

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Hopkins Commercial Historic DistrictOther names/site number: N/AName of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: Mainstreet between 8th and 11th Avenues NorthCity or town: Hopkins State: MN County: HennepinNot For Publication: n/a Vicinity: n/a**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B C D

12/13/2021

Signature of certifying official/Title: Amy Spang, Deputy SHPO, MN Dept. of Admin. Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title:

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☒
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
- District ☒
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>32</u>	<u>5</u>	buildings
<u>0</u>	<u>1</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>32</u>	<u>6</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business
COMMERCE/TRADE: professional
COMMERCE/TRADE: financial institution
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: department store
COMMERCE/TRADE: restaurant
COMMERCE/TRADE: warehouse
DOMESTIC: single dwelling
DOMESTIC: multiple family
SOCIAL: meeting hall
SOCIAL: civic
GOVERNMENT: post office
FUNERARY: mortuary
RECREATION AND CULTURE: theater
RECREATION AND CULTURE: music facility
HEALTH CARE: clinic
HEALTH CARE: medical business/office
LANDSCAPE: parking lot
TRANSPORTATION: road-related (vehicular)
TRANSPORTATION: pedestrian-related

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business
COMMERCE/TRADE: professional
COMMERCE/TRADE: specialty store

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COMMERCE/TRADE: department store
COMMERCE/TRADE: restaurant
COMMERCE/TRADE: warehouse
DOMESTIC: multiple family
RECREATION AND CULTURE: music facility
AGRICULTURE/SUBSISTENCE: processing
HEALTH CARE: clinic
HEALTH CARE: medical business/office
LANDSCAPE: parking lot
LANDSCAPE: plaza
TRANSPORTATION: road-related (vehicular)
TRANSPORTATION: pedestrian-related
VACANT
OTHER

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

LATE VICTORIAN: Romanesque

LATE VICTORIAN: Renaissance

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Late Gothic Revival

LATE 19TH AND EARLY 20TH CENTURY MOVEMENTS: Commercial Style

OTHER: Modern Movement

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, CONCRETE, STONE, METAL
WOOD, GLASS, STUCCO, CERAMIC TILE, ASPHALT, OTHER: hollow tile

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Hopkins Commercial Historic District is located near the center of Hopkins, Hennepin County, Minnesota, a second ring suburb located approximately eight miles southwest of downtown Minneapolis. The district is comprised of late nineteenth through mid-twentieth-century commercial, mixed-use, and fraternal buildings located along an approximately two-and-a-half-block-long stretch of Mainstreet, which is the historic core of the downtown. The boundaries of the district generally include properties on either side of Mainstreet from 8th Avenue to mid-block between 10th and 11th Avenues. The district has a slightly askew, rectilinear street grid, with narrow, deep lots, and sidewalks along the streets. The bituminous surfaced streets are two lanes in width and are lined with parking. Buildings in the district range from one to three stories in height and date from 1890 through 2006. Most are built out to, or close to, the property lot lines on the street-facing and side elevations with storefronts facing the street. Architectural styles include Italianate, Late Gothic Revival, Romanesque Revival, Renaissance Revival, Colonial Revival, Commercial, and Mid-Century Modern. In total, the district includes thirty-one contributing buildings, five non-contributing buildings, and one non-contributing site (Map 1; Table 1).

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Narrative Description

The Hopkins Commercial Historic District is located near the center of Hopkins, Hennepin County, Minnesota, a second-ring suburb located approximately eight miles southwest of downtown Minneapolis. The district is comprised of a collection of late nineteenth- through mid-twentieth-century commercial, mixed-use, and fraternal buildings located along an approximately two-and-a-half-block-long stretch of Mainstreet,¹ which encompasses the historic core of the downtown. The boundaries include properties a half-block on either side of Mainstreet from 8th Avenue to mid-block between 10th and 11th Avenues. In total, the historic district includes thirty-one contributing buildings, five non-contributing buildings, and one non-contributing site (Map 1; Table 1).

The district has a slightly askew, rectilinear street grid, with narrow, deep lots fronting Mainstreet, the main thoroughfare through the downtown, and wide, concrete sidewalks along the street with bump-outs at the corners. Streets in the district are generally two lanes and lined on both sides with a lane of parallel parking. All the streets are paved, with bituminous being the prevailing paving material. Within the streetscape there are streetlights, traffic lights and signs, and understory deciduous trees planted along the sidewalks in below grade planting beds that are covered by metal grates. While concrete sidewalks and streetlights and signs existed during the period of significance, the current ones post-date the period of significance. A non-contributing pedestrian plaza is located on the southwest corner of the intersection of Mainstreet and 9th Avenue. Behind the building lots there are concrete surfaced alleys extending through the blocks along an east-west alignment. Any open space behind the buildings is typically paved to provide parking for the building.

Buildings in the district range from one to three stories in height. Many also have basements. Most are built out to, or close to, the property lot lines on the street-facing and side elevations. The buildings have construction dates that extend from 1890 to 2006. Architectural styles include Italianate, Late Gothic Revival, Romanesque Revival, Renaissance Revival, Colonial Revival, Commercial, and Mid-Century Modern. Most are of brick or concrete block construction, with a few wood-framed buildings scattered throughout the district, some of which are faced with brick or other materials. A few buildings have stone facades or stone trim. Other buildings have stucco on their exteriors, some of which is historic. Most buildings have a storefront(s) facing the street. A few also have storefronts on the rear of the building to access nearby parking lots located outside the district. Several buildings have historic canopies over their storefronts, added in the early 1970s. Many other buildings have non-historic awnings over storefronts that are not described below due to their relatively temporary nature since they are often replaced or removed when building tenants change.

¹ During the period of significance, Mainstreet was named Excelsior Avenue. Section 7 uses the name Mainstreet to reflect the current addressing of properties in the historic district and to aid in finding them on the map. The narrative in Section 8 references the historic street name of Excelsior Avenue based on when it was in use, but for references to the addresses of specific buildings, the current street name of Mainstreet is used for referencing the map and the building descriptions in Section 7.

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Integrity

The Hopkins Commercial Historic District retains excellent integrity of location as it remains in its original location along Mainstreet, approximately one-half mile west of the Minneapolis & St. Louis Railway (M&StL) depot and one-quarter mile north of the former site of the Minneapolis Threshing Machine Company (MTM) factory. The district retains good integrity of setting, including its historic topography, manmade features, and spatial relationships. Its original plat is intact, and it is surrounded by commercial and residential areas developed during the period of significance, although the blocks to the east and west were redeveloped with new construction in the early twenty-first century. Overall, the historic district retains good integrity of design, materials, and workmanship. The form and layout of the plat is intact, with Mainstreet following a west-southwest alignment and fronted by narrow, deep lots with alleys behind them, and regularly spaced cross streets. Properties have buildings built out to or close to the lot lines along the street. Nearly all the buildings were constructed within the period of significance and they retain their historic form and scale. Only two infill buildings and a plaza post-date the period of significance, but these infill buildings are consistent with the overall placement and scale of the historic buildings. Buildings in the district retain their original brick, concrete block, and wood-frame structural systems. Most retain their original architectural designs. Several others have design modifications that date from the period of significance and are contributing to the district. Only a couple buildings dating from the period of significance have non-historic façades and are therefore non-contributing. All the non-contributing buildings are smaller scale buildings and thus do not visually overwhelm contributing buildings. As is noted in individual building descriptions below, it is possible that a couple buildings currently categorized as non-contributing due to cladding over their façades could become contributing if the non-historic cladding is removed and reveals an intact historic façade. Alterations post-dating the period of significance mainly consist of replacement storefronts and windows, business signs and fabric awnings, and rear additions that are not visible from the street. Several buildings have canopies that were added over their storefronts in 1971–1972 as part of downtown improvement effort near the end of the period of significance, although a few were later removed. Overall, the district retains sufficient integrity of design, materials, and workmanship to convey its historic significance. The historic district retains good integrity of feeling. The district retains its historic form, with one- to three-story buildings lining the street, most with storefronts, that collectively convey the feeling of a vibrant late-nineteenth through late-twentieth century commercial center. Overall, the Hopkins Commercial Historic District has good historic integrity and retains sufficient integrity to convey its significance as a regional agricultural, industrial, and commercial center.

1) Oltman Building (HE-HOC-133)
801–803 Mainstreet
1907, ca. 1920
Contributing

The Oltman Building is a two-story, Commercial style building located on the northwest corner of Mainstreet and 8th Avenue. The building is constructed of rock-faced concrete block and has a basement and flat roof. The building has a clipped corner at the intersection where the main

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entrance is located. The first floor has storefronts on the façade that wrap around the corner of the building onto the east elevation for one bay. Set between concrete block piers, the storefronts have large plate-glass windows and beadboard-faced bulkheads. The second story has one-over-one windows set in rectangular openings. The building has a flat parapet and a simple, metal-faced cornice with eyebrow windows, added in 1999. A ca. 1920, one-story, flat-roofed addition is attached to the rear of the building. It is constructed of rock-faced concrete block like the original building. The east elevation of the addition fronts onto 8th Avenue and has large plate-glass windows and recessed entrances, all of which are set under wood-faced metal lintels. The openings may have originally been for garage doors.

