

MINNEAPOLIS WAREHOUSE DISTRICT,
28 NORTH FIRST STREET (RESTAURANT)
City of Minneapolis
Hennepin County
Minnesota

HABS No. MN-110-AF

HABS
MINN
27-MINAP,
18AF-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Denver, Colorado 80225-0287

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HISTORIC AMERICAN BUILDINGS SURVEY

MINNEAPOLIS WAREHOUSE DISTRICT,
28 NORTH FIRST STREET (RESTAURANT)

Location: 28 North First Street, Minneapolis, Hennepin County, Minnesota.

USGS Minneapolis South, Minnesota Quadrangle; Universal Transverse Mercator
Coordinates: 15.478940.4981060

Present Owner: Jerry L. Woldorsky

Present Occupant: K's Health Club

Present Use: Health Club/Massage Parlor, second floor vacant. Awaiting demolition.

Significance: Located at the eastern edge of the Minneapolis Warehouse Historic District on lower North First Street (see Location Map), the building at 28 North First Street is a surviving example of the small, second-generation masonry buildings that replaced original wood-framed structures in downtown Minneapolis during the 1880s, when the city experienced unprecedented growth and prosperity. It is smaller in scale but similar to six 1880s hotels on lower North First Street that are listed in the Minneapolis Warehouse District. From a year after its construction in ca. 1881 until ca. 1919, this building was occupied by a ground-floor saloon, with an apartment on the second floor. As one of dozens of saloons in the Bridge Square area at the end of the nineteenth century and early twentieth century, this building represents a typical land use on lower North First Street. It was listed as a contributing building when the Minneapolis Warehouse Historic District was placed on the National Register of Historic Places in November 1989.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1881 (presumed). This building first appears in the 1882-1883 Minneapolis city directory.¹

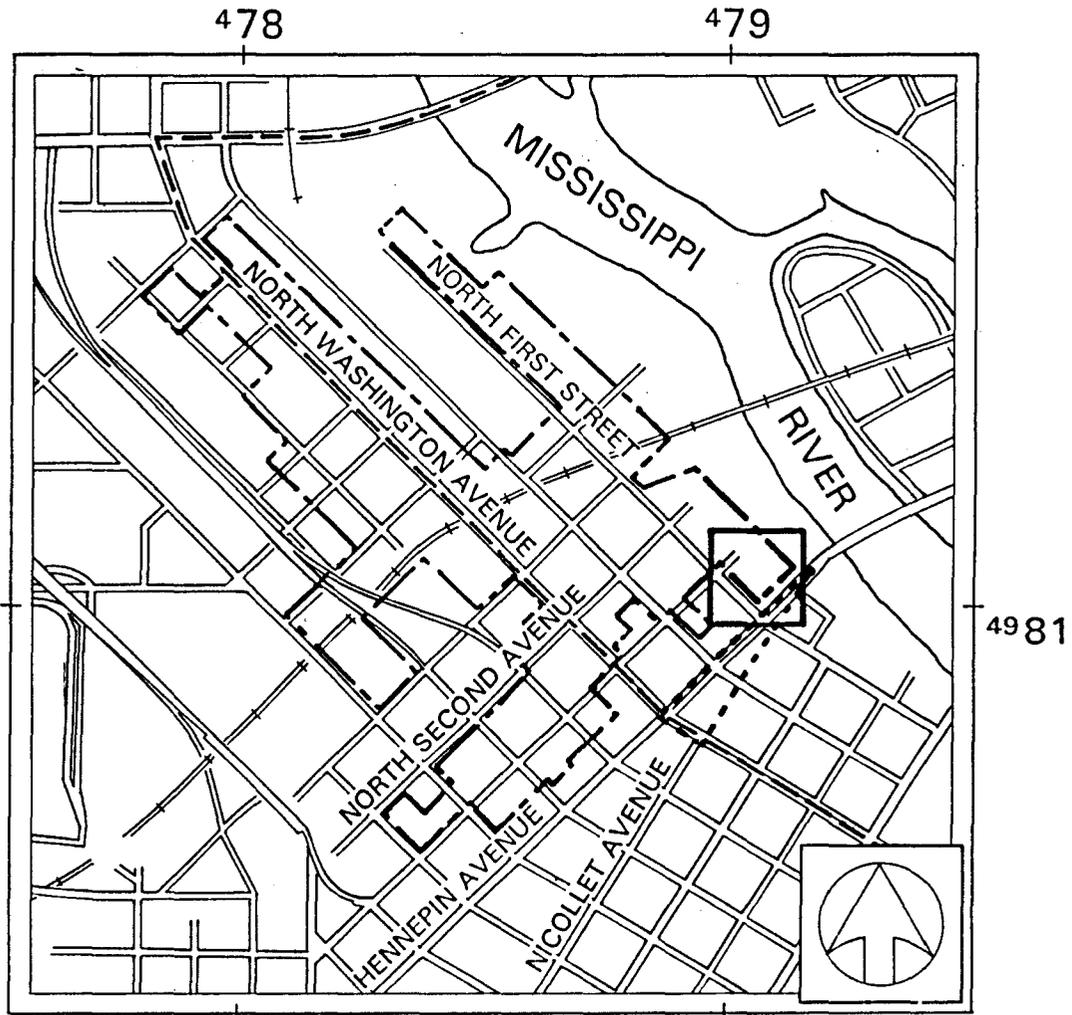
2. Architect: Not known.

