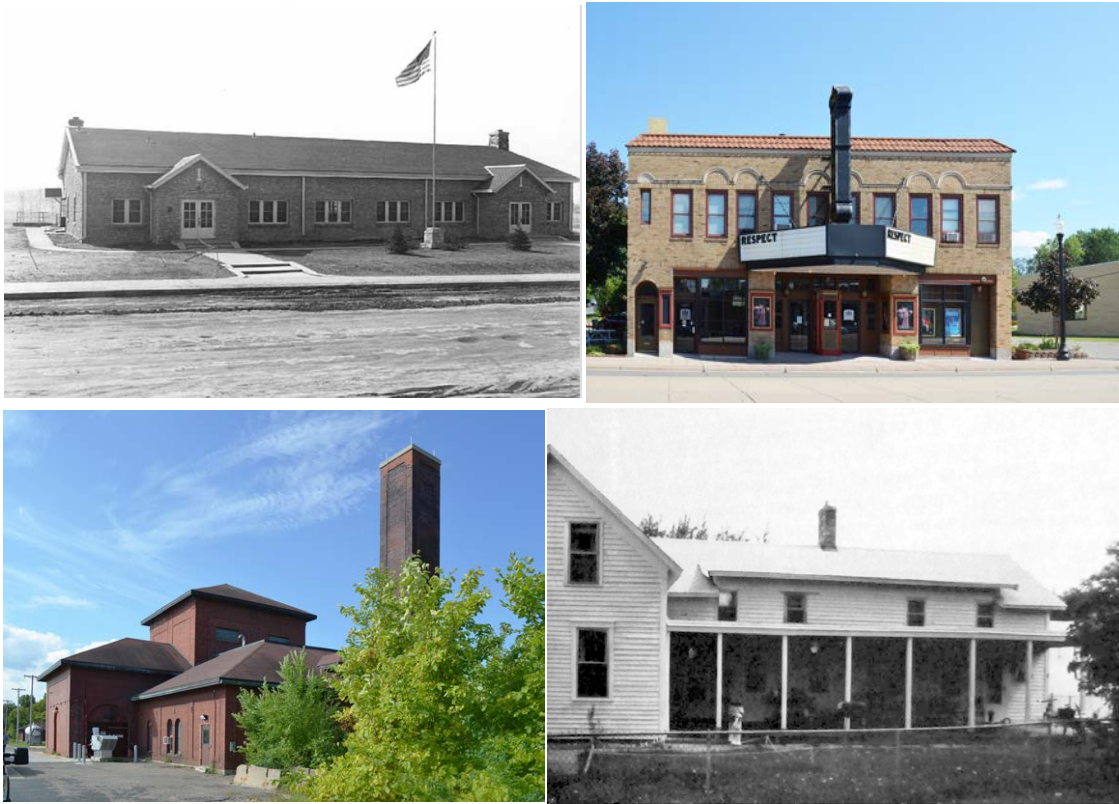


City of Columbia Heights Historic Context Study



Prepared for the
City of Columbia Heights, Minnesota

Prepared by
Thomas R. Zahn & Associates LLC

Summer 2022

The Columbia Heights Historic Context Study

Cover photographs:

Historic photograph of the Columbia Heights Field House shortly after it's construction in 1939 at 530 Mill Street

Contemporary photograph of the Heights Theater at 3951 Central Avenue NE

Contemporary photograph of the Minneapolis Waterworks Filtration Plant constructed in 1911 at 4500 Reservoir Boulevard

Historic photograph of the John and Margaret Sullivan farmhouse constructed in 1863 at 5037 Madison Street NE

Historic photographs and maps included in this report are from the collections of the City of Columbia Heights, the Columbia Heights Public Library History Room, the Anoka County Historical Society, the Minnesota Historical Society, the State Historic Preservation Office files, the Minnesota Streetcar Museum, and the Minnesota Digital Library. Contemporary photography taken by Thomas Zahn.



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Context Study Introduction

The context study is an examination of the historical and extant built resources within the City of Columbia Heights covering the study period from 1863, when settlers began moving into the area to claim homesteads, to the modern era that for this study ends in 1975. The observable themes examined for this study include:

- Theme 1 — Early Settlement (1863 – circa 1950)
- Theme 2 — Urban Expansion and Suburban Development (1880s – 1975)
- Theme 3 — Transportation (1860s – 1975)
- Theme 4 — Commerce and Industry (circa 1887 – 1975)
- Theme 5 — Cultural Life: Religion, Social Activities, and Entertainment (1880s – 1975)
- Theme 6 — City Services, Utilities, and Parks (1890s – 1975)
- Theme 7 — Residential Architecture (1860s – 1975)

While the themes represent components in the development of the community, the properties discussed in each of the above themes do not represent a comprehensive listing of Columbia Heights' historic resources, but rather are intended to provide a guide to future evaluation, designation, and good preservation planning practices.

Historic contexts have a number of important primary purposes that will help Columbia Heights to “build its future from its past.” The themes can also be changed and adapted as the city develops its preservation priorities. Primary ways in which historic context studies can be used in preservation efforts and in city planning are:

- to serve as a framework for evaluating historic resources,
- to provide a set of organizational tools for categorizing the past,
- to stand as a planning tool for guiding future development while incorporating a sense of pride for the community's history, and
- to act as a rallying point for educational and outreach activities.

Each individual topic in this study contains its own list of “Recommendations and Future Actions” that are focused on the remaining historic resources of the theme. These recommendations offer specific suggestions to further Columbia Heights' historic preservation efforts, particularly with regards to guiding preservation efforts, interpreting sites, and increasing public interest in the historic preservation.

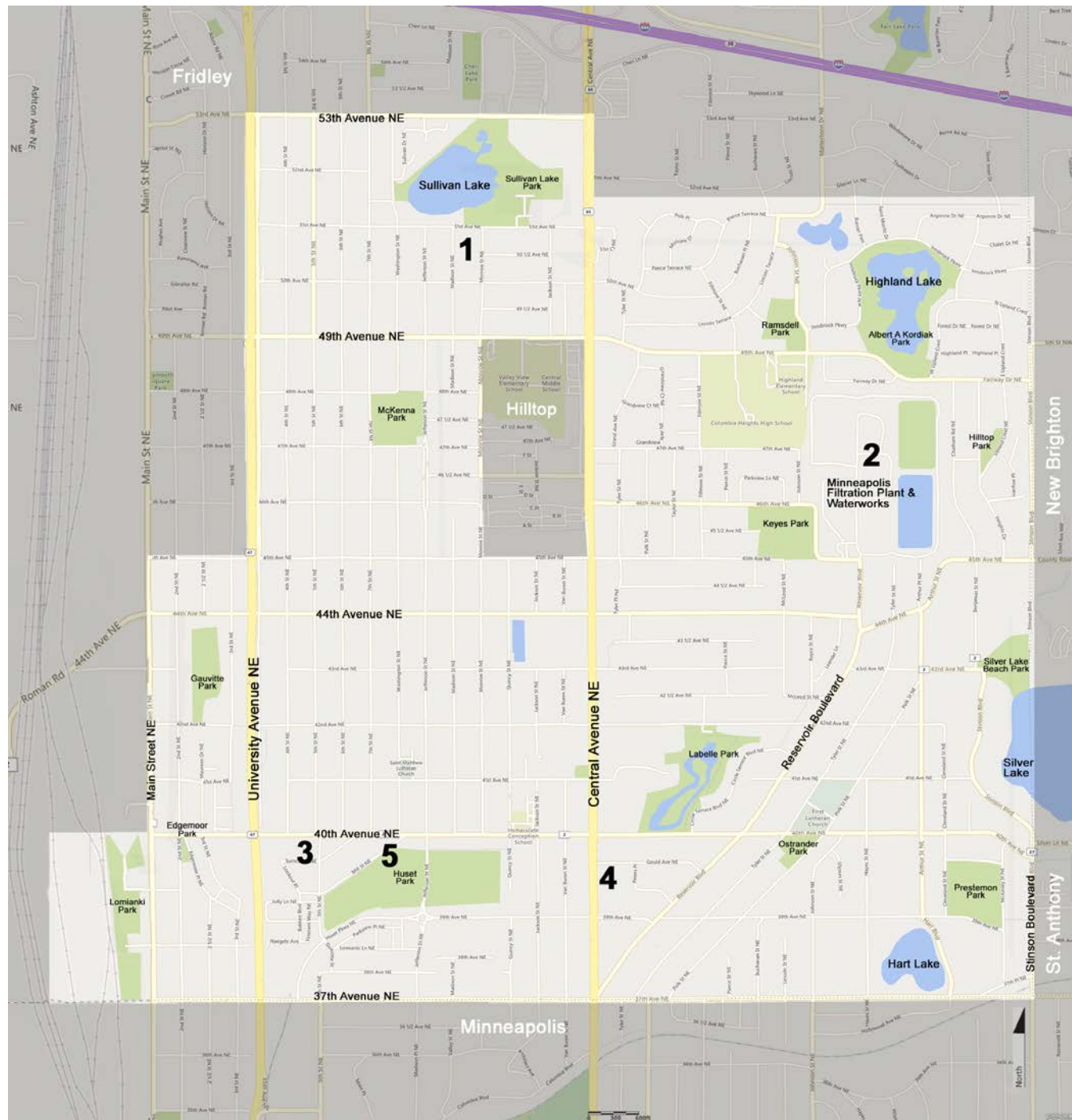
Columbia Heights currently has no properties listed on the National Register of Historic Places. The City currently does not maintain any formal record of historically significant structures or properties and there are no resources determined eligible for listing. (*City of Columbia Heights 2040 Comprehensive Plan [Draft], 3-56*) After the completion of an architectural structures study in 2004 the State Historic Preservation Office (SHPO) determined that Minneapolis Waterworks was potentially eligible for the National Register nomination process, despite that, current directives require a new evaluation for determinations over ten years old.

However, this study has identified properties that appear to have made a significant contribution to the broad patterns of Columbia Heights' history or are associated with the lives of persons significant in the community's past and therefore should be considered for eligibility evaluations to the Nation Register. They include:

- the John and Margaret Sullivan Farmhouse at 5037 Madison Street NE (1863);
- the Minneapolis Filtration Plant & Waterworks at 4500 Reservoir Boulevard (1897, 1911, 1918, 1950);
- the Columbia Hotel at 3980 5th Street NE (1907);
- the Heights Theater at 3951 Central Avenue NE (1926); and
- the Columbia Heights Field House at 530 Mill Street NE (1939).

City of Columbia Heights Map & Recommended Sites for National Register Eligibility Evaluation

The Base Map displays the major streets, the parks and lake, and Columbia Heights' shared boundaries with the surrounding municipalities, as well as the encircled City of Hilltop along Central Avenue NE. In addition, the map displays the locations of the sites recommended for evaluations.



- 1 — the John and Margaret Sullivan Farmhouse
- 2 — the Minneapolis Filtration Plant and Waterworks
- 3 — the Columbia Hotel
- 4 — the Heights Theater
- 5 — the Columbia Heights Field House

Context Study Methodology

This context study was initiated in 2020 by the City of Columbia Heights as part of its 2021 centennial celebration. Also as part of that eventful year the Anoka County Historical Society prepared a video presentation on the early formation, development, and social history of Columbia Heights, and the Minnesota Streetcar Museum hosted a video presentation on the history of streetcars and the Minneapolis Filtration Plant Railway line in Columbia Heights. The history component of theme development for this study was greatly enhanced by the adept and recent studies that led to these two presentations. (*Parsons, 47*)

Previous publications that also expertly built a strong foundation for the study were the history of Columbia Heights titled *Columbia Heights: Bootstrap Town* written by Irene Parsons and published in 1986, and *Twin Cities by Trolley* written by John W. Diers and Aaron Isaacs, published in 2007. The City website provides ready access to the Parsons book file under the City History link: www.columbiaheightsmn.gov › *community* › *history_of_columbia_heights*

While Parsons' book provided a well-researched social history of the community it also provided this study with a well-defined roadmap in our search for what remained of the city's historic fabric in 1986. *Columbia Heights: Bootstrap Town* also provided a highly detailed account of how Thomas Lowry (1843-1909), lawyer/real estate magnate/businessman/streetcar company boss, was the most influential catalyst in the suburbanization of the farms and wetlands that were to become a village (1898) and then the City of Columbia Heights in 1921.

The Consultants met with or conversed with the City's Communications & Events Specialist Will Rattler multiple times to gather input and discuss the Historic Context Study's progress. Communication with the Anoka County Historical Society was important in organizing our work. Historian Sara Givens and Don Johnson of the Society were generous with their time and provided a wealth of additional information for this study.

The Consultants proceeded to collect and review information on the city's history including primary sources such as city records, local historical photographic sources, and the Columbia Heights Public Library's heritage collection in the dedicated "History Room." Additional State resources reviewed or collected included the State Historic Preservation Office (SHPO) database files, and the Minnesota Historical Society's historic photography archives for Columbia Heights.

Secondary sources included previous studies and reports provided by brief institutional histories accessed through their websites, and interviews or conversation with Matt Rasmussen, Assistant Superintendent – Water Plant Operations of the Minneapolis department of Public Works, Daniel O'Brien, Assistant Fire Chief of the Columbia Heights Fire Department, and Tom Letness co-owner of the Heights Theater. The study was further informed by a brief 1988 residential reconnaissance survey report on Columbia Heights' southwestern neighborhoods that was supervised by Charles Nelson, Historical Architect for the SHPO office at that time.

Regarding historical mapping, the consultants found that only a patchwork of historic plat or early development maps were retained by Columbia Heights, archived at the Columbia Heights Public Library, or in the Anoka County Historical Society collections. Also, Sanborn Insurance maps, commonly used to research the early growth patterns and land uses of communities in the United States, were never specifically developed for the Village of Columbia Heights. However, a few city blocks and selected sites west of Central Avenue in the southwestern portion of the village were recorded with the 1912 Sanborn Maps for the City of Minneapolis.

Aided with a general understanding of the community's development patterns from city, county, and state sources, the Consultants compiled a comprehensive base map of the city and its various components. With these maps we conducted extensive fieldwork, photographing hundreds of properties and features. This gave us a first-hand understanding of Columbia Heights and its resources, including, but not limited to, the neighborhoods, parks and lakes, commercial and industrial buildings, suburban growth collections, and the physical and development relationship between Columbia Heights and northeast Minneapolis, its neighbor to the south.

Following this research the Consultants identified themes that were found to most clearly demonstrated Columbia Heights' history. These span the period of the area's early settlement to almost the present day.

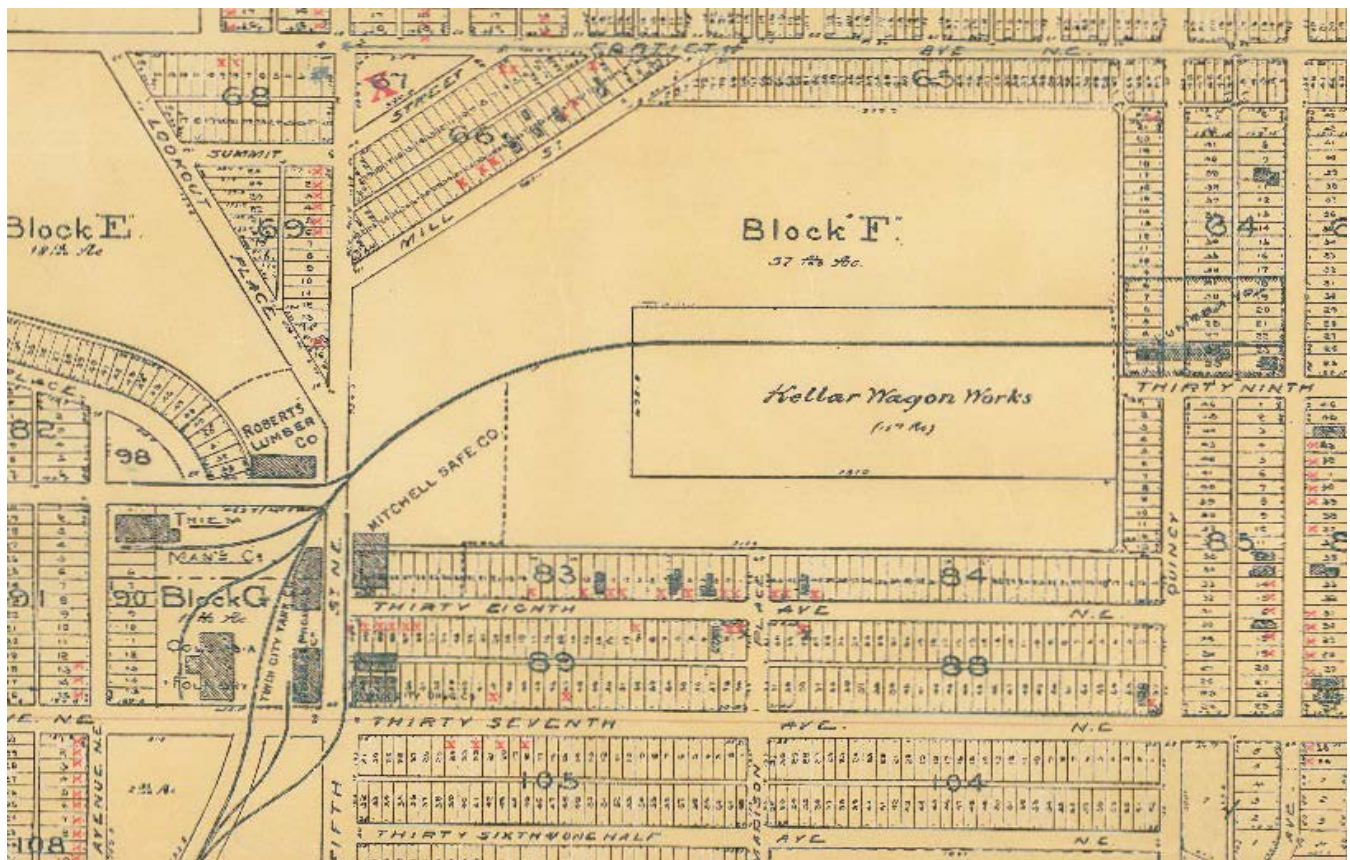
Brief History of Columbia Heights

Geographically the land that was to become the Village of Columbia Heights was composed of rolling grassy hills and patches of oak and maple woods interrupted by low spots of marsh wetlands. While the southwesterly landscape had a gentle roll the area to the northeast displayed a more turbulent and elevated terrain.

The early farmers began claiming and working the land in the area in the 1860s. By 1863 John and Margaret Sullivan had homesteaded and were farming a large parcel of land in the northwest quadrant of what would eventually become Columbia Heights. (What remains of their legacy is the original farmhouse, now encapsulated by a city block filled with modest ranch homes, and a lake that bears the family name.) The central and northern land by the 1870s into the early 20th century was settled with small dairy and crop farms that provided some produce services such as milk, eggs, vegetables and meat products to the urban neighborhoods that were quickly expanding up from northeast Minneapolis. (*Parsons, 2*)

By the 1890s the current Central Avenue NE was the major dirt road that connected farming culture to the city below, and provided Minneapolis access to the northern settlements east of the Mississippi River. The road also took its travelers over some of the highest land in the metropolitan area, a major geological feature that would later significantly influence Columbia Heights' development footprint. (*Parsons, 5*)

New railway lines nearby provided the area with a direct connection to Northern Minnesota's Iron Range and a hope of making the village into the "Pittsburg of the West." Industry came to the area with the construction of the Minnesota Iron & Steel Company in the early 1890s. Roller mills and other foundries were located west of Central Avenue and immediately north of Minneapolis. Their location allowed them to have sidetrack connections to the Minneapolis St. Paul & Sault Ste. Marie Railway Company (commonly known as the "Soo Line") and the Shoreham Railroad Yard and Shops (1888) ten blocks to the south at Central Avenue and 27th Avenue NE in Minneapolis. (*Columbia Heights 2040 Comprehensive Plan, 3-56*) (*Arcade Investment Company's "Residential and Manufacturing" map, 1909*)



This detail from the 1909 Arcade Investment Company inventory map shows the concentration of industrial uses immediately north of 37th Avenue at 5th Street, along sidetracks that connected shops with the Soo Line to the south in Minneapolis. Block F would eventually become Huset Park. The Inventory map is from the City of Columbia Heights files.

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The early concentration of industrial uses in the southwestern portion of the future (incorporated in 1896) Village of Columbia Heights ushered in the need for the construction of affordable housing for railroad and industrial plant laborers and their families. The area north of Minneapolis had an abundance of sparsely populated land and was primed to be platted with modestly sized lots designed for modest residential construction.

By 1893 Thomas Lowry owner of the Minneapolis Street Car Company had secured over 1000 acres in northeast Minneapolis and south Anoka County earmarked primarily for worker housing. That same year Lowry expanded his streetcar line north along Central Avenue into for three blocks into Columbia Heights up to 40th Avenue NE. A mix of early residential and commercial uses soon flanked the rail line. (*Diers, 230*) (*Parsons, 8*)

The following year on November 30th 1894 Thomas and Beatrice Lowry sold approximately 80 acres of land east of Central Avenue to the City of Minneapolis for \$1. The high site would be developed with two reservoirs and eventually a water treatment plant for the Minneapolis Waterworks. The property was selected for the water utility due to its location near the water source, the Mississippi River, and the site's lofty elevation (one of the highest in Hennepin, Ramsey, and Anoka Counties). The topography allowed for gravity to feed the filtered water downhill into Minneapolis. Additional acreage for the water utility plant was purchased from Lowry's Arcade Investment Company in 1906 and 1910. (*Rasmussen interview*)

With Lowry's Arcade Investment Company marketing modest sized lots in southern Columbia Heights, by 1905 the company was given approval to channel gas lines into the village. That same year the Minneapolis General Electric installed poles and electricity lines into lower Columbia Heights. The following year in 1906 the Central Avenue streetcar line was extended west along 40th Avenue terminating at 5th Street. (*Parsons*) (*Diers, 230*)



The 1921 aerial photograph shows 40th Avenue traveling east to Central Avenue crossing near the top of the photograph. The image is part of a collection of 1921 aerial view of the Village of Columbia Heights from the Minnesota Historical Society's Collections Online.

The back elevation of the Columbia Hotel on 5th Street can also be seen at bottom center of the 1921 photograph. The village 1920 fire station is the angled building in photo's very center. Directly across 40th Avenue from the

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new fire station is the Forest Park amusement center property, seen at the upper center left. The WPA Field House is not yet built on the park side of diagonal Mill Street, and the pastureland informally known as City Park (renamed Huset Park in 1939) is seen in the upper right. Some early industrial buildings are also visible in the distance, east of the park in the upper right behind the grove of trees. The 3 two-story buildings at the lower left at the intersection of 40th Avenue and 5th Street remain today. This photograph also provides a clear view of the 40th Avenue streetcar rails running from Central Avenue to the end of the line and Y turn-around in front of the Columbia Hotel on 5th Street.

