:

Name	Office	Until Annual Meeting in
Morris T. Baker .....	President and Director .....	1949
Ell Torrance .....	Vice President and Director .....	1949
Robert L. Peck .....	Vice President and Director .....	1948
A. S. Trux .....	Treasurer and Director .....	1947
William M. Baker .....	Secretary and Director .....	1947

The Articles of Incorporation provide that directors will serve for three-year terms and not more than two directors will be elected at each annual meeting. The first annual meeting of the stockholders will be held December 15, 1947, and annual meetings will be held thereafter on the third Monday of December of each year. This arrangement insures that at least until the annual meeting in 1948 a majority of the directors will be those named in the Articles of Incorporation, who are all associated with Baker Properties, Inc. or its subsidiaries.

The Association has entered into a contract with Baker Properties, Inc., for management of the Association's properties for a compensation of 5% of the Association's cash collections of income and Proprietary Lease assessments. This contract may be cancelled at any time on thirty days' notice.

#### PROPRIETARY LEASES AND STOCK OWNERSHIP

All stockholders of the Association are entitled solely by reason of their ownership of stock in the Association, to occupy for dwelling purposes apartments in 2615 Park Avenue under proprietary leases of the character hereinafter described. Each stockholder must own a number of shares of stock of the Association equal to the number of square feet in his apartment. The total square footage of all the apartments in the building, other than those in the basement, is 99,776. (Sheridan will thus hold 224

shares without equivalent Proprietary Leases, which shares it will surrender to the Association without consideration when all other shares have been sold.) The square footage of each apartment and the resulting number of shares of stock required to be held with respect to each apartment, are set forth in the Association's by-laws. Apartments in the building are assigned and proprietary leases thereto executed in accordance with the reservations made by the respective stockholders at the time that they subscribe to stock in the Association.

Proprietary leases entitle the lessees to occupy their respective apartments so long as they remain the owners of the necessary shares of common stock of the Association and make payment of their share of the Association's expenses and otherwise comply with the provisions of the leases.

Shares of stock can be transferred only together with transfer of the accompanying proprietary lease and only to persons approved by the Board of Directors after written application by the stockholder. If the Board denies an application for transfer an appeal may be made to the stockholders and the question is finally determined by a majority vote of stockholders. Likewise, an apartment can be sub-leased only upon approval of the Board after written application and if the application is denied an appeal can be taken to the stockholders only if a previous application of the stockholder has been denied by the directors. In case a stockholder dies, his spouse or members of his family living in his apartment at the time of his decease, may continue occupancy for eighteen months and if within that time they become owners of the requisite stock they are substituted as lessees. However, if desired, the stock and the Proprietary Lease can be held by two persons in joint tenancy, in which case the death of one joint tenant will not disturb the rights of the other. Provision is made for the surrender without any consideration of the stock and the accompanying proprietary lease at the end of any calendar year on advance written notice, whereupon the stockholder is released from all obligations thereafter accruing.

Each stockholder is entitled to one vote at meetings of stockholders regardless of the number of shares held by him. It is not expected that the corporation will have any substantial earnings but if so they will be distributed according to the number of shares held by each stockholder.

The lessee is required to maintain his apartment and to clean and decorate it and the Association maintains the public portions of the building.

The Board of Directors is to prepare a budget at the beginning of each calendar year including for such year all expenses for taxes, maintenance and operation of the property, plus reasonable reserves for such purposes, together with installments of interest and principal payable during that year on the mortgage indebtedness, and each lessee is required to pay his share (ratably according to the number of shares of common stock of the Association held by him) in monthly installments in advance. Such estimate by the Board may be revised by it from time to time when necessary.

All Proprietary Leases may be terminated and the building may be sold only on the vote of two-thirds in number of the shareholders and a like vote is required in order to mortgage the property, except that the Board may renew or extend an existing mortgage provided that the principal amount thereof shall not exceed \$660,000.

The Proprietary Leases contain various other provisions and copies of such leases and of the Articles of Incorporation and By-laws of the Association may be obtained at the office of the Association.

#### ***Federal Income Tax Status***

Under present statutes, as soon as 80% or more of the gross income of the Association for a calendar year is derived from tenant-stockholders, each tenant-stockholder will be entitled for federal income tax purposes, to deduct his ratable share of the real estate taxes and mortgage interest paid or incurred by the Association for such year. Such tax benefit will not occur until more than 80% of the stock of the Association is held by individuals who also hold Proprietary Leases.

#### ***Operating Results and 1947 Budget***

There follows a tabulation of the income and expenses incurred in the operation of 2615 Park Avenue during each of the twelve months' periods ending July 31, 1944, 1945 and 1946, and the budget prepared by the Board of Directors of the Association on the basis of the full calendar year 1947. This includes Proprietary Lease assessments aggregating \$125,000 of which \$50,166 is for payment of interest on and maturing principal of the mortgages totaling \$660,000 held by the Metropolitan and by Baker Properties, Inc. After payment of the Metropolitan mortgage, this annual charge will be reduced to \$47,995.20.

Statement of Income and Expenses of Operating Apartments at 2615 Park Avenue, Minneapolis, for the 3 Years Ended July 31, 1944, 1945 and 1946 According to Statements thereof prepared by Anderson-Kroeger and Company, Certified Public Accountants, Compared with Budget Estimate for Such Operations for full Calendar Year 1947

INCOME	1944	1945	1946	ESTIMATED 1947
Gross Rentals .....	117,337.15	119,072.50	118,407.67	15,786.00
Telephone Tolls .....	1,879.61	2,314.97	2,549.05	2,222.00
Maid Service .....	2,776.11	1,938.07	1,643.92	1,500.00
Garage Service Supplies .....	7,322.67	6,364.54	9,985.69	8,760.00
Miscellaneous .....	1,283.38	2,302.92	1,452.91	720.00
Proprietary Lease Assessments for: Operating Costs .....	—	—	—	74,834.00
Mortgage Interest .....	—	—	—	28,166.00
Mortgage Principal .....	—	—	—	22,000.00
<b>TOTAL OPERATING INCOME</b>	<b>130,598.92</b>	<b>131,993.00</b>	<b>134,039.24</b>	<b>153,988.00</b>
<b>EXPENSES</b>				
Labor .....	24,275.79	25,058.29	28,688.89	29,800.00
Fuel .....	4,482.15	5,924.74	5,210.74	6,600.00
Gas .....	19.73	21.72	15.14	20.00
Electricity .....	3,144.30	3,067.02	3,199.04	3,330.00
Management Fee .....	8,800.34	8,930.23	8,880.59	7,699.00
Repairs—Heating and Ventilating .....	274.23	518.77	277.03	300.00
Plumbing .....	54.81	77.85	337.15	400.00
Electric .....	342.31	589.46	276.63	325.00
Carpentry .....	76.51	39.29	140.20	150.00
Miscellaneous .....	446.33	250.50	454.62	1,436.00
Decorating Supplies .....	1,182.70	860.51	1,032.98	280.00
Building Supplies .....	937.03	844.87	674.17	700.00
Garage Expense .....	4,230.70	3,615.45	6,029.66	7,024.00
Taxes—Other Than Real Estate .....	878.53	867.24	599.33	870.00
Advertising .....	99.92	42.30	45.05	50.00
Exterminating .....	84.00	84.00	84.00	84.00
Laundry and Dry Cleaning .....	107.07	21.22	106.05	240.00
Audit and Legal Fees .....	200.00	200.00	300.00	750.00
Refrigerator Maintenance .....	623.04	121.00	517.77	550.00
Ash Removal .....	144.25	138.05	198.50	192.00
Telephone & Telegraph .....	5,596.03	6,132.90	6,414.08	6,300.00
Elevator Maintenance .....	1,074.00	1,074.00	1,074.00	1,075.00
Sundries .....	564.10	623.47	360.34	440.00
Water .....	1,245.26	1,322.20	1,308.40	1,395.00
Insurance & Workmen's Compensation .....	959.79	1,109.99	1,153.40	2,487.00
Real Estate Taxes .....	22,514.46	21,919.18**	24,641.29**	28,602.00
Landscaping .....	—	455.00	352.50	500.00
<b>TOTAL OPERATING EXPENSES</b>	<b>82,357.38</b>	<b>83,909.25</b>	<b>92,371.55</b>	<b>101,599.00</b>
Net Income Before Interest, Income Taxes and Depreciation .....	<b>48,241.54</b>	<b>48,083.75</b>	<b>41,667.69</b>	<b>52,389.00</b>
Payment on Mortgages:				
Interest .....				28,166.00
Principal .....				22,000.00
<b>NET BALANCE</b>				<b>50,166.00</b>
				<b>2,223.00</b>