William Oltman purchased Lot 8 in 1903 and constructed this building in 1907 for his sewing machine (later furniture) shop and mortuary, which were previously at 700 Mainstreet (non-extant) (Hennepin County Book 570 of Deeds: 326; Hennepin County Book 626 of Mortgages: 171; Sanborn 1912; *Hopkins News* 26 July 1906; Hopkins Historical Society collections). Oltman sold the property in October 1919, and in 1921, it was the Kocourek & Schiller Public Garage. Early on, there was a canopy along Mainstreet, where the garage installed two gasoline pumps. The rear addition was constructed around 1920, replacing a frame warehouse on the rear of the lot. A Gambles Store occupied the building from the mid-1940s until moving into a new building next door in 1956 (Hennepin County Book 843 of Deeds: 291; General Inspection 1926; Hopkins Historical Society collections). The building was remodeled in 1971 as part of an effort by business owners to improve the downtown. The work included applying a stucco skin over the first story and a faux-mansard roof on the second story (Building Permit #B71-97; Building Permit #B71-98). These features were removed in 1999–2000 (Building Permit #B99-491).

2) Gambles Building (HE-HOC-134)

805 Mainstreet

1956

Non-Contributing

The Gambles Building is a one-story, concrete block commercial building with a flat roof. The building has a non-historic, asymmetrical façade that is faced with heavily textured stucco and a flat parapet with a metal coping. The façade has five irregularly spaced, square-shaped, single-pane windows with awnings. There is also a single-leaf, metal-framed glass door topped with a transom that is offset to the west edge of the façade.

Constructed in 1956, this building is the third to stand on this lot. The first was the village jail, which sat on the rear of the lot. The second was a theater constructed in 1914 that burned in 1954. The current building originally had a symmetrical façade with two storefronts that angled in towards the center of the façade and were unified by tall sign band. The first tenant was a Gambles hardware and appliance store, which left a few years later. The Red Robin laundromat occupied the eastern storefront from 1961 through at least the mid-1970s. In the mid-1970s, Toni's Cleaning Center occupied the western storefront (Building Permit #B56-93; Building Permit #B61-109; Building Permit #B61-135; Hopkins Historical Society collections). This property is non-contributing due its highly altered façade, which dates prior to 1991.

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3) Matt's Café (HE-HOC-135)
809 Mainstreet
1950
Contributing

Matt's Café is a one-story, mid-twentieth-century commercial building. The brick and concrete block building has a basement and flat roof. The stucco-clad façade has a tall, flat parapet and a single storefront that is slightly offset to the east and angles inward towards the center of the façade. The storefront is framed by irregularly coursed, polychromatic buff-colored PermaStone added in 1960 and has two metal-framed, plate-glass display windows and a single-leaf, metal-framed glass door with a sidelight. It is unclear if the visible stucco dates from 1960 or from work completed on the building in 1977.

This building replaced a one-story, wood-frame, commercial building constructed in the early 1900s for the Swedberg Jewelry Store and Photography Studio (Ewing 2002:195; Hopkins Historical Society collections). Matt Weldon Jr. and his wife, Opal, bought the property in 1946 and started construction on the current building in November 1949 (Building Permit #[B49-]183). The new building housed Matt's Café into the late 1960s. The façade was originally faced with light colored smooth metal or stone panels but was resurfaced by the café in 1960 (Building Construction Permit #B60-113). From 1969 until 2009, the building was the Hopkins Best Steak House (Hopkins Historical Society collections).

4) Hyland Building (HE-HOC-136)
811 Mainstreet
1966
Non-Contributing

The Hyland Building is a one-story, mid-twentieth-century concrete block commercial building with a flat roof. The façade has a recessed storefront that angles inward from east to west, large display windows set in narrow metal frames, and two entrances with single-leaf, metal-framed glass doors. The doors and windows appear to be original. A cylindrical metal column, also original, supports the southwest corner of the parapet. One entrance is centered on the façade and accesses the storefront. The other is offset to the west edge of the façade and accesses a hallway. The façade is clad with hardboard with recessed panels, which date from 1984. The building has a tall sign band and a flat parapet with a simple cornice added in 1984 that rests on brackets.

This building was constructed in 1966 for Chester Hyland; replacing a wood-frame commercial building built in the 1890s for the Quist Shoe Store (Building Permit #B66-01; Building Permit #B66-04; Ewing 2002: 41, 195; Hopkins Historical Society collections). In the 1970s, the building was the location of B & C Floor Covering (Hopkins Historical Society collections). The facade was remodeled to its present appearance in 1984 (Building Permit # B84-143). While the building retains its original storefront configuration and some of its materials, it is non-contributing due the hardboard skin applied over the façade in 1984. If this material is removed and the original materials remain underneath, this building would contribute to the district.

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5) Olson Building (HE-HOC-137)
813–815 Mainstreet
ca. 1902
Contributing

The Olson Building is two-story, wood-frame, Commercial style building with a brick façade, basement, and flat roof. The building has a nearly symmetrical façade framed by engaged brick pilasters. The building has a full-width storefront designed by Minneapolis architects Liebenberg and Kaplan in 1951 (Building Permit #51-386). It has large display windows, low bulkheads, and a slightly off-center, recessed entrance with a single-leaf door and transom. The bulkheads and the portions of the pilasters framing the storefront are faced with wide, stacked brick. The symmetrical second story is faced with common pressed brick and has four evenly spaced tall, narrow window openings with flat arches and replacement one-over-one windows. Above the windows is a band of sawtooth corbels and a pressed metal cornice. The building originally had a raised, semi-circular pressed metal panel above the cornice and ball finials at the corners, which disappeared sometime after 1957. A one-story, concrete block addition was attached to rear of the building in late 1941 or early 1942 (Building Permit #98 [1941]). A garbage room was added to the addition later in 1942 (Building Permit #64 [1942]). Another small, one-story, concrete block addition was built in 1954 (Building Permit #54-303). A 1978 fire egress stairway is attached to the east (side) elevation towards the rear of the building (Building Permit #B78-216).

Hilmer Olson purchased Lot 11 in April 1902 and appears to have constructed this building soon thereafter (Hennepin County Book 553 of Deeds: 489; Hennepin County Book 308 of Mortgages: 453; Hopkins Historical Society collections). This building was the location of the second documented theater in Hopkins, which opened around 1912 (Ewing 2002: 142; Hennepin County Book 750 of Mortgages:579). Originally known as the Harrison Theatre, it was renamed the Royal Theater a couple years later. The theatre held several hundred people and had sloped seating, as well as a stage for live shows, but also showed movies (Ewing 2002: 142). By 1922, a pool hall and barber shop occupied this space (General Inspection 1926). In 1941, the National Tea Grocery Store occupied the building and later that year, or in early 1942, the store expanded with the construction of a rear addition (Building Permit #98 [1941]). In the 1950s, the building was the location of the Minneapolis House Furnishing Company, which installed the current storefront in 1951 (Building Permit #51-386; Hopkins Historical Society collections). As part of an effort by business owners to improve the downtown, a mansard canopy was installed over the storefront in 1971, but it was later removed (Building Permit #B71-107).

6) Anderson Building (HE-HOC-138)
817–819 Mainstreet
ca. 1906
Contributing

The Anderson Building is a two-story, Renaissance Revival style commercial building with a basement and flat roof. The building is constructed of concrete block and has a brick façade (now painted). The façade has a ca. 2015, full-width, storefront bracketed by original, cast iron Corinthian pilasters (Permit #2014-01495). The storefront is faced with variegated red-brown brick and has multi-light, metal-framed windows. A metal canopy is located over the main

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entrance on the west side of the storefront. An entrance on the east side of the facade accesses a stairway to the second floor. The intact, symmetrical second story is faced with common bond brick, with brick quoining at the corners and three evenly spaced window openings. The openings are framed with decorative quoining and have quoined pediments. Each opening has a pair of one-over-one windows (originally there was a single one-over-one window in each opening). The facade has a flat parapet and a decorative brick cornice with arcaded arches resting on brackets and brick corbelling above. A one-story addition was attached to the rear of the building in 1997 (Building Permit #B-97497).

Albert Anderson purchased Lot 12 in March 1902 and built a livery stable on the rear of the property in 1903 (non-extant) (Hennepin County Book 553 of Deeds: 318; Hennepin County Book 17 of Liens: 543; Sanborn 1912; Ewing 2002: 42). In December 1905, Anderson took out a mortgage to construct the current building (Hennepin County Book 572 of Mortgages: 393). The building originally had two storefronts. In 1909, Hans Skottegard opened a bakery in the eastern storefront, which remained in this space through the early 1950s after which it became Bishop's Bakery (Hennepin County Book 128 of Miscellaneous: 198; Hopkins Historical Society collections). The western storefront was the location of the earliest documented theater in Hopkins. Known as the Hopkins Theatre, it opened in 1910 and had a capacity of no more than fifty seats. The theatre showed movies, and, while it did not have a full stage, it had a raised platform where performances could be held. Around 1914–1915, the theatre moved to a new, 500-seat building down the street (non-extant), now the site of the Matt's Café building at 809 Mainstreet. By 1950, the Anderson Building's western storefront was occupied by the Blue Ribbon Bar, which remained in this space into the 1980s. Second floor tenants included a doctor's office in 1921 and a loan company and a beauty salon in the 1940s and 1950s (Ewing 2002: 68, 141–142; Hopkins Historical Society collections).