Early village community services were focused along 40th Avenue. Fire stations, police stations, and early village governance venues were centered near 40th Avenue at Mill Street and near 40th and Central Avenues. (*Parsons*) The streetcar service help concentrate early 20th century commercial nodes at the intersection of Central and 40th and to a lesser degrees to the west at 5th Street and 40th Avenue.



The above photographs display the only two collections of adjoined commercial structures dating back to the second quarter of the 20th century in Columbia Heights. The top photograph is facing southwest at the 3900 block along the west side of Central Avenue. The lower photograph is facing northwest at the west side of Central Avenue's 4000 Block.

Without a conventional central business district, Central Avenue expanded north of 41st Avenue into the major business arterial with strip commercial boxes, big and small, and acres of paved off-street parking flanking the Avenue's march into Fridley. Fortieth Avenue west of Central Avenue remained a significant east-west arterial

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because of the municipal services located near Mill Street and the streetcar line to 5th Street. (*Diers, 230*) University Avenue, another major north-south arterial that evolved through time, grew to support a mix of housing, convenience commercial, and automotive-related service uses along its east side.

The earliest residential neighborhoods in the village expanded up from northeast Minneapolis on both sides of Central Avenue. The modest housing types included some architectural revival style residences mixed with vernacular houses that displayed very little style detailing. The diagonal streets east of Central Avenue such as Reservoir Boulevard supports some of the community's more style-conscious homes up to about 45th Avenue adjacent to the southern end of the water treatment campus.

As the community approached mid-century the farmland had disappeared and as the city grew northerly the residential development began to take on the appearance of a bedroom community, rather than an indistinguishable expansion of Minneapolis. West of Central Avenue pedestrian sidewalks extend only north to 45th Avenue NE heralding a suburban emphasis on vehicular mobility. On the west of Central generally the President names and numbered streets displayed blocks of modest ranch houses or Minimal Traditional dwellings commonly built with a modest footprint and little adornment.

Columbia Heights' last mid-20th century residential growth development took place north of the Highland Lake in the northeastern corner of Columbia Heights, above 49th Avenue. The platting displays larger parcels with mid-century embellished residential architecture flanking curving streets. Based upon housing styles, tax records, and mid-century aerial photographs nearly all the structures within this neighborhood were built in the 1960s completing the platting and development of 20th century residential expansion in the city. Many of the later homes built around amenities such as the lakes such as Silver, Highland and Sullivan lakes and along the winding streets in the upper northeast neighborhood display most of the community's Mid-Century Modern residential designs.

As newer subdivisions were developing on higher, dryer land, Columbia Heights' remaining wetland and undeveloped parcels became part of the city's collection of 14 parks. (*Givens, Centennial History Podcast*)

Columbia Heights' most recent residential redevelopment is located in the southwest corner of Columbia Heights to the south and west of Huset Park. The 21st century campus is composed of townhouse clusters and a large senior residential complex. The senior housing component of the project built on the original "Block G" the site that once supported a large grouping of the early rail-serviced industrial uses near 37th Avenue and 5th Street.

In 2022 the Columbia Heights City Hall is still located at 40th and Mill Street and the City is in the process of building a yet newer facility at 40th and Central Avenue in the center of what is considered the community's downtown. It is anticipated that the City Hall on Mill Street, with a municipal presence dating back to the 1940s, will be considered for demolition once the city offices are moved to Central Avenue.

The city remains a mixture of old and new uses — including the Sullivan farmhouse, Thomas Lowry's Columbia Hotel, the WPA Field House, and the Victorian and early-20th century structures of the Waterworks. Later 20th century resources include some engaging mid-century homes, a few architecturally significant religious buildings, and an abundance of well-maintained parks.

General Contextual Findings from the Research and Survey

One major discovery of this study was that the Columbia Heights' development pattern is significantly different from large metropolitan cities or even small to medium-sized towns scattered around the state. While most cities, big and small, have development patterns that are nuanced and display layer-upon-layer of reuse, replacement, or outright neglect, Columbia Heights' growth pattern is relatively simple and straightforward. Columbia Heights had basically three general periods of growth: the agrarian, mid-late 19th century settlement period; the early industrial housing expanding north from northeast Minneapolis around the turn of the century era; and then the latter, suburban development era focused primarily in the northern half of the community.

The sale of farmland for residential development into the first half of the 20th century resulted in a pattern of land uses having industrial plants interfacing with modest housing to the south and later more homogeneous suburban platting and development to the north. The modern era pattern managed to erase most signs of the village's early agrarian roots. The area was further defined by an abundance of designated parks and wetlands that occasionally disrupt the rigid street grids found throughout most of the community.

There was no recognizable downtown but rather nodes of commercial uses stretching along the major thoroughfares that provided essential services to the widespread residential developments. The earliest commercial concentrations were at Central and 40th Avenues and to a lesser degree at 40th Avenue and 5th Street. These nodes developed from Thomas Lowry's introduction of streetcar service north on Central Avenue the 40th Avenue in 1893, and then in 1906 west on 40th Avenue response to 5th Street.

While heavy industrial uses near the rail lines and car shops of northeast Minneapolis were the seeds for residential growth in the early 20th century most of that early industrial resources has been replaced with a large 21st century housing development to the south and west of Huset Park. The very early development of commercial uses, improvements to the vehicular circulation system and newer mid-20th century industrial expansion to the west of the park led to the loss of some of the earlier original housing between 37th and 39th Avenues.

Although Columbia Heights was often shaped in response to its urban neighbor to the south, Columbia Heights developed a unique history, but a history in which many early resources have been lost. This historic context study should play an important part in helping the community to begin to appreciate its past through the preservation of its few, yet significant remaining character-defining resources.

Historic Preservation in Columbia Heights

As a community defining and further redefining itself, understandably the city did not place a high amount of value or interest in its architectural history, a history that could help build a strong “sense of place” and encourage community. As late as 1990 the City Manager formally requested that the Anoka County Historical Society remove the Heights Theater from an honorary Anoka County Historical Sites List. The letter to the Society stated: “the listing may cause problems in the event the owners and or City desire to redevelop the area around the Heights Theater and have the building cleared.” Granted, the theater building may have not looked its best in 1990, but it still possessed a good share of deep-rooted historic value through its cultural contributions to the community. In fact in the first quarter of the 20th century, for a time the Heights Theater Building had provided office space for an early city manager. (Parsons)



The Heights Theater as it appeared in the 1970s into the late 1990s, and how it appears today in 2021.

By the late 1970s modification to the original WPA Field House design at 530 Mill Street included an large west wing addition that complimented the stone community building. However, changes also included the removal of the original 1939 fenestration including divided light double hung windows that were replaced with modern fixed glass. The original wood and lighted doors were replaced with aluminum commercial style doors.

While some of Columbia Heights early industrial, civic, and commercial buildings were lost to fire, nearly all the initial 20th century school structures have been demolished and new schools built. The most recent school loss was in 2020 with the demolition of the Oakwood School structure on 4th Street NE followed by the construction of a new school structure on the site.

The National Park Service, as it evaluates potential National Register properties, is very specific as to the importance of historic contexts. These standards are primarily defined in the following publications:

Guidelines for Local Surveys: A Basis for Preservation Planning (Bulletin 24)

How to Apply the National Register Criteria for Evaluation (Bulletin 15)

How to Complete the National Register Form (Bulletin 16A)

Bulletin 24 in particular defines historic contexts as “broad patterns of historical development in a community or its region, that may be represented by historic resources.” Bulletin 15 expands on the importance of historic contexts by noting that “its core premise is that resources, properties or happenings in history do not occur in a vacuum but rather are parts of larger trends or patterns.” Bulletin 16A organizes historic context by “theme, place and time” that “allows applicants to understand a historic property as a product of its time and as an illustration of aspects of heritage.”

In general, historic contexts are considered most valuable to communities as a framework for evaluating the relative significance of cultural resources such as varied sites, structures, districts, and other elements. They serve as an organizational tool for defining a community’s history that is sometimes complex and unwieldy. Rather than concentrating on each individual property, historic contexts focus on broad, overarching themes that would provide the city with the means to organize and evaluate its resources and lend perspective on the past.

By developing these preservation themes, Columbia Heights can most effectively evaluate current resources and

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plan for preservation in future generations. The contexts will allow for a more equitable recognition of properties, as each site can then be viewed in terms of what is best for the city, rather than as a single instance in isolation. These contexts also assist city officials in making difficult decisions about the preservation of buildings, sites, and structures that best represent Columbia Heights' history, and to target future preservation efforts in the areas where they are most effective. They will assist in avoiding "pigeonholing" Columbia Heights' history into specific areas and help the city to advocate for preserving remaining resources.

The themes identified in this study can also be used as a rallying point for educational and community participation initiatives and are integral to future planning for land use, economic development, parks and recreation, transportation, public infrastructure, and housing. As more data is collected, the contexts will evolve and change, recommendations will be updated, and the study will become more useful as a long-range planning tool. The expanded contexts, in addition to being a framework for the evaluation of resources, could be useful in public education programs for neighborhood organizations, government bodies, and local schools. Rather than serving as a static end point that mothballs historic resources, this study is designed to be an exciting jumping-off point for a more systematic understanding of the value of preserving Columbia Heights' character defining resources.

The City of Columbia Heights 2040 Comprehensive Plan [Draft], includes the following plan for preservation in the community's future. It reads:

Goal: Preserve and maintain the community's unique historical and cultural elements.

1. Encourage the formation and success of a Heritage Preservation Commission.
 - The City will publicize the potential formation of a Heritage Preservation Commission.
 - The City will support the formation of a Heritage Preservation Committee and encourage resident interest.
2. Support the preparation of an inventory of historically significant structures and places in the community.
 - The City will create and maintain an inventory and map of historically and culturally significant structures, sites, and resources within the community.
 - The City will provide staff to assist the Heritage Preservation Commission in obtaining financial support for the preservation of historically significant structures and resources.
3. Establish standards for protection of historically significant structures and places.
 - The City will provide staff to assist the Heritage Preservation Commission with the development of standards and policies to protect and preserve the history of the community.
 - The City will amend the zoning ordinance to require review of construction activities that will alter historically significant structures or disturb historically significant places. (City of Columbia Heights 2040 Comprehensive Plan [Draft], 3-57)

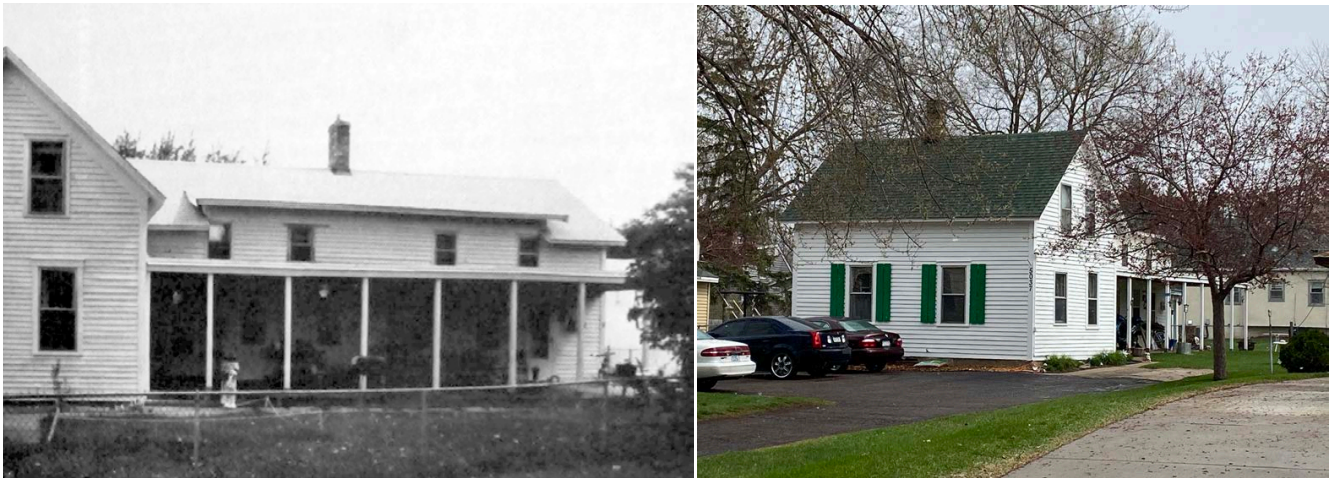
As an incentive for preserving the community's historic resources, federal and state tax credits allow for significant deductions for historic, income-producing properties, and Columbia Heights could encourage commercial property owners to use these to full advantage. For more information see [Appendix III • Historic Preservation Tax Credits on page 83](#).

Recommendations for National Register of Historic Places Eligibility Evaluations

The following is a listing of the study's recommendations for National Register evaluation action. A complete listing of action items, by topic, completes each chapter in the main body of this report.

The John and Margaret Sullivan Farmhouse (5037 Madison Street NE)

Although no farmsteads remain in Columbia Heights, the circa 1863 Sullivan farmhouse still stands basically intact at 5037 Madison Street NE. The Sullivan family was among the first settlers in the area and claimed a large portion of land, including a lake, for their farm in the northern portion of the study area, immediately west of the major north/south (then) dirt road now known as Central Avenue. (*Parsons, 2, 5*)



Historic photograph of the Sullivan House and as it appears today looking to the east, northeast. The historic photograph is from the Columbia Heights Public Library's "History Room" collection.

While Sullivan Lake retains the family name, the farmland around the original extant farmhouse was subdivided into modest residential lots following a rigid street grid that is now completely built up with houses constructed in the mid-20th century. The early house has a record file at the Minnesota State Preservation Office (SHPO) Inventory Structures Database. The file contains some early research materials and a 1988 draft of a National Register form for the farmhouse completed by local historian Philip Aasen. At that time, in response to the rough draft formwork, the State Historic Preservation Office requested more information before an formal eligibility finding could be made for designation. See **Appendix IV • Theme Related Documents, page 85** for the text of the 1988 draft nomination form.



The Sullivan House (center left) looking east from Madison Street.

The City should support a professional evaluation to determine if this mid-19th century farmhouse is eligible for National Register designation under Criteria A as the oldest extant residential structure dating back to the agrarian era of the community. See **Appendix II • Evaluation Criteria for Listing on the National Register of Historic Places, page 82.**

The Minneapolis Filtration Plant & Waterworks (4500 Reservoir Boulevard)

The Minneapolis Filtration Plant and Waterworks was determined eligible for the National Register of Historic Places by the State Historic Preservation Office (SHPO) after an Architectural Structures Survey was completed in 2004 by Peterson Environmental Consulting, Inc. (*Cultural Resource Database, AN-CHC-008-010*) However, since that determination was made well over ten (10) years ago, a new evaluation would need to be completed as a first step toward designation.

The Minneapolis Waterworks is historically significant for its engineering importance and the significant role it played in the reduction of water-carrying diseases in the early 20th century. The Waterworks has been providing water utility services to both Minneapolis and Columbia Heights for over 120 years. (*Rasmussen interview*)



Minneapolis filtration plant and one of the three "Gatehouses" at the Waterworks.

The two reservoirs and associated gatehouses date back to 1897, the filtration plant structure to 1911 (expanded in 1918), and the water pumping station to 1950. (*Cultural Resource Database, AN-CHC-008-010*) The Minneapolis Water Department is proud of the Columbia Heights campus' history and has been a good steward in the maintenance of the plant and its Victorian supporting structures.

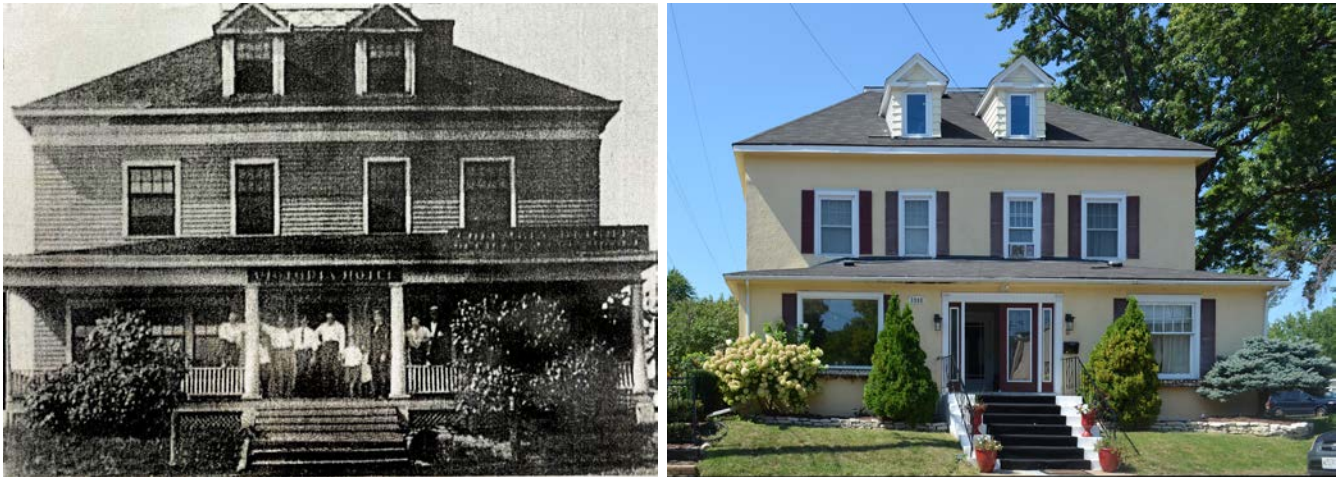


The open reservoir looking to the northeast.

The Minneapolis Water Department currently maintains two historically designated non-operational water towers. The Washburn Park Water Tower is on the National Register and the Kenwood Park Water Tower is a Minneapolis Heritage Preservation Commission designated site. (*Rasmussen interview*) Although the reservoir and plant structures have been evaluated for their historic significance, it is anticipated that the City of Minneapolis may not be interested in a formal National Register historic listing of the operating Columbia Heights plant. The City should work with the Minneapolis Water Department to make sure that this very significant historic resource in Columbia Heights remains well maintained for possible future listing and preservation.

The Columbia Hotel (3980 5th Street NE)

The Columbia Hotel was constructed in 1907 by Thomas Lowry and partner Edmund Walter to serve as a “gentleman’s clubhouse.” The large residential structure was built on 5th Street a block west of the center of city services that were beginning to consolidate nearby on 40th Avenue. In addition to any services that the structure provided for its gentlemen membership, the property also housed the Arcade Investment Company real estate office that promoted the sales of lots in the southern portion of Columbia Heights owned by Lowry. (*Parsons, 17*)



Early tabloid photograph of the Columbia Hotel and how the building appears today. This historic photograph is from the Columbia Heights Library collection.

The year before the completion of the clubhouse, Lowry had extended his streetcar line from downtown Minneapolis into Columbia Heights and west on 40th Avenue to 5th Street. (*Diers, 230*) The streetcars would then reverse direction in front of the Columbia Hotel. The clubhouse was also used as a convenient break in the trip for the streetcar drivers. (*Parsons, 18*)

Lowry was to die in 1909 and the property was sold and turned into a privately owned hotel. Today it serves as a privately run social service residence.

This study recommends that the Columbia Hotel be evaluated for National Register eligibility to determine what role this property served in Thomas Lowry’s influence in the early development of Columbia Heights. The wood frame structure with original clapboard siding has been veneered in stucco for many years and the original front porch has been enclosed for interior expansion use. Consequently, the property has lost some of its architectural integrity.

Further evaluation may find that the structure, regardless of the changes to its exterior, may be eligible for National Register designation under Criteria A or B — Criteria A for its association with events that made a significant contribution to the broad patterns of Columbia Heights’ development, or Criteria B for its association with Thomas Lowry and the significant role he played in the development of the village and the introduction of public transportation into the community.

The Heights Theater (3951 Central Avenue NE)

The theater and multi-use building may be eligible for listing on the National Register of Historic Places under Criteria A for a number of significant contributions to the cultural, medical service, civic, and commercial development of the City of Columbia Heights.

The theater, shop and office building was built in 1926 by Arthur Glueck heir to the Glueck Brewery family fortune. Liebenberg and Kaplan, (1919-1969), were the theater building architects and the firm was noted for designing more than 200 motion picture theatres in the Upper Midwest. Many of the firms early designs featured Art Deco styling. (*Cultural Resource Database, AN-CHC-003*)



Circa 1950 photograph of the Heights Theater for the theater's collection.

The first city library was located on the first floor of the building from 1928 to circa 1934 and later in the 1930s operated from the second floor. The building also provided office space in the late 1920s for the city manager, the police department, and the local court. Before moving to his home office, a block south at 3825 Central Avenue NE, Dr. Hoff Daniel Good, one of the first doctors to reside and office in Columbia Heights, rented office space in the upper story of the Heights building. (*Parsons, 19*) (*Parsons, 83*)



The theater building and adjacent Dairy Queen as they appear today.

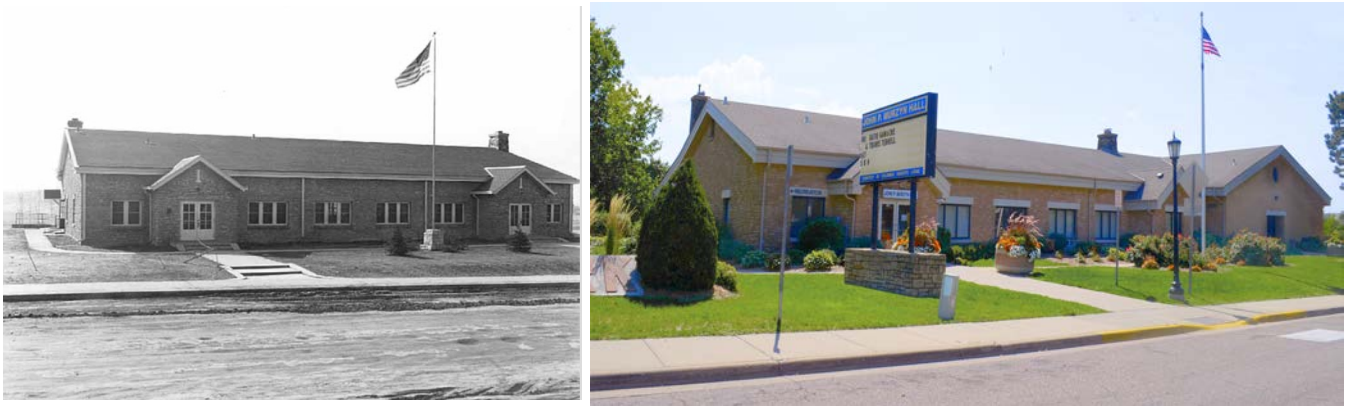
Another interesting contribution the theater has made to the history of Columbia Heights involves Earl Bakken, inventor of the pacemaker and founder of Medtronic. Bakken grew up in his family's home on the Minneapolis (south) side of 37th Avenue NE, a few short blocks away from the theater. In 2011 there was a reunion of the "Garage Gang," a group made up of Bakken and members of the first Medtronic team that originally worked out of a garage at 818 19th Avenue NE in Minneapolis. In the reunion transcript Earl Bakken reflected upon how as a boy he saw the 1931 *Frankenstein* movie at the Heights Theater, and it planted the seed for his eventual electrical engineering career. "Dr. Frankenstein created this monster by using electricity, retriggering life in it. That gave me the idea later in life I'd like to use electricity for helping people." — leading to his invention of the heart pacemaker. (*Bakken, Garage Gang Reunion Transcripts*)

The City should support an evaluation of the Heights Theater building for eligibility to the National Register of Historic Places under Criteria A for its cultural contributions to the community and for providing an early home for a variety of educational and essential public services.