\*Covering basement apartments, stores and garage only.

\*\*Adjusted to show taxes paid currently by Quarters to be comparable to previous practice.

**Payments Required to Obtain Proprietary Leases**

The mortgage held by Baker Properties, Inc., (which will later be purchased by The Prudential Insurance Company of America, as explained above) requires monthly payments of principal and interest aggregating \$3,999.60. These payments were made by Twin City and/or Sheridan for January, February and March of 1947 and included \$7,234 of principal payments upon the mortgage. Sheridan is to be reimbursed for these principal payments ratably by each tenant-stockholder as he buys the stock and executes his Proprietary Lease, whether he acquires his stock from the Association or from Sheridan. Tenant-stockholders who become such after April 1, 1947, will also pay their ratable share of principal payments upon the mortgage during later months.

The following table sets forth with respect to each apartment (there being no distinction between apartments on different floors, the last two numbers of which are identical) and with respect to each month in 1947 after the month of March, (1) the payment necessary to buy the required number of shares at \$3.40 per share; (2) the amount payable with respect to previous principal payments made upon the \$660,000 mortgages; and (3) the Proprietary Lease assessment payable monthly in advance during the balance of the year 1947 (which amount is subject to adjustment if necessary by the Board of Directors).



# SCHEDULE SHOWING PAYMENTS TO BE MADE BY TENANT-STOCKHOLDERS

Ap'l. No.	Area	Tenants Monthly Assessment	Capital Shares At \$3.40 each	Payments to be made in reimbursement of principal payments on mortgage											
				April 1	May 1	June 1	July 1	Aug. 1	Sept. 1	Oct. 1	Nov. 1	Dec. 1			
01	1038	108.00	3,529.20	56.35	75.26	94.23	113.27	132.37	151.53	170.76	190.05	209.41			
02	1042	109.00	3,542.80	56.57	75.55	94.60	113.71	132.88	152.12	171.42	190.79	210.22			
03	1113	116.00	3,784.20	60.42	80.70	101.04	121.45	141.93	162.48	183.10	203.78	224.53			
04	1089	114.00	3,702.60	59.12	78.96	98.86	118.83	138.87	158.97	179.14	199.38	219.69			
05	1021	107.00	3,471.40	55.44	74.04	92.70	111.42	130.21	149.06	167.97	186.95	205.99			
06	783	82.00	2,662.20	42.51	56.77	71.08	85.44	99.85	114.31	128.81	143.36	157.96			
07	790	82.00	2,686.00	42.89	57.28	71.72	86.21	100.75	115.33	129.96	144.64	159.37			
08	810	85.00	2,754.00	43.98	58.74	73.55	88.40	103.30	118.25	133.25	148.30	163.40			
09	554	58.00	1,883.60	30.09	40.18	50.31	60.47	70.66	80.89	91.15	101.45	111.78			
10	554	58.00	1,883.60	30.09	40.18	50.31	60.47	70.66	80.89	91.15	101.45	111.78			
11	808	84.00	2,747.20	43.86	58.58	73.35	88.17	103.04	117.96	132.93	147.95	163.02			
12	805	84.00	2,737.00	43.71	58.38	73.09	87.85	102.66	117.52	132.43	147.39	162.40			
13	1133	118.00	3,852.20	61.51	82.15	102.86	123.64	144.49	165.41	186.40	207.46	228.59			
14	806	84.00	2,740.40	43.76	58.44	73.17	87.95	102.78	117.66	132.59	147.57	162.60			
15	780	81.00	2,652.00	42.34	56.55	70.81	85.11	99.46	113.86	128.31	142.81	157.35			
16	324	34.00	1,101.60	17.58	23.48	29.40	35.34	41.30	47.28	53.28	59.30	65.34			
17	314	33.00	1,067.60	17.04	22.76	28.50	34.26	40.04	45.84	51.66	57.50	63.36			
18	1004	105.00	3,413.60	54.51	72.80	91.15	109.56	128.03	146.57	165.17	183.83	202.55			
19	1044	109.00	3,549.60	56.68	75.70	94.78	113.93	133.14	152.41	171.75	191.15	210.62			
20	1164	122.00	3,957.60	63.18	84.39	105.67	127.02	148.44	169.93	191.49	213.12	234.82			

Example—A person purchases 1133 shares of stock and leases Apartment No. 113 for occupancy August 1, 1947.

Payments required are—1133 shares of stock @ \$3.40 per share \$3,852.20

Pro-rata share of reduction in \$660,000 mortgage made since 1/1/47 & prior to 8/1/47

144.49

Lease assessment for month of August 1947

118.00

Additional monthly lease assessments of \$118 payable in advance—September 1 to December 1, 1947, and such amounts as may be determined according to Section 8 of the By-Laws, payable monthly in advance, January 1, 1948 and thereafter. All lease assessments are subject to necessary adjustments by the Board of Directors.

# PRO FORMA BALANCE SHEET

There follows a pro forma balance sheet of the Association as of April 1, 1947, giving effect to the issuance of the entire 100,000 shares of stock and including estimated inventories and prepaid expenses which will be acquired upon the liquidation of Twin City.

## ASSETS

### Current

Cash .....	\$ 1,407.65	
Inventory—garage supplies .....	<u>220.00</u>	\$ 1,627.65

### Prepaid Expenses

Insurance .....	1,200.00	
Fuel .....	500.00	
Awning material .....	<u>125.00</u>	1,825.00

### Fixed Assets

Land, building and personal property .....	<u>1,020,044.35</u>	
		<u>\$1,023,497.00</u>

## LIABILITIES

### Current

¼ of 1946 real estate taxes .....		21,452.00
Mortgage interest in excess of 4% accrued to 3/31/47 on Metropolitan mortgage .....		180.00
Due Sheridan Holding Company for inventories and prepaid expenses, less \$180 mort- gage interest item .....		1,865.00

### Mortgages

Metropolitan Life Insurance Co. ....	288,852.15	
Baker Properties, Inc. ....	<u>363,913.37</u>	652,765.52

### Contributions by Proprietary Lease holders to pay mortgage principal .....

7,234.48

### Capital Stock

100,000 shares at \$3.40 .....		<u>340,000.00</u>
		<u>\$1,023,497.00</u>



LAKESIDE HOLDING CO.