3. Original and subsequent owners: The property changed hands twice in 1881, with Andrew J. Vinegar becoming the new owner on March 22. Vinegar and his heirs owned the property from 1881-1947; Cecilia Kessler, 1947-48; Leo Haydnet and Gerald Mayeron, 1948-50; Adolph Finkelstein and heirs, 1950-82; Jerry Woldorsky, 1982-present.²

4. Builders and Suppliers: Not known.

5. Original plans and construction: Not known. The modest design of this building may indicate that it was not an architect-designed building. Construction of the building predates City of Minneapolis permits.

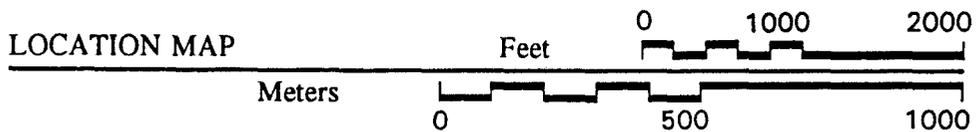
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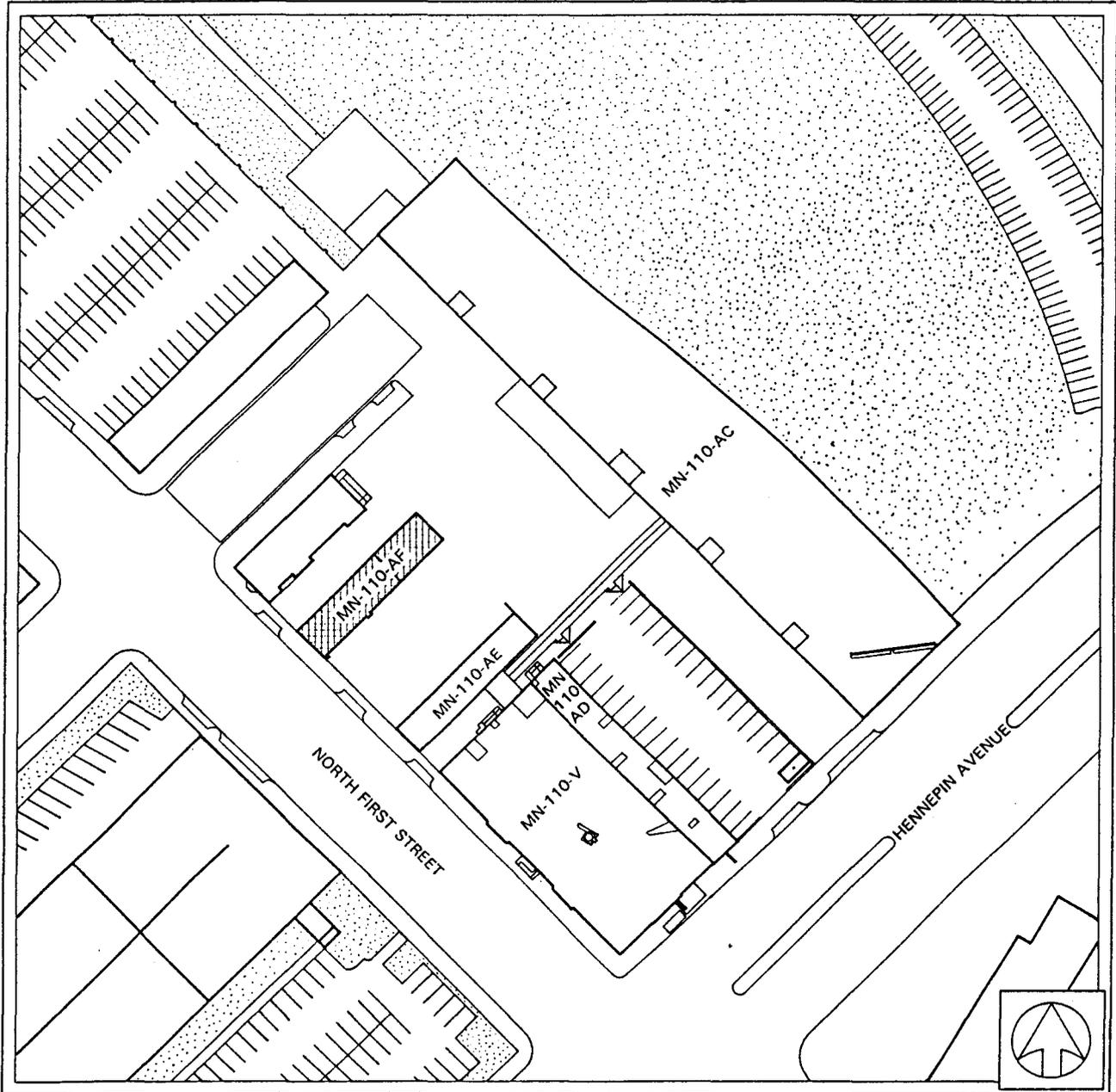
Adapted from USGS 7.5 Minute Series "Minneapolis South Quadrangle"
 Scale adjusted 1:10 000