The Columbia Heights Field House (530 Mill Street NE)

In 1939 laborers of the Work Projects Administration (WPA) built the Columbia Heights Field House at 530 Mill Street. The stone building was built to serve as a public gathering and celebration space for the young city. The structure was constructed on the northern edge of what would become Huset Park with its multiple community ball fields and recreational amenities. (*Parsons, 77*)

The Field House has a long and significant history in helping to define Columbia Heights' sense of community. For a short time starting in 1940 the city offices occupied space in the building. Through time the Hall has served as a youth center, senior cent, daycare facility, and a public reception and event center. The original building once housed a 6-lane community bowling alley in the basement.



The Field House as it appeared in the 1940s, and today. The historic photograph is from the Collections Online, Minnesota Historical Society.

Over time the hall has been expanded to the west and while the original stone elevations have been maintained, the original double hung windows and wood entry doors have been replaced, and cornice, crowns and sills enlarged. In 1979 the building was renamed the John P. Murzyn Hall. Murzyn worked in the Park Department from 1939 when the Columbia Heights Park Board was first formed. He served as Park Superintendent from 1947 to 1979 and is recognized for converting many of city's wetlands into city parks. (*Parsons, 77*)



The Murzyn Hall looking to the southeast.

This study recommends that the City support an evaluation of the Field House to determine if it maintains enough architectural integrity and social significance for a nomination to the National Register under Criteria A — having made “a significant contribution to the broad patterns of our history” as the early community-defining meeting place and a Columbia Heights representative of the WPA program and its role in localized recovery from the Great Depression.

City of Columbia Heights Contextual Themes

Theme 1 –Early Settlement (1863 – circa 1950) considers the first Anglo-American settlers/ farmers and the importance of small farms in Columbia Heights’ development, and influences based upon its proximity to Minneapolis. The time period of this theme ends with the final distribution of farmland for suburban development.

Theme 2 – Urban Expansion and Suburban Development (1880s – 1975) is a look at how the residential and industrial uses of northeast Minneapolis spread into Columbia Heights. The theme period goes from Thomas Lowry’s interests in the suburban development of residential plats and the expansion of his streetcar line into the soon-to-be village (1896), to the patterns of commercial nodes and strips, and residential sub-divisions that define a culture closely dependent upon the automobile.

Theme 3 – Transportation (1860s – 1975) looks at the long history of access to and through the area. This ranges from early dirt roads to the railroad spurs that influence early, but short-lived industrial growth in the southwest neighborhood of the community. The theme considers the subsequent arterial and residential street patterns that define the area, the streetcar lines that serviced the development of the community, and the Minneapolis Waterworks rail line. This chapter also addresses the remaining historic resources and the lost architectural fabric that once lined these streets.

Theme 4 – Commerce and Industry (circa 1887 – 1975) investigates area businesses ranging from early agrarian commerce to the commercial strip as it developed along Central and 40th Avenues NE. This theme also looks at the early heavy industry in the lower southwest quadrant of Columbia Heights and its influence in shaping the community’s suburban growth.

Theme 5 — Cultural Life: Religion, Social Activities, and Entertainment (1880s – 1975) is a look at the diverse influences in the development of a sense of community. This theme’s time period spans from the Village of Columbia Heights incorporation and when Thomas Lowry began selling plats of land for residential development into the 1970s that marked the end of significant suburban expansion due to the near depletion of buildable land.

Theme 6 – Civic Services, Utilities and Parks (1890s – 1975) is focused upon some of the form-giving community influences including the city services, schools, parks, and the Waterworks. The park section discussion of the evolution of the city’s early undeveloped land into an organized and maintained system that now supports 14 parks that range in size from small oases like Ostrander Park across 40th Avenue from the First Lutheran Church to the large meandering recreation areas with lakes found at Albert A Kordiak Park and Sullivan Lake Park. The timeframe includes resources remaining from the formation of the village until 1975.

Theme 7 – Residential Architecture (1860s – 1975) outlines the kinds of housing styles found in Columbia Heights as it grew to the north from northeast Minneapolis. This theme includes the defining architectural elements and forms, and provides visual examples of those styles. This section should be of great appeal to area homeowners who are interested in architectural origins and patterns of development related to their residential properties.

Each theme is arranged around a short narrative that is not designed to be a full history but rather to serve as a brief introduction to the theme. In each, we touch upon some major influences. Each section also includes both historic and modern photographs; some also include maps as appropriate. In many cases attention is given to descriptions of lost resources. These narratives are designed to fill in information that would be missing were only extant resources to be considered, and to demonstrate the importance of remaining properties. The next component is a listing of property types associated with the theme that could have been found in the development of Columbia Heights. Recommendations for future actions round out the individual themes.

Finally, all the themes may be modified through time. This study should help guide future Columbia Heights preservation efforts. The contexts are open and flexible and anticipate that the next steps would be for Columbia Heights to develop several new programs, ranging from a comprehensive site survey, and public education programming, to National Register of Historic Places nominations and designations.

Theme 1 – Early Settlement

Time span – 1863 to circa 1950

The tract of land that was to become Columbia Heights was an early, small, short-lived stub of a county christened “Manomin County” (“manomin” or “manoomin” being the Ojibwe word for “wild rice.”) The county, that at eighteen square miles was the smallest in the state when created, existed from only 1857 to 1858. The area has the unusual distinction of having been incorporated into various counties at different times: Ramsey County (from which it was split in 1857, perhaps by an administrative mistake), then attached to Anoka County, passed to Hennepin County, and then returned to Anoka County in late 1869. (Some sources have later dates for these transfers, perhaps due to some confusion with the township, but the late 1850s dates seem to be the most reliable).

Like many Minneapolis suburbs, ranging from Golden Valley to Saint Anthony, Columbia Heights was not a frontrunner for settlement. There was no direct river access nor were there routes to trading destinations such as Fort Snelling. The area was marshy, with some rolling hills and trees — not immediately presenting strong farming or residential options. Unlike other nearby areas, there is no known early Native American settlement, though it would have likely been an area passed through by Dakota and Ojibwe tribes.

However, as Minneapolis expanded, the surrounding communities became more desirable settlement options, and Columbia Heights began to grow. The community gained its name from an 1892 naming contest held by the Minneapolis Improvement Company North East upon which Thomas Lowry served as a board member. The winner of the contest, out of 2,281 names submitted was Olive Jean Thornbergh, who received \$150 in gold as a prize. Many of the suggested names included “Heights,” likely because the area was the highest point in the surrounding area. “Columbia” may have been an homage to the upcoming 1893 Chicago World’s Columbian Exposition, a major event to celebrate the 400th anniversary of Christopher Columbus’ arrival in the New World in 1492.

Early farmers to arrive in the area were the John and Margaret Sullivan family, who moved into the northern portion of the area in 1863. The lake on their farm was christened “Sullivan Lake,” and was eventually surrounded by fields, a barn, farm buildings, and a dance pavilion, as well as a horseracing track around the lake. Though these buildings are long gone, the original farmhouse at 5037 Madison Street NE still stands today — though it has lost its contextual integrity due to being surrounded by mid-20th century suburban residential construction.



Picture of the Sullivan House from the Minnesota Historical Society Archives with image perspective correction. This historic photograph is from the Columbia Heights Library collection.

The 1870 census has just over 100 people on the record that then doubled by 1880. As the area was not suited for large-scale crops due to the swampiness, most farmers specialized in dairy and livestock (including stables), with smaller subsistence gardens. Open spaces between the farms were used as communal pastureland. Early farm families included the Dooies, Mulcares, McCullums, Clarkins, and Molans, as well as the Sullivans.

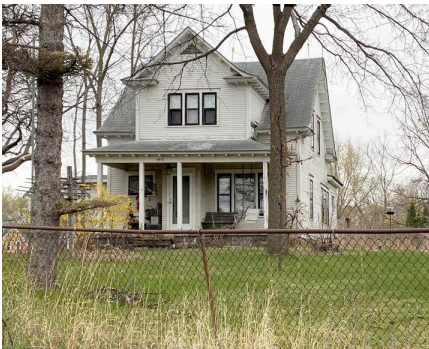
The Columbia Heights Historic Context Study



An early barn structure with hayloft door near 1010 43 ½ Avenue NE is the only outbuilding our surveying efforts found that appeared to date back to the early settlement period.

By the late 19th century Columbia Heights was also becoming a residential-use expansion of northeast Minneapolis. With the exception of the John and Margaret Sullivan House at 5037 Madison Street NE almost all of the structural historic resources of the early farm settlement period appear to be destroyed as the farmsteads were replaced by a gridded street pattern lined with modest-sized residential lots. The predominant development grids were only interrupted by swampy, largely unbuildable parcels of land that eventually were dedicated, with improvements, as city parks.

One structure that may date back to the agrarian era is a Victorian house at 4451 Arthur Street NE. The elderly owner of the property, who has lived in the house for well over half a century, said that when she and her husband purchased the house the previous owner claimed that the house was part of a farm that stretched easterly to what is now New Brighton.



The Arthur Street house and grounds looking to the east and northeast.

Because there appears to be no other house like it in the area, much less in the city, and since the house maintains nearly all of its architectural integrity and some of its contextual landscaping, the Consultants believe that the property has a significant story to be told. We recommend that the more contextual research be completed to determine what significant part of Columbia Heights' history it represents. This may eventually lead to historic designation under Criteria A, or possibly B depending upon the ownership findings.

Among the first non-farm businesses was heavy industry arriving in the 1870s and early 1880s. These included Swanson's brickyard, an associated tile factory, and Confew's quarry. The Teseth family opened a small restaurant on 40th at 5th Street NE, solidifying that area as an early commercial node. Hopes were high for Columbia Heights to become the "Pittsburgh of the West," serving the nearby railroad lines, by the early late 1890s-early 1900s. Minnesota Iron and Steel roller mill was established at 39th and Jackson, soon joined by other mills, foundries, and a brickyard. The mill began constructing cottages for its workers on nearby Madison Street. The workforce was generally made up of Eastern Europeans recruited from Pittsburgh. The company also established the first saloon at 40th and Central. The mill remained in operation until it was destroyed by fire in 1898. (*Parsons, 6*) (*Parsons, 34*)

In 1894 Columbia School was built to serve the approximately four hundred Columbia Heights families. Located at Central and 41st, it was built from bricks from Swanson's Brick and Tile Company. Little is known about the original school, and nothing remains of the building. (*Parsons, 21*)

The Columbia Heights Historic Context Study

By this point, Central Avenue and Reservoir Boulevard were established roads, as was 40th Avenue up to its eastern terminus where it ended at a swamp just beyond Central Avenue. Individual houses began popping up, and in 1893 Thomas Lowry began platting his many acres of land clustered around 40th, as well as planning for streetcar lines and municipal improvements.

Columbia Heights was incorporated as a village in 1898, which is when it solidified the move away from farming. Light industrial businesses moved in, as well as retail, expanded housing, and fairly early rudimentary mail, police, and fire services beginning in the early 1900s. Forest Park amusement park was established in the mid 1890s, drawing in visitors from the immediate area but also elsewhere in the city (see Theme 5). Much of this early village activity set the stage for the development of the area by Thomas Lowry's Arcade Investment Company and his streetcar lines, ushering in more housing, transportation, entertainment, and business, almost all the following themes. (*Parsons, 34*)

Early Settlement Resource Types

The following are property types that would normally be associated with the kind of early development that occurred in early settlement areas. Currently, besides the Sullivan farmhouse and a later, the barn on 34 ½ Avenue, and a turn-of-the-century Victorian residence at Arthur Street NE, few such resources appear to remain.

- Farmsteads

- Farmhouses

- Barns

- Sheds and other outbuildings

 - Silos and corncribs

 - Stables

 - Dairies

 - Pump houses

 - Chicken coops

 - Wells

- Farm Landscape

 - Fields

 - Millponds

 - Racetracks

- Agricultural businesses

 - Farm stands and markets

 - Farm implements / feed / seed stores

- Industrial and related

 - Brickyards

 - Tile factories

 - Quarries

 - Mills

 - Foundries

 - Saloons and restaurants

 - Worker housing

- Industrial landscape

 - Rail lines

 - Roadbeds

Related State Contexts

Columbia Heights's earliest historic theme does not fall into any one specific statewide context, but can tangentially be related to three Tier One statewide contexts as determined by the Minnesota State Historic Preservation Office:

- "Early Agriculture and River Settlement, 1840-1870"
- "Railroads and Agricultural Development, 1870-1940"
- "Urban Centers, 1870-1940"

Early Settlement Recommendations and Future Actions

- Although no farmsteads remain in Columbia Heights, the Sullivan farmhouse still stands mid-block basically intact at 5037 Madison Street NE, however, it is somewhat encapsulated by mid-20th century suburban development dwellings. The house has a file at the Minnesota Preservation office (SHPO), with some early, scattered research materials and a 1988 draft of a National Register form for the farmhouse. In November of 1988 SHPO requested more information before an eligibility finding could be made for the Register at that time.



The Sullivan House and as it appears today looking to the east, northeast.

The Consultants recommend that the farmhouse be evaluated to determine if it would qualify for potential inclusion on the National Register of Historic Places under Criteria A as the oldest extant residential structure dating back to the agrarian era of the community.

- After completing an extensive windshield survey of Columbia Heights, the consultant team's interest was piqued by the wood frame turn-of-the-century, two-and-a-half story house at 4451 Arthur Street NE. According to the elderly owner, the house was part of a farmstead that once stretched southeasterly from the Minneapolis Waterworks campus. Further research would be required to determine why and how this large Victorian house survived the onslaught of 20th century development patterns in Columbia Heights. More research may eventually lead to historic designation under Criteria A, or possibly B depending upon the ownership findings.
- Research should be considered on significant collections of early worker's pattern cottages and their relationship to suburban growth. Irene Parsons in her 1986 history of Columbia Heights mentions collections of modest worker housing in the southwestern neighborhoods of the city. This type of housing was a fundamental component in the early development of Columbia Heights.
- Columbia Heights has a great number of parks (14) for a town of its size (see Theme 6). While many of these parks remained as open land due to their swampy, "unbuildable" nature, the Consultants speculate that some of these parks may stem directly from early, shared pastureland. This agrarian history could be included in future parks.

Theme 2 — Urban Expansion and Suburban Development

Time span – 1880s to 1975

In the late 19th century the Village of Columbia Heights' development patterns grew northward from the industrial, commercial and residential expansion from northeast Minneapolis. Its neighbor to the south had already established Central Avenue as the major road connecting the expanding and prospering urban core to the farmland and northern villages locating near the eastern bank of the Mississippi River. That physical relationship with an expanding city below made the open farmlands of the village a prime target for a seasoned real estate developer with an eye for opportunity.

Thomas Lowry and Opportunity

By the time Thomas Lowry (1843-1909) started securing land in what would become the Village of Columbia Heights he had already established himself as a major real estate lawyer and businessman in the young City of Minneapolis. He had moved to Minneapolis in 1867 and by 1877 held controlling interest in the Minneapolis Street Railway and was expanding the public transportation system throughout the growing metropolitan reaching out to developable land that he controlled.

By 1893, after years of procuring and marketing a sizable portion of Minneapolis' real estate, he had secured over 1000 acres in northeast Minneapolis and south Anoka County. Five years before Columbia Heights was even incorporated as a village Lowry's holdings stretched from 37th Avenue north to 47th Avenue east of Central Avenue and to 45th Avenue west of Central. This was over half of the settlement's landmass. By this time Lowry was well versed in land management sales. Starting out as a lawyer, Lowry had transitioned from a law practice into a real estate investor. In the 1870s over one third of the real estate in Minneapolis had passed over his desk. He had also acquired a controlling interest in the streetcar system that provided public mobility within the metropolitan area. He recognized the economic potential in securing the ownership of sparkly populated immediately adjacent to a burgeoning metropolis. (*Parsons, 8*)

In 1893 the Minneapolis Improvement Company, headed by Thomas Lowry with John Pillsbury as Vice President started distributing a sales pamphlet touting that residential plots would be available for purchase in the area served by the Central Avenue Electric Car Line. True to his word, Lowry extended the Central streetcar line from 29th Avenue in northeast Minneapolis north to 40th Avenue NE two blocks into his property holding in the future Columbia Heights and started issuing plats in the area. The Central Line provided direct service to downtown Minneapolis. (*Parsons, 8*)



This early newspaper advertisement promotes the sale of \$500 residential plats in the village.

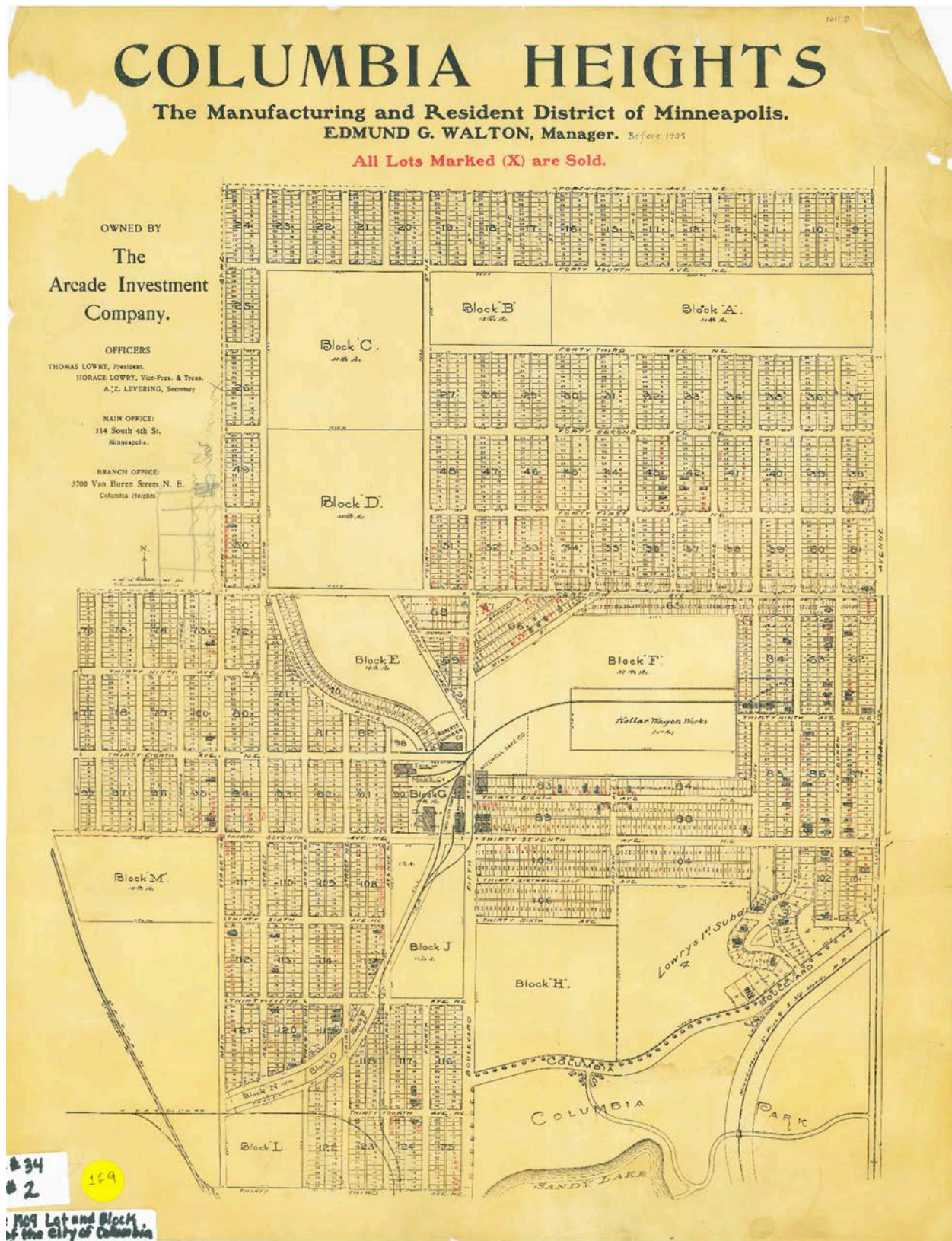
Lowry and Edmund G. Walton in the early 1890s began promoting the sale of the newly platted land through the Arcade Investment Company and setup a sales office at 37th and Central Avenues. Through the company five-room homes were being sold for \$2500 with \$25 down and \$25 per month payments. Promotions included free trolley rides, lotteries, village naming contests, and the purchase of the Lincoln Funeral Car as an attraction to bring potential buyers into Columbia Heights. (*Parsons, 10*)

The Columbia Heights Historic Context Study



The infill color denotes the land controlled by Thomas Lowry in the last quarter of the 19th Century. In November of 1894 Lowry sold for \$1 a large parcel of his high land in the upper right hand corner to the City of Minneapolis for the construction of the Minneapolis Waterworks. Reservoir Boulevard was platted at an angle across the development grid to give direct access from Central and 37th Avenues up to the Minneapolis Waterworks. In 1917 a dedicated Filtration Plant Railway was built along the west side of the boulevard to provide for the transport of plant chemicals and some secondary public transit. (Givens, Podcast)

Other development catalysts included the 1887 of the Shoreham railroad yards by the Minneapolis, Sault Saint Marie and Atlantic Railways. The yards were located near 29th Avenue NE and Central Avenue eight city blocks south of the settlement. The railroad lines to the south and west of the settlement encourage track connections to industrial uses west of Central Avenue in the southern end of town. (Zahn, *Shoreham Roundhouse Reuse Study*)



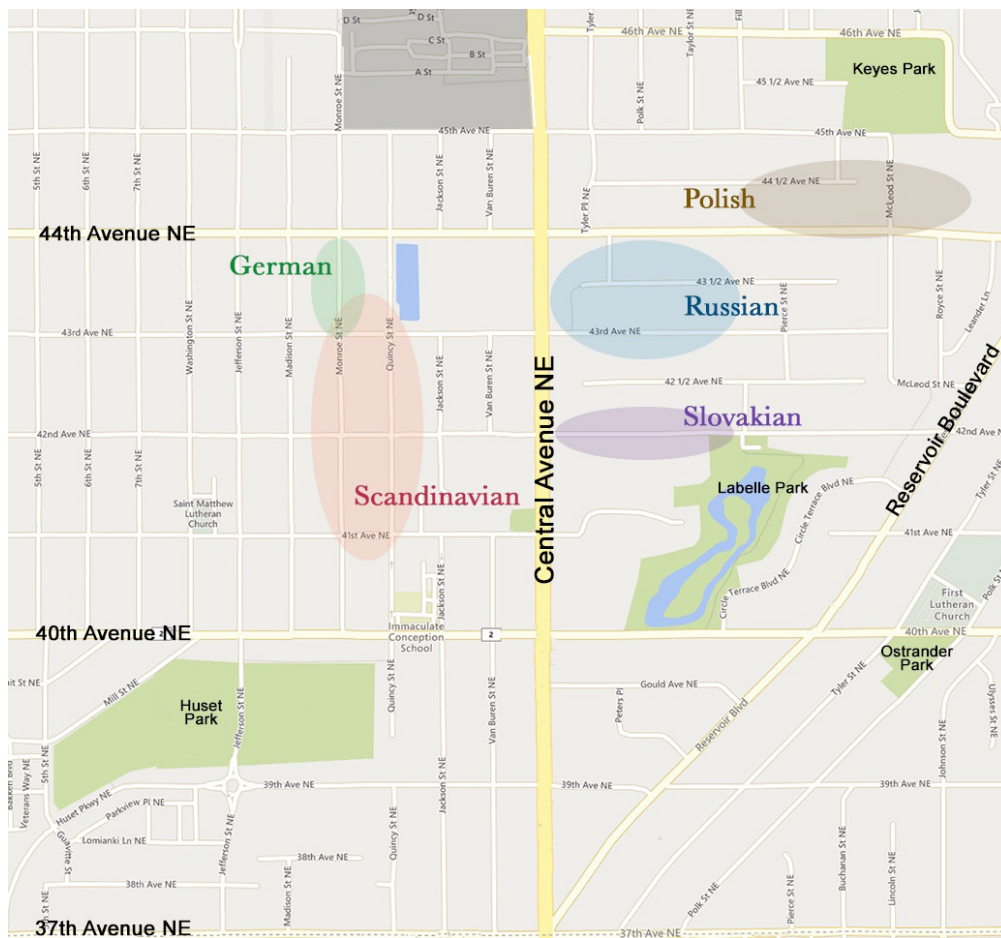
This is the 1909 land sales inventory map maintained by Edmund G. Walter of Arcade Investment Company with the sold lots marked with a red X. Plots marked with an X extend south of 37th Avenue three city blocks into Minneapolis and north to 42nd Avenue in Columbia Heights. Note the industrial concentration immediately north of 37th Avenue along the rail line that connected with the Soo Line to the south in Minneapolis. The eventual rail line up Reservoir Boulevard would connect to the main rail line seen in the lower right hand of this map. Plat map from the City of Columbia Heights files.