BAKER BLOCK  
MINNEAPOLIS, MINNESOTA

October 22, 1947

Hiram A. Douglas and Grace G. Douglas  
as joint tenants with the right of  
survivorship and not as tenants in common  
Minneapolis, Minnesota

	DEBITS	CREDITS
For sale to you of 1,089 shares of common stock of 2615 Park Avenue Associates, together with Pro- prietary Lease effective November 1, 1947, for Apartment No. 504 at 2615 Park Avenue, Minneapolis, Minnesota	\$5,649.90	
Received payment:		
LAKESIDE HOLDING CO.		
By <u>Race Renick</u> asst. Treas.		

SHE'S BUSY AT 72

## Loretta's Tea Room Fits Her Style to a T

By MARCIA BLACK  
Minneapolis Star Staff Writer

To Mrs. Loretta Wright the apartment building at 2615 Park Av. seems like a great location for a restaurant. She's had one there for almost 20 years.

Five other people had tried unsuccessfully to run restaurants there in the five years before she came.

Mrs. Wright, who owns and operates Loretta's Tea Room says she has picked

up everything she knows about restaurants in "45 years in and out of the food business."

"I'm not a home economist—I wish I were," said Mrs. Wright. "But I've worked in many different places, and I've learned something from everybody I've worked with—even the dishwashers. You'd be surprised how much you can learn from dishwashers."

Mrs. Wright said she got her start in food when she opened a boarding house in her hometown of Huron, S.D. She also worked in a delicatessen and managed a Huron tearoom before coming to Minneapolis in 1941.

### My Own Someday

"Whatever I did, I did to the best of my ability, because I kept telling myself I was going to have a tearoom of my own someday," she recalled.

She worked in the Silver Latch and 510 Groveland tearooms before she opened her own.

Today, at 72, she still does the buying and plans menus for her tearoom and manages the kitchen.

"My family scolds because I'm still working, and I've tried to cut down some, but I don't think it would do for me to quit entirely," she said with a smile.

Mrs. Wright has developed most of the recipes that are served in the tearoom and still does some of the cooking herself. But she has two regular cooks and a pastry cook.

One of her daughters, Mrs. Martin Diestler, works in the tearoom as hostess and does most of the book work, she said.

All three of Mrs. Wright's children live in the Twin Cities area. She has several grandchildren and one great-grandchild.

She lives in an apartment in the building and is in her restaurant during most of the five hours a day it is open. She is a member of Business and Professional Women's Club and a past president of the Pilot Club of Minneapolis, Inc.



MR. & MRS. SCHMIDT  
Say Vows

### Sharon Raymond Becomes Bride

Sharon Raymond and Robert Schmidt were married April 8 in Woodlake Lutheran Church, Richfield. A reception in the church parlors followed the ceremony.

Attendants were Mrs. James Raymond, Mrs. Russell Conway, Mrs. Del DeMars, JoAnn Ketchmark, Craig Roney, Robert Welks, Brain Laughrey, Warren Schmidt and Loyie Raymond II.

The bride is the daughter of Mr. and Mrs. Loyie D. Raymond, 3317 W. 87th St., Bloomington. The groom is the son of Mr. and Mrs. Wesley Schmidt, 6321 3rd Av. S., Richfield.

After a honeymoon trip to Chicago, Ill., and Washington, D.C., the couple is at home in Parsippany, N.J.

The bride is employed by Univac, Division of Sperry Rand Corp., Dover, N.J. The groom graduated from Mankato State College and is employed by Bendix Corp., Teterboro, N.J.

### Janet L. Johnson to Become Bride

Mr. and Mrs. Hjalmer J. Johnson, Owatonna, Minn., announce the engagement of their daughter, Janet Lois,



MRS. LORETTA WRIGHT FILLED TABLE VASE  
She still works in tearoom at 72

### Woman's Club Picks Officers

Mrs. Harold L. Holden, Wayzata, has been elected president of the Woman's Club of Minneapolis.

Other new officers include Mrs. Theodore K. Riddiford, 1928 Humboldt Av. S., second vice-president; Mrs. Carl H. Olson, 4521 Aldrich Av. S.,

public affairs chairman; Mrs. Bruce C. Winslow, 4417 Claremore Dr., Edina, social service chairman; and Mrs. Dean E. Smith, 3251 E. Eldorado Trail, Minnetonka, junior chairman.

### Nurses to Meet

The Minnesota Licensed Practical Nurses' Association will hold its annual state convention Sunday through Tuesday in the Normandy Hotel.



Fresh  
Sweet  
Pickles



## Loretta Wright, 91; founded Loretta's Tea Room in 1948

Loretta B. Wright, 91, founder of Loretta's Tea Room at 2615 Park Av. S., Minneapolis, died of heart failure Wednesday at the Ebenezer Society's Luther Hall.

Wright got her start in the restaurant business when she opened a boarding house in her hometown of Huron, Minn. She also worked in a delicatessen and managed a Huron tearoom before coming to Minneapolis in 1941.

Cooking was her means of support for all of us, including herself," her daughter, Andrae Diestler, said Thursday.

She worked in the Silver Latch in

downtown Minneapolis and at 510 Groveland before opening her own tearoom in the 2615 Park Av. cooperative apartment building in 1948.

Wright developed most recipes used in the tearoom, managed the kitchen, planned menus and did some cooking. Dinner menus always included her well-known pies and pastries, as well as six or seven daily entrees.

Wright continued working in the tearoom well into her 70s, until it was sold in 1975.

She was past president of the Pilots Club of Minneapolis, a member of the Business and Professional Women's Club and an avid bridge player.

Besides Andrae Diestler of Eden Prairie, survivors include another daughter, LaNae Fisher of Minneapolis; sisters Hilda Sullivan of Chicago and Alma Gladson of Mexico; two grandsons, and five great-grandchildren.

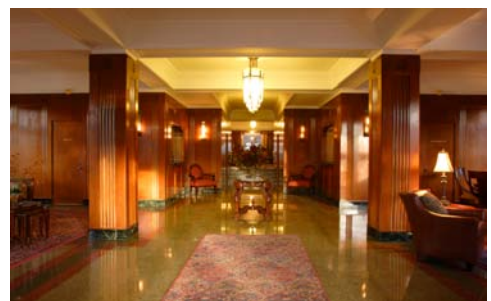
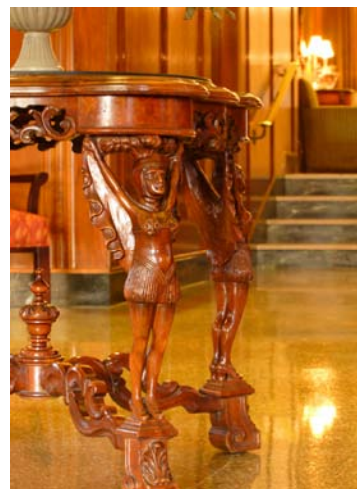
Services will be held at 10:30 a.m. Saturday at Lakewood Cemetery Chapel, 3600 Hennepin Av. S., Minneapolis. Visitation will be from 6:30 to 8 p.m. today at Thomson Brothers Funeral Chapel, 2535 Park Av. S.

