

Inventory Number: HE-MPC-18016
Historic Name: Commercial Building

Address: 3805 Chicago Avenue South

This property was previously recorded in 2018.¹ An updated form is provided to adhere to current standards.

Description Narrative:

This two-story, rectangular-plan commercial building was constructed in 1909. It is clad in common-bond brick and has a flat roof with a decorative brickwork panel below the cornice. A two-door recessed entry is sited on the facade. The southern door likely leads to the first-story commercial space while the northern door likely leads to second-story apartments. The commercial storefront has been partially infilled and replaced with metal fixed-pane windows. Second-story windows have stone sills and jack arch lintels. Each side elevation shares a party wall with the adjacent building. Since the previous evaluation, these openings have been partially infilled and replaced with vinyl casement units. An addition is present on the rear (east) elevation. Research did not reveal when this addition was completed; however, it is visible in 1947 aerials.² Alterations include the altered storefront, replacement windows, and the rear addition.

Significance Narrative:

A detailed historic context is presented in *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project*.³ An addendum report, *Phase I Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project*, contains further historic context for the intersection of 38th Street East and Chicago Avenue South.⁴

This commercial building was constructed by Alfred Carlson. City directories indicate the first occupant was Carlson and James C. Jensen, who operated a retail shoe store.⁵ The 1910 census identifies Jensen as a carpenter and Carlson as a tailor, both residing at this property with their families.⁶ By 1920, the building was occupied by a hardware store. Review of city directories and newspapers indicates a variety

¹ Elizabeth Gales, "Commercial Building-HE-MPC-19252," 2018, Minnesota's Statewide Historic Inventory Portal. HE-MPC-19252 is a duplicate inventory number for this property.

² "Aerial Image: Minneapolis, Hennepin County, Minnesota 1947," *Historic Aerials by NETRONLINE*, accessed November 26, 2024, <https://www.historicaerials.com/viewer>.

³ Hess, Roise and Company and Streamline Associates, LLC, *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project* (Prepared for Metro Transit Division of the Metropolitan Council and the Federal Transit Administration, 2018).

⁴ Mead & Hunt, Inc., *Phase I/II Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project* (Prepared for the Metro Transit Division of the Metropolitan Council, Arterial Bus Rapid Transit Department, 2026).

⁵ Minneapolis Inspector of Buildings, "Minneapolis Building Permit Index Card: 3805-3807 Chicago Avenue," 1909-1973, Building Permit Records, Hennepin County Library; *Minneapolis City Directory 1910* (Minneapolis, Minn.: Minneapolis Directory Company, 1910), 369, 889, 1877.

⁶ United States of America, Bureau of the Census, *Thirteenth Census of the United States, 1910* (Washington, D.C: National Archives and Records Administration, 1910), Roll T624_703 Page: 21a.

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of businesses followed, including a meat market, dry goods store, grocer, furniture store, bakery, and tax services office.⁷ Mystic Healing Stones, a crystal shop and art gallery, currently occupies this building.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. It was built in 1909 for retail and residential use and housed a variety of businesses over time. Research did not yield any evidence to indicate that the property is significant within commercial development or other historic trends or events in Minneapolis or Hennepin County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The vernacular commercial building does not represent distinctive characteristics of a type, period, or method of construction; demonstrate the work of a master; or possess high artistic value. Furthermore, alterations detract from the original design. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation.

This property was considered for its potential to contribute to a historic district, but no potential district was identified. However, the subject property is adjacent to the proposed George Floyd Square Cultural Landscape (HE-MPC-22800; recommended eligible). See the Cultural Landscape inventory form for further details.

This property was not assessed for integrity due to the lack of significance and is recommended not eligible for the National Register.

Prepared by: Bridget Jensen

Firm: Mead & Hunt, Inc.

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"Beneficial Tax Services Advertisement." *The Minneapolis Star*. March 17, 1970.

"Consumers Wholesale Supply Company Advertisement." *Minneapolis Daily Star*. September 11, 1925.

⁷ "Beneficial Tax Services Advertisement," *The Minneapolis Star*, March 17, 1970; "Sparton Radio Advertisement," *The Minneapolis Journal*, September 11, 1929; "Consumers Wholesale Supply Company Advertisement," *Minneapolis Daily Star*, September 11, 1925; "Bandits Escape with \$800 Loot," *Minneapolis Daily Star*, December 5, 1921; *Minneapolis City Directory 1960* (Minneapolis: Minneapolis Directory Company, 1960), 143; *Minneapolis City Directory 1950* (Minneapolis: Minneapolis Directory Company, 1950), 1123; *Minneapolis City Directory 1940* (Minneapolis: Minneapolis Directory Company, 1940), 1450, 2100; *Minneapolis City Directory 1930* (Minneapolis: Minneapolis Directory Company, 1930), 708, 2169; *Minneapolis City Directory 1920* (Minneapolis: Minneapolis Directory Company, 1920), 620.

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"Sparton Radio Advertisement." *The Minneapolis Journal*. September 11, 1929.

United States of America, Bureau of the Census. *Thirteenth Census of the United States, 1910*. Washington, D.C: National Archives and Records Administration, 1910.

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Photographs, Figures and Maps:



HE-MPC-18016, August 6, 2026, front (west) facade, view facing east.



HE-MPC-18016, August 6, 2026, front (west) facade and side (south) elevation, view facing northeast.
HE-MPC-18017 is visible in the foreground.