7) International Order of Oddfellows Lodge (I.O.O.F.) (HE-HOC-139)

821–823 Mainstreet

1903

Contributing

Located on the northeast corner of Mainstreet and 9th Avenue, the Hopkins I.O.O.F. Lodge is a stately, two-story, Renaissance Revival style, brick fraternal hall with a basement and flat roof. The building is five bays wide (south) and seven bays deep (west), with engaged pilasters separating the bays. On the west elevation the pilasters extend above the parapet. On the second story, a limestone stringcourse extends between the pilasters and incorporates the windowsills. A parapet with corbelling extends along the street facing elevations. The parapet has a closed brick balustrade that extends around the corners of the building one bay. On the south facade the center three bays are slightly projected. The treatment above these bays is different; the balustrade is taller, with recessed panels. It has a raised center bay that is bracketed by a scrolled stone coping. A flagpole is located behind the parapet, centered on the facade. The building originally had a center entrance that accessed a stairway to the lodge on the second floor and a storefront on either side. The center entrance was removed, and the building currently has two storefronts with recessed entrances, large plate-glass windows, and transoms above. All windows, except for those in the storefronts facing Mainstreet, are set in flat-topped segmental

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arched openings. On the second floor of the façade, the first, third, and fifth bays have tall, broad window openings with paired one-over-one replacement windows and wood transoms; the second and fourth bays have tall, narrow window openings with one-over-one replacement windows and wood transoms. On the first floor of the west elevation, four of the seven bays have high, one-light windows. On the second story of the west elevation, the five center bays have tall, narrow window openings with one-over-one replacement windows and wood transoms. Attached to the rear of the building is an exterior wood stairway to the second story and a ca. 1956, one-story entry addition that has PermaStone bulkheads, metal-framed, plate-glass, ribbon windows and a shed roof.

Hopkins Chapter No. 17 of the I.O.O.F. was established in 1893 and met in the Koblas Building (818–820 Mainstreet). Its sister organization, Hopkins Jewel Rebekah Lodge No. 152, was founded in 1896 (Ewing 2002: 126). Hopkins Chapter No. 17 of the I.O.O.F. purchased Lot 13 in October 1902 and broke ground on the lodge in the summer of 1903 (Hennepin County Book 559 of Deeds: 320; Hennepin County Book 261 of Mortgages: 270). When completed, the new building had commercial space on the first floor. The lodge hall was on the second floor along with some offices occupied by doctors and dentists. Tenants of the first floor included a grocery store on the corner and a sweetshop in the eastern storefront. A pool hall was located in the rear of the building. Later tenants included a Ben Franklin variety store in the 1950s and a Gambles store in the 1960s. The Lodge sold the property in 1984 (Hennepin County Record #A-4927754).

8) Westberg Building (HE-HOC-140)

901 Mainstreet

ca. 1900, 1961, 1972

Contributing

Located on the northwest corner of Mainstreet and 9th Avenue, the Westberg Building (also locally known as “The Confectionary”) is a two-story, commercial building with a basement and flat roof. A slightly taller two-story, addition was attached to the rear of the building in 1961 and faces onto 9th Avenue (Building Construction Permit #B61-152). The original building is of wood-frame construction with a brick-veneer exterior that is now covered with stucco. The exterior of the building has a mix of neo-Tudor and Contemporary style design elements that date from a 1972 remodel (Building Permit #B72-65). The base of the building is clad with non-coursed split stone and the upper portions are faced with stucco with half-timbering. Storefronts with large display windows wrap around the southeast and northeast corners. The storefront facing the intersection (southeast) has a recessed, double-door entry and is set under a dramatic gabled pent eave that rests on knee braces. The second story is fenestrated with single and paired one-over-one replacement windows. The building has a flat parapet with a metal coping. An exterior stairway, enclosed in 1980, is attached to the west elevation and an open stairway is attached to the rear elevation.

Mary Westberg, wife of Swan, purchased this property in April 1892, and the family owned it until 1945 (Hennepin County Book 352 of Deeds: 307; Hennepin County Book 1632 of Deeds: 121). According to several oral histories, the building was built on a knoll a little north of its present location and moved down to the street level at an unknown date but was in its present location by 1912 (Ewing 2002: 198; Sanborn 1912). N.H. Nelson opened a confectionary (soda

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fountain) in the corner storefront in 1906, and several successive soda fountains, including Jorgensen's Café, occupied this space until 1954. Other early tenants included a newspaper office in the western storefront, a barber shop/beauty salon, and professional offices on the second floor. At some point in the 1940s or early 1950s, possibly 1954, stucco was applied to the second story, which included concealing the segmental arched lintels over the windows, creating rectangular openings. From 1955 until the early 1970s, the building was the location of Meyer's Department Store, which was replaced by Lancer's Clothing Store in 1972, who remodeled the building to its current appearance, also in 1972 (Ewing 2002: 198; Hopkins Historical Society collections; Building Permit #B72-65).

9) Montgomery Ward Catalog Store (HE-HOC-141)

903 Mainstreet

1958

Contributing

The Montgomery Ward Catalog Store is a one-story, mid-twentieth-century, concrete block commercial building with a rough-cut, coursed, polychromatic, buff-colored Permastone façade and a flat roof. The building has a slightly askew footprint and a full-width storefront that angles inward from east to west. It has a Permastone-faced bulkhead and is fenestrated with large, metal-framed, plate-glass display windows. A single-leaf, metal-framed glass door is located at the west edge of the storefront. The building has a flat parapet capped by a metal coping.

This building stands on what was originally the east side yard of the Albert Pike Masonic Lodge No. 237. The Lodge sold the eastern portion of Lot 11 to M. B. Hagen in July 1956 (Hennepin County Book of Deeds 2096: 585). In July 1958, Hagen leased the property to Montgomery Ward & Company for use as a catalog store and the building was constructed later that year (Hennepin County Miscellaneous Book 809: 3; City of Hopkins, Building Construction Permit B58-615). The Montgomery Ward Catalog Store remained in the building into the 1970s (Hopkins Historical Society collections).

10) Albert Pike Masonic Lodge No. 237 (HE-HOC-142)

905-907 Mainstreet

1902

Contributing

The Albert Pike Masonic Lodge No. 237 is a two-story, Colonial Revival style fraternal lodge with a raised basement. The building is set back from, and elevated 2½ feet above the street on a sodded yard. The property is separated from the sidewalk by an original retaining wall and ornamental cast iron fence. The fence has a bi-rail design with vertical pickets and acorn finals on the posts. A brick veneer in front of the retaining wall dates to 1983 (Building Permit #B83-158). The building is accessed by a gate and sidewalk leading to the front entrance. The building is constructed of red brick with sandstone trim and a hip roof covered with asphalt shingles. The building has a symmetrical, three-bay façade with a projecting center bay with a broken pediment and engaged pilasters at the corners. The elevations are crowned by brick corbelling and a pressed-metal cornice with decorative brackets that support the roof. The building has a

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center entrance that is set under a lower, broken pediment that rests on engaged, Composite order brick pilasters with stone bases and capitals. Within the break of this lower pediment there is a stone medallion with the Freemason symbol in bas-relief. Above, centered on the second story of the entry bay, there is a tall, narrow, round-arched window opening flanked by lower rectangular window openings. The side bays feature one-over-one windows with decorative flat-arch lintels on the first floor and round-arch openings with one-over-one windows on the second story.² All windows have sandstone sills. Attached to the rear of the building is a one-story stucco-clad masonry addition with a shed roof and a two-leaf entry facing the alley. Constructed in 1956, this addition contained a dressing room. The alley entrance is accessed by a concrete stoop added in 1974 (Building Permit #B74-58). It is set under a gable supported by ornamental iron columns.

Albert Pike Lodge No. 237 of the Freemasons was organized in October 1900 and chartered in January 1901. In April 1902, the Lodge formed a corporation, the Masonic Temple Association of West Minneapolis, and purchased Lots 11 and 12 of Block 68 to construct the building (Brownell et al. 1903: 321–322; Hennepin County Book 553 of Deeds: 358). The building was completed in mid-October and dedicated on October 24, 1902. Its sister organization, the Ida McKinley Chapter of the Order of the Eastern Star No. 178, was founded in October 1904 (MacDonald & Mack et al. 2017: 6). The building was expanded after World War II to accommodate the growing membership. A partial basement containing furnace and a small room for the Bethel of Job's Daughters was constructed under the center of the structure sometime between 1949 and 1955 (MacDonald & Mack et al. 2017: 6; Hopkins Historical Society collections). Between July 1955 and the summer of 1956, the Lodge constructed a full basement for a dining room and built a rear addition for a dressing room (Building Permit #B55-166; Building Permit #B55-259). The Lodge sold off the side yards in July to raise funds to furnish the kitchen and dining room, which were dedicated in January 1957 (Hopkins Historical Society collections). The Lodge sold the property to the City of Hopkins in 2015 (MacDonald & Mack et al. 2017: 9).

11) Nygren Building (HE-HOC-143)

911 Mainstreet

1966

Contributing

The Nygren Building is a one-story, mid-twentieth-century, concrete block commercial building with a rough-cut, coursed, Georgia marble façade and a flat roof (*Hennepin County Review* 17 Feb 1966). Designed by Minneapolis architects Branstrom and Branstrom, the building has a slightly askew plan with a basement and first-floor mezzanine. The façade has a full-width storefront set between a stone-faced pilaster on the west and a distinctive, original fluted wood column resting on a stone-faced plinth on the east. The storefront has large display windows with metal frames, a stone-faced bulkhead and an offset, recessed entrance with double-doors and a

² There are fixed-glass storm windows on the exterior. The second story consist of “two rectangular pieces of glass on the bottom, with a mullion down the center, and a single fixed transom storm above” (MacDonald & Mack et al. 2017: 16).

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transom above. Above the display windows there is a wood-faced sign band with large wood dentils. The façade has a flat parapet capped by a metal coping.

This building stands on what was originally the west side yard of the Albert Pike Masonic Lodge No. 237. The Lodge sold the western portion of Lot 12 in July 1956 and in 1960, it was acquired by Ella and J. B. Nygren (Hennepin County Book of Deeds 2096: 583; Hennepin County Book 2771 of Deeds: 293). Mrs. Nygren and her son, Carlton, ran a women's clothing store, Nygren's Women's Apparel, across the street in the Johnson Brothers Building (908 Mainstreet) and constructed the current building in 1966 to accommodate their growing business. Reflecting the evolution of parking in the downtown, the building has display windows on both its front and rear elevations (Building Permit #B66-11; *Hennepin County Review* 17 Feb 1966). The Nygren family still owned the property in 2021.