Memorials to the Ebenezer Foundation are suggested.



Loretta B. Wright

Exhibit 17  
Lobby Detail





# Exhibit 18

## Early Folded Advertising Brochure



PARK AVENUE FACADE

### "2615 PARK"

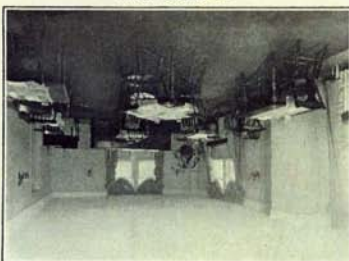
is operated under the management of THE ANDERSON-NELSON COMPANY, 2615 PARK AVENUE, MAIN 8301. Other Apartment Buildings in different parts of the city under same management.

• • •

Inquiries regarding available apartments—either furnished or unfurnished—may be made at the desk in the Lobby or by calling Main 8301.

• • •

For information regarding luncheons, dinners and banquets, call Dining Room Manager.



LUNCHEON ROOM



AN APARTMENT DINING ROOM



LOUNGE



CORNER OF MAIN DINING ROOM

# 2615 PARK, AN APARTMENT HOME

Located on Park Avenue among the city's finest, most exclusive homes. Set back one hundred feet from the avenue on beautifully landscaped ground. It is less than five minutes from the loop by auto and a short block from one of the best car lines in the city.

The building was built in 1930, and is absolutely fireproof. There are seven floors above the ground and a basement and sub-basement. It is so situated that it will have perpetually unobstructed sunlight on the east, west, and south sides.



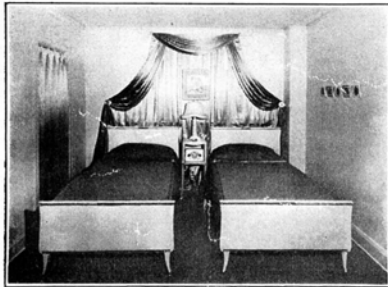
A KITCHENETTE

There are 121 apartments of one, two, three, four and five rooms each. There are unusually large closets provided in each apartment.

Four and five-room apartments have a regular dining room and kitchen. Every kitchen and kitchenette is mechanically ventilated by electric fan.

All kitchens and kitchenettes have a home size General Electric Refrigerator and Electric Stove.

There is ample storage space on each floor of the building and a large store room for surplus furniture on the ground floor.



PART OF A BEDROOM



A LIVING ROOM

In designing "2615 Park," fads and freak architecture have been avoided. The interior is kept in plain colonial. The colors are warm and neutral, offering a foundation for you to express your individuality in arranging your rooms.



A FOYER



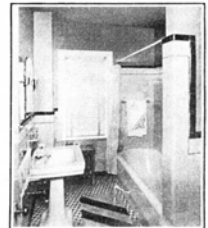
A BACHELOR APARTMENT

On the ground floor are located the Dining Rooms, Food Shop and Beauty Salon and a 110-car Garage which is open 24 hours of the day.

You will enjoy the cuisine. The one distinguishing specialty of the Dining Room is American Home Cooking—skillfully prepared and temptingly served. Apartment service furnished if requested.

A 24-hour telephone service is furnished free with every apartment.

A receiving room is maintained for the convenience of residents and all parcels are received and delivered by the receiving clerk in the Servadoors.



A BATH

There are two incinerators on each floor. Electric elevators of the most efficient and modern types furnish means of transportation to all floors, including the garage floors.

Maid service and linen service may be had if desired. There is a staff of courteous and efficient employees ready to render any service desired.

"2615 Park" offers you every facility for gracious metropolitan living at its best.



PART OF A BEDROOM



## Exhibit 19

Box from Norton's Grocery ca. 1949 -1950

Manufactured by Hubbard Wire Sewed Folding Box Company, Minneapolis



Table 1

## 2615 PARK AVENUE RESIDENTS IN 1931

APT #	NAME	SPOUSE	OCCUPATION
102	Healy, Richard D (102 was listed in the City Dir).	NA	Salesman
103	Cline, Wm B	Ella B.	Salesman, Shell Petroleum Co.
104	Dyer, Herbert L	Frances L.	Salesman, A.T. Hansord Co.
105	Deiter, August H	Ida	NA
105	Wilson, Wirt	Miriam	Pres., Wirt Wilson Co., general insurers, 400-408 Bldrs. Exchange
106	Thomas, Mrs. Ellen	Widow	Phillip R
107	Henderson, Wm B	Helen V L	Lawyer; Henderson, Gates & Flakne 410 Plymouth Bldg.
108	Wixon, Albion F	Millicent	Travelling salesman
109	Vacant		
110	Demarest, Sayde	NA	Clerk, Hornig Ruling & Binding Co.
111	Hartel, Ann	NA	Saleswoman, Jackson-Graves, Inc.
112	Schroder, Donald D	NA	Salesman, Halsey-Stuart & Co., Inc.
113	Bouchard, Edward J	Sylvia	Assistant, C.J. Rockwood
113	Wegner, George A	Evelyn	Salesman
114	Ralston, Rolland S	Amalia R	Salesman
115	Horrell, Sidney J	NA	Salesman, Grinnell Co.
116	Anderson, Otto D & Berman, Wm E		Mgr., Minnesota Fireworks Co.
117	Moffett, Josephine	NA	Supervisor, Richards Treat Cafeteria
118	Hoffman, Wm L	Mellissa	Major, US Army
119	Elliott, Chas B	Edith	Lawyer (Elliott, Coursdale & Kelly) 113 Met. Bank
120	McNeill, Margaret J Mrs.	Widow	John
201	Post, Frank B	NA	Artist
202	Colburn, Grayton B	Catherine	Road Contractor
203	Walsh, Mary Mrs.	NA	NA
204	Ackerson, Willard H	NA	Teacher, Marshall High
205	Peterson, Lewis W	Pearl	Salesman, H M Byllesby & Co.
206	Leachman, Ida Mrs.	Widow	Henry died December 12, 1930, age 63
207	Heskett, Nettie	NA	NA
208	Thompson, Ruthven B	NA	NA
209	Vacant		
210	Vacant (combined w/ 211?) No		
211	Vacant		
212	Vacant		
213	Fisher, Charles E.	NA	Fisher & Campbell Building materials
214	Vacant		
215	Carhart, Lillian J Mrs.	NA	Buyer, Maurice L Rothschild & Co.
216	Postier, Walter A - Grocers	Selma	Grocer @ 2615 Park, Selma had restaurant
216	Postier, Walter A	Selma	Grocer @ 2615 Park, Selma had restaurant
217	Chesley, Eva J	NA	NA
218	Wolff, Harry J	Carrie E	Merchandising Manager. LS Donaldson Co.
219	Davis, Chas H	NA	(Koon, Whelan & Hempstead)
220	Blair, Henry E * (Mary was 1947 shareholder)	Mary E	VP, OB McClinton Co. --- also listed as Harry E
301	Hartzell, Kath Mrs. (Widow of Josiah, Jr.)	Widow	NA
303	Bouchard, Edward J	Sylvia	Assistant, C.J. Rockwood
304	Guthrie, Thomas F	Hazel	Insurance Agent
305	Brands, Martin C	Hazel	Division Mgr., Maytag Sales Corp.
305	Brands, Martin C	Hazel	Division Mgr., Maytag Sales Corp.
306	Johnson, Alice C	NA	Dept. Manager, L. S. Donaldson
307	Clark, Howard S	NA	Oculist (Ophthalmologist), 1845 Med. Arts Bldg.
308	Lincoln, Herbert E	Gertrude	President, Lincoln McCallum Co.