Inventory Number: HE-MPC-18017
Historic Name: Commercial Building

Address: 3807 Chicago Avenue South

This property was previously recorded in 2018.¹ An updated form is provided to adhere to current standards.

Description Narrative:

This one-story, commercial building was constructed in 1911, according to tax assessor data. It has a flat roof with metal coping. The front (west) facade is clad in replacement vinyl and the side (south) and rear (east) elevations are clad in stucco. The north elevation shares a party wall with the adjacent building. The commercial storefront has been enclosed and features a recessed entry with single door, and replacement fixed pane and sliding vinyl windows. A shed-roof addition is present on the rear elevation. Alterations include the replacement siding and windows, and the rear addition.

Significance Narrative:

A detailed historic context is presented in *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project*.² An addendum report, *Phase I Architecture/History Survey Report Addendum for the D Line Transit Project*, contains further historic context for the intersection of 38th Street East and Chicago Avenue South.³

This commercial building was constructed by Libby & Libby, a general contracting company.⁴ City directories indicate the first occupant was CA Templeton Hardware, which continued to use this building until approximately 1917, when it was occupied by a grocer.⁵ Between 1917 and 1930, a variety of businesses occupied the building, including a bakery and confectionary store.⁶ By 1930, a dry cleaner and tailor shop and jewelry repair business occupied the building, and by 1940, the jewelry repair business was replaced by a barber. The dry cleaner, under different ownership, became the sole occupant by 1960 and continued to operate out of the building until 1994.⁷ In 2019, the building was

¹ Elizabeth Gales, "Commercial Building-HE-MPC-19253," 2018, Minnesota's Statewide Historic Inventory Portal. HE-MPC-19253 is a duplicate inventory number for this property.

² Hess, Roise and Company and Streamline Associates, LLC, *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project* (Prepared for Metro Transit Division of the Metropolitan Council and the Federal Transit Administration, 2018).

³ Mead & Hunt, Inc., *Phase I/II Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project* (Prepared for the Metro Transit Division of the Metropolitan Council, Arterial Bus Rapid Transit Department, 2026).

⁴ Minneapolis Inspector of Buildings, "Minneapolis Building Permit Index Card: 3805-3807 Chicago Avenue," 1909-1973, Building Permit Records, Hennepin County Library; *Minneapolis City Directory 1911* (Minneapolis: Minneapolis Directory Company, 1911), 1092.

⁵ *Minneapolis City Directory 1920* (Minneapolis: Minneapolis Directory Company, 1920), 2186; "Clarx Advertisement," *The Minneapolis Journal*, November 12, 1917, Newspapers.com.

⁶ *Minneapolis City Directory 1920*, 2186; "Fire Routs Tenants," *The Minneapolis Morning Tribune*, August 20, 1924, Newspapers.com; "Reinhard Brothers Company," *The Minneapolis Sunday Tribune*, December 6, 1925, Newspapers.com.

⁷ *Minneapolis City Directory 1930* (Minneapolis: Minneapolis Directory Company, 1930), 24, 2084; *Minneapolis City Directory 1940* (Minneapolis: Minneapolis Directory Company, 1940), 1069, 2117, 2210; *Minneapolis City Directory 1950* (Minneapolis: Minneapolis Directory Company, 1950), 498, 895; *Minneapolis City Directory 1960* (Minneapolis: Minneapolis Directory Company, 1960), 250; "Tailor Shop for Sale," *Star Tribune*, October 19, 1994, Newspapers.com.

Inventory Number: HE-MPC-18017
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occupied by Axis Home PCA Agency, a home care agency.⁸ It is currently occupied by the CEPA Boxing Club.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. It was built in 1911 by Libby & Libby for retail use and has been occupied by a variety of different businesses. Research did not yield any evidence to indicate that the property is significant within commercial development or other historic trends or events in Minneapolis or Hennepin County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The modified vernacular commercial building does not represent distinctive characteristics of a type, period, or method of construction; demonstrate the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation.

This property was considered for its potential to contribute to a historic district, but no potential district was identified. However, the subject property is adjacent to the proposed George Floyd Square Cultural Landscape (HE-MPC-22800; recommended eligible). See the Cultural Landscape inventory form for further details.

This property was not assessed for integrity due to the lack of significance and is recommended not eligible for the National Register.

Prepared by: Bridget Jensen

Firm: Mead & Hunt, Inc.

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⁸ "Street View of 3807 Chicago Avenue (2007-2022)," *Google Maps*, n.d., <https://maps.app.goo.gl/aLTRkrRQgQq6JDJ86>.

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Minneapolis City Directory 1911. Minneapolis: Minneapolis Directory Company, 1911.

Minneapolis City Directory 1920. Minneapolis: Minneapolis Directory Company, 1920.

Minneapolis City Directory 1930. Minneapolis: Minneapolis Directory Company, 1930.

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<https://maps.app.goo.gl/aLTRkrRQgQq6JDJ86>.

"Tailor Shop for Sale." *Star Tribune*. October 19, 1994. Newspapers.com.

Inventory Number: HE-MPC-18017
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Address: 3807 Chicago Avenue South

Photographs, Figures and Maps:



HE-MPC-18017, August 6, 2026, front (west) facade and side (south) elevation, view facing northeast.



HE-MPC-18017, August 6, 2026, front (west) facade and side (south) elevation, and adjacent commercial properties, view facing northeast.