12) Harrison-Maetzold Building (HE-HOC-144)

913–915 Mainstreet

1905, ca. 1915, 1929, ca. 1933

Contributing

The building on this lot is comprised of a one-story commercial building constructed in 1905 and a ca. 1915, one-story addition that are unified by a ca. 1933, Commercial style brick façade. The original 1905 building is located on the eastern half of the lot. It is a wood-frame structure with a basement and a flat roof. The east elevation is faced with an orange brick veneer exterior that replaced the original iron cladding around 1929 (Hopkins Historical Society collections). The ca. 1915 addition occupies the western half of the lot. It is constructed of concrete block and has a basement and flat roof. The fronts of the original building and the addition are unified by a ca. 1933 orange brick façade with contrasting yellow brick ornamentation. The façade has an elegant, stepped parapet with a yellow brick coping that is protected by a metal cap. The parapet is raised in the center and steps up slightly again at the outer edges of the façade. Within the parapet there is an ornamental band, framed by yellow header brick, that has a diamond pattern across it, also in yellow brick. In the raised center of the parapet there are three smaller, yellow brick diamonds. The façade has two storefronts set between painted brick piers. Both have recessed entrances offset to the center of the façade, and original (ca. 1933) metal-framed, plate-glass display windows with painted brick bulkheads (ca. 1933). The bulkheads have slightly recessed panels that were originally windows to let light into the basement. The transom area is covered by a flared-hip canopy covered with shake shingles, added in 1972 (Building Permit #B72-31). A one-story, concrete block addition was attached to the rear of the building in 1929 (Building Permit #9 [1929]). A 1958 one-story, concrete block addition fills the gap between the ca. 1915 and 1929 additions (Building Construction Permit #B58-160).

John Harrison purchased Lot 13 in 1902 and took out a mortgage on it in April 1905, most likely to construct a wood-frame, metal-clad, commercial building on the eastern half of the lot for his store, which sold furniture, hardware, and stoves (Hennepin County Book 558 of Deeds: 391; Hennepin County Book 572 of Mortgages: 41; Sanborn 1912; *Hopkins News* 26 Jul 1906; Hopkins Historical Society collections). The building remained a hardware store into the 1970s. From 1909 to the 1930s, it was Maetzold Hardware (Hennepin County Book 660 of Deeds: 71; Hennepin County Book 682 of Deeds: 466; Hopkins Historical Society collections). In 1933 or

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1934, it became Paulson Hardware, which remained in this location until 1959. It was Dahlberg Hardware in the early 1960s, and finally, Hance Hardware from 1963 until 1977. John Maetzold constructed an addition on the west half of the lot sometime between 1912 and 1916 (ca. 1915) that was originally the Hopkins Auto Livery, the Maetzold Garage in 1921, and the Maetzold Warehouse in 1926. Maetzold also constructed a concrete-block addition behind the original building in 1929 (Hopkins Historical Society collections; General Inspection 1926; Building Permit #9 [1929]). When Paulson's Hardware took over the property, the garage was replaced by the Herzan Brothers Grocery, which remained in this location until 1941. In 1943, Paulson's cut an archway between the original building and the addition to create a single commercial space and the store built another rear addition in 1958 (Hopkins Historical Society collections; Building Permit #50 [1943]; Building Construction Permit #B58-160).

13) Nelson Building (HE-HOC-145)

917 Mainstreet

1912

Contributing

The Nelson Building is a one-story, Classical Revival style brick commercial building with a basement and flat roof. Constructed in 1912, the design of the façade is consistent with those of the two buildings to the west: the Hopkins Post Office Building and First National Bank of Hopkins. The two-bay façade is framed by brick piers and has a Classical Revival style brick parapet. The wide western bay contains a storefront that has plate-glass windows with beadboard-faced bulkheads, and a recessed entrance with a single-leaf door. To the east is a narrow bay with a recessed, single-leaf entrance. Both bays have pressed metal transoms. The building has a flat parapet and a denticulated cornice with a closed balustrade surmounted by a flat, corbelled coping. A one-story, brick-faced addition, designed by Minneapolis firm Station 19 Architects, was attached to the rear of the building in 1986; it extends behind the Hopkins Post Office Building next door (Building Permit #B85-254). The portion behind the Nelson Building has brick piers, a simple, denticulated cornice, a narrow, recessed entry bay to the east, and display windows with pressed metal transoms to the west.

This building was the longtime home of Nelson's Shoe Store. Nels Nelson purchased the eastern portion of Lot 14 from the First National Bank of Hopkins in 1908 and took out a mortgage in November 1912 to construct this building (Hennepin County Book of Deeds 659: 314; Hennepin County Book 772 of Mortgages:189). Upon its completion, Mr. Nelson opened a shoe store, which remained in this location into the 1970s (Ewing 2002: 199). By 1937, there was also a wood-frame addition attached to the rear of the building (Sanborn 1912; University of Minnesota 1937). In 1971, a copper-clad canopy (later removed) was installed over the storefront as part of an effort by business owners to improve the downtown (Building Permit #B71-145).

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14) Hopkins Post Office Building (HE-HOC-448)

919 Mainstreet

1908

Contributing

The Hopkins Post Office is a one-story, Classical Revival style commercial building with a basement and flat roof. The building has brick exterior walls and a wood-frame interior. The design of the façade is consistent with those of the buildings on either side of it: the Nelson Building to the east and the First National Bank of Hopkins to the west. The building has a symmetrical, one-bay façade framed by brick piers and surmounted by a Classical Revival style brick parapet. The storefront has plate-glass windows with beadboard-faced bulkheads, a recessed central entrance with a single-leaf door, and a pressed-metal transom. The building has a flat parapet and a denticulated cornice with a closed balustrade surmounted by a flat, corbelled coping. A one-story, brick-faced addition, designed by Minneapolis firm Station 19 Architects, was attached to the rear of the building in 1986; it extends behind the Nelson Building next door (Building Permit #B85-254). The portion behind the Post Office extends out farther north than the portion behind the Nelson Building and has a simple, denticulated cornice, with a two-leaf service door offset to the east.

In the summer of 1908, Paul Swenson, superintendent of the MTM and Mayor/President of West Minneapolis, purchased the western portion of Lot 14 and the eastern portion of Lot 15 from the First National Bank of West Minneapolis to construct this building (Hennepin County Book of Deeds 649: 490–491; Hennepin County Book 119 of Miscellaneous: 635; Hennepin County Book of Deeds 659: 314; Hopkins Historical Society collections). On May 4, 1909, the United States Post Office leased the building, remaining in this location until 1935, when it moved to a new building at 18 9th Avenue South (non-extant) (Hennepin County Book 122 of Miscellaneous: 148; Ewing 2002: 158–159).³ From the 1940s into the 1970s, Larson Clothing occupied the building. In 1971, a copper-clad canopy (later removed) was installed over the storefront as part of an effort of by business owners to improve the downtown (Building Permit #B71-145).

15) First National Bank of West Minneapolis / First National Bank of Hopkins Building (HE-HOC-449)

921–923 Mainstreet

ca. 1905, 1940

Contributing

Located on the northeast corner of Mainstreet and 10th Avenue, the First National Bank of Hopkins is a one-story, Classical Revival style brick commercial building with stone trim constructed in late 1905 or early 1906. The building has a raised first floor, a basement, and a flat roof. The primary (south) façade has a course ashlar base, two bays framed by brick piers, and a Classical Revival style brick parapet. The wide western bay has a storefront that dates from 1968

³ Prior to May 1909, the Post Office was located across the street in the Post Office Annex (920 Mainstreet).

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(Building Permit #B66-186).⁴ It has a recessed entrance, accessed by concrete stairs, that is flanked by metal-framed plate-glass windows with wood hoods. To the east is a narrow bay with a single-leaf entrance and transom. A non-historic sign band is located above the openings. The parapet, which extends around the corner onto the west elevation, has a denticulated cornice with a closed balustrade surmounted by a flat, corbelled coping. The intact, west-facing secondary façade has a stone base, a brick belt course, segmental arched window openings with stone sills, and a Classical Revival parapet. A shorter, addition was attached to the rear of the building in late 1936 (Building Permit #130 [1936]). It is constructed of hollow tile; and the west elevation, which faces 10th Avenue, is clad with brick. It has a raised first floor, a tall, narrow, segmental arched window opening, and a simple denticulated cornice.

This building was constructed for the First National Bank of West Minneapolis; the first bank in Hopkins. The bank opened on October 23, 1905 and was capitalized at \$25,000. Two days later, on October 25, 1905, the bank purchased Lots 14 and 15 (Hennepin County Book 609 of Deeds: 230). The building sits on the western half of Lot 15. However, it's unclear if it was constructed before or after the bank was chartered. In 1908, the bank sold Lot 14 and the eastern portion of Lot 15. The bank remained in this location for 45 years. In conformance with the village's July 1928 name change to Hopkins, the bank was renamed the First National Bank of Hopkins in 1930. As the bank grew, it constructed a rear addition in October 1936 (Building Permit #130 [1936]). In 1948, the bank was acquired by the First Bank Stock Corporation, a large bank holding company. As Hopkins grew after World War II, so did the bank, and in 1950, it moved to a new facility at 16 9th Avenue North (Ewing 2002: 165–166). Jacob and Ida Premack acquired the property in November 1950 and owned it until 1976 (Hennepin County Book 1874 of Deeds: 208–209; Hennepin County Records #A-4418039, #A-4418040, #A-44180441). In the summer of 1952, they remodeled the building, which included a new storefront for a men's and boys' wear store they ran for many years (Building Permit #52-75; Ewing 2002: 199). In 1968, the storefront was reworked for a new tenant, Edina Realty (Building Permit #B66-186).