Individual Neighborhood Development

Another reason for Columbia Heights' early 20th century building boom was the availability of inexpensive land. Though much of the marshy ground was not suitable for farming, it provided a good urban substrate, and the rapidly developing community proved to be an attractive place for new settlement. Many early residences started as cheap basement homes, eventually building above ground as household finances grew.

Other early homes included worker housing constructed by some of the light industries in the area for their workforce. Minnesota Iron and Steel was said to have constructed worker housing along Madison between 39th and 40th that became one of the early mixed eastern European neighborhoods was lost to the expansion of Huset Park.

Family and friends groups, often of different Scandinavian or Eastern European ethnic groups, made the move to the area together and established residential enclaves. Churches, schools, and other community services (as identified in Context 3) soon followed. At the turn of the century, Columbia Heights established its reputation as an area where new Americans could come to build a new life.



Some of Columbia Heights early neighborhoods were:

A Scandinavian neighborhood on Quincy and Monroe Streets, from 41st to 43rd. Earlier oral interviews conducted with frugal Scandinavian settlers often reminisced about the cheapness of the land as its major draw. The Scandinavian neighborhood seemed especially Swedish-identified, but also housed Norwegians and some Finns. Household names cited by Irene Parsons included the Soderholms, Fransens, Carlsons, Andersons, Johnsons, Mattsens, and Orenstones. (*Parsons, 62*)

The German neighborhood was located just above the Scandinavian neighborhood, on Monroe between 43rd and 44th Streets. Parsons cites the Burmeisters, Speigels, Schultzes, Schafers, Reinkes, Kuhns, Haugens, and Bunnings as households in this busy block.

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The Polish community concentrated around 44th Avenue, just south of current-day Keyes Park, providing them with more prolific open land for community livestock grazing and gardens. Names Parsons lists in this community include: Raks, Guziks, Goemans, Lataweics, and Tomacyks.

The Russian block was east of Central, on 43rd Avenue, extending to 44th (the St. Peter and Paul's Russian Orthodox Church was on Central and 44th). Parsons lists the Lakotas, Dennis, Jedinaks, Dusenkas, Rusinyaks, Behuns, and Ulmaniecs living on this block. Just south of the Russian area on 42nd Avenue was the Slovak area, with (according to Parsons), the Pribulas, Yenchos, Fetzeks, Kordiaks, Dravetzes, and Koneks. (*Parsons, 31*)

Many of the original farmers in the area, such as the Sullivans and Mulcares, were Irish. The northern part of Columbia Heights, that included their farms as well as the Dooies, Molans, and Earlies, became known as the Irish area.

Not all the neighborhoods in Columbia Heights had ethnic identities. Gould Avenue, on the east side of Central and just above the Heights Theater, was one of the early streets to be settled with a diverse array of families. Gould connected in to Reservoir Boulevard, one of the diagonal streets on the east side of Columbia Heights. According to Parsons, early slang for the area called the youth of mixed or non-specific heritage “the Grasshoppers.”

The “prefabs” of the Heights Emergency Project was a subsidized housing area constructed immediately after WWII and located just south of Columbia Heights, between Johnson and Fillmore south of 37th Avenue NE. Although the actual housing was not located in Columbia Heights, the 167 households located the gateway into Columbia Heights, frequently shopped in and were served by the city's businesses, they had a significant effect on the area's commercial development.

Hilltop

No history of Columbia Heights is complete without a reference to the tiny community of Hilltop, which is completely encircled by Columbia Heights.

Hilltop — originally four square city blocks directly west of Central between 45th and 49th Avenues — started as the Dooies family farm. In the 1930s, it became the Hilltop Stables and Oak Grove Riding Academy, that also constructed a dance pavilion (echoes of early Forest Park, complete with worries about it being too “rough.”) In a post-WWII housing boom from the mid 1940s to mid 1950s, two trailer parks — Trailer City and Sunnyside — with over 50 trailer sites were established. Two more have since been added, for over 250 lots total. (*Parsons, 73*)

In mid-century Columbia Heights surrounded three sides of Hilltop, an un-incorporated area. When the stables closed in the 1950s, the trailer homes were effectively orphaned and required public services. Trailer City owner Les Johnson approached Columbia Heights to annex the area, but the City rebuffed the attempt due to trailer courts being against city ordinances. The city, however, agreed to provide water, sewer, and police services. Fire service was originally provided by Fridley to the north.

In 1955, the Hilltop community, led by Johnson, requested that Anoka County incorporate the area as a village, which was granted in 1956. Had they waited just a little longer, incorporation would have been impossible, as Columbia Heights annexed the land just north of the community, and Minnesota state law disallows incorporation of a completely surrounded area. Hilltop's name, reportedly, came from a nearby drive-in movie theater.

Columbia Heights and Hilltop went on to disagree over many issues over the next several years, chief among them was municipal liquor sales and water services. The latter, at least, was resolved in the mid-1960s, when Hilltop established its own water tower. Fire and police services are still contracted with Columbia Heights. Though Hilltop is not part of Columbia Heights, it remains the hole in the donut and very much part of the Columbia Heights story.

Urban Expansion and Suburban Development Property Types

Residential Developments

- Housing
- Outbuildings
- Plats
- Streetscapes
- Infrastructure

Street and Block Patterns

Urban Expansion and Suburban Development Recommendations and Future Actions

- Any future studies on the architecture or development patterns of housing in Columbia Heights should find the 1909 plat map developed by the Arcade Investment Company to be a good road map to determining the original locations and remaining houses resources in the community.
- None of the ethnic neighborhoods in Columbia Heights built high-style homes with significant cultural references. However, many of these houses might have some nationality cultural references in them, which should be watched for in renovations.
- The historic neighborhoods are part of Columbia Heights' core identity. Though the cultural identities are long gone, the city might investigate interpreting the neighborhoods and their character, perhaps through signage, banners, etc.

Theme 3 – Transportation Development

Time span – 1860s to 1975

This theme looks at the history of access to, from, and in the case of Central Avenue through the community. From early roads to the short railroad influence on the network of roads and street systems that thread through the community, transportation was a quintessential resource for Columbia Heights. This theme will also discuss the impact of the railroad yards in Northeast Minneapolis along Central Avenue had on the village beginning in 1912.

Street and Avenue Layout of Columbia Heights

Central Avenue NE extends northward from the Northeast neighborhoods of the City of Minneapolis and connects to the US Highway 694 beltway a few city blocks north of the northern boundary of Columbia Heights. Central Avenue essentially defines the divide between the east and the west sides of the city and helps define the eastern boundary of the incorporated municipality of Hilltop, a community of a few city blocks that is located at the highest point along Central Avenue and today is completely surrounded by Columbia Heights. Most of the city's commercial development is located along this busy arterial street.

University Avenue NE/State Highway 47 also extends northward from northeast Minneapolis through the western neighborhoods of Columbia Heights up to the intersection with US Highway 694 and on northward into Fridley. University Avenue supports a blend of residential, commercial and light industrial uses. Like Central Avenue, University is more of a highway providing quick access between Minneapolis and the northern suburbs.

The numbered east/west avenues, 37th Avenue NE to the south and 53rd Avenue NE to the north are not heavily trafficked because they generally do not extend beyond the east and west boundaries of the city and basically service the gridded residential neighborhood on either side of Central Avenue.

Historically the most significant east/west arterial street was 40th Avenue NE that extended off of Central Avenue to the westerly municipal services that then, and are now in 2021 located near 40th and Mill Street NE. These services included the early fire station, the city hall and the community's gathering place, the Columbia Heights Field House. The introduction of streetcar service on Central (1893) and west approximately ½ mile along 40th Avenue (1906) demonstrates the importance those avenues played in the early suburban development of Columbia Heights. Western portions of 40th Avenue today still display early commercial node development between Central and University Avenues.

There are three basic street patterns that are displayed in Columbia Heights. The predominant pattern is a north/south/east/west grid that grew north from the grid block pattern of Northeast Minneapolis. The area west of Central Avenue is predominantly composed of north/south-oriented blocks of residential development plats. The only major interruption in this pattern is around the irregularly shaped Huset Park located south of 40th Avenue NE and two short blocks southwest of 40th and University Avenue. The blocks south of Huset Park down to 37th Avenue NE (the southern boundary of the city) are a mix of industrial and residential uses, including the relatively recent redevelopment of an original worker housing neighborhood into a multi-block 21st century apartment complex.

The eastern portion of Columbia Heights (east of Central Avenue) displays two grid patterns that are transversed at a diagonal by three residential streets, and a neighborhood north of 49th Avenue NE of curving residential streets with larger lots indicative of mid-to-later 20th century suburban development patterns. The grid pattern of streets east of Central runs east/west. With Thomas Lowry giving (for \$1) the City of Minneapolis a large portion of his high land for holding ponds of the Waterworks, Lowry and company influenced a tri-set of diagonal streets including Reservoir Boulevard NE, Tyler Street NE, and Polk Street NE. Reservoir Boulevard essentially travelled diagonally from the intersection of Central and 37th Avenues up to the Waterworks. Tyler and Polk run parallel and southeast of Reservoir Boulevard, and are diagonal extensions of the President-named street system of Minneapolis. Reservoir Boulevard retains the city's largest collection on early 20th century revival style architecture.

The Columbia Heights Historic Context Study

The neighborhood of winding streets in the northeasterly quarter of Columbia Heights was the last to be developed as the northern farmland above Highland Lake became available for mid-20th century modern residential development. The lots were larger and often irregular as the street system twisted and turned through the city's parks and water features. Consequently the housing footprints tend to be considerably larger than those of the workers housing to the south and west.

Streetcar Service to Columbia Heights

By 1891 the streetcar service was provided into northeast Minneapolis on Central Avenue up to 29th Avenue NE. The Central line was extended north into Columbia Heights in 1893 north to 40th Avenue NE. Thomas Lowry had secured over half of Columbia Heights land in the late 19th century as a real estate investment. Through his involvement with the transit system administration he facilitated the northerly extension of the busy Central line up through the bustling industrial area and past the Soo Line Railroad yards of "Northeast" Minneapolis. The Central line was extended three city blocks into the Village of Columbia Heights. By 1893 the Minneapolis Improvement Company, steered by Lowry with John Pillsbury serving as Vice President, had published sales pamphlets reporting that the village would be served by the Central Avenue Electric Car line to promote the sale of Lowry's land. (*Diers, 230*)



The streetcar traveling west on 40th Avenue passing in front of the original First Lutheran Church. This historic photograph is from the Minnesota Digital Library.



While the streetcar only reach three blocks north into Columbia Heights, it had a large impact on early residential and business development of the village. The Central Avenue line, constructed in 1893 linked Columbia Heights to the Minneapolis urban core. The expansion of the line west on 40th Avenue NE provided service to the Forest Park and the early developments around 40th Avenue and 5th Street.

In 1906 a single-track extension traveled west of 40th Avenue for ten short city blocks to its termination at 5th Street NE. The line passed the original First Lutheran Church, the Forest Park amusement center, and through a

The Columbia Heights Historic Context Study

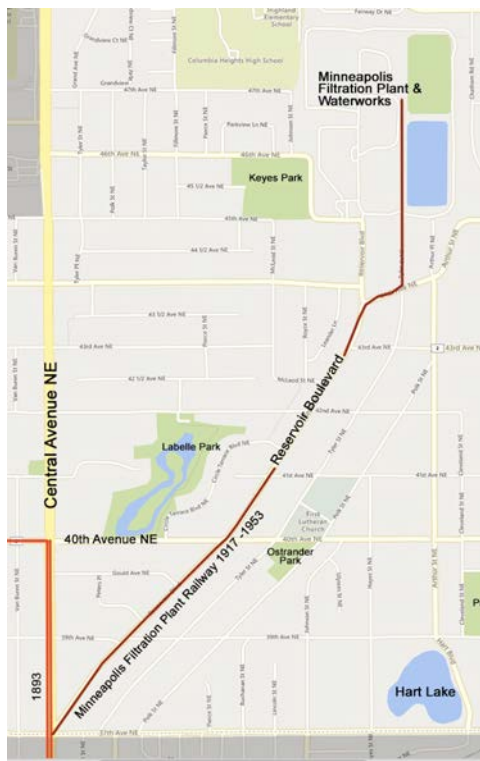
growing commercial node near the municipal services located just south of 40th along Mill Street NE. The trolley conveniently reversed direction at a Y-shaped turn-around in front of Thomas Lowry's "gentlemen's club," the Columbia Hotel, located at 3980 5th Street NE. Shortly after the turn of the century Lowry had also promoted the construction of Forest Park, seeing it as an added asset in increasing ridership on the streetcar system, a move that would also provide yet another opportunity to promote sales of housing plots.

Unfortunately early transportation resources are generally ephemeral. Actual transportation elements, such as streetcars cars and their rails do not often survive. Train tracks are abandoned, rails are removed, roads are upgraded, and even paths change over time. Some exist on top of or along other resources, such as the current Huset Parkway NE that appears to follow a spur feeder rail line — tracts that once led to the 19th century industrial uses near 37th Avenue NE and 5th Street NE in the southwest quadrant of Columbia Heights.

Minneapolis Filtration Plant Railway



The first photograph shows the Minneapolis Filtration Plant Railway streetcar on its dedicated rail line that ran up the west side of Reservoir Boulevard from the Soo Line interchange just south of 37th and Central Avenues NE. The second photograph, taken in 1951 by Herman Rinke shows the streetcar and flatcar heading southwest on Reservoir Boulevard after a deliver of liquid chlorine to the Minneapolis Waterworks filtration plant. These historic photographs are from the Minnesota Digital Library contributed by the Minnesota Streetcar Museum.



The Minneapolis Filtration Plant Railway (1917-1953) on Reservoir Boulevard was designed for hauling chemicals to the Waterworks but also provided limited passenger service.

The Columbia Heights Historic Context Study

Minneapolis' water supply has always been drawn from the Mississippi River and its early (1872-1904) intake pump stations in the downtown area. In 1888 Minneapolis built Pump Station #3 on the west channel approximately four miles north of St. Anthony Falls in Camden to supplement the downtown system. Station #3 pumped river water directly south to the city core for distribution.

After acquired the elevated site in Columbia Heights from Thomas Lowry, the Minneapolis Waterworks in 1897 constructed two settling basins and three gatehouses to accept water from Pump Station #3. After the river debris had settled the water was then gravity-fed through pipes into the City of Minneapolis for distribution.

In 1904 Pumping Station #4 was built at 37th Avenue NE and on the east channel of the Mississippi. The new station also feed the two reservoir basins. With the construction of Pump Station #4 the downtown Minneapolis Stations #1 and #2 were permanently closed in 1904 due to city core river contamination.

By the early 1910s water contamination and the resulting epidemics of cholera, dysentery, typhoid and yellow fever. In 1911 the Waterworks began construction of a filtration plant to purify the river water of contamination. Put into service in 1913 the filtration plant and basins purified the water through sedimentation, coagulation and filtration followed by chlorine sterilization.

To supply the filtration plant with chemical supplies a dedicated railway was built in 1917. The 1.5 mile line, one of the shortest electric rail lines in the country, ran from the Soo Line near 37th Avenue and Central Avenue NE up the sparsely populated Reservoir Boulevard to the filtration plant at 49th Avenue NE. The car was designed to carry thirty-six passengers plus chemicals. The line accepted pubic riders but the majority of passengers where workers going to and from work at the Waterworks. The line was open for public use until 1948, and the line was closed in 1953 with a shift to trucking service to the plant. The original rails were never removed but rather buried under the current asphalt drive up to the plant. (*Parsons, 47*)

A New Frontier – Automobiles

The roadways from Columbia Heights to Minneapolis, such as University and Central Avenue, had always been well-travelled by truck farmers and later by commuters as Columbia Heights became one of the first of Minneapolis' bedroom communities. As automobiles became more important, the Columbia Heights area's proximity to Minneapolis ensured modification roadways. Central, University, and 40th Avenues NE support almost all of the commercial uses in Columbia Heights.

Central Avenue is lined with strip commercial boxes from the mid-to-later 20th century with a few nodes of earlier storefronts at the southern end. Other than the Heights Theater at 3651 Central Avenue, there are no outstanding examples of early 20th century to mid-century modern commercial architecture.



This early storefront at 838 40th Avenue NE served as the public library after it moved out of the Heights Theater building, and as it looks today. Historic photograph from the Columbia Heights Library collection. (Parsons, 84)

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Fortieth Avenue displays nodes of early storefront and commercial architecture with some potential significance. The Columbia Heights Public Library was for a time housed at 40th Avenue NE, a false-front commercial structure. Further west there is a Moderne style commercial structure at 585 40th that was built circa 1941 to office the medical practice of Dr. J.S. Blumenthal, the first Jewish Doctor to practice in Columbia Heights, sits adjacent to the Dr. Jacob S. & Hannah Blumenthal House behind at 4000 Washington Street NE. (*Parsons, 59*) (*Podcast by Blumenthal's Daughter*)



Dr. Blumenthal's office at 585 40th Avenue NE. The Blumenthal residence, located at 4000 Washington Street NE, is partially visible behind and to the right of the office.

The original University Avenue, partially the western boundary of Columbia Heights, is now an east frontage road for Minnesota State Highway 47. The current landscape displays a mix of residential, convenience commercial, and automotive supply uses.

Transportation Development Property Resource Types

Railroads

- Tracks and right-of-ways
- Bridges and crossings
- Ancillary transportation-related structures

Streets and Highways

- Current streets and residential patterns
- Gas stations and comfort stations
- Automobile repair shops
- Different roles of the major streets in Columbia Heights, including University Avenue NE, Central Avenue NE, Reservoir Avenue, 40th Avenue

Streetcars

- Two streetcar lines
- Relationship to the Waterworks reservoir service

Transportation Development Recommendations and Future Actions

- As discussed in this section, very few transportation-related resources still exist. Those that do, or that are discovered, should be surveyed and cataloged, with particular attention paid to the importance of this context.

Theme 4 – Commerce and Industry

Time span – 1887 to 1975

Small neighborhood commercial nodes developed, even as Columbia Heights had no real “downtown.” At the end of the 20th century, Columbia Heights became the harbinger of retail nodes along 40th Avenue and parts of University Avenue, and intense strip commercial along Central Avenue. Unlike most older urban neighborhoods, there appear to be no corner convenience stores, or bars buried in the residential neighborhoods of Columbia Heights.

Columbia Heights formed as a mainly residential area. Consequently its businesses generally catered to that audience — primarily neighborhood-focused stores, professional services such as Dr. Hoff Daniel Good’s medical practice, and a few other white-collar offices. Most all of these were located at commercial nodes along Central, 40th, and University Avenues NE. A few industrial sites were established as well in the southern portion of Columbia Heights west of Central Avenue near the rail yards in northeast Minneapolis.

Commercial Uses

A few restaurants and saloons opened at the edges of the Forest Park amusement park and sources refer to some small groceries stores near residential areas. It is noteworthy that the Consultant’s did not see any corner commercial building within the residential neighborhoods. Small corner convenience stores are a feature commonly found in early 20th century urban neighborhoods.

After Thomas Lowry and his real estate investment company in 1893 dedicated 95 acres of his holding in the future Columbian Heights for residential development, he began promoting promoted the community as a commuter suburb of Minneapolis. Prospective buyers were invited visit the area via the “Central Avenue Electric Car Line” that he also managed. Lowry also recruited business owners to open shop along the Central and 40th Avenues. (*City of Columbia Heights 2040 Comprehensive Plan [draft], 3-60*)

Although no city directories were published for Columbia Heights until the early 1960s, we do know that in the 1920s there was a building boom in the area. Most of that growth took place along the trolley lines of Central and 40th Avenues. Irene Parsons’ book titled *Columbia Heights • Bootstrap Town* published in 1986 is a well-researched community history that lists a number of businesses in operation by the 1920s including three drug stores, and four grocery stores. Specialty food services includes a confectionary shop, a poultry store, a bakery, a meat market and a delicatessen. Other services listed by business name are a coal service, a lumberyard, five of hardware stores, a dry good’s shop, and a restaurant. The Columbia Heights State Bank, the Columbia Heights Leader newspaper, a barber, a heating and plumbing business, an insurance office, an auto repair garage, and a real estate office were all in operation in the early 20th century.

The book goes on to discuss businesses in operation throughout the decades as the community grew. With the expansion of commercial developments, especially along Central Avenue, the early commercial architecture was located between the 37th and 41st Avenues with non-descript elongated strip developments during the mid-late 20th century built north of 41st Avenue as land became available. Both a Commercial Club (established in the early 1920s) and a Chamber of Commerce (established 1964) supported these Columbia Heights businesses. (*Parsons, 13*)

Columbia Heights did not have many liquor stores. Prohibition began not long after business development began. When it was repealed, the city began municipal sales, starting in 1935. This is still true today, however, liquor is now sold through individually city-licensed stores.