Inventory Number: HE-MPC-18018
Historic Name: Commercial Building

Address: 3808 Chicago Avenue South

This property was previously recorded in 2018.¹ An updated form is provided to adhere to current standards.

Description Narrative:

This one-story commercial building was constructed in 1921, according to building permits. It has a flat roof with a stepped parapet. The front (east) facade is clad in stucco and replacement stone veneer. Original brick pilasters are present at each corner of the facade. The storefront has been modified and includes paired replacement wood doors, three fixed vinyl windows, and a modern awning. A sign that reads "I Was So Tired" is above the awning. The side (south) elevation is clad in brick and the side (north) elevation is clad in stucco. A mural covers a portion of the north elevation. Two additions span the rear (west) elevation: one was completed in 1939 and the other by 1972.² The property was originally constructed as two commercial units but was converted for single occupancy sometime after 1952.³ A large parking lot is located directly north of the subject property. Alterations include the altered storefront, replacement windows and siding, and rear additions.

Significance Narrative:

A detailed historic context is presented in *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project*.⁴ An addendum report, *Phase I Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project*, contains further historic context for the intersection of 38th Street East and Chicago Avenue South.⁵

This commercial building was constructed by C.O. Orpdahl for Gary Strong. Research did not reveal further information about Orpdahl or Strong.⁶ Since construction, this building has been occupied by a hardware store, dry goods store, grocer, meat market, novelty store, clothing store, electrician, and

¹ Elizabeth Gales, "Commercial Building-HE-MPC-19254," 2018, Minnesota's Statewide Historic Inventory Portal. HE-MPC-19254 is a duplicate inventory number for this property.

² Minneapolis Inspector of Buildings, "Minneapolis Building Permit Index Card: 3808-3810 Chicago Avenue," 1921-1973, Building Permit Records, Hennepin County Library; "Aerial Image: Minneapolis, Hennepin County, Minnesota 1972," *Historic Aerials by NETRONLINE*, accessed November 26, 2024, <https://www.historicaerials.com/viewer>.

³ Minneapolis Inspector of Buildings, "Minneapolis Building Permit Index Card: 3808-3810 Chicago Avenue"; "Minneapolis. Minnesota, 1912 Revised 1952 Vol 5," 1:600 (Minneapolis: Sanborn Map Company, 1952).

⁴ Hess, Roise and Company and Streamline Associates, LLC, *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project* (Prepared for Metro Transit Division of the Metropolitan Council and the Federal Transit Administration, 2018).

⁵ Mead & Hunt, Inc., *Phase I/II Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project* (Prepared for the Metro Transit Division of the Metropolitan Council, Arterial Bus Rapid Transit Department, 2026).

⁶ "Building Permit," *Minneapolis Daily Star*, April 5, 1921, Newspapers.com.

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Historic Name: Commercial Building

Address: 3808 Chicago Avenue South

television store.⁷ The current occupant, The Worldwide Outreach for Christ, has used this building since 1980.⁸

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. It was built in 1921 for commercial use and has housed various businesses. Research did not yield any evidence to indicate that the property is significant within commercial development or other historic trends or events in Minneapolis or Hennepin County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The highly altered commercial building does not represent distinctive characteristics of a type, period, or method of construction; demonstrate the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation. This property was considered for its potential to contribute to a historic district, but no potential district was identified.

This property was not assessed for integrity due to the lack of significance and is recommended not eligible for the National Register. However, the subject property is adjacent to the proposed George Floyd Square Cultural Landscape (HE-MPC-22800; recommended eligible). See the Cultural Landscape inventory form for further details.

Prepared by: Bridget Jensen

Firm: Mead & Hunt, Inc.

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⁷ "Reis TV Advertisement," *The Minneapolis Star*, May 13, 1965, Newspapers.com; "Minneapolis Chapter--National Electrical Contractors' Assn.," *Minneapolis Star Tribune*, December 22, 1957, Newspapers.com; "TCM Store Advertisement," *The Minneapolis Journal*, August 23, 1931, Newspapers.com; "Day's Records," *The Minneapolis Star*, April 29, 1931, Newspapers.com; "Novelty Shop Robbed," *The Minneapolis Star*, December 19, 1928, Newspapers.com; "Building Permit."

⁸ "Who We Are," Business Website, *Worldwide Outreach for Christ*, (2021), <https://www.wwofc.org/about.html>.

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<https://www.wwofc.org/about.html>.

Inventory Number: HE-MPC-18018
Historic Name: Commercial Building

Address: 3808 Chicago Avenue South

Photographs, Figures and Maps:



HE-MPC-19254, August 6, 2026, front (east) facade and side (south) elevation, view facing northwest.



HE-MPC-19254, August 6, 2026, side (north) elevation, view facing south.

Inventory Number: HE-MPC-18028
Historic Name: Commercial Building

Address: 805 38th Street East

This property was previously recorded in 2018.¹ An updated form is provided to adhere to current standards.

Description Narrative:

This two-story, rectangular-plan commercial building was constructed in 1907, according to tax assessor data. The flat roof has a wide metal-clad overhang along the front (west) facade and side (north) elevation. Replacement stucco covers the building. The storefront has been partially infilled and features replacement fixed-pane metal windows. Second-story windows are replacement, one-over-one, vinyl and metal units, and one window opening on the facade has been infilled. The side (north) elevation features the primary entrance with a replacement single metal door. A secondary entrance and a mural are present on the first story and an oriel window is located on the second story. Alterations include the modified storefront, replacement siding and windows, and altered window opening.