309	Greenough, Walter	Vera	Salesman, Pittsburgh Plate Glass
309	Greenough, Walter L	Vera	Salesman, Pittsburgh Plate Glass
310	Madson, Ralph D	Maude	Salesman, Universal Atlas Cement Co.
311	Allert, Carl J	Alice J	Superintendent, John W. Thomas & Co.
312	Frost, Aloysia L Mrs. (widow of Samuel E)	Widow	Pres. & Treasurer, Frost Paint & Oil Co.
313	Rockhill, Everett E	Luella	Salesman, Paint-Rite Mfg. Co.
314	Cole, Roland E	Gladys H	Sls. Mgr., H.D. Lee Merc Co.
315	Urner, John A	Marguerite	Assistant Professor, University of Minnesota
316	DeGuire, Frederick W	Edith	NA
317	Not listed		
318	Crabtree, E B Mrs.	Widow	E.B. Crabtree Co. (tobacco & cigar wholesalers)
319	Hoefler, Joseph E	Anna A	Buyer, Maurice L Rothschild & Co.
320	Spencer, Mazie Mrs.	NA	President, Downtown Surgery, Inc.
401	Resler, Louis Mrs.	Widow	Louis died May 21, 1931
402	Vacant		
403	Watson, Ernest E		Lawyer, Watson & Associates, Andrus Building
404	Giles, Rose Mrs.; Giles, Bernice piano teacher	NA	NA
405	Delany, Alonzo G	NA	Mgr., American Brake Shoe Co.
406	Ausman, Arlo F	Clarice	District Mgr., Red Top Steel Post Co.
406	Ausman, Arlo F	Clarice	District Mgr., Red Top Steel Post Co.
407	Ressler, Yetta Mrs.	Widow	Phillip
408	Morrissey, Robert E	Alice	President & Manager, Syndicate Printing
409	Stevens, Thomas M	Dorothy	Salesman
410	Fullerton, Margaret	NA	NA
411	Woodward, Mary Mrs.	Widow	Warren
412	Dworskey, Phillip	Florence	Peoples Bargain Store
413	Desmond, Robert W	Dorothy	Assistant Professor, University of Minnesota
414	Leary, Walter S	NA	President, Leary Grain Co.
415	Constantine, Flora H		Dept. Manager
416	Gerard, Earl J	NA	Salesman
417	Not listed		
418	Huntington, Mattie W Mrs (Widow, George R.)	Widow	Widow of George R., President, Soo Line Railroad
419	Dwyer, Frank M	Anna L.	Dist. Mgr., Bigelow-Sanford Carpet Co.
420	Diekmann, Wm H * (1947 shareholders)	Mabel	Supervisor, Metropolitan Life Ins. Co. (Group Div.)
501	Smith, George I	NA	Salesman
502	Dalrymple, Clyde B	Mary E	(The Miller Studios)
503	Shepardson, Harry R	NA	Lab for City Engineer, res. 3900 Portland Ave.
504	Marshall, Harrington E	Edith M	Miller
505	Salisbury, Clarence W	Irene B	Cashier, Public Utility Securities Co.
505	Vacant (Clarence W. Salisbury in 1930)		
506	Cook, Lawrence S	Mabel S	Office Mgr., Federal Electric
507	Johnson, Kenneth J	NA	Employee, Lane Piper Jaffrey
508	Gero, Armand	NA	Buyer, Young-Quinlan Co.
509	Cook, Joseph M	Clotilde	Sales Supervisor, Shell Petroleum
510	Anderson, Frank A	Helen	Paving Contractor
511	Carrol, Charles B	NA	Pres., Phoenix Leasehold & Strand Mfg. Co.
512	Ames, Morgan C	Gladys	Div. Mgr., RKO, Orpheum Theater
513	Vacant		
514	Hoppin, Wilbur C	Marie B	VP & GM, Mrs. AA Gutegesell, Inc.
515	O'Hara, James F	Gladys	James F. O'Hara Plumbing Fixtures
515	Sheckler, Leon St J	Arabella B	District Superintendent, Pullman Co.
516	Drake, Zeida J		Teacher, Greely School
517	Not listed		
518	Turnblad, Swan J		Lillian Z, daughter
519	MacDonald, Donald S	Maude K	Mgr. Morton Salt
520	Not listed		
601	Johnston, Otto C	Irene	NA
602	Callingham, Bernard	Miriam	Decorator
603	Lake, Charles C	Lily	Agent, M&St L R R

604	Avery, Jacob Fowler	Mary E	Physician, Donaldson Building
604	Avery, Jacob F	Mary E	Physician, Donaldson Building
605	Shutter, Marion D Rev.	Mary W	Pastor, Church of the Redeemer
606	Vacant		
607	Vacant		
608	Mitchell, John H	Alice	President & Treasurer, Mitchell Advertising Co.
609	Sweeney, Nettie L	NA	NA
610	Howard, Wm H	NA	Oculist (Opthomologist), Med. Arts Bldg.
611	Graeber, Henry W	Elsya V	Engineer, Northern States Power
612	Graves Roy V	NA	Employee, Graves Process, Inc.
613	Hayward, DeAlton A	Violet A	Agent, Travelers Insurance Co.
614	Williams, J Arth	Alveria C	Mgr., Minnesota Mutual Life Insurance Co.
615	Lacoste, Grace B Mrs.	NA	NA
616	McClure, Albert H	Ella	Helper, Speed-O-Lac Co.
617	Not listed		
618	Vacant		
619	Brittin, Louis H	Alta	NA
620	Vacant		
B-1	Omundson, Mrs. May	Walter	2615 beauty shop, Walter: Dentist, 1452 Medical Arts Bldg.
B-2	Erickson, John	NA	
B-3	Erickson, Edith C.	NA	
	Anderson, Arthur W (1930, no apt. listed)	Helen	District Manager, Monroe Calculating Machine Co.
	Anderson-Nelson Construction		
	Colwell, Felton (1930, no apt. listed) Moved to Wayzata in 1931	Helen	Secretary of Colwell Press, Inc. 45 So. 6th