LEGEND:

- Western Boundary of the Saint Anthony Falls Historic District,
National Register of Historic Places Number 71000438
- Minneapolis Warehouse District,
National Register of Historic Places Number 89001937
- Historic Location of Bridge Square
- Site Location



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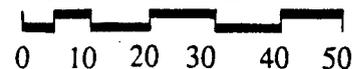
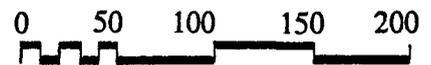


Adapted from Aerial Photograph
"Minneapolis, Hennepin County, Minnesota, Metropolitan Area" Sheets 55C and 56A

SITE PLAN

Feet 1" = 100'- 0"

Meters 1:1200



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6. Alterations and additions: Early alterations included foundation repair and relaying of saloon floor in 1890 . In 1892, unspecified alterations of \$800 were made to the brick store building.³

A mechanic's lien was filed by Rose Brothers Lumber & Supply Co. against the owner in 1936,⁴ indicating possible work on the building. In 1950, an exterior sign was changed and mechanical systems changes were made. In 1953, alterations were made to the second floor for living quarters.⁵

Pre-1935 permits for this building are included with the adjacent building, making permit sources less than reliable. Minor changes were made to the front facade, such as infilling the storefront windows with wood panels and replacing the front entry door. Interior changes to the first floor were made fairly recently for the present tenant, K's Health Club (described further under Part II).

B. Historical Context:

During almost seventy years of its existence, from ca. 1881-1947, Andrew J. Finnegan or his heirs in the family owned this building. For most of the time, until Prohibition took effect in 1919, the first floor was used as a saloon and operated by different managers. Its use as a saloon appears to have ended around 1920. Because there are no reverse city directories until 1939, little is known about the building's uses between 1920-1940. The properties at 26 and 28 North First Street were originally separate buildings. In 1935, the building at 28 North First was demolished and the subject building, which had been listed as 26 North First Street from its construction until 1935, became 28 North First Street. This change of address in 1935 renders the permits difficult to follow.⁶

This building was constructed ca. 1881. The first documented use of the building at this address was a restaurant operated by Samuel D. Bonsey in 1882.⁷ In 1881, Bonsey operated a similar restaurant at 314 Second Avenue South before moving to this address. In 1884, the building was listed as the "Union Restaurant."⁸ In 1886, A. B. Lind ran a saloon at this address.⁹ From 1889 until 1893, Thomas King was the saloon keeper.¹⁰ The next manager was Kristine Mattson who operated the saloon here in 1894.¹¹ The Federal Census for 1900 shows the family of Gertrude Olson, hotel keeper, her husband, Peter Olson, carpenter, and four children living there (then, 26 North First Street).¹² From 1910-12, Michael Russo managed the saloon at this address, until he moved his business to 254 North First Avenue. Russo had previously operated a saloon at 24 Hennepin Avenue around the corner.¹³ In 1913, Bush and Wilson managed the saloon at 26 North First Street, but by 1915 they had changed locations.¹⁴ From 1914 until around 1917, H. E. Wilson managed the saloon in the building, presumably still for the building's owner, Andrew Finnegan.¹⁵ From 1917-1920, the building is not listed as a saloon, a restaurant, or a hotel or lodging house. It may have been vacant.