16) Premack Building (HE-HOC-450)

9–11 10th Avenue North

1951

Contributing

The Premack Building is a one-story, mid-twentieth-century, concrete block and masonry commercial building with a blonde brick façade and a flat roof. The façade has two storefronts and one secondary entrance. The façade is framed by brick piers and has a simple, flat parapet with a metal coping. The storefronts have large plate-glass windows with metal frames, brick bulkheads, and single-leaf doors set in wood frames with transom panels above. The southern storefront retains its original wood and plate-glass door. There is a rollout canvas awning over each storefront. The secondary entrance is located at the south edge of the façade under a flat

⁴ The building originally had a projected Classical Revival entry with a stone pediment and square columns with stone bases and capitals, and brick shafts. "FIRST NATIONAL BANK" was inscribed in the stone entablature. The entry was removed in 1952 (Building Permit #B52-75; Hopkins Historical Society collections).

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arch lintel and has a one-leaf door. The north elevation, which faces the alley, is of concrete block construction and has two wide, glass-block windows with concrete sills.

This building sits on the same lot as the First National Bank of West Minneapolis, later the First Bank of Hopkins. After the bank moved to a new location in 1950, Jacob and Ida Premack acquired the property that November and owned it until 1976 (Hennepin County Book 1874 of Deeds: 208–209; Hennepin County Records #A-4418039, #A-4418040, #A-44180441). In September 1951, the Premacks hired C.S. Nelson to construct this building on the rear of the lot (Application for a Permit to Build #51-308). In 1956, the southern storefront was occupied by a barber shop and continues to be so in 2021. Early tenants of the northern storefront are unknown, but the space has housed a shoe shop for several decades.

17) Kokesh Hardware (HE-HOC-146)

1001 Mainstreet / 8 10th Avenue North

1937, 1958

Contributing

This property is located on the lot on the northwest corner of the intersection of Mainstreet and 10th Avenue and consists of two buildings historically associated with Kokesh Hardware.

a) Kokesh Hardware Store (HE-HOC-451)

1001 Mainstreet

1958

Contributing

The Kokesh Hardware Store is located on the corner of Mainstreet and 10th Avenue. It is a one-story, mid-twentieth-century commercial building with a basement and a flat roof (Building Construction Permit #B58-158). The building is constructed of blonde brick and has a simple, flat parapet with a metal coping. The primary (south) façade has a recessed storefront that angles inward towards an offset entrance. The storefront has large display windows with metal frames and brick bulkheads, and a single-leaf, metal-framed glass door with a transom above. On the east elevation, which faces 10th Avenue, three small, fixed-sash windows were added to the south half of the elevation in late 2020. There is a small storefront towards the north end of the building. It angles inwards towards a single-leaf door and includes one display window. At the north edge of this elevation is a door opening that contains a single-light window.

b) Kokesh Hardware Warehouse and Small Engine Repair Shop (HE-HOC-452)

8 10th Avenue North

1937

Contributing

The Kokesh Hardware Warehouse is located at the rear of the property, adjacent to the alley, and faces 10th Avenue North. It is a one-story, Commercial style building with a flat roof (Building Permit #227 [1937]). The building is constructed of concrete block and has a

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brown brick façade. The storefront is set under a soldier course band and has three openings set between brick piers; two of which have been filled in. From south to north there is an opening for a single-leaf door, a wide display window opening, and a garage door opening. The walk-in door and display window openings are now infilled with brick. The garage door opening is infilled with vertical wood siding, a single-leaf door, and a plate glass window. The parapet features a sign band framed by sailor course brick, and the parapet is surmounted by a concrete coping. The north elevation, which faces the alley, is constructed of rock-faced concrete block, and has two tall narrow window openings and beadboard cladding over the parapet.

This property was the location of Kokesh Hardware for over sixty years (Ewing 2002: 28). In June 1903, Frank and Joseph Kokesh purchased this property, which included a recently constructed two-story, wood-frame, store building, and opened a hardware store (Hennepin County Book 535 of Deeds: 357; Hennepin County Book 570 of Deeds: 414; Ewing 2002: 203). The Kokeshes constructed the warehouse at the back of the lot in 1937 for tool storage (Building Permit #227 [1937]). This building later included a small engine repair shop operated by the store. In 1958, the Kokeshes constructed a new store. To avoid closing during construction, the old building was temporarily moved onto 10th Avenue. After the new building opened on November 1, 1958, the old building was moved to a farm (Ewing 2002: 28, 202–203; Building Construction Permit #B58-92; Building Construction Permit #B58-158; Minnesota Historical Society collections). In 1966, the family converted the business into a sporting goods store, Kokesh Athletic and Golf (Ewing 2002: 28, Building Construction Permit #B66-179).

18) Sefcik-Wolff-Daugherty Store and House (HE-HOC-148)

1005–1007 Mainstreet

ca. 1895, 1903, 1940, 1950

Contributing

The building on this lot is comprised of several parts that are unified by a late Commercial style, polychromatic, dark buff colored brick façade that dates from the early 1950s (Hopkins Historical Society collections). On the eastern half of the lot, there is a two-story, wood-frame commercial building with a flat roof. Originally constructed in the 1890s as a one-story, false-front building, the second story was added in late 1939 or early 1940. The current brick façade was installed in the early 1950s, and a brick veneer was applied to the east elevation in 1958, corresponding with the construction of the Kokesh Hardware building next door (Building Construction Permit #B58-134). The north and west elevations are faced with stucco. The façade has a single storefront with plate-glass display windows with metal frames and a brick bulkhead, and a single-leaf, wood-framed glass door offset to the west edge of the storefront. The second story has two equally spaced, double-hung wood windows and a simple, flat parapet with a slightly projected coping. The windows and door appear to be original to the façade (1950s). On the west half of the lot, facing the street, there is a one-story, concrete block addition with a brick façade and flat roof that was constructed in 1950 (Application for a Permit to Build #140 [1950]). The façade has a single storefront with replacement plate-glass display windows, a replacement brick bulkhead, and a recessed entrance on the west edge of the storefront; the entrance has a replacement door. The building's simple, flat parapet has a slightly projected

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coping. Behind the brick façade there is a two-story, stucco-clad, wood-frame house with a flat roof. Originally constructed in 1903 as a one-and-one-half-story, front-gable house attached to the commercial building on the east half of the lot, it was expanded and remodeled to a full two stories in 1940, with a doctor's office on the first floor and a residence on the second story (personal communication, Bob Miller to Mary Romportl, Hopkins Historical Society, 6 Feb 2021; Building Permit #75 [1940]). Behind the house is a detached, two-car, concrete block garage with a flat roof that was constructed in 1948 (Improvement Permit #84 [1948]). In 1984, the garage was converted into a retail space. This conversion included infilling the garage door opening with two two-light casement windows and a single-leaf door (Application for Building Permit and Certificate of Occupancy #B-84-281).

Maty Sefcik and his wife Barbara purchased Lot 11 in July 1892 (Hennepin County Book 374 of Deeds: 191). They constructed a commercial building on the east half of the lot in either 1895 or 1899, and a house on the west half of the lot in 1903 (Hennepin County Book 385 of Mortgages: 555; Hennepin County Book 495 of Mortgages: 50; personal communication, Bob Miller to Mary Romportl, Hopkins Historical Society, 6 Feb 2021). Nels Wolff purchased the property in July 1905 and opened a paint, wallpaper, and household goods store in the commercial building, while his family lived in the house (Hennepin County Book 591 of Deeds: 221; *Hennepin County Enterprise* 1919; General Inspection 1926). Wolff sold the property to Peter Daugherty and Braman Decker in December 1926 (Hennepin County Book 1105 of Deeds: 583). Mr. Daugherty then opened a barber shop in the commercial building and added second stories to the commercial building and house in 1940. After his death in December 1942, the barbershop became the Mountain's Barber Shop, which moved into the new commercial space addition in front of the house in 1950. Mashek Tailoring and Cleaning then took over the old space until moving to the Post Office Annex (918 Mainstreet) in 1965. Dr. Frank Kucera ran a doctor's office on the first floor of the house from 1940 until his retirement in 1976 (Ewing 2002: 68).

19) Chastek Building / Hennepin County Review (HE-HOC-149)
1009–1015 Mainstreet
1911, ca. 1949
Contributing

The building on this property consists of several parts. The oldest is a one-story, concrete block, commercial building with a basement and a flat roof constructed in 1911 on the western half of the lot. Directly behind it is a one-story, flat-roof addition constructed in 1932 of hollow tile. The property also includes a large, ca. 1949, one-story, multi-part addition located on the eastern half of the lot that wraps around the rear (north) of the 1932 addition. The ca. 1949 addition is constructed of concrete block. Its secondary elevations are faced with stucco. The fronts of the 1911 building and ca. 1949 addition are unified by a dark buff brick façade. The nearly symmetrical façade has two storefronts set between brick piers. Both have recessed entrances offset to the outer edges of the façade, and plate-glass windows with brick bulkheads. The eastern storefront has a low bulkhead, and the western storefront has a taller one. This is part of the original, 1949 design. The façade has a tall, flat parapet with sign bands above each storefront that are framed by soldier and stacked stretcher brickwork.