Table 2

## 2615 PARK AVENUE RESIDENTS IN 1948

APT	NAME	OCCUPATION
104	Wilkinson, Charles P & Ethel G	Pres./Treas. Wilkinson Home Finance
105	Olson, Willard A & Ella V	No listing
106	Starling, Frank M & Dorothy R (317-318?)	
107	Heard, Madeline & Aida M Schumacher	
108	Egekvist, Soren A (Hobart Williams in 1947)	Pres. Egekvist Bakeries, 1400 S. 7th St.; 27 locations
109	Smith, Harriet N & William A	
110	Robinson, Howard A	NA
112	Struble, Guy T	2625 Park? Dwight S., Asst. Bank Examiner, State Dept. Of Commerce
113	David, Charles B & Maud W	NA
114	Meyer, Willaim H & Mildred A	Dept. Mgr. - J B Hudson
117	Strout, J Edward & Mary K	Nellie was resident, widow of E.S.
118	Lewis, Todd W & Lillian G	Customer's man, Harris Upham & Co.
119	Henderson, Sidney H & Flora L	NA
202	Thorsen, Sylvia A & Melford B	NA
203	Wilkinson, Hubert G & Caroline E	N/A
204	Peters, Cloyce H & Greto O	NA
205	Prior, Minnie B	Widow of CH
206	Brown, Bertha A & Dale, Susan A	Susan A was widow of Joe E.
206	Bertha Brown & Susan Dale	
207	Johnson, Hilda C (Edla C Johnson?)	NA
208	Blomquist, Helge E & Erma J	Comptroller, Nevins Co.
209	Rensch, Rose M	Office - Baker Properties, res. 2100 Irving
210	Welch, Mrs. Louise A	Widow, James B.; Employee dayton's
211	Kavanaugh, Kathryn M	Widow
212	Massie, Anna D	NA
213	Johnson, George J & Marie C 403 in 1947)	VP American National Bank, St. Paul, res. 5136 Nicollet
214	Patrick, Roderick C & Marie E	CPA, 300 Thorpe Building, 519-521 Marquette
214	Stotesbery, Russell L & Helen 113? 519 in 1947	Pres. Marquette National Bank, res. 5145 Woodlawn Blvd.
215	Durgin, Albert L & Gertrude Sinclair Durgin	Durgin & Son; Grace - employee of Dayton's
217	Thorsen, David	
218	Sullivan, Thomas & Sylvia	NA
219	Birkett (Berkett?), David & Elizabeth R	Employee, Daytons
220	McCartney, James S. Jr. & Naomi H	Assoc. Professor - U of M
301	Paust, Benjamin A	Benjamin J. Paust, Real Estate & Investments
302	Bergh, Solveig & Gunhild S	Assistant Professor, U of M
303	Knutson, Thor & Marie B	President, Standard Construction Co.
304	Gieseke, Ethel R Mrs.	Widow of William F.
305	Page, Albert A & Catherine M	Office - 900 Builders Exchange
306	Reeds, Charles E & Jessie B	Food Broker, 216 3rd Avenue
307	Blair, Mary E	Widow of Harry E.
309	Boddy, Elsa C Mrs. & Helen Boddy Johnson	NA
310	McCormick, Martin Frank & Gladys 508?	VP, Famous Brand, Inc.
310	Wells, Harry D & Julia O	N/A
312	McLain, Margaret	Widow, James
313	Wheeler, Floyd A & Nora A	Pres. Wheeler Barnes Co.
314	Noreen, Harold A & Grace	NA
316	Manuel, Ralph W (Lilly B) 315?	Chairman of the Board, Marquette Nat'l Bank
319	Bast, Oscar & Nan C	Superintendent/Purchasing Mgr., Shedd Brown Co.
320	Burnham, Clarence A & Nellie R (213?)	VP & Sls. Mgr. - Northrup King
402	Harris, Caroline Gold	NA
404	Whitaker, Laurence W & Gail G	Vice President, B F Nelson
405	Ganley, Frank J & Gertrude?	NA
406	Adams, Paul & Olive M	
407	Atkinson, Frederick M.	Pres. Atkinson Milling



408	Brown, Ethel A Mrs.	NA
409	Andrews, Helen D Mrs. (308?)	N/A
409	Judkins, Donald W	Installment Loan Officer, First National Bank
410	Johnson, Alice C	NA
411	MacGregor, Robert E	N/A
412	Fenton, Chester T & Maud K	Bend-Southall-Sleepack Co.
413	Douglas, Hiram A & Grace G 504 in 1947	NA
413	Moffatt, Bruce F & Matena N	N/A
414	Cutter, Donna N (Manley B. in 1959)	Saleswoman, Joselyn Real Estate
415	Thoorse, Esther & Ellen	Teacher PS; Ellen: clerk, Northwest National Bank
416	Haggerty, Martha C	Office - Baker Properties
418	Wicks, Judson L. (Mrs. Gertrude P. to 407 by 1950)	Attorney: Wicks, Paige, & Lamb, died June 1950
419	Newhouse, Alma F	Pres., Newhouse Paper, 515 Washington Ave. No., widow of Ben J.
420	Diekmann, William H & Mabel J	Gen. Mgr. Metropolitan Life
501	Lowell, Donald G & Marie (Mary?) H	NA
502	Mirick, Edward H & Gertrude S	Director, Pillsbury Mills, Inc.
503	Price, C Deane	NA
506	Mac Donald, Maud K Mrs.	Widow of Donald
507	Goff, George A & Captola	NA
509	Hunting, Charles E & Grace A (311?)	NA
509	Robertson, Alice	Federal cartridge
510	Tate, Eleanor D	NA
511	Bruelheide, Nelle H	VP Bruelheide Publishing Co., 911 Hennepin Ave., Widow of Frank
512	Loomis, Florence & Charles	Widow, Herbert
513	Peshak, Lola & Kramer, Theresa	Lola - Buyer, Emporium (St. Paul); Theresa, widow of William (CSP)
514	Johnson, Wilford A, Elda C & Herbert	Reverend
515	Simonet, Madeline (until 1992)	Teacher, Minneapolis Public Schools
516	Chase, Kenneth A; Irma	Treas. Chase Investment Co. (real estate loans, rental & insurance)
520	Cohen, Oswald L	Pres/Treas. M L Cohen Holding Co.
601	Hallum, Thilla	NA
602	Baker, Henry & Helen Francis	Manager, General Outdoor Advertising
603	MacDonald, Sibbald & June Carr MacDonald	Comptroller, TCRT
606	Sundt, Blanche K	No listing
609	Erling, Thea Louise (Louise T Mrs)	Widow, Olouf C.
611	Chase, Elbridge S	Pres. Chase Investment Co.
612	Anderson, Frederick W	VP Anderson & Sons, Inc.
614	Diercks, Benjamin L (Helen)	Gen. Mgr. Tobin Arp Manufacturing
615	Gebhart, Mary A	Widow of Elmer G.
616	Riemenschneider, Harold A & Ruth A	Teacher, Mpls. Pub. Schools, Ruth - Office Mgr. 2615 Park Ave. Assoc.
618	Stephens, Winfield R & Lillian E	Pres./Treas. W. R. Stephens Co. (Buick) 10th & Harmon
619	Carpenter, Stanley C & Vera D	Employee - Woolworth's
620	Cunningham, George S & Katie D	office 950 NW Bank Building
115-116	Loosemore, Bernard V & Margaret B	NA
505-506	Hall, Chester W & Frances Sarazin	President, NW Fire & Marine Insurance Co.
517-518	Adair, Mrs. Thomas McRae (Alliston, Thomas McRae)	N/A
	Bailey, George M	Salesman, Motor Power Equipment Co., St. Paul
	Bremmer, Emily M	Widow of William H.
	Dillman, Wilbur A & Hazel L	VP the Dayton Co.
	Frey, Peter J & Helen M	President, Central Supply Co.
	Fuller, Lynn G	
	Gangelhoff, Evalene A & Cooper, Mary B	NA
	Gunderson, Esther	Teacher, Minneapolis Public Schools
	Hays, Eva K	Widow of Theo L.
	Heskett, Rolland M (Nettie)	President, Montana Dakotas Utilities Co.
	Karker, Franklin C	Pres., Frank Karker Co., (laundry equipment) 517 Washington Ave. N
	Lowe, Justus	?
	McQuarrie, Irvine & Vira P	Professor U of M
		summer home, Cottagewood, Lake Minnetonka
	Trux, Allen S	Sec./Treas., Baker Properties
	Weber, Frances M	NA