The year 1891 marks the beginning of the story of Skid Row, when word got out that Harlow A. Gale had lost his license for the City Market at the corner of North First Street and Hennepin Avenue, and the market would be relocated. As the Bridge Square area went into decline, typical land use in the area became predominantly saloons and Class B hotels. The use of this building as a saloon was in keeping with this pattern. Unlike the surrounding Class B hotels and lodging houses on lower North First street, the small apartment on the second floor appears to have been used for the Olson family in 1900, but Gertrude Olson's occupation was listed as hotel keeper. The 1900 city directory did not list 26 North First Street under lodging houses, hotels, saloons, or restaurants. In 1912 and 1923, the second story was described as a "hotel."¹⁶

Permits and city directories do not entirely close the gap of information on how this building was used between 1919-1939, when reverse city directories are available. In keeping with the increasingly industrial uses along lower North First Street after 1920, the building probably housed several different small businesses. For example, the owner on a 1930 permit is listed as the Coca-Cola Bottling Company, but since the Finnegan family still owned the building, Coca-Cola may have been using the building as an adjunct to their bottling business next door to the south.¹⁷ From 1939-1941, the building was vacant.¹⁸ In the early 1950s, Expert Window Cleaners, Master Brand Food Products Company, and Rothman Furniture rented space.¹⁹ In 1955 the building was again vacant.²⁰ Williams Box Lunch operated on the first floor in 1957.²¹ Harvest Field Mission used the building from 1970-75.²² It was again vacant in 1976 and 1977.²³ It was used for a woodworking shop, potter's studio, and lodging in 1978. Presently, it is K's Health Club.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: This modest two story brick building has a front facade designed in a style which is Queen Anne influenced with a decorative metal cornice and bracketed finials. The second story has four windows with carved ornament on the stone lintels. The first floor storefront appears to be largely intact with wood non-historic infill. It has a modern one story concrete-block addition at the rear used as a garage.

2. Condition of Fabric: Fair to poor. A ca. 1921 photograph shows the building caving in toward the middle on the front facade where second-story window lintels are not straight. Significant cracks in the brick and the second story listing toward the southeast suggest some potentially serious structural damage. Permits indicate that the building's foundation was repaired in 1890.

B. Description of Exterior:

1. Overall dimensions: The building is rectangular. Field dimensions are 22'-3 3/4" wide, 101'-9" long (two story part is 64'-9", garage is 21'-6" x 21'). It is a two story structure and has a full basement, except for the garage which is one story.

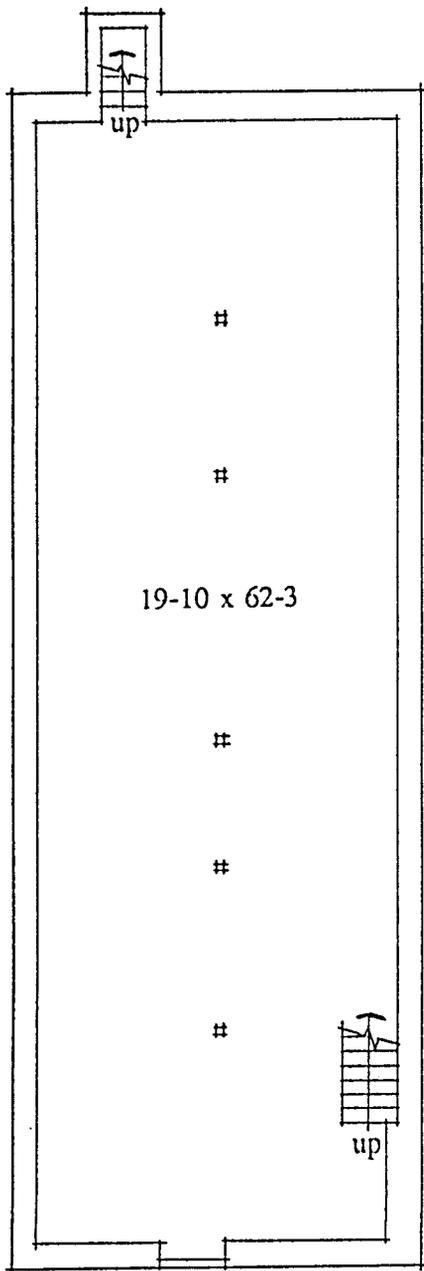
2. Foundations: Random ashlar limestone with some concrete-block infill.

3. Walls: The walls are brick laid in American Bond except for the northwest wall of the garage, which is concrete block. The four second-story windows have decorative stone lintels and plain stone sills. Above these is a decorative dentilled metal cornice with bracketed metal finials. The entire exterior has been painted a light tan. The rear wall, northeast side of the garage, has a remnant of a brick party wall from a previous building to the rear.

4 Structural systems, framing: The building's structural system is brick load-bearing construction, with interior support provided by wood posts and beams.

5. Chimneys: A partial red brick chimney is located on the southeast wall of the original building and another is located at the north corner of the garage. Both are brick.