Significance Narrative:

A detailed historic context is presented in *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project*.² An addendum report, *Phase I Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project*, contains further historic context for the intersection of 38th Street East and Chicago Avenue South.³

This commercial building was constructed by J.D. Pixley for George T. Martin as a grocery with residential space on the second story.⁴ Research did not reveal further information about Pixley. George T. Martin was from Michigan and worked as an engineer for a lumber company for many years before working as a grocer in 1903.⁵ He opened his own store (the subject property) in 1907 and retired in 1923, at which time his son Robert took over the business. By 1956, the grocery closed and an electronics store occupied the subject property.⁶ Review of city directories and newspapers indicates a

¹ Elizabeth Gales, "Commercial Building-HE-MPC-19254," 2018, Minnesota's Statewide Historic Inventory Portal.; HE-MPC-19254 is a duplicate inventory number for this property.

² Hess, Roise and Company and Streamline Associates, LLC, *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project* (Prepared for Metro Transit Division of the Metropolitan Council and the Federal Transit Administration, 2018).

³ Mead & Hunt, Inc., *Phase I/II Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project* (Prepared for the Metro Transit Division of the Metropolitan Council, Arterial Bus Rapid Transit Department, 2026).

⁴ Elizabeth Gales, "Commercial Building-HE-MPC-19250," 2018, Minnesota's Statewide Historic Inventory Portal.

⁵ "George T Martin Obituary," *Minneapolis Daily Star*, April 6, 1926, Newspapers.com.

⁶ *Minneapolis City Directory 1927* (Minneapolis: Minneapolis Directory Company, 1927), 2580; "Crosley Custom 21 Advertisement," *Minneapolis Sunday Tribune*, March 25, 1956, Newspapers.com.

Inventory Number: HE-MPC-18028

Historic Name: Commercial Building

Address: 805 38th Street East

variety of businesses followed, including a pottery gift store, china store, flooring business, beauty parlor, barber, and home goods store.⁷ Big L's Soul Food currently occupies this building.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. It was built by J.D. Pixley in 1907 for George T. Martin and has housed various businesses. While this property did operate as a grocery under the same family for approximately 50 years, research did not indicate the business or the association with the Martin family was significant within the commercial development or other historic trends or events in Minneapolis or Hennepin County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The altered vernacular commercial building does not represent distinctive characteristics of a type, period, or method of construction; demonstrate the work of a master; or possess high artistic value. Therefore, the property lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation.

This property was considered for its potential to contribute to a historic district, but no potential district was identified. However, the subject property is adjacent to the proposed George Floyd Square Cultural Landscape (HE-MPC-22800; recommended eligible). See the Cultural Landscape inventory form for further details.

This property was not assessed for integrity due to the lack of significance and is recommended not eligible for the National Register.

Prepared by: Bridget Jensen

Firm: Mead & Hunt, Inc.

Bibliography:

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"Coon Rapids Pottery Store No. 2." *Minneapolis Sunday Tribune*. December 27, 1957. Newspapers.com.

"Crosley Custom 21 Advertisement." *Minneapolis Sunday Tribune*. March 25, 1956. Newspapers.com.

Gales, Elizabeth. "Commercial Building-HE-MPC-19250," 2018. Minnesota's Statewide Historic Inventory Portal.

⁷ *Minneapolis City Directory 1937* (Minneapolis: Minneapolis Directory Company, 1937), 2248, 2056; *Minneapolis City Directory 1948* (Minneapolis: Minneapolis Directory Company, 1948), 1858; *Minneapolis City Directory 1958* (Minneapolis: Minneapolis Directory Company, 1958), 244, 191, 1914; "Kravco's Home Products Advertisement," *Minneapolis Sunday Tribune*, September 22, 1957, Newspapers.com; "Republicans, DFLers Steal Tactics, Issues," *The Minneapolis Star*, October 6, 1966, Newspapers.com; "Beauty Operators," *Minneapolis Morning Tribune*, March 31, 1961, Newspapers.com; "The Gift Box Advertisement," *The Minneapolis Star*, April 28, 1960, Newspapers.com; "Coon Rapids Pottery Store No. 2," *Minneapolis Sunday Tribune*, December 27, 1957, Newspapers.com.

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— — —. "Commercial Building-HE-MPC-19254," 2018. Minnesota's Statewide Historic Inventory Portal.

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Historic Name: Commercial Building

Address: 805 38th Street East

Photographs, Figures and Maps:



HE-MPC-18028, August 6, 2026, front (west) facade, view facing east.



HE-MPC-18028, August 6, 2026, side (north) elevation, view facing south.

Inventory Number: HE-MPC-19255

Historic Name: House

Address: 3809 Chicago Avenue South

This property was previously recorded in 2018.¹ An updated form is provided to adhere to current standards.

Description Narrative:

This one-story, rectangular-plan, front-gable house was constructed in 1907, according to tax assessor records. It is clad in wood siding. Asphalt shingles cover the roof, with a central brick chimney at the ridge line and a gable wall dormer on the side (south) elevation. The roof also features end boards, cornice board, and a panel in the gable end on the front (west) facade. A modern gable-roof porch spans a portion of the facade.² A front-gable addition spans the rear (east) elevation. Windows are single-hung replacement metal units. A picket fence and gate with wood pergola at the entrance enclose the yard. A shed is located directly east.