There is a file in the State Historic Preservation Office related to Dr. Hoff Daniel Good and his practice in Columbia Heights. Good’s office was initially upstairs at the Heights Theater. In the early 1930s he moved his practice into the garage of his residence at 3825 Central Avenue NE. Dr. Howard Foster soon built an addition to the back of Good’s office where he practiced dentistry. Good was later joined with Dr. Lewis Roberts in 1937 and the business grew along with the footprint of the medical facility attached to the Good house. In 1999 the Central Avenue property was purchased by an auto sales business and the house and offices demolished for use as a used car lot. It remains an empty lot today. (*Parsons, 58*)

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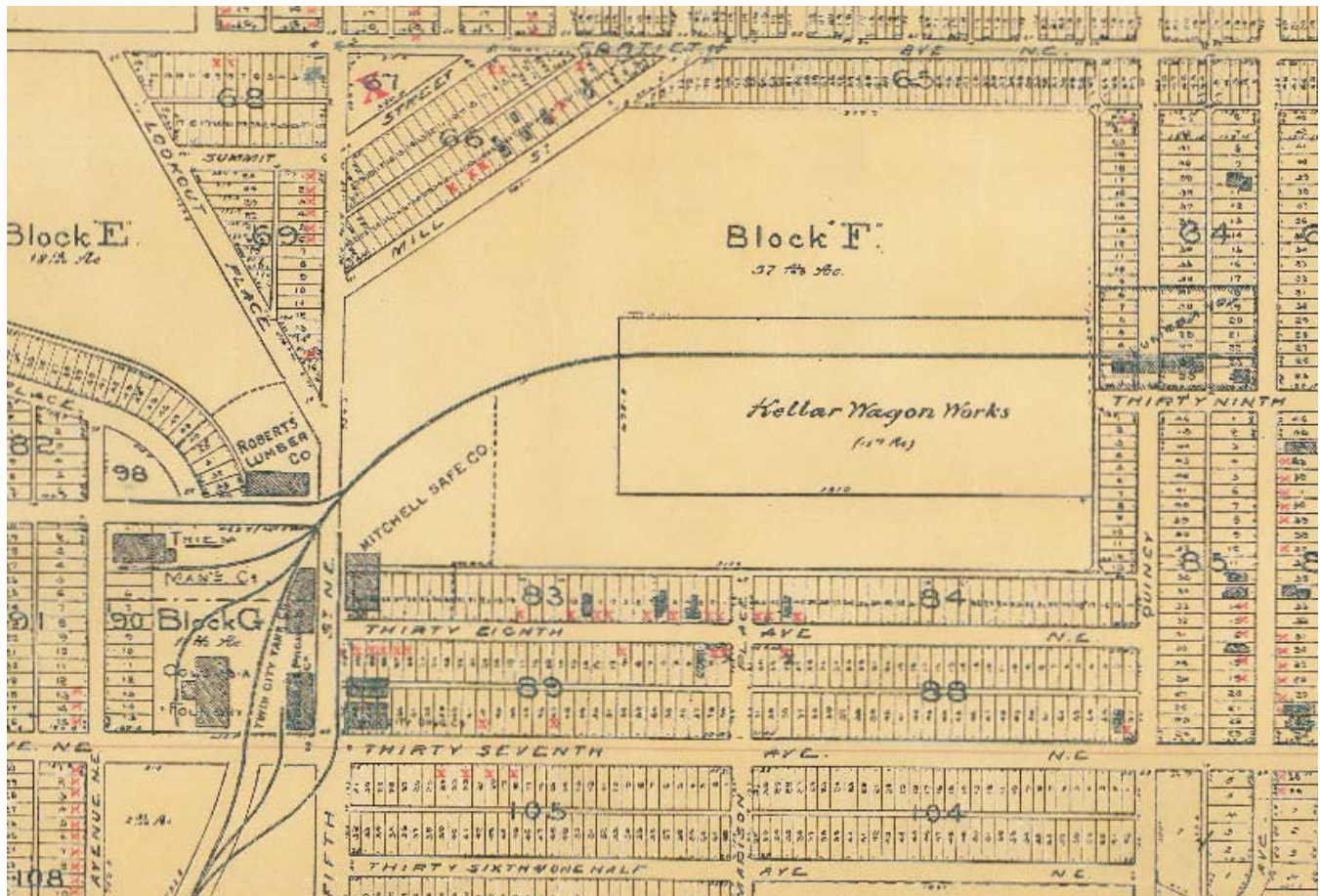


*Dr. Hoff Daniel Good home/office once located at 3825 Central Avenue NE.
From the Anoka County Historical Society collection.*

One well-known inventor often associated with Columbia Heights is Earl Bakken who designed the pacemaker and co-founded Medtronic. Bakken's boyhood home is on the south side of the 37th Avenue in northeast Minneapolis facing Columbia Heights. Similarly, the medical repair business he started in 1949 with his brother-in-law Paler Hermundslie, was in a garage located just a few blocks south, in Minneapolis. However, Bakken spent much of his youth wandering Central Avenue, including as a boy seeing Frankenstein at the Heights Theater and it having an impact on his eventual career choice. Though he was not technically a Columbia Heights resident, he graduated from Columbia Heights High School, however, there are no know business-associated resources in Columbia Heights.

In general, Columbia Heights businesses seem to be locally-focused, somewhat transitory, and located in commercial nodes along 40th Avenue NE and University Avenue NE, or as strip commercial flanking almost Central Avenue NE almost entirely from its south to north end.

Industrial Uses



This 1909 map displays the concentration of industrial and commercial uses in Columbia Heights in the first decade of the 20th Century. The early Minnesota Iron and Steel plant is located at the end of the rail line north of 39th Avenue in the

The Columbia Heights Historic Context Study

upper left. The remaining industrial uses are clustered around Block G on the rail line north of the Columbia Heights southern boundary. In later years Block F with expansion to the east became Huset Park. Map from the City of Columbia Heights files. More detailed maps identifying the specific industrial uses clustered around block F & G were developed as part of the 1912 City of Minneapolis Sanborn Insurance Maps.

The first large businesses in the area were industrial. By the 1870s, the settlement had a C.J. Swanson's brickyard and subsequent tile factory located near the Mississippi River, and Confew's quarry. With James J. Hill constructing a rail line near area providing a direct railroad link to the Iron Range in northern Minnesota the open terrain in the southern portion of the settlement was seen as prime land for industrial uses. The early 1890s consequently saw the construction of the Minnesota Iron and Steel plant near 39th Avenue and Jackson Street a couple of blocks west of Central Avenue. Soon after that the area displayed a concentration of industrial plants developed near 37th Avenue and 5th Street. (*City of Columbia Heights Comprehensive Plan 2040, 3-56*) (*Parsons,6*)

To the south of the industrial development were the Shoreham Shops and Rail Yards. Built in 1888 at 27th and Central avenues in Northeast Minneapolis the yards serviced the newly formed Minneapolis St. Paul & Sault Ste. Marie Railway Company (commonly known as the "Soo Line"). The object of the line was to ship grain from the agricultural production areas of Minnesota and the Dakotas to the mills of Minneapolis, and then move the refined flour eastward through Sault Ste. Marie. The roundhouse, a one-story, semi-circular brick building originally centered on a turntable, was built in phases between 1887 and 1919 and was originally used for the storage of steam engines. (*Zahn, Shoreham Yards Roundhouse Reuse Study, 1*)

The rail connections, early plants, and worker housing are gone with most of the site to the south and west of Huset Park being densely filled with mid-rise 21st century housing developments that extend west University Avenue. All that remains of the original residential neighborhood to the south of the park and housing development is a short block of houses along 38th and few homes facing 37th Avenue NE.

The Cargill Company once had a significant presence at the original industrial site at 5th Street and 37th Avenue NE. Cargill built a plant in northeast Minneapolis at 37th Avenue and storage elevators across the avenue in Columbia Heights. The two parcels were connected by a conveyor bridge that spanned the Avenue. In 1955 the chemical plant had an explosion and fire that led to the demolition of both the plant and the silos. The Columbia Heights side of 37th has been redeveloped with senior housing and a produce storage warehouse. (*Parsons,43*)



The Cargill plant and silos after the explosion and fire of 1955. From the Minnesota Historical Society, Online Collection.

The site at Quincy and 39th Avenue NE that that once held the early Minnesota Iron and Steel in 2021 is now the home of Transtar Industries, Inc. that manufactures precision auto parts. The Transtar plant along 39th is a cinder block building like many of the other industrial buildings in the area.

Columbia Heights industrial uses are still located north of 37th Avenue and west of Central Avenue south of Huset Park. However, over time they have replaced the worker housing neighborhood that once populated a roughly square area defined by 37th to 39th Avenues and Quincy to Jefferson Streets. The largest industrial footprint is held by the St. Paul Corrugating Company at 700 39th Avenue NE. It is also one of the few industrial buildings with

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any architectural appeal in its Moderne styling including a very shallow projecting corrugated metal detail over the front entry. The building appears to date back to the second quarter of the 20th century.



The St. Paul Corrugating Company at 700 39th Avenue NE specializes in the fabrication of corrugated metal products.

Commercial and Industrial Properties Surveyed by Docomomo

Docomomo is an international non-profit organization with the mission to document and conserve buildings and neighborhoods of Mid-Century Modern architecture and design. Also as part of that mission, the organization has surveyed and research thousands of buildings in the Metropolitan Area that are the product of the Modern Movement.

Commercial and Industrial properties selected to be surveyed by Docomomo in Columbia Heights are:



- The Dairy Queen at 3959 Central Avenue NE that was built in 1957. The designer of the iconic soft serve ice cream stand was listed as “unknown” in the Docomomo survey. The Dairy Queen displays its logo of the stylized text with a soft-serve cone projecting out of the frame, a design developed for the chain in the 1950s.



- The Columbia Heights State Bank at 3980 Central Avenue NE was built in 1953 and designed by the architecture firm of Liebenberg and Kaplan. Now serving as the Anoka County Government Center.



- The Minneapolis Electric Steel Casting Company offices at 3901 University Avenue NE was built in 1969. The company specialized in the castings for the mining and general construction.

Commerce and Industry Property Resource Types

Note: It should be noted that in most cases there are no extant resources relating to these property types (and some that remain have lost a great deal of their integrity). In some cases, there are no records of that kind of business existing in Columbia Heights's somewhat limited business core. However, we have included this list to demonstrate the range of commerce and industry possibilities. While most of these buildings and related resources were located along the arterial streets, they may turn up, hidden under later development, in future preservation efforts and should be watched for.

Stores

Entertainment (see mainly Context 5)

- Saloons and bars

- Restaurants

- Movie theaters

Services

- Plumbing

- Insurance

- Newspapers and publications

- Auto repair

- Real estate

- Carpenters and contractors, construction

- Doctors

- Dentists

- Barbers and hairdressers

- Banks and credit unions

- Lawyers

- Veterinarians

Industrial

- Brickyards

- Quarries

- Tiles

- Tanning factories

- Iron and steel

Shopping centers

Office buildings

Commerce and Industry Recommendations and Future Actions



The Heights Theater and adjacent Dairy Queen as they appear today.

- The City should support an evaluation for eligibility of the Heights Theater building to the National Register of Historic Places under Criteria A for its cultural contributions to the community and for providing an early home for a variety of educational and essential public services.
- The 40th and Central Avenues intersection has been Columbia Heights' main business area for decades. Remaining original and well-designed buildings near the intersection and along those two avenues should be surveyed. Special attention should be given to the Columbia Heights State Bank at 3980 Central Avenue NE and a unique mid-century modern commercial design at 4101 Central Avenue NE.



The Columbia Heights State Bank at 3980 Central Avenue NE.



The Miller-Heights Chapel at the northeast corner of Central and 41st Avenues NE.

- A full chronology and mapping, by dates and locations, could be prepared that would give a sense of the past business development along the commercial avenues.

Theme 5 — Cultural Life:
Religion, Social Activities, and Entertainment
Time span – 1890s to 1975

While Columbia Heights does not have any properties that have local, state or national historic designations there are resources within this context that would merit evaluation for designation.

In some areas, especially Minnesota's smaller towns, micro-sections of cultural life traditionally defined the community. Neighborhoods and community connections were established around cultural identities and ethnicities, churches, or social organizations. In the more sprawling cities of Minneapolis and Saint Paul, similar issues were at play albeit on a larger scale. However, due to Columbia Heights' unusual development history, these influences became more difficult to define.

At the same time, this makes these considerations no less important. The interconnectedness of the society is demonstrated in the ways that this theme overlaps with other historic themes considered. For example, in a community where all business is local, social and cultural connections have a strong link to commerce and industry.

Religion and Churches

Community is built in many ways — sitting in a church pew, on a bar stool, in the bleachers rooting for the home team, at a cultural performance, or participating in a village meeting on a controversial issue. The people and culture of the Village of Columbia Heights gradually evolved from an agrarian life to a more suburban style of living, sharing as they did a border with the "big city" of Minneapolis. The new residents gradually built a sense of pride in belonging to a larger, often homogeneous cultural subset.

Much of the social life of Columbia Heights revolved around its churches. With so many of its neighborhoods serving as ethnic enclaves (see Theme 2), the churches followed suit in cultural traditions and appeal. Main churches are as follows:

Community United Methodist Church was formed in 1904 and originally built in 1907 at Quincy Street and 37th Avenue. The church went through a few incarnations before its present building at 950 Gould Avenue, which added an education wing in 1957 and a parsonage on Cleveland Street soon after. (*Parsons, 28*)



First Lutheran Church built in 1926 at the corner of Quincy Street and 40th Avenue NE. In 2021 the church is home to the Greater Life Tabernacle congregation. Photograph from the Collections Online, Minnesota Historical Society.

First Lutheran, originally Zoar Norwegian Lutheran Free Church, was established in 1912. This church also occupied several temporary homes until a permanent church was constructed in 1926, and the name was changed to First Lutheran. There were extensive additions in the 1950s and 60s. The church relocated to the old Silver Lake School site in 1986. (*Parsons, 29*)

St. Matthew Lutheran Church is a Missouri-synod congregation at 41st Avenue and Washington Street. The congregation formed in the early 1930s, meeting in homes until the church was built in 1941. Expansion of the sanctuary and the school in the late 1950/early 1960s give a strong Mid-Century Modern look to the church.

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A third Lutheran church, St. Timothy's, formed in 1957. This building on 51st Avenue was constructed adjacent to Sullivan Lake Park in 1951 and added to in the 1960s.

The future Immaculate Conception Catholic parishioners began meetings in people's homes in 1919 and formed a Catholic League in 1921. The first public mass of the new Immaculate Conception Parish was celebrated in December of 1923 in the dance hall at the Forest Park amusement grounds. Masses continued to be held at the park until a new church building was erected on Jackson between 40th and 41st in 1924, with a school built in 1939 and a convent/rectory in 1948. Multiple additions to the school and church were made in the 1950s and again in the 1970s. Today the church campus architecture ranges from the 1920s ecclesiastic construction to the Mid-Century Modern Church that includes a stylistically rendered bas-relief icon of the Virgin Mary on the upper entry elevation. (*Parsons, 16*) (*Parsons, 30*)

Another church that is housed in a fine Mid-century Modern structure (A-frame) is the Church of All Nations. Originally the modern structure was built in 1956-7 as the Shiloh Bethany Presbyterian Church. The site on the western side of Silver Lake also contained the congregation's cemetery until it was moved in the 21st century. By 2006 the Shiloh Bethany Presbyterian congregation with a membership in decline decided to dissolve the 122-year-old Presbyterian congregation and merge its remaining membership with the growing Korean-American-based congregation with whom they had been sharing the church. (*Parsons, 32*)

In 1976 the property at 4056 7th Street NE was purchased by Br. Najati Abukhadra and converted into the AbuKhadra Masjid, a Mosque in service to the Muslim community of Columbia Heights and the surrounding area. (*AbuKhadra Masjid – ICM Website*)

Columbia Heights has no synagogues.

The Mount Pleasant Cemetery (alternate name Horace Lowry Cemetery) was located between 45th and 46th Avenues and 4th and 6th Streets from 1901 to 1915. When the decision was made to convert the cemetery site to housing lots in 1937, the cemetery remains were re-interred outside of Columbia Heights.

Churches Surveyed by Docomomo

Docomomo is an international non-profit organization with the mission to document and conserve buildings and neighborhoods of Mid-Century Modern architecture and design. Also as part of that mission, the organization has surveyed and research thousands of buildings in the Metropolitan Area that are products of the Modern Movement.

There were three religious structures in Columbia Heights that have been surveyed by Docomomo.



The Community Methodist Church built in 1954.

- The Community Methodist Church located at 950 Gould Avenue NE was built in 1954. The architect firm of Shifflet, Backstrom & Carter designed the Mid-century Modern structure.



The Church of the Immaculate Conception at the corner of Jackson and 41st Avenue NE.

- The Church of the Immaculate Conception at 4030 Jackson Street designed by Shifflet, Backstrom, Hutchinson, & Dickey was built in 1959.



St. Matthew Church and addition at 41st Avenue and Washington Street NE.

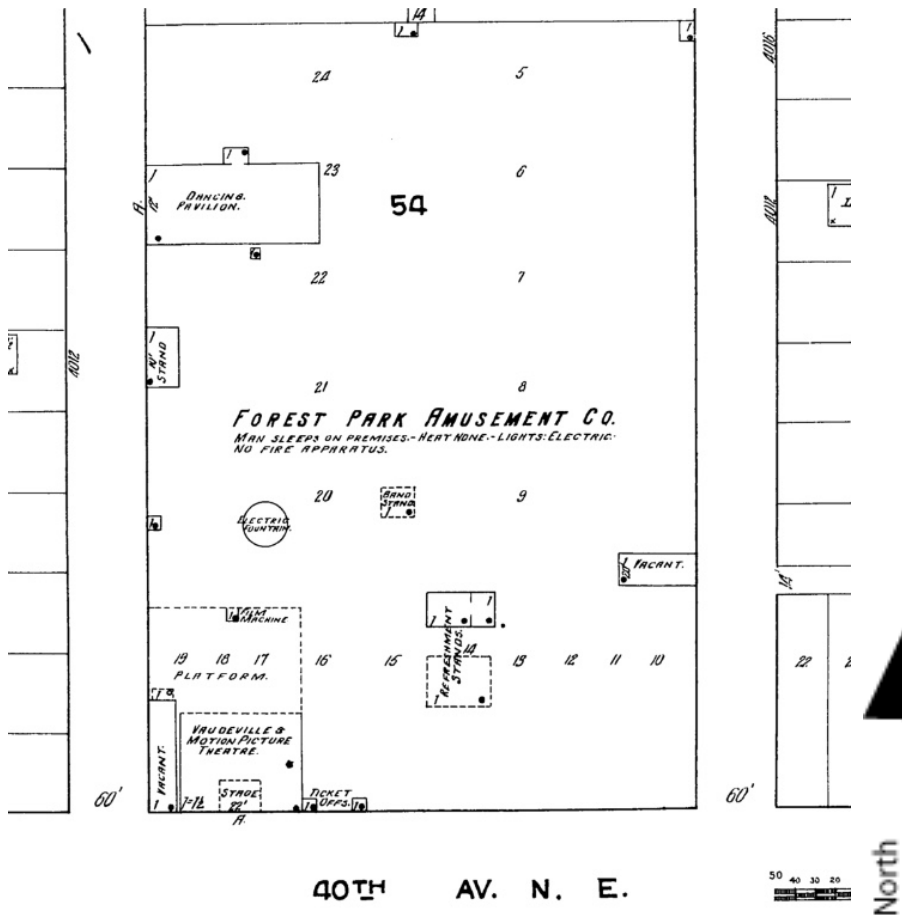
- Saint Matthew Lutheran Church (addition) at 4101 Washington Street NE. The addition surveyed was built in 1958 and designed by Ekberg-Petri Architects.

As mentioned earlier in the themes, Columbia Heights gained an early entertainment district with the construction of the Forest Park amusement park along 40th Avenue in the 1890s. Approximately 30 years later in 1926 Columbia Heights became the home of the Heights Theater, credited as the place where as a boy inventor Earl Bakken, first saw *Frankenstein* and became fascinated with the idea of electricity powering a human heart.

Forest Park

The Kahm family opened Forest Park at the end of the 40th Avenue streetcar line in the mid-1890s. The park, ostensibly named after the copse of trees central to the site, stretched the full block between 40th and 41st, and from 7th to Washington Streets. Though their main constituency was local residents, the hope was that the park would draw in traffic from along the streetcar line. Thomas Lowry was especially interested in the idea of his Twin City Rapid Transit Company terminating near amusement parks, acquiring Wildwood in White Bear Lake in 1898, and building Big Island in Minnetonka in 1906. Although much later, the Excelsior Amusement Park opened at the end of that Excelsior line in 1925. (*Parsons, 14*)

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The 1912 Sanborn Map for the City of Minneapolis provides a plan view of the uses for the Forest Park Amusement Co. on the north side 40th Street at that time. These include: a ticket office at the street entrance; a “Vaudeville & Motion Picture Theater” with stage and seating platform in the southwest corner of the site; refreshment stands; and electric fountain, a bandstand in the center; and a dance pavilion to the north along 7th Street.

Forest Park was not, however, initially located on a streetcar line, and so perhaps its entertainment offerings were more modest. While Wildwood had a large roller coaster and reportedly the first Tilt-A-Whirl in Minnesota, the 4-acre Forest Park featured more social entertainment such as prize fights, a vaudeville house, and a dance pavilion (which later became a roller rink). The village’s first moving picture venue was located in an open space where the screen and audience were covered by open-sided roofs. Several newspaper reports of the day commented on weddings held at the vaudeville house. A boardwalk housed concessions and refreshments, and there was a central lit fountain.

Though it was a very successful gathering spot both for the community and for those out of the area who visited it, like many similar establishments of the time, the park eventually got a reputation of being somewhat “rough,” perhaps also due to saloons and gambling dens that sprung up nearby. Minneapolis had banned gambling, so the contrast was all the more stark—some newspapers of the time referred to it as “Minneapolis’ Monte Carlo.” The city denied a renewal of the park’s movie license in the mid-1920s, and the venue closed soon after. The land was then platted and sold as residential lots.

Columbia Hotel

Columbia Heights with its low density and suburban residential streets may have seemed like a strange place for a hotel. But the Columbia Hotel (3980 5th Street NE), founded in 1907 by Edmund Walton and Thomas Lowry, again served Lowry’s desire for an escape, ostensibly from rigid law enforcement in Minneapolis and near the amusements of Forest Park. It served partially as Walton’s real estate office and partially as an exclusive gentleman’s club. (*Parsons, 18*)

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By the time Forest Park closed in the 1920s, the Columbia Hotel had converted from a private club to a public hotel, mainly serving the nearby industrial sites. It could sleep up to 34 men (2 to a room), but also served lunches and dinners to outsiders, often more than 200 a day. The hotel also ran a comfort station for the streetcar drivers. It operated as a hotel through the 1980s, and is now a private social service residence facility.