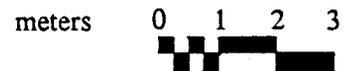
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sketch plan:
BASEMENT

December 1993

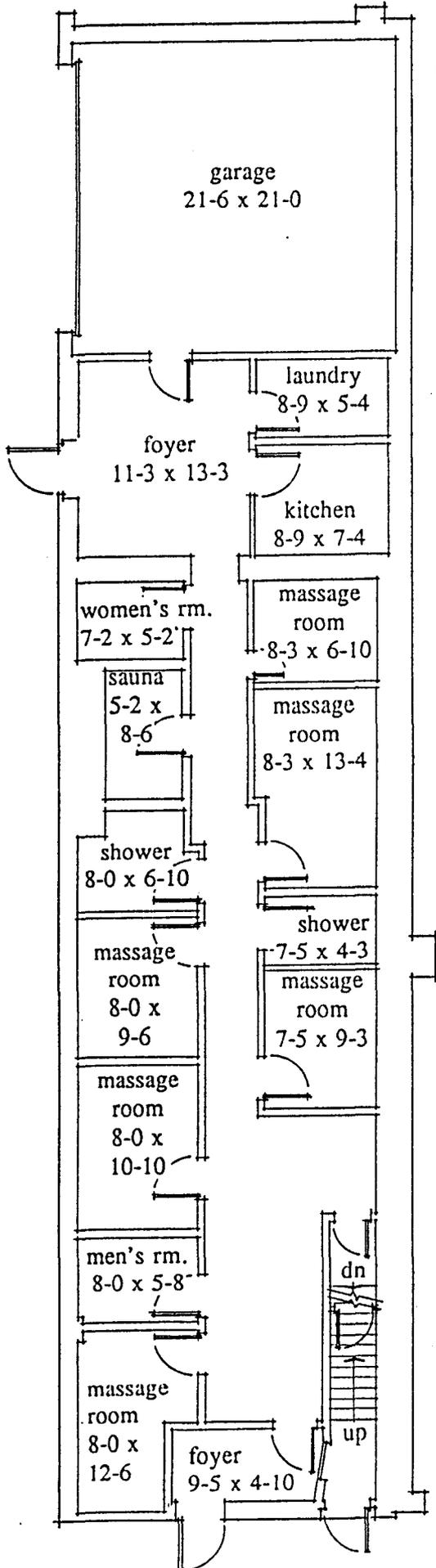
dimensions given in
feet - inches



north



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sketch plan:
FIRST FLOOR

December 1993

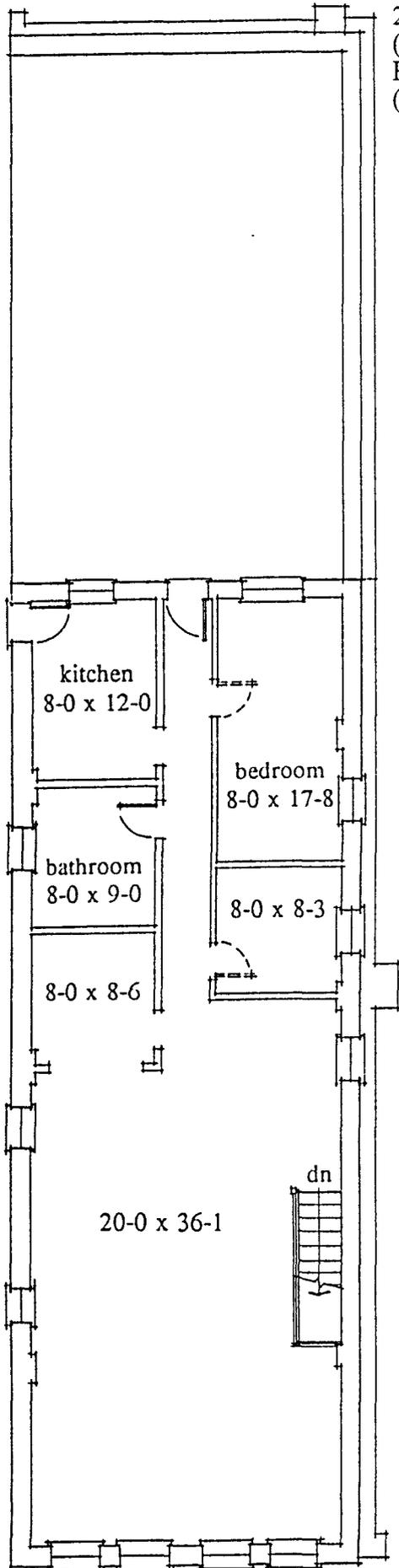
dimensions given in
feet - inches



north



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sketch plan:
SECOND FLOOR

December 1993

dimensions given in
feet - inches



north



6. Openings:

a. Doorways and doors: Exterior doors and frames on the main floor are all new except the door to the second floor. The front entry door is a non-historic wood panelled door and wood frame. Two rear exterior non-historic doors and frames are hollow metal. The non-historic garage door is a wood panelled.