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George Chastek purchased Lot 12 in March 1911 and constructed the oldest part of this building later that year for a butcher shop (Hennepin County Book 687 of Deeds: 284; Hennepin County Book 736 of Mortgages: 43; Markham u.d.; Ewing 2002: 159). In 1912, the building was a print shop (Sanborn 1912). John Kroon acquired the building in January 1920 and opened a furniture store and music shop in it (Hennepin County Book 845 of Deeds: 228; General Inspection 1926). Local entrepreneur Martin B. Hagen obtained a contract for deed in August 1927 and acquired it in July 1932. He then built the hollow tile addition (Hennepin County Book 34 of Contracts: 549; Hennepin County Book 1809 of Mortgages: 408; Hennepin County Book 1205 of Deeds: 124). The *Hennepin County Review* newspaper moved into the building sometime between 1926 and 1935 and remained in this location until 1962. James Markham, the *Review*'s long-time owner, publisher, and editor, purchased the newspaper in 1928, but it's unclear if this was before or after it moved into the building. Markham eventually bought the property and expanded the building ca. 1949. The newspaper office occupied the western storefront, and the press occupied the rear of the building. The 1949 eastern storefront housed the Hopkins Savings and Loan Association in 1956 and was later occupied by an insurance office (Hennepin County Record #A-1849374; Hennepin County Record #A-2189888; Ewing 2002: 69; Hopkins Historical Society collections).

20) Hagen Building (HE-HOC-152)

1014–1018 Mainstreet

1907, 1949, 1950

Contributing

The Hagen Building is a one-story building with a basement and flat roof that was constructed in several phases beginning in 1907. Most of the building was constructed between 1949 and 1950. The various sections of the building use both wood-frame and concrete block construction and are unified by a polished, red granite façade that was built in 1950 (Application for a Permit to Build #180 [1950]). The façade has three storefronts set between stone pilasters, with metal-framed display windows and doors, and stone bulkheads. The west half of the façade has a flat parapet and two storefronts set under a 1950 canopy. The western storefront on this half of the building has replacement display windows. The eastern storefront on this half of the building is recessed. It has a door offset to the center and windows with metal spandrels, replacing brick bulkheads. The east half of the façade has a wide, two-part storefront under a tall, steeply pitched, shed-roof pent eave that was added in 1971 (Building Permit #B71-229). The pent eave extends above the parapet and is clad with cedar shake shingles. At the center there is a steeply pitched, copper-clad hip that extends a foot above the rest of the pent eave. A rectangular sign is mounted on the hip. The western half of the storefront is flush with the façade; the eastern half angles inward toward the center of the building, where a single-leaf, metal-framed glass door is set nearly perpendicular to the façade and opens into the western half of the storefront. A second entrance with a single-leaf door, sidelight, and transom is offset to the east edge of the storefront. Behind the eastern half of the Hagan Building is an attached, one-story, concrete block warehouse with a basement and flat roof that was constructed in 1949 (Improvement Permit #52 [1949]). It is faced with stucco and has a cedar-shake pent eave, both of which date from 1972 (Building Permit #B72-111).

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In 1907, a one-story, wood-frame building with a brick façade and four storefronts was built on Lot 2 and the western half of Lot 3 (Hennepin County Book 626 of Mortgages: 72; Sanborn 1912).⁵ The building had a variety of tenants over time, including a printer, a dry-cleaners, and a cigar shop. Hopkins Plumbing & Heating was a tenant in the 1920s and 1930s (General Inspection 1926; Hopkins Historical Society collections). Martin B. Hagen purchased the property in October 1932 (Hennepin County Book 1322 of Deeds: 392). Hagen ran an appliance store and a real estate office in the building; the real estate office existed through the 1980s (Hopkins Historical Society collections). In 1949, Mr. Hagen constructed a repair shop/washing machine warehouse on the rear of Lot 3 (Improvement Permit #52 [1949]; Sanborn 1951). In 1950, he razed half of the 1907 building and enlarged the remainder; constructing a large addition and unifying storefront (Application for a Permit to Build #180 [1950]; Sanborn 1951).⁶ In 1971, a canopy was added to the Hagen Building as part of a downtown improvement effort (Building Permit #B71-229).

21) Stiele Building (HE-HOC-153)

1010 Mainstreet

2006

Non-Contributing

The Stiele Building is a two-story, masonry commercial building with flat roof. The building has a brown brick façade with rock-faced stone trim. The façade rests on a rock-faced ashlar base and has two storefront spaces. The western storefront has metal-framed display windows with a stone bulkhead. The eastern storefront is recessed and has a large plate-glass window bracketed by metal-framed glass doors with sidelights and transoms above. There are stone stringcourses near the top of the storefront openings and another just below the second-story windows that incorporate the windowsills. The second story has three equally spaced rectangular window openings with stone lintels. Each opening has a vertically oriented, two-light, metal-framed window. The building has a stepped parapet that is raised over the eastern storefront, it has a coursed ashlar cornice. The secondary elevations are faced with an exterior insulation finishing system (stucco) and have flat parapets with stone coping.

This lot was originally the location of an underground parking ramp constructed in 1936 by the Dahlberg Brothers for their growing automobile dealership (Building Permit #112 [1936]). A two-story commercial building was constructed on top of it in 1969 but was destroyed by a fire in 2005 (Building Permit #B69-148; Building Permit #P20050629). The current building was constructed 2005–2006 for owner Harold E. Stiele (Building Permit #20050807).

⁵ Only a portion of one 1907 storefront remains within the Hagen Building, but it is not visible. In addition to demolishing half the 1907 building around 1950, the Hagen family connected the westernmost storefront of the 1907 building to the existing building to the west on Lot 1 (1022–1024 Mainstreet) in 1969 and sold it in 1974 to the owner of Lot 1 (Building Permit #B69-239; Hennepin County Record #4102442). The new owner remodeled the storefront the following year to match the building on Lot 1 (Building Permit #B75-244). Since there are no internal connections or any architectural features to link the western storefront of the 1907 building to the rest of the Hagen Building, it and the building that incorporated it is excluded from the historic district.

⁶ One of the spaces in the new construction was the location of several restaurants.

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22) Leathers-Donovan Building (HE-HOC-154)

1006-1008 Mainstreet

1910, 1946

Contributing

The Leathers-Donovan Building is a two-story, concrete block, commercial building with a brick and stone façade, a basement, and a flat roof. The original part of the building was constructed in late 1910 or early 1911. The brick and stone façade is a veneer designed by Minneapolis architects Magney, Tussler and Setter that was completed in 1946 (Improvement Permit #55 [1946]). The first story is faced with buff-colored, rough-cut, coursed limestone and has a full-width storefront. The storefront has large display windows with metal frames and stone bulkheads, and a recessed entrance with a single-leaf door and sidelights. An entrance with a single-leaf door and transom is located on the east edge of the storefront and accesses a stairway to the second floor. The second story is faced with dark red brick laid in running bond and has three evenly spaced window openings with soldier course lintels and paired one-over-one replacement windows. The façade is capped by a flat parapet. It also has a simple wood cornice installed in 1972. A one-story, concrete block addition with a red-brick exterior and a flat roof was added to the rear of the building when the façade was remodeled in 1946.

Harry Leathers, Jr. and his brother, George, purchased Lot 5 in 1909 (Hennepin County Book 643 of Deeds: 149). At the time there was a small, one-story building on it where they had a bicycle shop (Ewing 2002: 61; Hopkins Historical Society collections). After George's untimely death, Harry acquired full title to the property in October 1910, and constructed the current building in 1911 (Hennepin County Book 695 of Deeds: 451; Hennepin County Book 712 of Mortgages: 162; Hennepin County Book 733 of Mortgages: 30; Ewing 2002: 61). Harry's bicycle shop was on the first floor, while the second story housed the Northwestern Bell telephone exchange and a dental office operated by Dr. Ed Smetana, which remained in this location for several decades. Later in the 1910s, George opened a Ford dealership in the building. The Dahlberg brothers purchased the dealership in the early 1920s and moved the business across the street. The building then housed an auto parts store (Ewing 2002: 61). In 1933, the eastern half of the first floor was the Hopkins Furniture Company (Minnesota Historical Society 1933). By 1935, Donovan's Furniture was leasing this space and part of the basement. Don Donovan purchased the property in 1942 and, in 1946, remodeled the façade and built the rear addition. The store closed in 1996 (Hennepin County Book 1397 of Deeds: 263; Hennepin County Book 1568 of Deeds: 520; Improvement Permit #55 [1946]; Hopkins Historical Society collections; *Star Tribune* 27 Dec 1996: K2).

23) Strobeck Building (HE-HOC-155)

1002-1004 Mainstreet, 10 10th Avenue South

1906, 1923, 1956

Contributing

The Strobeck Building is a prominent two-story commercial building located on the southwest corner of 10th and Mainstreet. The Renaissance Revival style building is constructed of concrete block and has a brown brick façade, a basement, a flat roof, and a one-story rear addition. The building originally had rock-faced concrete block facades, and its present appearance is largely

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the result of two remodeling projects. The first was in 1923 when a brown brick veneer was installed on the street-facing elevations and the second-story windows were enlarged to their current configuration (Building Permit #63 [1923]). The second remodeling was in 1956, when the rear addition was constructed, the storefronts were updated, and the first-floor window openings on the east elevation were reduced in size (Building Permit #B16-56). The building has asymmetrical façades. The primary façade (north) facing Mainstreet has a slightly offset, recessed entrance that has double-leaf, metal-framed glass doors with narrow sidelights and transoms. To either side are large display windows. The eastern storefront window wraps around the corner. The storefronts and the first-story windows on the east façade have tall, single-light fixed windows with slightly projected metal frames that appear to date from 2009 (Building Permit #B2009000936). When these windows were replaced, the sills of several first-floor windows were lowered. Between the first and second stories, there are decorative panels framed by slightly projected rowlock and header bond brick. The second story has wide window openings framed by stacked headers with soldier-course lintels and rowlock sills. The openings have Chicago-style wood windows that date from 1923. They are comprised of a fixed, single-light window flanked by one-over-one windows, all with three-light transoms. The building has a flat parapet with a metal-covered concrete coping and a simple brick cornice comprised of a course of rowlock supported by brick corbels. The 1956 rear addition is faced with dark brown brick and has a simple flat parapet. Its east façade has a large, multi-light display window and a recessed entrance with double-leaf, metal-framed glass doors with a transom above. A metal canopy added over the entrance in 1962 has a flat roof and is supported by thin metal columns (Building Permit #B62-179). The parapet includes the ghosting of a painted wall sign that reads "Hopkins Floral." The rear elevation of the addition has one storefront with a large, multi-light display window and an offset entrance. In front of this elevation there is a drive-up curb and sidewalk that was added in 1962 for a drive-up teller (Building Permit #B62-179).