Though Columbia Heights had restaurants and bars, little information remains and the building's original uses. The structure has had its front porch enclosed for interior expansion of the first floor and its original narrow lap siding has been covered.

Heights Theater

Columbia Heights had two small silent movie theaters that operated intermittently during the first part of the 1900s. However, none were as magnificent or permanent as the Heights Theater, built by Arthur Gluek, of Gluek Brewery, at 3951 Central Avenue NE in 1926. Constructed right before "talkies" were introduced the Heights soon became, and continues to be symbolic of entertainment in Columbia Heights. (*Parsons, 19*)

Though Gluek's family brewery was shut down due to Prohibition, he maintained an interest in entertainment. Following the demise of the vaudeville house at Forest Park, the Heights Theater was initially envisioned for live performance of "high class vaudeville arts" or a "Northern European Music Hall," but movies were soon added, especially as "talkies" came out in 1927.

The multiuse theater building served as an important village center as well. When the theater opened the city library occupied the first floor's south storefront rental. Over time community offices such as the city manager, the police department, and the court moved into the multiuse building. Later, insurance, dentists, and doctor's offices were located upstairs, and a candy shop in the north storefront space. There is also a record of a stationery store in the venue.

The exterior was in the Beaux Arts style, with a central box office. The interior supported a lobby concessionaire, the main room, a pipe organ with an orchestra pit, a stage, and a single projection screen.

After a high-profile 1933 bombing attributed to labor uprisings with the projectors' union, the theater was renovated by local architects Liebenberg and Kaplan in 1936. L&K were known for designing over 200 theaters throughout the Midwest, and for their experience with acoustic design. They also added air conditioning, allowing the theater to be open year round—it had previously been forced to close during the heat of summer. They removed the organ at that time, as "talkies" no longer required live music. It was again renovated in the 1950s, which is likely when the adjacent Dairy Queen opened.



The Heights Theater after the bombing in 1933. Note that the City Library to the right was still located in the first floor storefront. This historic photograph is from the Minnesota Digital Library.

A 1998 restoration removed the turquoise corrugated metal skin that had "modernized" or entombed the building in the 1950s (some references refer to the building at that time as a "turquoise box"). The renovation revealed much of the building's original exterior design as well as making improvements to the theater's comfort

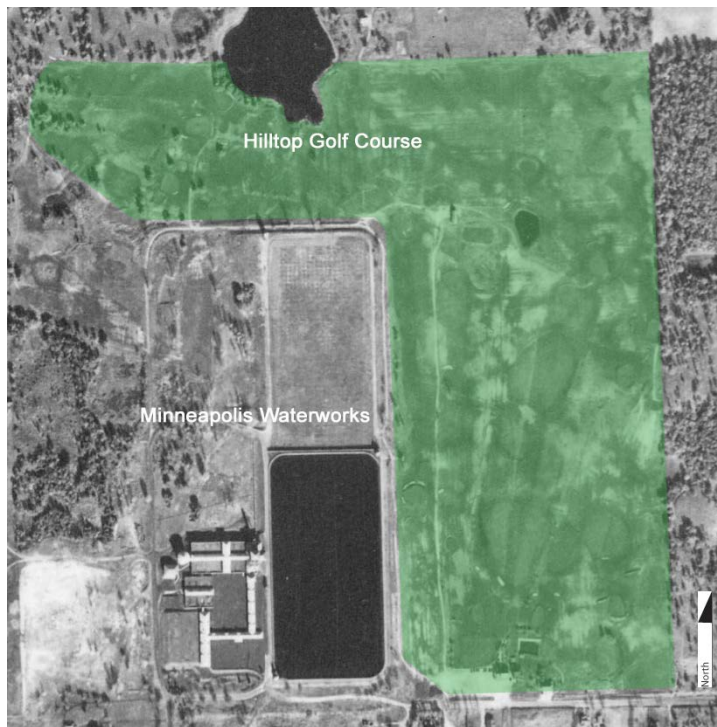
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and introducing high-quality projection. The theater retains its original exterior brick finishes and fenestration openings. The interior walls and ceiling details as original, but the seating has been updated to the standards of a comfortable and accessible seating arrangement. While the theater does not display its original organ, a “mighty Wurlitzer” entertains theater audiences before the room darkens and it slowly lowers into the orchestra pit.

Hilltop Golf Course

A private recreation venue was the Hilltop Golf Course, that began as a farm. M.K. Lamberton bought the land to develop it as a golf course. The course is believed to have opened in 1926. After Lamberton’s death the course was leased until 1939, when members took it over co-operatively and ran it until WWII. They offered to then sell it to the city, that was not interested in purchasing it. The course closed in 1946 and by April of 1950 the site had been platted for a subdivision of 99 residential parcels. Today the only reminders of the early golf course are streets such as Golf Place and Fairway Drive and the small Hilltop city park. (*City of Columbia Heights Website, Hilltop Public Golf Links*)(*Minneapolis Star Tribune, April 28, 1950*) (Parsons, 71)

In particular, the golf course was known for being built around other city landmarks. The Columbia Heights water tower went up at the 18th tee. Holes 10-13 were laid out around the reservoir, where area kids also fished in water holding tanks. Part of the course was later incorporated into Kordiak Park.



This 1938 aerial photograph shows how the course wrapped around the east and north side of the Waterworks reservoirs. The original Clubhouse, a converted barn structure was located in the southern end of the course along 45th Avenue NE. The club manager’s house remains at the corner of 45th Avenue and Chatham Road. The aerial image is from the University of Minnesota’s John Borchert Map Library.

Columbia Heights boasts a number of other parks including Edgemoor Park, Gauvitte Park, Hilltop Park, LaBelle Park, Lomianki Park, McKenna Park, (Bruce) Nawrocki Park (formerly Southwest Park), Prestemon Park, and Ramsdell Park. Many of these were added in the two decades after a major parks expansion was recommended in 1960, with the first park bond passed in 1961.

Service Groups

As with many communities of the time, much of Columbia Heights’ social life was based around service and volunteer groups. Local groups included the Willing Helpers and the Columbia Heights Relief Organization. Later groups were the Golden Age Club, SACA, the Old Age Pension Club, the Clown Club, and the Old Timers.

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There were a number of fraternal organizations, including the Knights of Columbus, Lions Club, Jaycees, and Kiwanis. Though the American Legion Hall has closed, VFW Post 230 is still open at 4446 Central Ave NE.

The League of Women Voters was very active in Columbia Heights, as were the Boy Scouts and Girl Scouts. The Boy Scouts, in particular, were known for holding plays and events at the Heights Theater. Ethnic groups such as the Slovenia Club met, and a Garden Club was active for many years.

Most all of these different service and social groups met in undedicated spaces around the village. While very few of the Columbia Heights' extant commercial buildings date back to the first half of the 20th century or earlier, there were no upper-story, custom-built halls that were apparent from the windshield survey completed during this context study.

Schools

As stated in Theme 1, the first school came early to Columbia Heights in 1894. However, the quickly developing community soon needed more schools and its own district, Independent School District #65.

An addition to Columbia School was constructed in 1911, followed by the construction of Oakwood School in 1915 (with additions in 1917, 1919, and 1924). Both schools also served as community centers and polling sites. Silver Lake Elementary School was added in 1922. Columbia Heights Senior High, the first high school in Anoka County, was built on 41st between Jackson and Van Buren in 1926. (*Parsons, 22-23*)

The parochial Immaculate Conception Catholic School was built in 1939 on Quincy Street north of 40th Avenue NE adjacent to the congregation's 1925 brick church. With the construction of the new church in 1959, the original church was modified to serve as a school auditorium and school cafeteria.

Combined, the public schools served around 2,000 students by the early 1930s. This was followed by a decline in enrollment, and then an increase in school construction in the 1950s and 60s, as well as additions to existing buildings. Nelson Elementary School, Valley View Elementary, a new high school, Highland Elementary, Central Junior High, and North Park Elementary were all built during this period.

A second decline in enrollment, however, led to the de-accessioning of most of these schools. Some were purchased by churches, such as Silver Lake Elementary. The former Oakwood School became a charter school. Others were razed including what remained of the Oakwood School in 2020. Today Columbia Heights maintains a high school, 3 elementary schools, a K-8 academy, and a family center. The high school (built 1961) and Columbia Academy (built 1965, formerly Central Junior High) are the only remaining schools built within the last 60 years, though neither appear to be of outstanding architectural significance.

Cultural Life Property Resource Types

Cultural Life

- Theaters, halls
- Fraternal halls
- Cemeteries

Churches and related buildings

- Churches
- Parochial schools
- Convents, priories, and monasteries
- Church social halls
- Rectories and other residences
- Church administrative buildings and offices
- Cemeteries

Meeting halls and social halls

- Ethnic organizations
- Fraternal organizations
- Social organizations
- Multi-purpose meeting halls
- Union halls

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Parks

- Grounds
- Open spaces
- Trails
- Buildings
- Structures (gazebos, walls, picnic tables, etc.)

Recreation

- Bars, taverns, sample rooms and saloons
- Billiards
- Bowling alleys
- Dance halls and classes
- Museums
- Music halls and concert halls
- Restaurants and cafes
- Theaters

Sports grounds

- Golf courses
- Ball fields

Tourism related sites

- Hotels, cabins and inns
- Nightclubs and entertainment
- Restaurants and cafes

Cultural Life Recommendations and Future Actions

- The Columbia Hotel should be evaluated to determine if its connection to Thomas Lowry and the early suburban development of Columbia Heights would make it eligible for listing on the National Register. Further study may find that the structure, regardless of the changes to its exterior, is eligible for National Register designation under Criteria A or B.



The Columbia Hotel as it appears today.

- Of all the buildings discussed in this study, the Consultants believe the Heights Theater to be the most eligible candidate for historic designation. (The historic Minneapolis Reservoirs and Filtration Plant have already been determined eligible.) Based upon our discussion on potential designation with the theater's owner, the Consultant's believe that he would not object to a City sponsored evaluation of the property for potential listing on the National Register Criteria A for its cultural contributions to the community and for providing an early home for a variety of educational and essential public services..

Theme 6 – Civic Services, Utilities, and Parks

Time span – 1890s to 1975

There appear to be next to no civic resources from Columbia Heights' early city services remaining today. Because of Columbia Heights' late incorporation as a city in 1921, it is lacking many of the picturesque Victorian civic buildings associated with 19th century towns. The early Village facilities were simple, utilitarian and generally wood with some lost to fire, and others that fell out of use were eventually demolished as new municipal structures were built.

City Services

The city's police services began modestly in 1905 when the early records shows August Beurger being paid \$1 for one day of constable services. A small police force was established by 1916, especially to deal with issues surrounding Forest Park and then with traffic control. In the early 1920s, the police, court, and fire departments were co-located in a station at 40th and 7th street. In 1926, the police and court departments (along with the city manager) moved to the Heights Theater building, and then moved to their own modest building at 40th and Quincy in the 1930s. In the 1970s the city joined the Anoka County Joint Law Enforcement Council, and today the police are stationed in the 2009 Columbia Heights Public Safety building at 825 41st Avenue. No previous historic police buildings remain intact.

The fire department, chartered in 1907, has a similar history. The department briefly co-located with the police department at 40th Avenue and 7th Street. When the fire station burned down, the service built a two-bay station on the southwest corner of 40th and 7th. (*Parsons, 42*)

In 1942 the department moved into a new facility constructed by the WPA (since demolished). When in 1978 a new multi-service municipal building was constructed at 40th Avenue and Mill Street, the 1920s two-bay 1920 station was encapsulated in the new construction and the department moved to a municipal building. With the construction of the Columbia Heights Public Safety building and 41st Avenue and Jackson Street all that remains of the history of old stations are the two garage door openings on the 40th and 7th Street in back of the current city hall in 2021.

Following on a theme, the city's first library was established in the Heights Theater building in 1928, initially founded by the Silver Lake Mothers' Club. They started up with a meager budget from donations collected from local residents, and with one employee, Grace Sullivan. The library moved to 40th and Central a decade later, and then to a few other locations along 40th Avenue. In June of 2016 a new library opened, designed by the architecture firm of Hammel, Green, and Abrahamson Incorporated, at 3939 Central Avenue NE.

Waterworks

Though the reservoir and water treatment plant are significant elements of Columbia Heights history, they do not technically belong to Columbia Heights. In the late 1800s, Thomas and Beatrice Lowry sold the future Waterworks site to the City of Minneapolis for \$1. The reservoirs and water treatment plant, along with pumping stations developed by the Minneapolis Water Department, proved to be crucial to Minneapolis in defining their own services and fighting disease in the city, especially the typhoid epidemic of the late 1800s. Columbia Heights contracted with Minneapolis for water and sewer services. (*Parsons, 46*)

The Minneapolis Waterworks located at 4500 Reservoir Avenue, maintains nearly all of its original architectural features including the water storage reservoirs and water feed gatehouses constructed in 1897, the filtration plant built in 1911 and completed in 1918, and the Waterworks 1950 pump station. The Minneapolis Water Department is proud of the Columbia Heights campus' history and has been a good steward in the maintenance of the plant and its Victorian supporting structures. (*Parsons, 47*)

The Minneapolis Filtration Plant and Waterworks is the only property within Columbia Heights that has been determined eligible for the National Register of Historic Places by the State Historic Preservation Office (SHPO). The Minneapolis Waterworks is historically significant for its engineering importance and the significant role it played in the reduction of water-carrying diseases in the early 20th century. The Waterworks has been providing water utility services to both Minneapolis and Columbia Heights for over 120 years.

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Minneapolis filtration plant and one of the three “Gatehouses” at the Waterworks.



The open reservoir looking to the northeast. One of the gatehouses can be seen in the distance in the center left.

The Minneapolis Water Department currently maintains two historically designated non-operational water towers. The Washburn Park Water Tower is on the National Register and the Kenwood Park Water Tower is a Minneapolis Heritage Preservation Commission designated site.

Parks and Recreation

Columbia Heights’s approach to parkland — often guided by land left rather than the land claimed — has been an important factor in its development and sense of place.

Early Columbia Heights had no need for city-organized parks. Whether the kids were swimming or skating on Silver Lake or one of the many marshy ponds or sledding down Norway Hill, they felt open land was abundant and available to variety of outdoor activities. Livestock was allowed to graze in open yards adjacent to laundry hanging in the wind. Open space was simply part of the greater life of the countryside.

The City of Columbia Heights established a Park Board in 1939. For the beginning John Murzyn was a member of the Park Department. In 1947 he became the Park Superintendent and served in that position until 1979. Murzyn is attributed with having created the community’s modern park system. He administered the filling of swamplands and providing improvements for public use and encourage citizen participation in the prioritization of formal community spaces, leading to the City’s 14 dedicated parks.

Huset Park

Originally known simply as “City Park,” Huset Park was Columbia Heights’ first designated park, and rose out of the casual community usage described above. The park was located just two short blocks north of the Minneapolis city limit (37th Avenue NE) and three short blocks west of Central Avenue. It was dedicated in 1939, and named after Elmer Huset, the city manager who went to the state legislature to acquire the land for \$10,000. Originally the parkland was 60 acres from 37th to 40th Avenues and Quincy to 5th Street, but about half was sold off for industrial use. The park was located in the area’s largest concentration of early industrial shops, supplied through rail lines from the Soo line in Minneapolis, and workers housing. (*Parsons, 77*)

The park served as a home base for sports leagues that had formed, such as the Columbia Heights Athletic Association, with several youth teams under its umbrella. Later it served the Columbia Heights Recreation Commission, the Athletic Boosters, and the Park Board.



The Columbia Heights Field House constructed in 1939 through the Workers Progress Administration (WPA) program. From the Collections Online, Minnesota Historical Society.

The most significant resource on the northwesterly edge of Huset Park is the 1939 Workers Progress Administration (WPA) built Field House, renamed John P. Murzyn Hall in 1979 to honor the former Parks Director (whose father had also served as a mason in the building’s construction). The hall at 530 Mill Street NE was built with \$639,407 of WPA funds. The hall held event space (including a commissary, kitchen, dining space and a dance floor), as well as a 6-lane bowling alley in the basement. Local histories claim that there were no pin-setters for the lanes, so local teenagers reset them between each frame. The hall replaced Forest Park as a place for the community to gather. (*Parsons, 77*)

The building still serves today as an event center. Though it has been altered, it does retain significant architectural integrity in its main Mills Street stone façade.

Keyes Park



Keyes Park looking west from high point next to Minneapolis Waterworks.

Keyes Park, located immediately west of the Waterworks, was originally likely called “Columbia Heights Park” (not to be confused with Columbia Park in Minneapolis to the south) and then “Memorial Park” until it was renamed for Judge Leonard and Celia Keyes in 1976. It is one of the highest points in the area, and was known for skiing and sledding, especially on Norway Hill. The foot of the hill was once a swampy dumpsite that the city developed into a city park in the early 1950s.

Albert A. Kordiak Park



Kordiak Park looking north from entry.

This is another park in informal use for much of Columbia Heights history. The heavily wooded park surrounds Highland Lake in the upper northeast corner of the city. It was once known as “Peck’s Woods.” Anoka County tried to acquire it for a regional park in the late 1950s, but developer Rodney Billman owned the land. Billman and the county eventually struck a deal where the developer would donate part of the land for a park in exchange for the construction of Innsbruck Parkway around it, and it became “Anoka County Park.” The original park was built and maintained by Albert and George Kordiak, including the “Courthouse” monument. Local legend says that George Kordiak was asked to get a courthouse built in the area in order to be elected to the Board of Commissioners, so Kordiak got the stone lintel from the demolished courthouse and installed it in the park. Area residents began a campaign to name the park after him shortly thereafter.

Ostrander Park

This is a newer park, developed in the early 1970s directly south of the First Lutheran Church campus. The park faces 40th Avenue between Tyler and Polk Streets, and was the first Columbia Heights park to have a permanent park shelter in 1973. Like many Columbia Heights parks, it was built atop a marsh, and its hockey rink was known for sinking. One of the few parks named for a woman, its namesake was Ava Ostrander, Minnesota’s first female councilmember from 1924-1928.

Silver Lake

Silver Lake is only partially in Columbia Heights, and is shared with neighboring St. Anthony. The Weir brothers, who owned much of the land on the west side of the lake, opened a public beach on it in the 1920s, so it might be considered Columbia Heights' first public park.

The water levels in the lake depleted dramatically in the late 1920s, reportedly due to the lake being dynamited in order to find the body of a man who had drowned. The lake was refilled with pipes from the reservoir, and saved from becoming another marsh. The city then opened two city-run park facilities: a boat landing at 41st and Stinson in 1940, which became a de facto swimming beach as well. The city then acquired more land in 1964 to build a dedicated swimming beach along the north shore off of Stinson Avenue NE.

Sullivan Lake



Sullivan Lake looking northwest from the park.

Sullivan Lake was another early community site, with the Sullivan family happy to share the lake with their neighbors. Sullivan Lake Park is located north of 51st Avenue and west of Central Avenue in the northwest quadrant of Columbia Heights. In the winter there was skating, and in the summer swimming, picnicking, and horse racing (later car racing) around the lake. For some time, there was even a dance pavilion. Despite its early provenance, it is one of the city's newest parks, dedicated in the late 1970s.

Civic Services, Utilities and Parks Property Resource Types

Government Buildings

- Fire Stations
- Police Stations
- Courthouses
- City Hall
- Post office

Public Utilities

- Electricity
- Sewer and water
- Gas
- Telephone
- Telegraph
- Reservoir and Water Treatment

Parks

- Field houses
- Event centers
- Park shelters
- Picnic facilities
- Restroom facilities

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Other structures
Trash cans
Water fountains
Walls
Signage
Monuments
Bridges and access

Recreation

Arenas and rinks
Sports fields and courts
Ancillary recreation structures and public facilities
Landscapes: swimming beaches, skiing and sledding hills
Golf courses

Landscapes

Lakes and marshes
Hills
Heritage trees

Civic Services, Utilities and Parks Recommendations and Future Actions

- No early police, fire, or court buildings remain as built (other than the notation that some city services were once located in The Heights Theater building). The city should work with the Anoka County Historical Society look at other ways to preserve and display the history Columbia Heights civic services.
- While the first public library opened in the Heights Theater shortly after its construction, one other location of the Library remains, at 838 40th Ave NE. (820 40th Avenue NE in 1999 newsletter) Though likely not eligible for National Register designation, it is of local significance, and retains good integrity. (*Parsons, 83*)



This early storefront at 838 40th Avenue NE served as the public library after it moved out of the Heights Theater building.

- The Columbia Heights Field House (now named the John P. Murzyn Hall), despite significant alterations and addition still stands as an example of WPA construction. This study recommends that the City support an evaluation of the Field House to determine if it maintains enough architectural integrity for a nomination to the National Register under Criteria A — having made “ a significant contribution to the broad patterns of our history” as the early community-defining meeting place.
- Columbia Heights should survey its parks, particularly looking for early structures or other fixtures. A partial survey by the Consultants, however, did not reveal strong possibilities for these features.
- Other cities similar to Columbia Heights have initiated successful Heritage Trees programs. Columbia Heights should look into this model, especially at the heavily wooded Albert A. Kordiak Park.

Theme 7 – Residential Architecture

Time span – 1860s to 1975

Building Styles and Vernacular Architecture

“Style” is defined as those consistent qualities and features that link different elements together into groups. While buildings of a similar style provide continuity to a neighborhood, differences in style can create visual variety and help to distinguish one home from another and one neighborhood from another. These differences result from what was popular at the time of construction, or the whim of the designer, builder, or owner. Learning about the style of one’s home can help answer many preservation questions, including those regarding original treatments, color schemes, and what should replace missing elements.

Architecture in general is made up of three core components: function, structure, and aesthetics. These basic elements interface in varying degrees to form two categories: “Vernacular” and “High Style” architecture. Some historic residential buildings in Columbia Heights were constructed during the late 19th Century. While there are examples of architecturally intact “high style” residential buildings, such as the Colonial Revival residence at 1702 Howard Street, the brick and front-gabled Italianate home at 1780 Desoto Street, the Art Deco/Moderne house at 1800 Phalen Blvd. East, and the Tudor Revival home located at 1069 Gordon Avenue, the majority of the community’s structures are “vernacular” in design and disposition. Often in Columbia Heights these homes were more modest in scale and in application of ornament—utilitarian in function and layout. They, as a congruence, were no less important to the community’s development than the more elaborate or expansive structures that housed Columbia Heights’s business owners, corporate executives, and more wealthy families. Beauty can be found in both the stately, ornately adorned dwelling and the simple, well-constructed mid-century ranch home.