The second floor has three entry doors. The front door is an older wood door which originally had glazing on its upper half but is now boarded over. Other entry doors exist in the second floor kitchen and back hallway. The kitchen door is not original. It is a wood panel door with glazing in upper portion in a wood frame. The hall door is an older wood panel door with a wood frame and transom with intact glazing. An exterior stairway that serviced these doors has been removed.

b. Windows and shutters: The only main floor windows that remain glazed are the upper ones on the front facing North First Street. These are wood framed as are those that are no longer in use and have been infilled. No other windows exist on the front facade at street level. Original window openings on the southeast, northeast, and northwest sides of the building are brick segmented arched.

The second floor windows are all wood framed with wood sashes. Panes vary between 1 x 1s, 2 x 1s, 3 x 1s, and 2 x 2s.

7. Roof:

a. Shape, covering: Roof is flat with a built-up membrane and gravel covering. The one story garage at the rear has red tile coping and metal flashing on the northwest side over the garage doors. The original two story portion of the building has repaired coping of concrete.

b. Cornice, eaves: There is a decorative metal cornice with dentils and bracketed finials on the North First Street (front) facade.

C. Description of Interior:

1. Floor plans: The basement is an open floor plan with a wood post and beam system. There is a small wood-framed toilet room at the rear (see sketch plan, Basement).

The ground floor has been altered considerably. It has an entry vestibule and entry hall at the middle of the building front. The staircase to the basement is on the southeast of the entry hall. On the northwest is a bedroom and toilet room. A central hallway continues from the front entry to the rear entry of the building. The hall is flanked by bedrooms, shower and toilet rooms, and a sauna. A kitchen and laundry room are located off the rear entry. The rear entry also has an exit to the adjoining garage. The entire first floor has been altered with nonhistoric materials and newer partitions (see sketch plan, First Floor).

The entrance to the second floor is located on the south corner of the front of the building (see sketch plan, Second Floor). A straight run staircase leads to the second floor and a large room at the front half of the building. A central hallway in the rear half of the second floor is flanked by bedrooms, a bathroom, kitchen, and boiler room.

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2. Stairways: The stairway to the basement is an open wood plank stair. At the rear of the basement is a short stairway up to a cellar door. The stairs to the second floor are wood and consist of a vestibule with half a flight of stairs up to a second door. Beyond this the stairs open to the second floor and a large front room. A wood newel post and railing surround the stair opening.

3. Flooring: The basement floor is poured concrete with some exposed granite. The main floor is covered with newer non-historic applied materials of carpet, ceramic tile, and vinyl flooring. The floor of the garage at the rear of the building is poured concrete. The second story floor is original, hardwood, and has been partially patched with hardwood. It is exposed in most areas, but is both painted or covered with vinyl tiles in the rear half of the building.

4. Wall and ceiling finish: The limestone basement foundation walls are finished primarily with a skim coat of plaster although some plaster is missing and limestone is exposed. There is also concrete-block infill which has not been finished. The north corner walls where the toilet room is located and the toilet room walls themselves are covered with painted beadboard. The stairway walls and ceiling between the basement and main floor are also covered with beadboard. The basement ceiling is not finished. The joists and subflooring of the first floor are exposed.

The first floor walls have been recently refinished with gypsum drywall. There are vinyl baseboards in bedrooms, cedar wainscoting with wood base and cap in the halls and kitchen, ceramic tile in the toilet and shower rooms, and cedar in the sauna. With the exception of a painted tin ceiling (possibly original) which is exposed in the front entry areas, the ceilings have been lowered and refinished with gypsum drywall. In most areas the ceilings are spray textured, but in a few areas the ceiling is painted. The sauna ceiling on the first floor is covered in cedar.

The interior walls of the garage are brick and concrete block finished with gypsum drywall. The ceiling is unfinished with exposed joists and roof decking.

The second floor walls are plaster on lath in poor condition. In one room, a sheet of particle board has been attached to the wall to prevent the plaster from falling off the wall and another wall has a large portion of plaster missing. The second floor has wood baseboards and caps throughout. The ceilings are also plaster and the above mentioned room has a suspended ceiling to cover its poor condition.

5. Openings:

a. Doorways and doors: Main floor interior doors are new wood hollow core doors with wood frames.

Second floor doors are missing except for two. Both are wood panel doors but one is not original as it does not fit the opening. Frames are all wood and originally had transom windows above which are not visible or are boarded over.

b. Windows: The only ground floor window which remains in use is the upper one in the front bedroom. It is non-historic. The ceiling in this room is at its original height but has been boxed down a few feet back from the window to about eight feet, creating a light

well. The second floor windows are intact. Doorways had transoms to bring light in to the inner hallway. The bathroom on the ground floor has a non-historic skylight.