Alterations include the rear addition, replacement windows, and replacement porch.

Significance Narrative:

A detailed historic context is presented in *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project*.³ An addendum report, *Phase I Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project*, contains further historic context for the intersection of 38th Street East and Chicago Avenue South.⁴

This house was constructed by Llewellyn Day as his own residence.⁵ Review of city directories indicate Day worked as a baker and that by 1920, he and his family moved to 3813 Chicago Avenue South (HE-MPC-19256; Recommended Not Eligible).⁶ City directories indicate that following Day, a number of occupants lived at the subject property for less than ten years.⁷

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. The house was constructed by Llewellyn Day as a single-family residence. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development or other historic trends or events in Minneapolis or Hennepin County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property

¹ Elizabeth Gales, "House-HE-MPC-19255," 2018, Minnesota's Statewide Historic Inventory Portal.

² "Minneapolis. Minnesota, 1912 Vol 5," 1:600 (Minneapolis: Sanborn Map Company, 1912).

³ Hess, Roise and Company and Streamline Associates, LLC, *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project* (Prepared for Metro Transit Division of the Metropolitan Council and the Federal Transit Administration, 2018).

⁴ Mead & Hunt, Inc., *Phase I/II Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project* (Prepared for the Metro Transit Division of the Metropolitan Council, Arterial Bus Rapid Transit Department, 2026).

⁵ Gales, "House-HE-MPC-19255."

⁶ *Minneapolis City Directory 1911* (Minneapolis: Minneapolis Directory Company, 1911), 503; *Minneapolis City Directory 1920* (Minneapolis: Minneapolis Directory Company, 1920), 543.

⁷ *Minneapolis City Directory 1920*; *Minneapolis City Directory 1930* (Minneapolis: Minneapolis Directory Company, 1930); *Minneapolis City Directory 1940* (Minneapolis: Minneapolis Directory Company, 1940); *Minneapolis City Directory 1950* (Minneapolis: Minneapolis Directory Company, 1950); *Minneapolis City Directory 1960* (Minneapolis: Minneapolis Directory Company, 1960).

Inventory Number: HE-MPC-19255

Historic Name: House

Address: 3809 Chicago Avenue South

under *Criterion B: Significant Person*. The altered vernacular property does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; demonstrate the work of a master; or possess high artistic value. Furthermore, alterations including the rear addition, replacement windows, and replacement porch detract from the original design of the building. Therefore, it lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation.

This property was considered for its potential to contribute to a historic district, but no potential district was identified. However, the subject property is adjacent to the proposed George Floyd Square Cultural Landscape (HE-MPC-22800; recommended eligible). See the Cultural Landscape inventory form for further details.

This property was not assessed for integrity due to the lack of significance and is recommended not eligible for the National Register.

Prepared by: Bridget Jensen

Firm: Mead & Hunt, Inc.

Bibliography:

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Minneapolis City Directory 1930. Minneapolis: Minneapolis Directory Company, 1930.

Minneapolis City Directory 1940. Minneapolis: Minneapolis Directory Company, 1940.

Minneapolis City Directory 1950. Minneapolis: Minneapolis Directory Company, 1950.

Minneapolis City Directory 1960. Minneapolis: Minneapolis Directory Company, 1960.

"Minneapolis. Minnesota, 1912 Vol 5." 1:600. Minneapolis: Sanborn Map Company, 1912.

Inventory Number: HE-MPC-19255
Historic Name: House

Address: 3809 Chicago Avenue South

Photographs, Figures and Maps:



HE-MPC-19257, August 6, 2026, front (west) facade, view facing east.



HE-MPC-19257, August 2026, front (west) facade and side (south) elevation, view facing northeast.

Inventory Number: HE-MPC-19256

Historic Name: House

Address: 3813 Chicago Avenue South

This property was previously recorded in 2018.¹ An updated form is provided to adhere to current standards.

Description Narrative:

The two-story, square-plan, cross-gable house was constructed in 1904, according to tax assessor data. The roof is clad in asphalt shingles. A simple cornice and eave returns with brackets are present, and a brick chimney is centered along the ridgeline. The house has clapboard siding and a brick foundation. An enclosed hip-roof porch extends across the front (west) facade. A one-story, hip-roof addition on the rear (east) elevation was completed in 1923.² Windows are replacement, double-hung, vinyl sash. Alterations include the porch enclosure, rear addition, and replacement windows.

Significance Narrative:

A detailed historic context is presented in *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project*.³ An addendum report, *Phase I Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project*, contains further historic context for the intersection of 38th Street East and Chicago Avenue South.⁴

This house was constructed in 1904 by Silas King.⁵ King's obituary identifies him as a known contractor in Minneapolis.⁶ It does not appear King lived in the subject house; however, the first occupants were likely his relatives, Arthur S. King and Jesse B. King. Both are listed in the 1905 Minneapolis city directory as contract plasterers. Both Arthur and Jesse were living elsewhere by 1915, and this subject property appeared to be vacant.⁷ By 1920, Llewellyn Day, a baker, was living at the subject property with his family.⁸ The Days occupied the residence until 1950 and were followed by a number of individuals who occupied the property for short periods.⁹

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. The house was constructed by Silas King. However, research did not yield any evidence to indicate that the property possesses significance as it relates to residential development or other historic

¹ Elizabeth Gales, "House-HE-MPC-19256," 2018, Minnesota's Statewide Historic Inventory Portal.