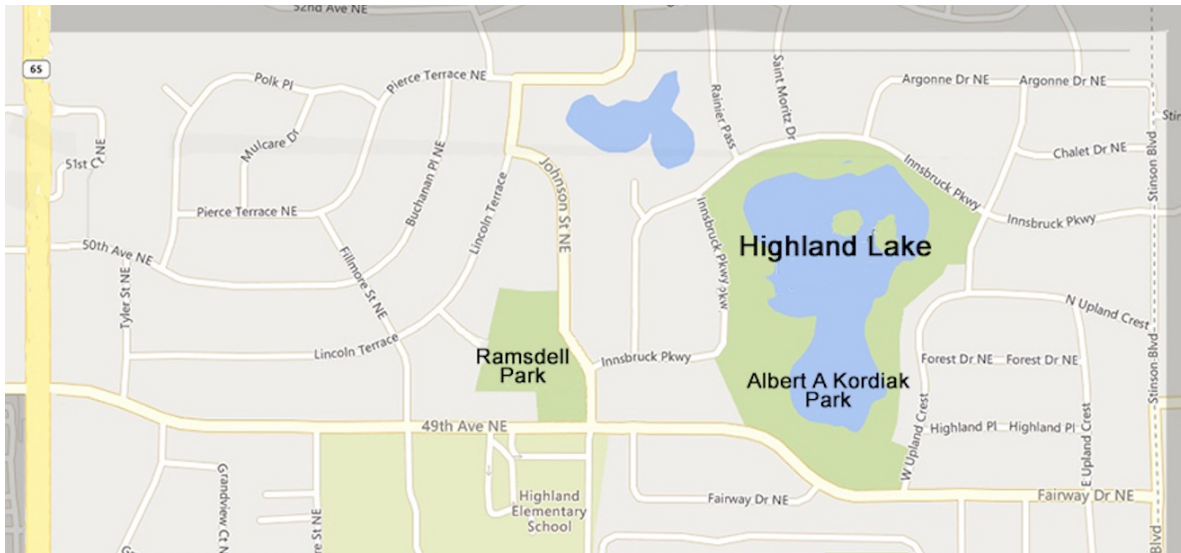
In both vernacular and high style dwellings, individuality is expressed not only by scale and shape, but also by details such as the turn of the porch post, or the return on a roof profile. In the more exuberant architecture there may be a flourish of details that lead to defining the style. In the vernacular the details, where they exist, are subtler. And often in both there may be a liberal mix of style details that reflect a structure’s evolution through time and fashion, making attributing any one style to a structure difficult, if not impossible.

Recognizing the limitations, residents should always look for design clues that will aid them in making appropriate and sound decisions in maintaining Columbia Heights’s broad residential fabric. A good understanding and appreciation of all styles of residential architecture, new or old, serves the long-term best interests of Columbia Heights’s diverse housing stock and encourages the general growing acceptance of preservation as a benefit to the economic and cultural wellbeing of the community.

Like much of its development, Columbia Heights’s residential infrastructure grew in fits and starts. It began slowly, with a few settlers’ farmsteads scattered throughout the area, especially near water sources. Closer to the turn of the century, worker housing more densely clustered around the early industrial uses close to the southern boundary area. The early 20th century saw a natural expansion of northeast Minneapolis into the Village of Columbia Heights that displayed a sampling of vogue revival style single-family homes being built along the diagonal streets introduced to the grid by Reservoir Boulevard. And as farm and to the north became more valuable for subdivision development the Village and then City of Columbia Heights was platted and more densely populated with mid-20th century housing. As servicemen returned from WWII, the area experienced a housing boom. New housing types such as modest ranch, and split-level residences were built all over the roughly two-thirds of the city, only interrupted by wet lands, Hilltop, the Waterworks and the commercial and civic uses on or near the arterial avenues of Central, University, 37th, 40th, 44th, and 49th.

The last sizable subdivided land in Columbia Heights was developed as a suburban neighborhood of Winding streets with romantic references for names. The area north of 49th Avenue NE in the northeast corner of the city displays more styled architectural homes on streets that wind around Highland Lake including Kordiak and Ramsdell Parks.

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The neighborhood directly above 49th Avenue and Fairway Drive NE was the last large subdivision to be developed in Columbia Heights. It was the last open land in the City and include part of the former Hilltop Golf Course that wrapped the east and north sides of the Waterworks up to the southern banks of Highland Lake.

Properties Surveyed by Docomomo in Columbia Heights

DOCOMOMO is an international non-profit organization with the mission to document and conserve buildings and neighborhoods of the Modern Movement, or commonly known as Mid-Century Modern architecture and design. Also as part of that mission, the organization has surveyed and research thousands of buildings in the Metropolitan area that are the product of the Modern Movement.

There were two residential properties in Columbia Heights that have been surveyed by Docomomo.



1805 Innsbruck Parkway

- 1964 World's Fair House (Formica House; French Provincial)" designed by architect Emil A. Schmidlin at 1805 Innsbruck Pkwy. The house, in addition to its Formica features, was also sponsored by Northern States Power and was a totally electric home.



2330 Innsbruck Parkway

- 1967 Wood for Living Award #1 built at 2330 Innsbruck Parkway by contractor Rodney W. Billman. This home was one of five houses in the Metropolitan area constructed under the sponsorship of Wood Marketing, Inc. promoting the use of wood in residential, builders' own design residential construction.

Housing Styles

Providing residents with clear and accessible information about their house is probably the best way to draw them in to historic preservation. People love their homes, and are usually eager to preserve and protect them. By demonstrating how different housing styles fit into Columbia Heights's historic themes, and by providing preservation information to homeowners, the city will gain many new supporters and advocates, while possibly having a significant effect upon the maintenance and preservation of the city's housing stock.

The following style section may prove to be the most valuable part of the entire context study for Columbia Heights homeowners, because it allows them to see and understand their particular home within a larger historic framework, and gives ideas for restoration and ongoing care.

To this end, the following pages defining and clarifying various styles of housing styles that exist in Columbia Heights.

Guide of Columbia Heights's Residential Architecture

Vernacular Cottage (circa 1860s-1920s)

In Columbia Heights this housing type would have been found in the modest construction of both farmsteads and production worker housing. In a very humble way the Vernacular Cottage may have profile references to the classical temple form but generally lacked any architectural features that would tie it to Greek Revival architectural style popular in 19th century America.

Identifying Characteristics of the Vernacular Cottage in Columbia Heights

- Simple rectangular footprint.
- Temple profile in the front facing gable.
- Generally one story in height.
- Some symmetry in the placement of windows and doors on the elevation (fenestration).



This cottage at 4340 2nd Street NE displays all the identifying features



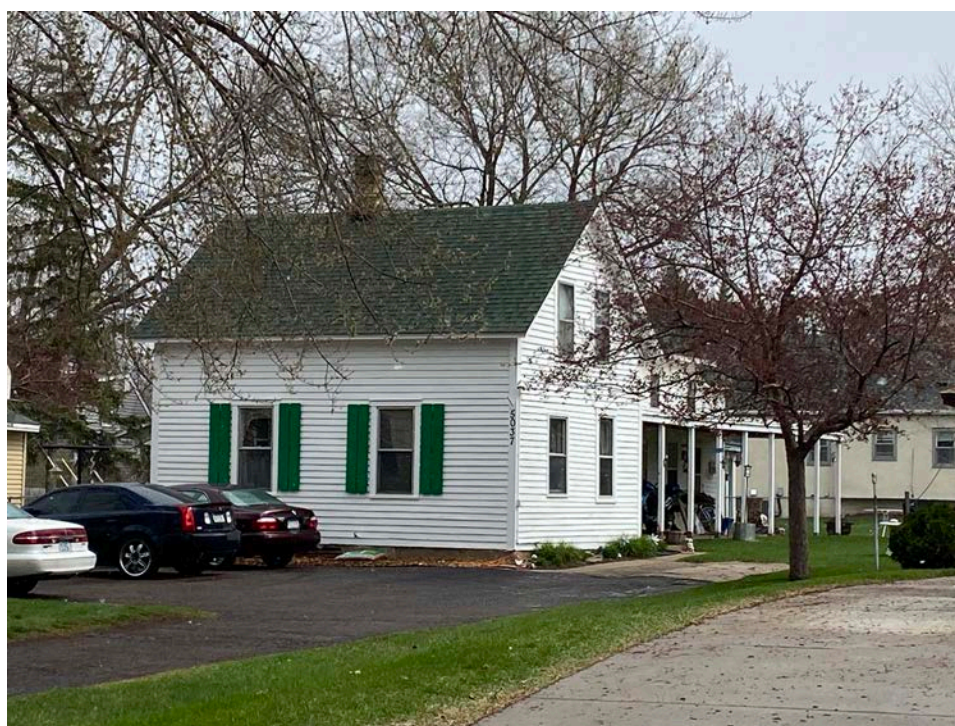
The house at 4959 7th Street NW, located in northwest Columbia Heights, demonstrates how widespread the Vernacular Cottage type is in the community. This house displays an addition with modern window and door placement.

Vernacular Gabled-L Homestead Cottage (circa 1860s-1890)

The Gabled-L layout refers to the non-style-conscious house design that evolved from the rural dwelling of the mid-1800s to the modest village cottage. Simple in layout, and home to an emerging working class, the Homestead dwelling rejected ornate architectural detailing for simple, utilitarian functionality.

Identifying Characteristics of the Gabled-L Homestead Cottage in Columbia Heights

- Minimal architectural detailing.
- Defined by shape, rather than architectural detailing.
- Tri-gabled, in the shape of an L or T, with a front porch or side porches tucked into the crook of the L or T.
- Indigenous brick or wood frame construction with clapboard siding.
- Simple, box-like massing.
- Kitchen almost always in the lesser elevated wing.



The Sullivan House built in 1863 at 5037 Madison Street NE is a good example of the Vernacular Gabled-L house

Italianate (circa 1850s to late 1890s)

The Italianate style evolved from the romantic notion of the northern Italian houses and landscapes depicted in late eighteenth-century paintings. These residences often strongly influenced the architecture of the commercial storefront of the late nineteenth century. A typical Italianate is two to three stories high, is characterized by a square or rectangular shape, and is of stone or wood frame construction.

Identifying Characteristics of Italianate influences in Columbia Heights

- Rectangular or square plan.
- Vertical orientation, with tall windows and doors.
- Wide eaves sometimes supported on large ornamental brackets.
- Projecting door and window crowns, often arched or hooded.



The house on the northeast corner of 45th Avenue and Chatham Road has the profile of an Italianate style house. However, some of the style's detailing has been lost in subsequent modifications. This was the home of the Hilltop Golf Course Manager and sits on a site that once was the southern edge of the course. The golf course closed in 1946 and the site was platted for residential development.

Vernacular Classical Revival (circa 1880-1910)

On the grand scale Classical Revival architecture was America's node to classical Roman architecture and the ideals represented in the ancient Republic. It draws heavily upon tall entry massing, eave detailing and classical order columns. Early Classical Revival was popular for public buildings as well as residential architecture from the 1770s into the mid-19th century. Classical detailing carried on in vernacular America house design into the first decade of the 20th century.

Identifying Characteristics of Classically Influenced Architecture in Columbia Heights

- Strong vertical orientation with projecting two-story entry.
- May display classical details such as porch columns, dentils and modillions.
- Wide eaves with gable returns at the roofline.
- Shingles and clapboards are frequent exterior wall materials.
- Corner boards defining joining exterior walls.



The Victorian detailed home at 4451 Arthur Street NE is one of the oldest houses in Columbia Heights. It displays a variety of classical features including some level of symmetry in the upper level, wide eaves with modillions (eave brackets), and corner boards. This house appears to have been built around 1900.

Colonial Revival (circa 1925-1935)

In this country the Colonial Revival style dominated domestic architecture throughout the first half of the 20th century. In Columbia Heights the revival styles of architecture are concentrated in the southern portion of the community primarily due to their growth northward from northeast Minneapolis. This is particularly noticeable on the diagonal streets east of Central Avenue that are anchored by Reservoir Boulevard.

The name Colonial Revival came from a rebirth of interest in the early English and Dutch homes prominent along the Atlantic coast. Another source of inspiration came from the colonial style commonly known as Georgian Colonial (1800) and from English architecture of the same period. This renewed interest in classical forms dates from Chicago's Columbian Exposition in 1893.

Identifying Characteristics of Colonial Revival in Columbia Heights

- Symmetrical placement of windows and door on the main facade.
- Side-gabled form.
- Chimneys are often placed to contribute to overall symmetry.
- The standard window is the rectangular double-hung.
- Dutch Colonial Revival examples display Gambrel roofs with two slopes per side.



A fine Colonial Revival style home at 3863 Reservoir Boulevard.



The Gambrel Roof Colonial Revival was a popular revival style as seen here at 1731 Reservoir Boulevard.



This Dutch Colonial Revival house is located at 3966 Reservoir Boulevard.



678 40th Avenue NE displays a Colonial Revival house with a front-facing gambrel.

Colonial Revival: Cape Cod Subtype

A Cape Cod house is a low, broad, single-story frame building with a moderately steep pitched gabled roof, a large central chimney, and very little ornamentation. Originating in New England in the 17th century, the simple symmetrical design was constructed of local materials to withstand the stormy, stark weather of Cape Cod. It features a central front door flanked by multi-paned windows. The space above the 1st floor was often left unfinished, with or without windows on the gable ends.

The style enjoyed a boom in popularity and adaptation to modern needs in the 1930s-1950s, particularly with Colonial Revival embellishments. It remains a feature of New England homebuilding.

Identifying Characteristics in Columbia Heights

- Symmetrical placement of windows and door on the main facade.
- Side-gabled form.
- Dormer windows on the front pitch.
- Chimneys are often placed to contribute to overall symmetry.
- Modest footprint.



3730 Tyler Street NE.

English Revival Cottage—Tudor (circa 1910 to 1935)

This style, often referred to by the layperson as “Tudor,” is a post-Victorian blend of Elizabethan and Jacobean influences. Their popularity in America is linked to an interest in the English Arts-and-Crafts movement, as well as a symbolic nostalgia for the country’s Anglo-Saxon roots. Three major styles of house make up the English Revival: English Cottage, Tudor Revival, and (the fairly rare) English Country House.

Identifying characteristics of the Tudor House

- steep, gabled roofs
- half-timbering embedded in stucco exterior walls
- walls of stone, stucco, or brick, often with mixed colors and materials; stone accents
- a variety of distinctive windows: bays, oriels, and paired casements
- use of arched doors, windows, and/or attached gates



Dr. Jacob S. & Hannah Blumenthal house at 4000 Washington Street shows Tudor influences in its half-timbering.



The house at 3962 Reservoir Boulevard displays the English Cottage influences with its steeply pitched entry roof.

Prairie (circa 1900 to 1920s)

The Prairie style, indigenous to America, was developed and popularized through the Chicago School of Architecture and the work of Frank Lloyd Wright. The horizontal emphasis in the banding of windows and wide overhanging eaves was a philosophical response to the prairie origin of the style. Though pure Prairie styling in an architect-designed home is relatively rare, elements of the style, including banded windows, wide front porches with massive columns, and the wide, symmetrical style, are evidenced in a number of vernacular homes of the time. The American Foursquare, a standard plan with four rooms up and four down around center hallways, is a commonly seen example of this style.

Identifying Characteristics in Columbia Heights

- Low pitched hipped roofs with wide, overhanging eaves.
- Stucco finished walls are most common, followed by brick.
- Horizontal emphasis in the banding of windows.
- Windows are generally casement or double-hung.
- An open plan, integrating all aspects of the home into a unified whole.



This house at 3840 Reservoir Boulevard displays Prairie influences in its stucco exterior and low-pitched roof with wide overhanging eaves. This property also has an American Foursquare appearance.



Another example of the American Foursquare is seen at 562 38th Avenue NE.

Bungalow & Craftsman (1905-1922)

The Craftsman style was influenced by the California designs of the brothers Charles Sumner Greene and Henry Mather Green. The firm of Greene & Greene was located in Pasadena and developed and refined the Craftsman style bungalow between 1893 and 1914. The Craftsman designs were influenced by the English Arts and Crafts movement of the 19th century, and growing interest in the designs of the Far East. The bungalow was popularized in America by the broad distribution of California bungalow magazines in the teens and twenties. The Craftsman home and its variations peaked after the Prairie School influence was waning, and nationally had a period of popularity that stretched from the turn of the century until around 1940.

The term “bungalow” is believed to be derived from the East Asian word “bangia,” referring to a low house with surrounding porches. In mid-nineteenth century India the British built rest houses called “dakbungalows” along main roads. The influence of that Eastern design can be seen in the American bungalow.

Identifying Characteristics in Columbia Heights

- Low-pitched, gabled roof.
- Use of decorative beams and braces under eaves.
- Common use of clapboard and shingled exterior walls.
- Usually one or one-and-a-half stories high.



The Bungalow house is located at 4224 2nd Street NE.



The House at 3942 is a Craftsman with its bracketed eaves.

Modern Residential (circa 1935 to present)

Minimal Traditional

Like the Cape Cod cottages, these dwellings are modest in their footprint. However, they are modern in their styling, displaying relatively few decorative embellishments. They were designed to provide practical, inexpensive housing. Consequently they were popular with soldiers returning from World War II in search of modestly priced housing.

Identifying Characteristics in Columbia Heights

- Relatively low pitched roof profile.
- Side-gabled form.
- Single story.
- Modest footprint.



Brick-faced cottages in the 4900 block in northern Columbia Heights.

Ranch (circa 1945 to late 1970s)

The Ranch home is a twentieth-century vernacular style that grew out of expansion of the middle-class domestic needs of America's postwar population explosion. As soldiers returned from World War II and started new families, there was a growing need for quickly constructed, simple in plan, and affordable homes.

The single-story Ranch home was influenced in style, by the Prairie School work of Midwest architect Frank Lloyd Wright, with its long, horizontal orientation, its low pitched roof, and window banding (ribbon windows). However, the Ranch often took advantage of factory made materials such as imitation stone, pressed fiber wood siding, and metal siding. Short of the vague references to Prairie School, and some use of stone, as influenced by California residential architecture, the Ranch home is generally devoid of historic stylistic detailing.

The Split Level, popular starting in the 1950s, is a variation on the one-story Ranch. The Split Level incorporated an additional story to allow for better separation of living functions, and providing interior interest to the floor plan.

Identifying Characteristics in Columbia Heights

- Single-story residence with a strong horizontal orientation.
- Low pitched gable and hipped roofs.
- Often an exterior attached brick fireplace stack on the gable end.
- Use of a variety of exterior materials including face brick, stone, artificial stone, horizontal wood siding, particle board siding, and / or metal siding .
- Window banding.
- Wide use of "picture windows" with or without flanking side windows.
- Often displaying a garage door at one end of the front façade.



This Ranch House is located at 4990 Johnson Street.

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The 4900 block of 7th Street NE displays a row of Ranch Houses with similar brick and stucco facades.



This handsome Split Level Ranch is located at 5050 Johnson Street NE.



Another example of the Split Level Ranch is seen at 1421 Lincoln Terrace.

Mid-Century Modern (circa 1955-1980)

Remaining examples of this style are often architect-designed, high style homes. Many evolved from the teachings and writings of modern architects such as Charles Moore and Robert Venturi, and from commercial and industrial design. These residences generally appear to be multi-faceted blocks, with architectural interest deriving from geometric shape rather than detail.

Identifying Characteristics in Columbia Heights

- Roof variations: either flat (International style) or very pitched (shed style) and sometimes gabled.
- Little to no decorative embellishment.
- Extensive use of natural materials, especially wood siding, often vertical and sometimes at a diagonal.
- Integrated to site and landscaping.
- Form emphasis on geometric shapes.



This minimalist Mid-Century Modern house is located at 5023 7th Street NE.



The house at 4047 Cleveland Street is a fine example of the Shed style Mid-Century Modern design.

Multi-family Apartment Buildings

In our survey of Columbia Heights we encountered very few multi-family apartment buildings that appeared to fall within the study's period of significance. Even the more recent 21st century development south of Huset Park was primarily designed as townhouse units. The exception to the rule would be the multi-family units dedicated for senior citizen.

Residential Architecture Property Resource Types

Single-family homes

- Vernacular
- Architect designed
- National Register properties (none currently)
- Locally designated properties (none currently)

Apartments and multi-unit homes

- Apartments above storefronts
- Multi-family units
- Duplexes and triplexes

Adaptive use housing

Outbuildings

- Carriage houses
- Garages
- Sheds
- Barns
- Other outbuildings

Landscaping and gardens

Sidewalks

Fences and gates

Walls

Residential Architecture Recommendations and Future Actions

In our driving survey of the residential neighborhoods of Columbia Heights the Contractors encountered two residential sites that appear to merit further contextual research to determine if they should be considered for future eligibility evaluations. They include an early wood frame house and large yard at 4451 Arthur Street NE, and an early doctor's home / office at 4000 Washington Street NE.

The Arthur Street Victorian House and Grounds (4451 Arthur Street NE)

The Contractors drove most of the community's residential streets in search of features or structures in addition to the Sullivan farmhouse that might date back to the pre-suburban growth period of the Village of Columbia Heights. Through that survey only one residential property, a Victorian-era house, was found that appeared to date to the late-19th or very early-20th century time period. Located directly across the street from the southeast corner of the Minneapolis Waterworks the property is an intact, two-story, classical revival style residence surrounded by a large wooded yard.

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The Arthur Street house and grounds looking to the east and northeast.

The elderly owner of the property, who has lived in the house for well over half a century, said that she and her husband purchased the house in the mid-1900s. At the time of the purchase the previous owner told them that the house was part of a farm that stretched easterly from the house. Further research will need to be completed to determine the broader use of the land.

Because there appears to be no other house like it in the area, much less in the city, and since the house maintains nearly all of its architectural integrity and some of its contextual landscaping, the Contractors believe that the property has a significant story to be told. We recommend that the City support a more comprehensive evaluation of the ownership and use of the property to determine what significant part of Columbia Heights' history it represents. This may eventually lead to evaluation and designation under Criteria A, or possibly B depending upon the ownership findings.

The Dr. Jacob Solomon & Hannah Rachel Blumenthal House/Office

The home, located at the northwest corner of 40th Avenue and Washington Street, is a stone and half-timber residence/office once owned by community's first Jewish doctor. Dr. Blumenthal was born in Romania circa 1900 and went to medical school at the University of Minnesota. Dr. Blumenthal began his medical practice from a second story office at 3988 Central Avenue. By the early 1940s the Rosenthal family had built a home 4000 Washington Street NE and a medical office at 585 40th Avenue NE. The adjacent structures are on the southeast corner of the city block that was the former site of the Forest Park amusement center. (Parsons, 59)(1940 United States Federal Census)



Dr. Jacob S. & Hannah Blumenthal Tudor Revival style house on Washington Street and his medical office at 585 40th Avenue NE.

The Tudor Revival residence and the Moderne style commercial building both still display matching stucco finishes and shingle treatments.

Both Jacob and Hannah Blumenthal, an educator, were significant supporters of the Allergy program at the University of Minnesota and have been recognized for their leadership through the Medical School's J.S. and H.R. Blumenthal Memorial Lectureship Series. ([Immunology.umn.edu website](http://Immunology.umn.edu))

More research is needed to determine if either or both of the buildings qualify for evaluation for a National Register designation Criteria A, or possibly B based upon the Blumenthal's' contributions to the study of immunology.