Table 3

YEAR	BOARD PRESIDENT	UNIT	BUILDING MANAGER	UNIT	SUPERINTENDANT	GARAGE MANAGER
1932	N/A		Anderson-Nelson	Office	David Johnson	
1933	N/A		Anderson-Nelson	Office	David Johnson	
1934	N/A		Anderson-Nelson	Office	David Johnson	
1935	N/A		Anderson-Nelson	Office	David Johnson	
1936	N/A		Anderson-Nelson	Office	David Johnson	
1937	N/A		Anderson-Nelson	Office	David Johnson	
1938	N/A		Anderson-Nelson	Office	David Johnson	
1939	N/A		Anderson-Nelson	Office	David Johnson	
1940	N/A		Anderson-Nelson	Office	David Johnson	
1941	N/A		Anderson-Nelson	Office	David Johnson	
1942	N/A		Anderson-Nelson	Office	David Johnson	
1943	N/A		Anderson-Nelson	Office	David Johnson	
1944	N/A		Anderson-Nelson	Office	David Johnson	
1945	N/A		Anderson-Nelson	Office	David Johnson	
1946	N/A		Anderson-Nelson	Office	David Johnson	
1947					David Johnson	
1948						
1949						
1950	George S. Cunningham	620				
1951						
1952						
1953	Lawrence Whitaker	404				
1954	Robert E. MacGregor	411				
1955	Ed Mirick	502				
1956	Bernard Loosemore	115-116				Allen O. Olsen
1957	Elmer Olson	305				Allen O. Olsen
1958			Laurence W. Whitaker	404	Quintin F. Horner	Allen O. Olsen
1959			Benjamin J. Paust	301		Allen O. Olsen
1960			Mrs. Victoria L. Araskog	B-3	NA	Allen O. Olsen
1961	Benjamin J. Paust	301	Mrs. Victoria L. Araskog	B-3		Rudolf S. Maki
1962	Benjamin J. Paust	301	Mrs. Victoria L. Araskog	B-3		
1963	Benjamin J. Paust	301	Mrs. Victoria L. Araskog	B-3	Kenneth Rondeau	
1964	Benjamin J. Paust	301	Mrs. Victoria L. Araskog	B-3	Kenneth Rondeau	Kenneth Rondeau, Jr.
1965	Eleanor Romhild	201	Mrs. Victoria L. Araskog	B-3	Kenneth Rondeau	Kenneth Rondeau Jr.
1966	Eleanor Romhild	201	Eleanor Romhild	201	Kenneth Rondeau	Kenneth Rondeau Jr.
1967	Eleanor Romhild	201	W. H. Turner		Kenneth Rondeau	Ruby Gentry
1968	Marguerite Rodgers				Kenneth Rondeau	Kenneth Rondeau Jr.
1969	W.W. Staudenmaier	405			Kenneth Rondeau	Roderick Leininger
1970	Wm. Diekmann	401	NA		Kenneth Rondeau	Roderick Leininger
1971	Wm. Diekmann	401	NA		Kenneth Rondeau	Alex A. Trembly
1972	W. A. Olson	105			Kenneth Rondeau	Herman Brown
1973	W. A. Olson	105			Ted Marchenko	Herman Brown
1974	W. A. Olson	105			Ted Marchenko	Herman Brown
1975	W. A. Olson	105			Ted Marchenko	Herman Brown
1976	W. A. Olson	105			Ted Marchenko	Herman Brown
1977	W. A. Olson	105			Ted Marchenko	Herman Brown
1978	John F. Hoffmeister	113	Margaret Wilkinson		Ted Marchenko	Herman Brown
1979	John F. Hoffmeister	113	Margaret Wilkinson		Ted Marchenko	Herman Brown
1980	John F. Hoffmeister	113	Margaret Wilkinson		Ted Marchenko	Herman Brown
1981	John F. Hoffmeister	113	Margaret Wilkinson		Ted Marchenko	Herman Brown
1982	John F. Hoffmeister	113	Margaret Wilkinson		Ted Marchenko	Ted Marchenko
1983	S. Freund		Margaret Wilkinson		John ?	David Konrady
1984	S. Freund		Margaret Wilkinson/ LaNae Fisher		David Konrady	David Konrady
1985	S. Freund		Margaret Wilkinson		Loren Weitzel	Jim Matthes
1986	S. Freund		Violet A. Hilson	208	Loren Weitzel	Jim Matthes
1987	S. Freund		Violet A. Hilson	208	Loren Weitzel	Jim Matthes
1988	S. Freund		Violet A. Hilson	208	Loren Weitzel	Jim Matthes
1989	S. Freund		Violet A. Hilson	208	Loren Weitzel	Jim Matthes
1990	S. Freund		Violet A. Hilson	208	Loren Weitzel	Jim Matthes
1991	S. Freund		Violet A. Hilson	208	Loren Weitzel	Jim Matthes
1992	S. Freund		Violet A. Hilson	208	Loren Weitzel	Jim Matthes
1993	Mary Burns	220	Lanae Fisher	602	Loren Weitzel	Jim Matthes
1994	Mary Burns	220	Colleen Carducci	Office	Loren Weitzel	Jim Matthes
1995	Mary Burns	220	Colleen Carducci	Office	Loren Weitzel	Jim Matthes
1996	Mary Burns	220	Colleen Carducci	Office	David Konrady	Jim Matthes
1997	Mary Burns	220	Diane O'Donnel	Office	Keith Ott	Jim Matthes
1998	Mary Burns	220	Diane O'Donnel	Office	Keith Ott	Jim Matthes



David Johnson  
First Superintendent  
Photo courtesy of Violette  
McKitterick (daughter)

1999 Mary Burns	220	Diane O'Donnel	Office	Keith Ott	Jim Matthes
2000 Becky Berdahl	612	Diane O'Donnel	Office	Keith Ott	Jim Matthes
2001 Martha Morgan	401	Diane O'Donnel	Office	Keith Ott	Jim Matthes
2002 Martha Morgan	401	Larry Moore	Office	Keith Ott	Jim Matthes
2003 Danial Loveland	114	Larry Moore	Office	Keith Ott	Jim Matthes
2004 Mary Paskiewitz	103	Larry Moore	Office	Keith Ott	Jim Matthes
2005 Mary Paskiewitz	103	Larry Moore	Office	Keith Ott	Jim Matthes
2006 Grete Krohn	605	Larry Moore	Office	Keith Ott	Jim Matthes
2007 Grete Krohn	605	Larry Moore	Office	Keith Ott	Jim Matthes
2008 Grete Krohn	605	Larry Moore	Office	Keith Ott	Jim Matthes

Note: Hanna A. Jameson was a laundress for a number of years beginning in the 1960's. She lived on Portland at 24th St.