² Minneapolis Inspector of Buildings, "Minneapolis Building Permit Index Card: 3813 Chicago Avenue," 1904-1968, Building Permit Records, Hennepin County Library; "Street View of 3813 Chicago Avenue (2007-2022)," *Google Maps*, n.d., <https://maps.app.goo.gl/DB6jyounT7d221Ec9>.

³ Hess, Roise and Company and Streamline Associates, LLC, *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project* (Prepared for Metro Transit Division of the Metropolitan Council and the Federal Transit Administration, 2018).

⁴ Mead & Hunt, Inc., *Phase I/II Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project* (Prepared for the Metro Transit Division of the Metropolitan Council, Arterial Bus Rapid Transit Department, 2026).

⁵ Gales, "House-HE-MPC-19256."

⁶ "Silas King, 69, Dead; Funeral Thursday," *The Minneapolis Journal*, August 29, 1923, Newspapers.com.

⁷ *Minneapolis City Directory 1915* (Minneapolis: Minneapolis Directory Company, 1915).

⁸ *Minneapolis City Directory 1911* (Minneapolis: Minneapolis Directory Company, 1911), 503; *Minneapolis City Directory 1920* (Minneapolis: Minneapolis Directory Company, 1920), 543.

⁹ *Minneapolis City Directory 1960* (Minneapolis: Minneapolis Directory Company, 1960); *Minneapolis City Directory 1950* (Minneapolis: Minneapolis Directory Company, 1950).

Inventory Number: HE-MPC-19256

Historic Name: House

Address: 3813 Chicago Avenue South

trends or events in Minneapolis or Hennepin County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The altered cross-gable house does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; demonstrate the work of a master; or possess high artistic value. Therefore, it lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation.

This property was considered for its potential to contribute to a historic district, but no potential district was identified. However, the subject property is adjacent to the proposed George Floyd Square Cultural Landscape (HE-MPC-22800; recommended eligible). See the Cultural Landscape inventory form for further details.

This property was not assessed for integrity due to the lack of significance and is recommended not eligible for the National Register.

Prepared by: Bridget Jensen

Firm: Mead & Hunt, Inc.

Bibliography:

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"Street View of 3813 Chicago Avenue (2007-2022)." *Google Maps*, n.d.
<https://maps.app.goo.gl/DB6jyounT7d221Ec9>.

Inventory Number: HE-MPC-19256
Historic Name: House

Address: 3813 Chicago Avenue South

Photographs, Figures and Maps:



HE-MPC-19256, August 6, 2026, front (west) facade, view facing east.



HE-MPC-19256, August 6, 2026, front (west) facade and side (north) elevation, view facing southeast.

Inventory Number: HE-MPC-19257

Historic Name: Apartment Building

Address: 3814 Chicago Avenue South

This property was previously recorded in 2018.¹ An updated form is provided to adhere to current standards.

Description Narrative:

This two-story, rectangular-plan, four-unit apartment building was constructed in 1916, according to tax assessor records. It is clad in stucco and has a flat roof, with metal coping and an overhang on the front (east) facade. The recessed full-height entry on the facade includes a single replacement door that is sheltered by a front-gable pediment. Windows have metal storms and are original three-over-one wood sash and one-over-one replacement vinyl units. Windows on the facade are grouped in three and windows on the side elevations are paired and single units. Alterations appear to be limited to replacement windows.

Significance Narrative:

A detailed historic context is presented in *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project*.² An addendum report, *Phase I Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project*, contains further historic context for the intersection of 38th Street East and Chicago Avenue South.³

This apartment building was constructed by Lars E. Hellner in 1916.⁴ Review of city directories and census records indicate that Hellner worked in real estate and lived with his family at the subject property until at least 1920. By 1926, he had vacated the property.⁵ Since construction, this apartment building has been occupied by a number of tenants for short periods of time.⁶ The building remains in use as an apartment building.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. The apartment building was constructed by Lars E. Hellner and was occupied by Hellner and a number of tenants. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development or other historic trends or events in Minneapolis or Hennepin County. Thus, the property lacks significance under *Criterion A: History*. Research did not

¹ Elizabeth Gales, "Apartment Building-HE-MPC-19257," 2018, Minnesota's Statewide Historic Inventory Portal.

² Hess, Roise and Company and Streamline Associates, LLC, *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project* (Prepared for Metro Transit Division of the Metropolitan Council and the Federal Transit Administration, 2018).

³ Mead & Hunt, Inc., *Phase I/II Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project* (Prepared for the Metro Transit Division of the Metropolitan Council, Arterial Bus Rapid Transit Department, 2026).

⁴ Gales, "Apartment Building-HE-MPC-19257."

⁵ *Minneapolis City Directory 1917* (Minneapolis: Minneapolis Directory Company, 1917), 959; United States of America, Bureau of the Census, *Fourteenth Census of the United States, 1920* (Washington, D.C: National Archives and Records Administration, 1920), Roll T625_838 Page 4B; *Minneapolis City Directory 1926* (Minneapolis: Minneapolis Directory Company, 1926).

⁶ *Minneapolis City Directory 1926*; *Minneapolis City Directory 1936* (Minneapolis: Minneapolis Directory Company, 1936); *Minneapolis City Directory 1946* (Minneapolis: Minneapolis Directory Company, 1946); *Minneapolis City Directory 1956* (Minneapolis: Minneapolis Directory Company, 1956).