Sina Strobeck purchased Lot 6 in January 1903 and owned it until her death in May 1959 (Hennepin County Book 559 of Deeds: 596; Hennepin County Book 2342 of Deeds: 484). Sina and her husband William ("Will") constructed this building in late 1906. Upon its completion, the Strobeck Furniture Store and Mortuary occupied the first floor, while the Strobecks lived on the second floor (Hennepin County Book 598 of Mortgages: 512; *Hopkins News* 10 May 1906). In the early 1930s, the Strobecks ran an electric lighting/appliance shop in the western storefront. In 1910, the newly chartered State Bank of Hopkins leased the eastern storefront. After receiving a federal charter in 1924, it became the Security National Bank of West Minneapolis. When most of the bank's stock was acquired by the Northwestern Bank Corporation in 1929, it became the Security National Bank of Hopkins; and the Northwestern National Bank of Hopkins in January 1947. The bank eventually took over the entire first floor, built the rear addition in 1956, and acquired the property in 1959. The bank remained in the building for 63 years. Over time, the second story was converted to offices for attorneys, doctors, and other professionals. The Hopkins Commercial Club also had an office on the second floor. The 1956 addition was also the longtime location of a flower shop (Ewing 2002: 166; Hopkins Historical Society collections).

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**24) Anderson Brothers Dry Goods (HE-HOC-156) and Post Office Annex (HE-HOC-157)
920–922 Mainstreet / 5–7 10th Avenue South, 918 Mainstreet
Contributing**

This property is located on the lot on the southeast corner of Mainstreet and 10th Avenue and is comprised of multiple parts that are historically related through common ownerships and are, therefore, considered as one property.

**a) Anderson Brothers Building (HE-HOC-453)
920–922 Mainstreet / 5–7 10th Avenue South
1900, 1955
Contributing**

Located at the corner on Block 5, Lot 1, the Anderson Brothers Building is a two-story, Romanesque Revival style, ell-shaped, brick commercial building with stone trim, a basement, and a flat roof. The building has a three-bay façade framed by full-height brick pilasters that rest on stone bases and extend above the parapet. The brick was first painted around 1951 and remains so today. The façade has a single storefront comprised of a slightly recessed, two-leaf, center entrance with large display windows on both sides. The metal-framed windows, which are replacements, have low, brick bulkheads, and transoms filled with metal panels. Above the transoms is a tall, full-width sign band faced with vertical metal siding aligned with a similar band along the west elevation. An entrance accessing a stairway to the second floor is offset to the east edge of the façade. The symmetrical second story has a wide center bay flanked by two narrow bays. The center bay has three round-arch windows, set under corbelled brick hoods, and the outer bays each have a single tall, narrow window opening with a flat arch lintel. There is a stone stringcourse that also serves as the windowsills, and there is a denticulated band at the spring line of the arches. The façade has a stepped parapet that is raised over the center bay and has a sign band with a recessed panel where the Anderson Brothers sign was located. There is a corbelled cornice, which is denticulated over the outer bays. The west elevation, which faces 10th Avenue, has four bays that are set between full-height brick pilasters, and has a flat parapet with a corbelled cornice. The three northern bays have large, round-arch openings on the first story. The arched openings, added in 1989, replaced rectangular openings added to this elevation sometime between the mid-1920s and 1956 (Building Permit #B89-45; Building Permit #B89-189). The narrower southern bay has a single-leaf door in an opening cut in 1958 (Building Permit #B58-85). The second story is fenestrated with tall, narrow window openings with flat-arch lintels, stone sills, and one-over-one metal replacement windows. The secondary elevations on the south and east have tall, narrow, segmental-arch window openings with one-over-one replacement windows. Attached to the rear of the building, at 5–7 10th Avenue South, is a one-story, concrete block addition with a flat roof constructed in 1956. It extends partially behind the Post Office Annex (Building Permit # B56-10). The addition has a symmetrical, polychromatic buff-colored brick façade with a recessed center entrance that is set under an arch, and two two-light metal-framed windows to each side. The façade has a flat parapet that is faced with vertical wood siding. Its present appearance is the result of a 1989 remodel (Building Permit #B89-45; Building Permit #B89-189). The secondary elevations (south and

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east) are the original, painted concrete block. While it's unclear if a doorway ever connected the addition to the main building, it's considered an addition since it shares plumbing and other systems with the main building.

b) Post Office Annex (HE-HOC-157)

918 Mainstreet

ca. 1901, ca. 1909

Contributing

The Post Office Annex is located on the west 22 feet of Lot 2 and is attached to the east elevation of the Anderson Brothers Building. While it appears to be a separate building, the Post Office Annex is comprised of several additions to the main building. The Post Office Annex was originally constructed around 1901 as a one-story addition to the Anderson Brothers Building.⁷ It substantially achieved its present form as a result of two additions. A second story was added to the structure sometime between May 1909—when the Post Office moved across the street—and 1912. A one-story brick addition was also added to the rear of the annex during this timeframe (Sanborn 1912). In its present form, the Post Office Annex is a two-story, wood-frame, Commercial style building with a brick veneer exterior, and a flat roof. Its symmetrical façade has a full-width storefront set between brick piers. The storefront has a recessed center entrance with two-leaf doors and large, plate-glass display windows on each side with brick bulkheads and metal transoms. The display windows have replacement glazing and frames. The recessed entrance is clad with vertical wood siding. Above the storefront is a tall, full-width sign band faced with vertical metal siding that matches the Anderson Brothers Building. The second story has four tall narrow window openings with soldier-course lintels, stone sills, and one-over-one metal replacement windows. The façade has a flat parapet and a cornice with recessed panels and a decorative band below with corbelled dentils. When the second story was added, it originally had an elaborate pressed-metal cornice; that was removed around the early 1950s, possibly when the façade was painted ca. 1951.

This property was the longtime location of the Anderson Brothers Dry Goods Store. William B. Anderson purchased Lot 1 in January 1900 and appears to have constructed the building on the corner soon thereafter for the store, which was previously located at 700 Mainstreet (non-extant) (Hennepin County Book 524 of Deeds: 150; Ewing 2002: 158). The store occupied the first floor and dwellings were located on the second floor. William Anderson was appointed postmaster of Hopkins in February 1899. At the time, the Post Office was located next door to the store, so after the store moved, William and his brother, Frank, purchased Lot 2 in February 1901 and built the Post Office Annex (Hennepin County Book 524 of Deeds: 150). In May 1909, Anderson moved the Post Office across the street to the Hopkins Post Office Building (919 Mainstreet) and expanded the store into the annex (Ewing 2002: 158; Hennepin County Book

⁷ It is unclear if the Post Office Annex was constructed at the same time as the Anderson Brothers Building or if it was built the following year. Its different construction type suggests it was an addition. Regardless, historical photographs confirm it was in place before construction started on the Smetana Building next door in 1902 (Hopkins Historical Society collections).

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122 of Miscellaneous: 148). By 1912, the Andersons had added a second story and a rear addition to the annex (Sanborn 1912). The store remained in this location through at least 1934 (Hennepin County Book 1282 of Deeds: 580; Hopkins Historical Society collections). It then became Premack's Dry Goods, which remained in this location until 1955. Between 1955 and 1956, the first floor of the street-facing façades were covered with enameled metal panels (later removed) and a matching rear addition was constructed (Building Permit #B55-21; Building Permit #B56-10). From 1956 through the late 1960s, the storefront in the main building was the Hopkins Tile and Linoleum Company. The first tenants of the 1956 addition were a fabric store and the Feudner-Davidson insurance and real estate office, later the Feudner Agency, which occupied the southern storefront into the 1970s (Hopkins Historical Society collections). In 1936, the Post Office Annex's storefront was split into two spaces. The western space was a series of barbershops into the 1970s. The eastern space was a radio and appliance shop. There was also a beauty shop in the building in the 1940s through 1960s (Building Permit #605 [1936], Hopkins Historical Society collections).