## **SITES VISITED**

2615 Park Avenue Associates  
Apartment Buildings Built by Anderson-Nelson Construction at 26th Street & Garfield Avenue  
Chicago Avenue Houses and Duplexes Built By Anderson-Nelson Construction  
Elmer L. Anderson Library, University of Minnesota  
Emanuel Lutheran Church  
Homes of the Builders  
Internet Research  
Minneapolis Public Library, Special Publications Department  
Minneapolis Public Library, Microfiche  
Notable Park Avenue Buildings Identified In Exhibit 4  
Office of the County Recorder, Hennepin County, Minnesota  
Office of the Court Administrator, Probate Records  
St. Mary's Greek Orthodox Church  
Secretary of State, State of Minnesota  
Sheldrake Apartments at Park Avenue & 26th Street, Built By Anderson-Nelson Construction  
The American Swedish Institute  
The Law Firm of Leonard, Street and Deinard  
The Minnesota History Center  
Soo Line Building  
Zuhrah Shrine

## **DOCUMENTS EXAMINED**

Articles of Incorporation , 2615 Park Avenue Corporation  
Articles of Incorporation Twin Cities Building and Investment Company  
Articles of Incorporation, 2615 Park Avenue Associates  
Building permits, all documents relating to the building at 2615 Park Avenue  
City Directories for the City of Minneapolis for the period 1908 through 1980  
Documents relating to the chain of title of S1/2 of 35-29-34  
Estates of Joseph Dean, Dewitt Wagner and Judith Sayer  
Files 2615 Park Avenue Associates  
Minneapolis newspapers; Times, Tribune, Journal and, Star for the years 1920-1950\*  
Minutes of 2615 Park Avenue Associates Board of Directors 1947, 1948, 1955, 1957  
Original Plans & Specifications for construction of 2615 Park  
Photographs of 2615 Park, mansions on Park Avenue, street scenes of Park Avenue  
Photographs of C.A. Anderson & Gus Nelson; A.T. Rydell, and David Johnson  
Plat books for the City of Minneapolis for the period 1870 through 1929  
Records of St. Mary's Greek Orthodox Church  
Records of The American Swedish Institute  
Records of The Commerce Commission, State of Minnesota  
Records of The Zuhrah Shrine  
Sanford Maps  
The Minneapolis Heritage Preservation Commission walking tours pamphlet  
The Minnesota Historical Society Website  
The Phillips Neighborhood Historic Study

\* Newspaper articles are reprinted or quoted with the permission of the Minneapolis Star Tribune.

1. Loretta's Tea Room by Marcia Black, April 27, 1967
2. Quotations by Robert T. Smith, February 22, 1982
3. Quotations by Jim Klobuchar, July 1, 1995

## PERSONAL INTERVIEWS

Anderson, Bruce	Grandson of C.A. Anderson
Anderson, Lois	Daughter in law of C.A. Anderson
Arnold, Eugene	Owner of Loretta's
Belgum, Marilyn	Resident
Berdahl, Rebecca	Resident
Bergh, Solveig	Resident
Blesi, Jack	Resident
Fisher, Joy	Resident
Gajewski, Tanya	Resident
Greener, Gaynice	Resident
Greener, Marvin	Resident
Hassan, Robert	Resident
Hill, Evelyn Florence	Owner of Bauman Hill Beauty Salon
Kinsey, Betty	Resident
Klein, Bob	Architect, M A Peterson
Lamott, Earl	Earl's Furniture Restoration
Lindquist, Martin F. and Pam	Namesake and great nephew of architect Martin G. Lindquist
Lundeen, Adella	Resident
McKitterick, Violet	Daughter of David Johnson, 1st Superintendent
Murray, Patricia	Resident
Nordberg, Michael	Resident
Nystrom, Ole	Waitress at Loretta's
Reiter, Evan	Resident
Roscoe, Robert	Former Chair of Minneapolis Historical Preservation Committee
Rubenstein, Bruce	Resident
Rubenstein, Lorna	Resident
Rydell, Edmund	Grandson of A.T. Rydell
Sax, Cora	Waitress at Loretta's
Stanley, Jefferson	Resident
Swanson, Mark	Resident
Wilms, Ed	Architect, Modiv



## PHOTOGRAPH CREDITS

TITLE	PHOTOGRAPHER	SOURCE	NEGATIVE NUMBER/ LOCATION
Cover	Betty Kinsey	Betty Kinsey	N/A
Winter Scene	Drawing, Unknown Artist	Minnesota Historical Society	2158
Paul Brooks Home	Unknown (Western Architect)	Minneapolis Public Library	M3877
American Swedish Institute	James D. Welter	Self	N/A
Harrington Mansion	James D. Welter	Self	N/A
Anson Brooks Home	James D. Welter	Self	N/A
E.R. Barber Home	Drawing, Unknown Artist	Minnesota Historical Society	28978
Donald Kennedy Home	Drawing, Unknown Artist	Minnesota Historical Society	28974
J.E. Bell Home	Drawing, Unknown Artist	Minnesota Historical Society	28977
Vaughan Hall	Norton & Peel	Minnesota Historical Society	NP241228
C.A. Anderson & Gus Nelson	Unknown	Bruce Anderson	N/A
Soo Line Building	Norton & Peel	Minnesota Historical Society	56825
Herman Brown	Unknown	Minneapolis Star Tribune	N/A
David Johnson	Unknown	Violette McKitterick (daughter)	N/A
Other Notable Buildings (11)	James D. Welter	Self	N/A
Chester Simmons Home	Unknown	Minneapolis Public Library	M1251
George Bagley Home	Unknown	Minneapolis Public Library	M1252
E.J. Phelps Home	Unknown	Minneapolis Public Library	M0841
Edwin Barber Home	Unknown	Minneapolis Public Library	M0847
F.W. Foreman Home	Unknown	Minneapolis Public Library	M0848
Frank Hefflefinger Home	Unknown	Minnesota Historical Society	37968
James S. Bell Home	Unknown	Minnesota Historical Society	MH5.9MP3.2f
Edmund Phelps Interior	Unknown	Minnesota Historical Society	66547
Zinnsmaster Bakery	Norton & Peel	Minnesota Historical Society	364.76
Alonza Linton Interior	Unknown	Minnesota Historical Society	GT2.21 p68
Martin G. Lindquist Home	James D. Welter	Self	N/A
Andrew T. Rydell Home	James D. Welter	Self	N/A
Gustav A. Nelson Home	James D. Welter	Self	N/A
Gusta E. Rydell Home	James D. Welter	Self	N/A
Sheldrake Apartments	James D. Welter	Self	N/A
Andrew T. Rydell	Unknown	Edmund Rydell (grandson)	N/A
Chris Johanson Signature	James D. Welter	Self	N/A
Lobby Detail	Bruce Chalgren	2615 Park Avenue Associates	N/A
Norton Grocery Box	James D. Welter/ P. Sparrow	Self	N/A
Back Cover	Unknown	2615 Park Avenue Associates	N/A

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2615 Park Avenue (used for postcard)