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- A few homes in the area may be suited for National Register inclusion. These are listed in the Recommendations and Further Actions for the study as a whole, along with some non-residential sites.
- In order to accurately assess cultural resources, and prioritize the nominations for residential properties, Columbia Heights should consider completing a reconnaissance survey of its residential housing stock.
- Columbia Heights should conduct outreach to city residents regarding architectural styles and preservation techniques. Such information would allow homeowners to understand their home's distinguishing features, and assist them in planning for the preservation of their property. Such outreach should not ignore elements such as outbuildings, landscape, fences, walks, and other details. Ideally, this process would occur through some sort of residential design guidelines.

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Lost Resources of Columbia Heights

The idea of Lost Resources for Columbia Heights is a tricky one, because, to some extent, Columbia Heights' identity is bolstered on its lost resources. The milling plants, the Forest Park amusement block, early schools, police stations, municipal buildings, and many of the early commercial structures have been lost through time in the name of improvements. It is not surprising that a community that is trying to define and redefine itself has lost much of its early historic fabric. This is not unusual for "improvement" to be defined as something new as opposed to something of historic vintage.

Although many of the resources were lost early on, some by fire, several are far more recent where the land was considered more valuable than the historic building upon it. Columbia Heights should use this context study as a springboard to develop a plan for the retention and preservation of known historic resources.

The list of lost resources throughout the city is too long to be practically included herein.

Major Lost Resources include:

All farms

Early roller mills and the Keller Wagon Works

Railroad lines and streetcar lines including the Minneapolis Filtration Plant Railway

Early School buildings. What remained of the Oakwood School was demolished in 2020.

Early municipal buildings

Cargill

Hilltop Golf Clubhouse

Architecturally Modified Resources include:

1907 Columbia Hotel, now serving as a privately-owned social service residence

1920 Fire Station at 40th Avenue and 7th Street NE, modified as part of the municipal building

1922 Silver Lake School, now part of the First Lutheran Church complex

1939 WPA Columbia Heights Field House, now known as John P. Murzyn Hall

General Study Recommendations and Future Actions

As mentioned in the Introduction, historic contexts have a number of important primary purposes:

- to serve as a framework for evaluating historic resources
- to provide a set of organizational tools for categorizing the past
- to stand as a planning tool for guiding future development while incorporating the past
- to act as a rallying point for educational and outreach activities.

These contexts will help Columbia Heights to “build its future from its past.” They will also grow and change as the city develops its cultural resource priorities.

Each individual context in this study contains its own list of “Recommendations and Future Actions,” which can be changed, amended, added to, or deleted as priorities change. These recommendations offer specific, context-related suggestions to further the historic preservation agenda in Columbia Heights, particularly with regards to guiding future preservation efforts, interpreting sites and increasing public buy-in. With many lost resources, not only should the city be concerned with concrete next steps, but also building an agenda for preservation citywide.

One important next step that the city could take would be to complete a full cultural resources survey. Although such an initiative is quite large and time-consuming, it could be completed by a team of enthusiastic volunteers under professional leadership.

To date the City does not appear to have had any significant historic resource documentation aside from the 1977 Visual Reconnaissance Survey of Twin Cities Suburbs, Surveyor: Mario Dabrowski, Supervisor: Charles W. Nelson, the Anoka County Historic Sites list that was active in the 1980s at the Anoka County Historical Society, an architectural survey completed by Peterson Environmental Consulting, Inc. at the Minneapolis Waterworks in 2004, and the reconnaissance survey work for mid-century modern architecture by DOCOMOMO/US/MN.

As well as suggesting National Register nominations, Columbia Heights should develop a local nomination process. A local designation would help to identify significant resources and offer them a level of appropriate protection, while also increasing public participation. There are a number of properties that would be suitable for such designation, including several of the existing railroad resources, the Sundgaard house, the Swanson house, and others.

Columbia Heights has lost too many of its historic elements. It should work to preserve the important ones that remain, and beyond preserving them, should develop interpretation and outreach plans so that its residents understand the importance of these resources. The City should create a “Top 10” (or 20, or 30) list of resources it will not stand to lose. It should also make clear to the public that simply recognizing the history of something (such as photographing it before demolition), or collecting parts of it for a history display (such as saving an architectural feature) is not the same as preserving the building.

Finally, the City needs to be vigilant in educating that replication is not the same as preservation. Tearing down a building, and then creating a new one in its place in a historic style, is not preservation, and actually stands counter to the Secretary of the Interior’s Standard’s. See Appendix II page 83.

Other cities have been successful in using completed context studies as a kind of training and introduction manual for new city members. Such a use would be an excellent way to ensure that the Commission has a standard basis of knowledge and shared goals for the future.

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Urban Centers, 1870-1940

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Local Contacts:

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Johnson, Don. Anoka County Historical Society.

Letness, Tom, owner of the Heights Theater.

O'Brien, Daniel. Assistant Fire Chief, Columbia Heights Fire Department.

Rasmussen, Matthew. Assistant Superintendent — Water Plant Operations, City of Minneapolis-Department of Public Works.

Rottler, Will. Communications & Events Specialist, City of Columbia Heights.

Appendices

Appendix I • Secretary of the Interior's Standards for Rehabilitation

The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Resources

The following publications contain more detailed information about the Standards.

Weeks, Jay D. and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction of Historic Buildings*. Washington, D.C.: Heritage Preservation Services, U.S. Department of the Interior, 1995. 188 pp.

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Appendix II • Evaluation Criteria for Listing on the National Register of Historic Places

The National Register Bulletin titled: “How to apply the National Register Criteria for Evaluation,” published by the Cultural Resources division of the National Park Service, includes information on how to evaluate the wide range of properties that may be significant in local, state, and national history. These criteria are applied to extant resources being evaluated for their contribution to our cultural heritage and used to decide if a property qualifies for the National Register of Historic Places.

The Criteria for Evaluation reads:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Additional Criteria Considerations include:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Appendix III • Historic Preservation Tax Credits

While there are many reasons to preserve, restore, rehabilitate, and recycle older buildings, financial incentives can be the most tangible. Financial incentives for rehabilitation have been developed on the state and national levels. With the implementation in 2010 of the Minnesota rehabilitation program, improvements to historic commercial properties have never been more feasible for the property owner.

Historic Preservation Tax Credit Program Benefits

The Historic Preservation Tax Credit Program benefits the owner, the occupants, and the community by:

- Encouraging protection of landmarks through the promotion, recognition, and designation of historic structures
- Increasing the value of the rehabilitated property and returning underutilized structures to the tax rolls
- Upgrading commercial districts and neighborhoods and often increasing the amount of available housing and commercial space within the community.

Federal Historic Preservation Tax Credit Program

Historic Preservation Tax Credits are available to building owners interested in substantially rehabilitating historic buildings. Commercial, industrial and rent producing residential structures that are listed on the National Register of Historic Places or are a “contributing” structure within a National Register district may qualify for a 20% investment tax credit. Buildings not currently on the National Register may use tax credits if they become listed or are determined eligible for listing.

Federal Program Provisions

To qualify for the Investment Tax Credit, a property owner must:

- Have a certified historic structure. To be certified, the building must be listed individually on the National Register of Historic Places or be a contributing part of a historic district that is either listed on the National Register or certified as eligible for the National Register
- Use the building for an income-producing purpose such as rental-residential, commercial, agricultural, or industrial
- Rehabilitate the building in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” and “Guidelines for Rehabilitating Historic Buildings.” The National Park Service (NPS), with advice from the Minnesota State Historic Preservation Office, determines whether a project meets the standards.
- Spend an amount greater than the building’s adjusted basis (roughly the current depreciated value of the building not including land value) on the approved rehabilitation project
- Complete the work in a timely manner. Projects must meet the minimum expenditure test within a two-year measuring period, but applicants may take up to five years to complete a phased project if the plans and specs are approved in advance of construction.
- Pay a fee to the NPS; the fee shall be no less than \$250 and no greater than \$2,500 and shall be based upon the qualifying rehabilitation expenditures.

Minnesota Historic Preservation Tax Credit Program

In 2010 the State of Minnesota enacted a 20% historic preservation tax credit program. Minnesota’s state historic preservation tax credit will allow a state income tax credit equal to 20 percent of the cost of rehabilitating a qualifying historic property. The program mirrors the federal rehabilitation tax credit, a provision that has been in place since 1979. Projects are eligible to claim the state credit if they are allowed the federal credit, a program which requires properties to be listed in the National Register of Historic Places or contributing structures within a

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National Register Historic District to qualify. Minnesota currently has over 1,600 listings in the National Register representing almost 7,000 individual properties. Projects must be income producing to use the credit, therefore, homesteaded residential projects are not eligible.

The Minnesota program allows the project proposers to choose either a certificated, refundable credit or grant option. The state grant, like the tax credit, comes at the completion of the project, and is equal to 90 percent of the allowable federal rehabilitation tax credit. The grant option may have some advantages in the syndication of tax credits, and widens the investor pool by allowing individuals, teams, and /or non-profit organizations to participate in the state program.

Minnesota Program Provisions

The state provisions are the same as the federal provisions, with the exception that the tax credit would be available for a property that is any of the following:

- Listed on the National Register of Historic Places.
- Certified as a contributing element of a National Register Historic District.
- Certified as historic by local heritage preservation commission or Certified Local Government.

Appendix IV • Theme Related Documents
Courtesy of the Minnesota Historic Preservation Office

Thomas and Margaret Sullivan Farmhouse National Register of Historic Places Registration Form Draft prepared in 1988 by Philip Aasen.

John & Margaret Sullivan Farmhouse Nomination form 1988

The SHPO file contains a 1988 draft of a National Register of Historic Places Registration Form submitted by Philip Aasen with the following information hand printed (*italics*) on it:

AN-CHC-002

Enclosures_1) copy...

2) Col. Hts. bicentennial ...

3) p 2-3 from book "Columbia Heights – Bootstrap Town"

1. Name of Property *Sullivan Farm House*
historic name *Same*

2. Location *5037 Madison St. N.E. –Columbia Heights , MN. 554*
street & number *5037 Madison St. N.E.*
city, town *COLUMBIA HEIGHTS* vicinity *50th Madison (w of Central)*
state *MINNESOTA* code 55421 county *Anoka* code zip code 55421

3. Classification
☒ private

6. Function or Use
Historic function
5 B R wood-frame farm house. Headquarters of Sullivan farm. It was home for pioneer settler and township official John Sullivan – his wife Margaret and children. (DOMESTIC/dwelling)

Current Functions
Private residence (one section is apartment) (DOMESTIC/DWELLING)

7. Description (see pictures)
traditional two-story wood-farm house with long front porch and brick chimney. There is an original basement. Excellent example of Pioneer Minnesota farm house.

Materials
Foundation *cement*
Walls *wood-frame*
Roof *shingle with brick chimney*

The Columbia Heights Historic Context Study

Describe present and historic physical appearance. *(same) 5 BR. – 2 story – long front porch – wood frame structure*

The historic Sullivan farm house is located at 5037 Madison St. N.E. in Columbia Heights (Anoka County). It is the oldest house in Columbia Heights and one of the oldest in the metro area on its original site.

The farm originally contained 120 acres and was purchased by prominent pioneer settler John Sullivan on May 5, 1863. Construction of the home commenced shortly thereafter. Around the turn of the century the Sullivan property had expanded to 640 acres.*

John Sullivan was elected to the first board of Manomin Township (now Columbia Heights, Fridley, and Hilltop) in 1870. He also served as treasurer. He grew grain (potatoes, corn, hay) and also produced mill. Sullivan died in 1886 and the land was farmed by the Sullivan family until 1938.

**- See enclosed deed copy*

8. Statement of Significance

Areas of Significance

*History, Architecture
(as example of type)*

Period of Significance

1863

Significant Dates

1863

Significant Person

*John Sullivan – prominent
Landowner and Manomin official*

State Significance of property

The Sullivan farm house, one of five bedrooms and two stories, served as an important local point for area farms. For example, there was a dance pavilion where neighbors socialized on weekends. John Sullivan's grave in St. Anthony Cemetery at 28th & Central Ave. N.E. is one of the earliest in that cemetery. (Sullivan was born in Ireland and had lived in Boston and Mpls.)

Historically the Sullivan name is the best known in the Columbia Heights area (just north of Mpls.) There is a Sullivan Dr., Sullivan Lake and Sullivan Lake Park. The Sullivan Shores townhomes have been advertised on WCCO radio by well-known personality Steve Cannon.

The house faces east and west because the road originally went east from the property toward Central Ave. Madison St. goes north-and-south so and(sic) observer sees the side of the house when travelling up Madison St. The Sullivan home retains its early appearance and siting. The two barns are gone and the neighboring homes were built 100 years later than the Sullivan house. It is in good condition.

9. Major Bibliographical References

Columbian Heights: Bootstrap Town by Irene Parsons © 1986 (1)

Columbia Heights: A Historical Sketch -1976 bicentennial project by P. Aasen (2)

Goodrich's History of Anoka County (1905) (3)

10. Geographical Data

Acreage of property

60 x 167.57 feet (originally 120 acres)

Verbal Boundary Description

*Lot 4 except the east 111'. Block 1, Lyndale Builders 2nd Addition Anoka Co. MN. – Legal Description
(Lyndale Builders built modern homes in the neighborhood)*

11. Form Prepared By

The Columbia Heights Historic Context Study

name/title	<i>Philip Aasen – contributing writer (reporter) – former Col. Hts. City Adm. Aide</i>		
organization	<i>Northeaster newspaper</i>	date	<i>Oct. 6, 1988</i>
street & number	<i>4836 Stinson Blvd. N.E. (home)</i>	telephone	<i>primary 571-0643 (home)</i>
city or town	<i>Columbia Heights</i>	state	<i>Minnesota 55421</i> <i>(bus Tel. 788-9003 secondary number)</i>

(I have written an upcoming story on the Sullivan farm for the Northeaster newsletter)

See attachment to article by Philip Aasen, SHPO file # *AN-CHC-002*

**1977 Visual Reconnaissance Survey of Twin Cities Suburbs, Surveyor: Mario Dabrowski,
Supervisor: Charles W. Nelson.**

1977 VISUAL RECONNAISSANCE SURVEY OF TWIN CITIES SUBURBS

Suburb: Columbia Heights

Date of Survey: 8 August 1977

Surveyor: Mario Dabrowski

Supervisor: Charles W. Nelson

Contents of File:

- (a) Survey Narrative
- (b) Community Survey Form
- (c) Community/Municipality Map
- (d) USGS Quad(s) of Community/Municipality:
 - Minneapolis North Quad
 - New Brighton Quad
- (e) Photo Survey Forms

RECOMMENDATIONS:

INVENTORY:

Properties identified for addition to local inventories as those having architectural/visual interest are listed as follows: (Marked on USGS with red asterisk)

None

NATIONAL REGISTER ELIGIBILITY:

None of the properties listed above are recommended for nomination to the National Register based upon information gathered in this survey. Consideration should be given, however, based upon community interest and information produced through further research.

The Columbia Heights Historic Context Study

SURVEY NARRATIVE...

45th Avenue N.E. and Main Street to 37th Avenue N.E. to 2nd Street to 40th Avenue N.E. to 3rd Street NE. to 37th Avenue N.E. to University Avenue (47) to 40th Avenue. Along Main Street there is an abundance of residences circa 1930s-40s with scattered residences circa 1960's. There are roughly two industrial sites west of Main Street in the area of 37th Avenue and 38th Avenue N.E. The only building of visual interest in this section of Columbia Heights is a residence circa 1870's (Photo 14A, 15A, C.S. 01978) located at 3915 Third Street N.E. Unfortunately this circa 1870s residence does not qualify for the Inventory. All other residence in the area are circa 1950s-60s.

40th Avenue N.E. to Lookout Place to 5th Street N.E. to 37th Street N.E. to University Avenue back to 5th Street to Quincy Street to 39th Avenue N.E. to Jackson Street to 40th Avenue N.E. to Mill Street to 5th Street to 40th Avenue to 4th Street. The majority of residences here are circa 1950's-60's with some exceptions which are as follows. On 37th Avenue between 5th Street and University Avenue stands three or four residences circa 1900s of no visual interest. Other residences circa 1900-10 are located in the vicinity of 38th Avenue and 39 Avenue and Quincy Street in addition to some residences circa 1920's. One building appeared to have visual interest although the structure does not qualify for inclusion to the Inventory. That building is the Columbia Heights Field House circa 1959 located at 530 Mill Street N.E. (Photo 16A, C.S. 01978). One of Columbia Heights' commercial districts is located on 40th Avenue and photo 17A, C.S. 01978 clearly shows this.

4th Street N.E. to 44th Avenue to 5th Street to 40th Avenue to 6th Street to 43rd Avenue to 7th Street to 45th Avenue to Washington Street to 40th Avenue to Jefferson Street to 44th Avenue. A wide variety of circa dates are evident but most of the residences are circa 1940s-50s. On Washington Street there stands one residence circa 1917-20 but not worth nothing at all. Similarly on Washington Street there stands a residence circa 1920s-30s but again of no architectural significance. On Jefferson Street a couple of residences circa 1910 were spotted though the residences were not architecturally significant.

44th Avenue to Madison Street to 40th Avenue to Monroe Street to 42nd Avenue to Quincy Street to 40th Avenue back to 44th Avenue on Quincy Street to Central Avenue (65) to 37th Avenue. Excluding the buildings that constitutes the commercial district on Central Avenue, which incidentally are mixed in the circa dates, ranging from circa 1910s all the way to 1970s, though nothing visually interesting was spotted the residential area mentioned above had a number of circa 1930s residences in the vicinity of 43 Avenue and Quincy Street. The residences circa 1930s that are of no architectural consequence stand amid residences circa 1950s-60s.

37th Avenue via Central Avenue (65) to 49th Avenue to Madison Street. Past 44th Avenue traveling north to 49th Avenue on Central Avenue we witness further the commercial district circa 1960s. From 49th Avenue to Madison Street the survey of Columbia Heights ended that is after a photograph (Photo 21A - C.S. 01978) was taken of a residential area circa 1960s.

Previous finding on pedestrian bridges in Columbia Heights from the *Minnesota Bridge Inventory 1955-1970* prepared in 2012 by Mead 7 Hunt, Inc.

AN-CHC-006

Pedestrian bridge #02017, built in 1967 over MN 47 near 49th Avenue NE and 1.7 miles south of junction with Trunk Highway 695, was recommended as not eligible for the National Register in the Minnesota Bridge Inventory 1955-1970.

This bridge does not have a direct and significant association with an important historic transportation system, program, or policy identified through contextual research, nor does it illustrate the evolution of a bridge type or represent an important variation in the design, fabrication, and construction of a bridge type. Additionally, it is not a distinguishable representation of a master's work and does not possess high artistic values as identified through contextual research. Therefore, this bridge is recommended not eligible for the National Register under Criterion A and C.

AN-CHC-007

Pedestrian bridge #02021, built in 1970 over MN 65 9Central Avenue NE) .7 miles south of junction with Trunk Highway 964 was recommended as not eligible for the National Register in the Minnesota Bridge Inventory 1955-1970.

This bridge does not have a direct and significant association with an important historic transportation system, program, or policy identified through contextual research, nor does it illustrate the evolution of a bridge type or represent an important variation in the design, fabrication, and construction of a bridge type. Additionally, it is not a distinguishable representation of a master's work and does not possess high artistic values as identified through contextual research. Therefore, this bridge is recommended not eligible for the National Register under Criterion A and C.

The Columbia Heights Historic Context Study

Information for the State Historic Preservation Office Inventory Files Pertaining to the City Of Columbia Heights Minnesota

This report was generated from the cultural resources database for Columbia Heights. The database search is only for previously known archaeological sites and historic properties.

Because the majority of archaeological sites in the state and many historic/architectural properties have not been recorded, important sites or properties may exist within the search area and may be affected by development projects within that area. Additional research, including field surveys, may be necessary to adequately assess the area's potential to contain historic properties or archaeological sites.

CEF – Considered Eligible Findings are made when a federal agency has recommended that a property is eligible for listing in the National Register and MN SHPO has accepted the recommendation for the purposes of the Environmental Review Process. These properties need to be further assessed before they are officially listed in the National Register. These properties may need to be reassessed for eligibility under additional or alternate contexts.

Properties without designations in the reports may not have been evaluated and therefore no assumption to their eligibility can be made. Integrity and contexts change over time, therefore any eligibility determination made ten (10) or more years from the date of the current survey are considered out of date and the property will need to be reassessed.

INVENTNUM	PROPNAME	ADDRESS	CEF					
AN-CHC-001	Minneapolis Waterworks	4500 Reservoir Blvd.	Y	30	24	25	SW-SE	New Brighton
AN-CHC-002	Sullivan Farm House	5037 Madison St.		30	24	26	NE-SE-NW	Minneapolis North
AN-CHC-003	Heights Theater	3951 Central Ave. NE		30	24	35	SE-NE-SE	New Brighton
AN-CHC-004	Doctor Hoff Daniel Good Medical Office	3825 Central Ave. NE		30	24	36	NW-SW-SW	New Brighton
AN-CHC-005	Columbia Heights High School	825 41st Ave. NE	Demolished					
AN-CHC-006	Bridge 02017	Pedestrian Bridge MN 47 1.7 mi. S of Jct. TH 694		30	24	35	SW-NW	Minneapolis North
AN-CHC-007	Bridge 02021	Pedestrian Bridge MN 65 .7 mi. S of Jct. TH 694		30	24	26	NESE	New Brighton
AN-CHC-008	75 MG Reservoir	4500 Reservoir Boulevard	Y	30	24	25		New Brighton
AN-CHC-009	Columbia Heights Filtration Plant	4500 Reservoir Boulevard	Y	30	24	25		New Brighton
AN-CHC-010	Pump Station 7	4640 Chatham Rd.	Y	30	24	25		New Brighton
AN-CHC-011	Pump Station 8	4500 Reservoir Blvd.	Y	30	24	25		New Brighton

AN-CHC-001, 008, -009, -010, -011 are resource files associated with the Minneapolis Water Works system located in Columbia Heights. All five of these resources have been surveyed in the past and found eligible for designation, however, there does not appear to have been any additional action taken upon their listing.

File AN-CHC-002 contains a hand written National Register nomination form for the "Sullivan Farm House" at 5037 Madison Street NE. The nomination was prepared by Philip Aasen of Columbia Heights circa 1988. In response Susan Roth of SHPO in a November 28, 1988 letter requested further information on the property before eligibility to the Register could be considered. No response to the letter was filed. The Sullivan Farm House file also contains some notes from a 1977 reconnaissance survey of a few Columbian Heights residential streets. The survey was supervised by Charles Nelson from SHPO.

File AN-CHC-003 contains a collection of articles and correspondence regarding the Heights Theater at 3951 Central Avenue NE.

File AN-CHC-004 contains a inventory form and newspaper article about the Doctor Good Medical Office at 3825 Central Avenue NE.

The Columbia Heights High School (AN-CHC-005) has been demolished and recently replaced by the Columbia Heaths Public Safety Building.

Two bridges NA-CHC-006, -007 were recommended as not eligible for National Register under Criterion A and C by Mead & Hunt's *Minnesota Bridge Inventory 1955-1970*.