6. Decorative features and trim: One doorway on the second floor has decorative trim consisting of grooved jambs and headers, target blocks, and plinth blocks. Other door trim consists of plain jambs and headers. Window trim is undecorated flat wood with some milled pieces and mitered corners. There are wood baseboards in most rooms, some plain and some capped. All trim has been painted. The majority of the trim in the building is not original.

7. Hardware: Nothing notable or historic.

8. Mechanical Equipment:

a. Heating, air conditioning, ventilation: A forced air furnace with new ductwork has replaced previous heating systems for the basement and main floor. A ceiling fan has been added in the front entry hall.

The second floor is unheated although an old boiler and radiators are present. Piping for the radiators is exposed on the surfaces of the walls. Ductwork has been added through a skylight in the bathroom.

b. Lighting: There is no historic lighting in the building. The basement lighting consists of single-bulb incandescent fixtures. The first-floor lighting is newer, and consists mostly of flush-mounted fixtures except for hanging fixtures in the front entry hall. Second-floor lighting consists of single-bulb fixtures. Electrical conduit is exposed on wall surfaces.

c. Plumbing: The first-floor plumbing is newer, probably from a recent renovation. The second-floor plumbing is not in use and much of the piping is exposed.

D. Site:

1. General setting and orientation: The building faces southwest on North First Street. Vacant lots flank the building. The lot on the southeast is used for parking and the one on the northwest is used as an alley/driveway to the garage. To the rear of the building is additional parking. See Site Plan.

2. Historic landscape design: The site is flat and devoid of designed landscape. The southwest (front and North First Street) facade is flush to the sidewalk. Vacant areas to the southeast, northwest, and northeast are used for automobile parking.

3. Outbuildings: None.

ENDNOTES TO PART I. AND II.

¹ *Minneapolis City Directory for 1882-83* (Minneapolis: C. Wright Davison, Pub., 1882-1883), 622.

² Abstract of Title to Lot 3, Auditor's Subdivision No. 137. On file: Hennepin County District Court, Minneapolis. Minnesota.

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- ³ Permit index and permits, City of Minneapolis, Building Permits Division, Minneapolis, Minnesota. Permit A1966, June 4, 1890; Permit A1998, June 21, 1890; Permit A3204, September 21, 1892.
- ⁴ Abstract of Title, listed in Book 224 of Liens, 203, Document No. 1859380.
- ⁵ Permit index and permits, Permit A30995, September 9, 1953.
- ⁶ Abstract of Title; Norene Roberts and Joe Roberts, "The Historical Resources of Block 12, Bridge Square, Minneapolis, Minnesota: Supplementary Information to 'Federal Reserve Bank of Minneapolis Section 106 Documentation,'" 1993.
- ⁷ *Minneapolis City Directory* (1882-83), 622.
- ⁸ *Minneapolis City Directory for 1884-85* (Minneapolis: C. Wright Davison, Pub., 1884-85), 781.
- ⁹ *Minneapolis City Directory for 1886-87*, (Minneapolis: C. Wright Davison, Pub, 1886-87), 919.
- ¹⁰ *Minneapolis City Directory for 1889-90* (Minneapolis: C. Wright Davison, Pub., 1889-90), 1494; (1892-93), 1620.
- ¹¹ *Minneapolis and St. Paul Business Directory* (St. Paul: R.L.Polk and Company, 1894), 119.
- ¹² Twelfth U.S. Census [1900], City of Minneapolis (Washington, D.C.: Bureau of the Census).
- ¹³ *Davison's Minneapolis City Directory* (Minneapolis: Minneapolis Directory Company, 1910), 1503; (1911), 1557; (1912), 1648.
- ¹⁴ *Davison's Minneapolis City Directory* (1913), 2238.
- ¹⁵ *Davison's Minneapolis City Directory* (1914), 2426; (1915), 1656; (1916), 2252.
- ¹⁶ Sanborn Insurance Map (New York: Sanborn Map Company, 1912); 1912 updated to 1923.
- ¹⁷ Permit index and permits, Permit D223244.
- ¹⁸ *Minneapolis City Directory* (Minneapolis: Minneapolis Directory Company, 1939), 1782; (1941), 1790.
- ¹⁹ *Minneapolis City Directory* (1952), 1393; (1953), 5.
- ²⁰ *Minneapolis City Directory* (1955), 1537.
- ²¹ *Minneapolis City Directory* (1957), 1463.
- ²² *Polk's Minneapolis City Directory* (1970), 7; (1975), 5.
- ²³ *Polk's Minneapolis City Directory*, (1976), 5; (1977), 5.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings: Not located. Original architect's blueprints are assumed not to exist for this modest building.