Inventory Number: HE-MPC-19257
Historic Name: Apartment Building

Address: 3814 Chicago Avenue South

reveal potential significance for this property under *Criterion B: Significant Person*. The four-unit apartment buildings does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; demonstrate the work of a master; or possess high artistic value. Therefore, it lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation.

This property was considered for its potential to contribute to a historic district, but no potential district was identified. However, the subject property is adjacent to the proposed George Floyd Square Cultural Landscape (HE-MPC-22800; recommended eligible). See the Cultural Landscape inventory form for further details.

This property was not assessed for integrity due to the lack of significance and is recommended not eligible for the National Register.

Prepared by: Bridget Jensen

Firm: Mead & Hunt, Inc.

Bibliography:

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Inventory Number: HE-MPC-19257
Historic Name: Apartment Building

Address: 3814 Chicago Avenue South

Photographs, Figures and Maps:



HE-MPC-19257, August 6, 2026, front (east) facade and side (north) elevation, view facing southwest.



HE-MPC-19257, August 6, 2026, front (east) facade and side (south) elevation, view facing northwest.

Inventory Number: HE-MPC-22757
Historic Name: Apartment Building

Address: 3818 Chicago Avenue South

Description Narrative:

This two-story, rectangular-plan, four-unit apartment building was constructed in 1916 according to tax assessor records. It is clad in stucco and has a flat roof with a notched and stepped parapet along the roofline. Two-story projecting bays are present on the front (east) facade and also feature notched parapets. A flat-roof pediment shelters the central primary entrance, which is accessed by a concrete stoop. Windows are replacement, one-over-one, vinyl sash. Windows on the projecting bays are grouped in threes. A modern wood fence surrounds the property.¹ Alterations are limited to replacement windows.

Significance Narrative:

A detailed historic context is presented in *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project*.² An addendum report, *Phase I Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project*, contains further historic context for the intersection of 38th Street East and Chicago Avenue South.³

This apartment building was constructed in 1916 by the Minneapolis-based Ganley Construction Company.⁴ The building was first owned by Charles A. Keegan, who resided with his family at the subject property until at least 1930.⁵ By 1936, Keegan no longer owned the property.⁶ Research did not reveal further information regarding Keegan. Since construction, this apartment building has been occupied by a number of tenants for short periods of time. The building remains in use as an apartment building.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. The apartment building was constructed by Ganley Construction Company and was first owned by Charles A. Keegan, and a number of tenants occupied this building. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development or other historic trends or events in Minneapolis or Hennepin County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant*

¹ "Street View of 3818 Chicago Avenue (2007-2022)," *Google Maps*, n.d., <https://maps.app.goo.gl/VG9GeWUCR3KJvWwcA>; Minneapolis Inspector of Buildings, "Minneapolis Building Permit Index Card: 3818 Chicago Avenue," 1916-1973, Building Permit Records, Hennepin County Library; "Aerial Image: Minneapolis, Hennepin County, Minnesota 2017," *Historic Aerials by NETRONLINE*, accessed November 26, 2024, <https://www.historicaerials.com/viewer>; "Aerial Image: Minneapolis, Hennepin County, Minnesota 2019," *Historic Aerials by NETRONLINE*, accessed November 26, 2024, <https://www.historicaerials.com/viewer>.

² Hess, Roise and Company and Streamline Associates, LLC, *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project* (Prepared for Metro Transit Division of the Metropolitan Council and the Federal Transit Administration, 2018).

³ Mead & Hunt, Inc., *Phase I/II Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project* (Prepared for the Metro Transit Division of the Metropolitan Council, Arterial Bus Rapid Transit Department, 2026).

⁴ *Minneapolis City Directory 1916* (Minneapolis: Minneapolis Directory Company, 1916), 770; Minneapolis Inspector of Buildings, "Minneapolis Building Permit Index Card: 3818 Chicago Avenue."

⁵ "Flat and Apartment Construction," *The Minneapolis Journal*, February 13, 1916, Newspapers.com; United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930* (Washington, D.C: National Archives and Records Administration, 1930), Roll T626 Page 3A.

⁶ "Charles A Keegan Obituary," *The Minneapolis Star*, August 5, 1948, Newspapers.com; *Minneapolis City Directory 1936* (Minneapolis: Minneapolis Directory Company, 1936).

Inventory Number: HE-MPC-22757
Historic Name: Apartment Building

Address: 3818 Chicago Avenue South

Person. The four-unit apartment building does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; demonstrate the work of a master; or possess high artistic value. Therefore, it lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation.

This property was considered for its potential to contribute to a historic district, but no potential district was identified. However, the subject property is adjacent to the proposed George Floyd Square Cultural Landscape (HE-MPC-22800; recommended eligible). See the Cultural Landscape inventory form for further details.

This property was not assessed for integrity due to the lack of significance and is recommended not eligible for the National Register.

Prepared by: Bridget Jensen

Firm: Mead & Hunt, Inc.

Bibliography:

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"Charles A Keegan Obituary." *The Minneapolis Star*. August 5, 1948. Newspapers.com.

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United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C: National Archives and Records Administration, 1930.

Inventory Number: HE-MPC-22757
Historic Name: Apartment Building

Address: 3818 Chicago Avenue South

Photographs, Figures and Maps:



HE-MPC-22757, August 6, 2026, front (east) facade and side (south) elevation, view facing northwest.