B. Early Views: "Market Hotel, 30 1st St. N., 1st St. N. and 1st Ave. N., ca. 1921," Photo MH5.9/MP2.1/r218. On file: Minnesota Historical Society, St. Paul, Minnesota.

C. Bibliography:

1. Primary and unpublished sources:

Abstract of Title to Lot 3, Auditor's Subdivision No. 137. On file: Hennepin County District Court, Minneapolis, Minnesota.

City of Minneapolis. Building Permits Division. Building permits for 26 and 28 North First Street, Auditor's Subdivision No. 137.

Minneapolis Riverfront Development Coordination Board. Site files compiled by Miller Dunwiddie Associates Inc. and MacDonald and Mack Architects, Ltd., files dated 1978. On file: Hess Roise and Company, Minneapolis, Minnesota.

Twelfth U.S. Census [1900], City of Minneapolis (Washington, D.C.: Bureau of the Census).

2. Secondary and published sources:

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Minneapolis City Directory for 1884-85. Minneapolis: C. Wright Davison, Pub., 1884.

Minneapolis City Directory for 1886-87. Minneapolis: C. Wright Davison, Pub., 1886.

Minneapolis City Directory for 1889-90. Minneapolis: C. Wright Davison, Pub., 1889.

Minneapolis City Directory for 1892-93. Minneapolis: C. Wright Davison, Pub., 1892.

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_____. *Atlas of Minneapolis*, 1914.

Minneapolis Riverfront Development Coordination Board. *St. Anthony Falls Rediscovered*. Minneapolis: 1980.

Polk's Minneapolis City Directory. St. Paul: R.L. Polk and Company, 1958-85.

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Roberts, Norene and Joe Roberts. "The Historical Resources of Block 12, Bridge Square, Minneapolis, Minnesota: Supplementary Information to 'Federal Reserve Bank of Minneapolis Section 106 Documentation,'" 1993.

Rosheim, David L. *The Other Minneapolis, or The Rise and Fall of the Gateway, the Old Minneapolis Skid Row*. Maquoketa, Iowa: Andromeda Press, 1978.

Sanborn Insurance Map. New York: Sanborn Map Publishing Company, 1885.

_____. New York: Sanborn Map Publishing Company, 1885 updated to 1890.

_____. New York: Sanborn Map Publishing Company, 1904 updated to 1909.

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_____. New York: Sanborn Map Publishing Company, 1912 updated to 1923.

_____. New York: Sanborn Map Publishing Company, 1912 updated to 1927.

_____. New York: Sanborn Map Publishing Company, 1912 updated to 1951.

D. Likely Sources Not Yet Investigated: Tax records.

PART IV. PROJECT INFORMATION

Plans call for the demolition of 28 North First Street in 1994. This report, supporting photographs, and sketch maps were contracted for by the Federal Reserve Bank of Minneapolis in response to a Memorandum of Agreement (M.O.A.) signed August 24, 1993. The site is planned for the construction of a new Federal Reserve Bank facility.

The M.O.A. stipulated HABS recordation to mitigate demolition of five contributing buildings in the St. Anthony Falls Historic District and the Minneapolis Warehouse Historic District in downtown Minneapolis. Signatories to the M.O.A. were the Federal Reserve Bank of Minneapolis; the National Park Service; the Minnesota State Historic Preservation Office; the Advisory Council on Historic Preservation; the City of Minneapolis; and the Minneapolis Community Development Agency.

This report was prepared for the Federal Reserve Bank of Minneapolis by the firm of Historical Research, Inc., Minneapolis, Minnesota, under the direction of Dr. Norene Roberts, assisted by Dr. Joe Roberts. It is one portion of the historical and architectural recordation of the building, which also includes photodocumentation and sketch maps. Location maps and sketch maps were prepared by James Thompson of MacDonald and Mack Architects, Ltd., Minneapolis, Minnesota, under the direction of Robert Mack. Large format photography was by Jerome Mathiason Photography, Minneapolis, Minnesota.

Other reports in the HABS collection completed for this project include:

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Minneapolis Warehouse District, Wisconsin Central Freight Station
(Chicago Great Western Warehouse) HABS No. MN-110-AC

Minneapolis Warehouse District, Gluek Brewing Company Hotel and Saloon
HABS No. MN-110-AD

Minneapolis Warehouse District, Home Insurance Company Building
(Berman Buckskin Company) HABS No. MN-110-V

Minneapolis Warehouse District, Dittman Building
(American Hide and Fur Company) HABS No. MN-110-AE

The Minneapolis Warehouse District (HABS No. MN-110) was the subject of HABS photographic recordation in April 1990 by Jet Lowe, during which 28 individual buildings were photographed. This building was not among them. No HABS reports or drawings of the district or its individual buildings were submitted to HABS/HAER in 1990.