HE-MPC-22757, August 6, 2026, front (east) facade and side (north) elevation, view facing southwest.

Inventory Number: HE-MPC-22758
Historic Name: Thatcher House

Address: 3817 Chicago Avenue South

Description Narrative:

This two-and-one-half-story, rectangular-plan, front-gable house was constructed in 1909, according to tax assessor records. It is of frame construction and is clad in replacement stucco. Asphalt shingles cover the roof, with slightly flared boxed eaves and a central brick chimney at the ridgeline. A partial hip-roof porch with square posts and knee walls is on the front (west) facade. A partial shed-roof porch is on the rear (east) elevation and shelters the secondary entrance. A hip-roof addition on the side (south) elevation was added sometime after 1952.¹ Windows are fixed-pane metal and double-hung, replacement, vinyl units. A series of three original double-hung windows is on the second story, and an original Palladian window is in the gable end of the facade. A wood retaining wall that acts as a planter spans the parcel behind the sidewalk, and concrete steps with metal railings lead from the sidewalk to the primary entrance. A non-historic-age shed is behind the house. Alterations include the addition, and replacement siding and windows.

Significance Narrative:

A detailed historic context is presented in *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project*.² An addendum report, *Phase I Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project*, contains further historic context for the intersection of 38th Street East and Chicago Avenue South.³

This house was constructed by Stephen V. Thatcher, a carpenter and the first occupant. City directories and census records indicate that Thatcher lived at this residence with his wife and two daughters and rented out rooms to a number of boarders over the years.⁴ Thatcher moved to California in 1950. In 1952, this property was converted into a duplex and was occupied by a number of individuals over the years.⁵ The building remains in use as a duplex.

This property was evaluated under National Register of Historic Places (National Register) *Criteria A, B, and C*. It was constructed and first occupied by Stephen V. Thatcher, who lived at the property with his

¹ "Street View of 3817 Chicago Avenue (2007-2022)," *Google Maps*, n.d., <https://maps.app.goo.gl/bdx2WPuL5bNbVE9S8>; "Minneapolis. Minnesota, 1912 Revised 1952 Vol 5," 1:600 (Minneapolis: Sanborn Map Company, 1952).

² Hess, Roise and Company and Streamline Associates, LLC, *Phase I and II Architectural History Studies for the D Line Bus Rapid Transit Project* (Prepared for Metro Transit Division of the Metropolitan Council and the Federal Transit Administration, 2018).

³ Mead & Hunt, Inc., *Phase I/II Architecture/History Survey Report Addendum for the D Line Bus Rapid Transit Project* (Prepared for the Metro Transit Division of the Metropolitan Council, Arterial Bus Rapid Transit Department, 2026).

⁴ United States of America, Bureau of the Census, *Fourteenth Census of the United States, 1920* (Washington, D.C: National Archives and Records Administration, 1920), Roll T625_835 Page: 13B; Minneapolis Inspector of Buildings, "Minneapolis Building Permit Index Card: 3817 Chicago Avenue," 1971 1909, Building Permit Records, Hennepin County Library; *Minneapolis City Directory 1911* (Minneapolis: Minneapolis Directory Company, 1911), 1551.

⁵ "Death Takes S. V. Thatcher," *Daily News Post*, October 1, 1956, Newspapers.com; *Minneapolis City Directory 1950* (Minneapolis: Minneapolis Directory Company, 1950), 1561; *Minneapolis City Directory 1960* (Minneapolis: Minneapolis Directory Company, 1960), 2086; Minneapolis Inspector of Buildings, "Minneapolis Building Permit Index Card: 3817 Chicago Avenue."

Inventory Number: HE-MPC-22758
Historic Name: Thatcher House

Address: 3817 Chicago Avenue South

family and number of boarders. Research did not yield any evidence to indicate that the property possesses significance as it relates to residential development or other historic trends or events in Minneapolis or Hennepin County. Thus, the property lacks significance under *Criterion A: History*. Research did not reveal potential significance for this property under *Criterion B: Significant Person*. The altered front-gable house does not display character-defining features of any particular architectural style and does not represent distinctive characteristics of a type, period, or method of construction; demonstrate the work of a master; or possess high artistic value. Therefore, it lacks significance under *Criterion C: Architecture*. The property was not assessed under *Criterion D* as part of this evaluation.

This property was considered for its potential to contribute to a historic district, but no potential district was identified. However, the subject property is adjacent to the proposed George Floyd Square Cultural Landscape (HE-MPC-22800; recommended eligible). See the Cultural Landscape inventory form for further details.

This property was not assessed for integrity due to the lack of significance and is recommended not eligible for the National Register.

Prepared by: Bridget Jensen

Firm: Mead & Hunt, Inc.

Bibliography:

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<https://maps.app.goo.gl/bdx2WPuL5bNbVE9S8>.

United States of America, Bureau of the Census. *Fourteenth Census of the United States, 1920*. Washington, D.C: National Archives and Records Administration, 1920.

Inventory Number: HE-MPC-22758
Historic Name: Thatcher House

Address: 3817 Chicago Avenue South

Photographs, Figures and Maps:



HE-MPC-22758, August 6, 2026, front (west) facade, view facing east.



HE-MPC-22758, August 6, 2026, front (west) facade and side (south) elevation, view facing northeast.