25) Smetana Building (HE-HOC-158)

916 Mainstreet

1902

Contributing

The Smetana Building is a two-story, Renaissance Revival style, brick, commercial building with a basement and flat roof. The building has an orange brick façade with a stone base and trim. The building has a single storefront that spans the west three-fourths of the façade. It is set between brick pilasters and has a recessed entrance with display windows to either side. Its current configuration appears to date from 1938. The storefront has large, metal-framed, plate-glass display windows, bulkheads faced with vertical metal siding, and a metal-framed glass door. There are porthole vents in each bulkhead with decorative aluminum covers that are part of the 1938 design, but the metal siding was installed in 1983, replacing the original metal or vitrolite panels (Building Permit #B83-35). Above the windows and door there is a tall sign band. At the east edge of the façade there is a single-leaf door with a transom that accesses the second floor. It is set in a round-arch opening with a stone arch and keystone. The symmetrical second story has four tall, narrow window openings with flat arch lintels, stone keystones, and stone sills. The openings have three-light wood windows that appear to date from 1938. The building has a flat parapet and originally had a Classical style frieze with a pressed metal cornice. The fluted metal taenia remains, but the pressed-metal cornice was removed. A cornice consisting of raised-seam vertical metal panels, which appears to have been installed in 1983, now covers the entablature and the area where the original cornice was located (Building Permit #B83-35). The secondary elevations are constructed of Chaska brick and have tall, narrow, segmental-arched window openings with original (1902) two-over-one wood windows. The side elevations have flat parapets with integral chimneys with corbelled caps. Attached to the rear of the building is a one-story, brick addition with a flat roof that was designed by Oden Ceceli and constructed in 1938 (Building Permit #916 [1938]). It has rectangular window openings with original, six-light, steel sash windows. Above it is a small second-story addition with a flat roof and vinyl siding that appears to have been constructed at the same time. East of the building there is a side yard with a vertical wood fence along Mainstreet.

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William S. Smetana purchased the eastern 23 feet of Lot 2 and the western 17 feet of Lot 3 in April 1902 and constructed this building soon thereafter (Hennepin County Book 559 of Deeds: 219–220; Hopkins Historical Society collections). Upon its completion, Mr. Smetana moved his drugstore into the storefront and lived on the second floor.⁸ Smetana Drug Store, later Smetana's Rexall Drug Store, remained in this location until Mr. Smetana's death in December 1962, after which Jerry and Agnes Mashek acquired the property (Hennepin County Book 993 of Miscellaneous: 473; Hennepin County Book 2482 of Deeds: 302). After making some interior alterations, the Masheks moved their business, Mashek Tailors & Cleaning, into the building in 1965, and it remains here in 2021 (Building Permit #B65-04).

26) Swanson Building (HE-HOC-159)

914 Mainstreet

ca. 1897

Contributing

The Swanson Building is a ca. 1897, one-story, wood-frame, commercial building with a façade that dates from 1933 (Building Permit #57 [1933]). The Commercial style, variegated brown brick façade has a stepped parapet, concealing the front gable roof. The symmetrical façade has a full-width storefront set between brick piers with a recessed center entrance. The entrance is flanked by large, metal-framed, display windows with brick bulkheads. The windows were replaced in 1997 (Building Permit #B-97309). The west and rear elevations are faced with steel siding installed in 2005 to generally match the lap pattern of the original clapboard (Building Permit #P20050647). The roof is covered with asphalt shingles and has a brick chimney centered on the ridge. The rear elevation has three tall one-over-one replacement windows and a single-leaf door set under a small pediment supported by knee braces.

Peter O. Swanson purchased Lot 3 in April 1897 and appears to have constructed this building soon thereafter (Hennepin County Book 489 of Deeds: 522). Mr. Swanson ran a general merchandise store that sold notions, shoes, and groceries. After his death in November 1900, his wife, Sigrid, operated the store into the 1920s with her son, Peter S. Swanson. In 1924, it was known as Swanson Grocery and the Swanson Garage was located in the rear of the building (Hennepin County Book 538 of Deeds: 387–388; Ewing 2002: 41; General Inspection 1926; Lakewood Cemetery 2021; Hopkins Historical Society collections). In January 1925, Mrs. Swanson sold the property to C. E. and Mary I. Siewart who operated a jewelry store in the building through the 1930s. The Siewarts replaced the original Italianate style, false-front façade with the current one in 1933 (Hennepin County Book 1066 of Deeds: 56; Hopkins Historical Society collections; Building Permit #57 [1933]). Thompson Jewelry took over the building between 1940 and 1942 and remained in this location until 1973 (Hennepin County Record #4013250; Hopkins Historical Society collections).

⁸ Previously, Mr. Smetana's drugstore was located in a building on the present-day site of Clock Tower Plaza (Hopkins Historical Society collections).

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27) Johnson Brothers Building (HE-HOC-160)

910 Mainstreet

ca. 1895

Contributing

The Johnson Brothers Building is a two-story, Commercial style, brick building with a basement and flat roof. The building has an orange brick façade with stone trim. The bays are framed by engaged pilasters that extend above the roofline. The eastern storefront, which was remodeled to its present design in 1950 or 1955, angles inward towards the center of the façade and the piers framing it are faced with a veneer of short, wide brick. The storefront has metal framed, plate glass display windows with brick bulkheads. A metal-framed glass door is offset to the center of the façade and has a transom covered with a panel. The western storefront was remodeled to its present design in 1958 and is flush with the façade (Building Permit #B58-17). The pier on the west side of this storefront is faced with a veneer of irregular coursed, cut stone added during the remodel. The storefront has metal-framed, plate-glass display windows with stone bulkhead. Two metal-framed glass doors are offset to the center of the façade and have transom windows above. The door closest to the center of the façade accesses a stairway to the second floor and the other accesses the first-floor commercial space. Above both storefronts, separated by metal bands, are tall transoms faced with vertical, raised-seam metal. Several fixed-light windows were added to the transom over the eastern storefront around 1977. The symmetrical second story has two narrow window openings in each bay with stone sills and flat arch lintels with stone keystones. The openings have one-over-one replacement windows with infill. Above the windows is a closed brick balustrade with recessed panels and corbelled rails with dentils and dogtooth brick below the bottom rail. The top rail flares upward at the pilasters and has a concrete coping. The secondary elevations are constructed of Chaska brick and have stepped parapets. The west elevation has three integral chimneys. On the east elevation, a portion of the second story is setback 4 feet to not block window openings on the Olson Building next door. The rear elevation has a tall chimney and a two-story, full width porch with a shed roof providing access to the dwellings on the second floor. The porch is supported by square posts and includes a wood stairway. The rear elevation is fenestrated on each floor with a series of single-leaf doors and tall, narrow window openings.

This building was the longtime location of Johnson Brothers Meats, which was founded by Andrew and August Johnson in 1893 (Ewing 2002: 56). Andrew Johnson purchased Lot 4 in 1895 and appears to have constructed this building around the same time (Hennepin County Book 489 of Deeds: 522; Hopkins Historical Society collections). Johnson Brothers Meats was on the first floor and dwellings were on the second floor. A livery stable was also located on the rear of the lot and, in the 1920s, it was the Johnson & Olson Stable and Garage (Sanborn 1912, General Inspection 1926). Andrew died in August 1925 (preceded by his brothers Alfred⁹ and August). That fall the business was taken over by the Hovander Brothers, in-laws of the Andersons, and renamed Hovander Brothers Meats (*Hennepin County Review* 5 Nov 1925). Hovander Brothers Meats, later Hovander Foods, remained in this location until around 1950 when the store moved to a new building in the Hopkins Center area north of Mainstreet. From

⁹ Alfred Johnson was a brother of Andrew and August Johnson and later joined his brothers in the family business.

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the early 1950s through the mid-1960s, the eastern storefront was the location of a couple children's clothing stores and the western storefront was a dry cleaner (Ewing 2002: 196; Hopkins Historical Society collections).

28) Olson Block (HE-HOC-161)

906 Mainstreet

1902, 1989

Contributing

The Olson Block is a three-story, Commercial style, brick building with a basement and a flat roof. The building has a five-bay, orange brick façade with stone trim. The easternmost bay was added in 1989. The current storefronts, which also date from 1989, have tall, plate-glass windows with metal frames, and tall, polished stone bulkheads that are set between orange brick columns with rock-faced concrete block trim. The addition and the outer bays of the original building have recessed entrances with metal-framed glass doors with sidelights and transoms. The upper floors of the building have window openings arranged in vertical columns with paired, one-over-one, metal-framed replacement windows. The window openings on the second story are square-shaped and have a continuous stone sill. The openings on the third story are the same width, but taller, and they have individual stone sills. Centered on the façade of the original building, between the second and third floors, there is an inscribed stone panel that reads "OLSON BLOCK 1902." The façade has a flat parapet with a metal coping and an ornamental brick cornice that has a band of corbelled sawtooth dentils and a series of recessed panels. The secondary elevations (east and west) are constructed of Chaska brick and have flat parapets that step down to the rear. These elevations have tall, narrow, segmental, and flat-arch window openings with one-over-one replacement windows. A three-story, enclosed stair was added to the rear elevation in 1989. Both of the 1989 additions are constructed of rock-faced concrete block.

In March 1901, Hilmer Olson purchased Lot 5 and took out a mortgage from the Birkhofer Brewing Company, most likely to construct this building, which was completed in 1902 (Hennepin County Book 535 of Deeds: 185; Hennepin County Book 1663 of Deeds: 548; Hennepin County Book 520 of Mortgage: 234). At the time, a livery stable (non-extant) may have been located on the rear of the lot at the time and in 1924 it was the Johnson & Olson Stable and Garage (Sanborn 1912, General Inspection 1926). As constructed, the current building had two storefronts on the first floor, dwellings on the second floor, and a meeting hall on the third floor. The western storefront was the longtime location of a clothing store. By 1908, it was Charleston the Tailor, a clothing and shoe store that remained in this location into the 1920s. By 1935, it was the location of the 908 Bar, which moved to the Opera Hall in the early 1940s, and for a few years it was the location of a Coast-to-Coast store. Nygren's Women's Apparel occupied this space from 1947 until 1966, when it moved to a new building across the street (911 Mainstreet). The eastern storefront was the longtime location of a saloon and restaurant. In 1924, it was the Olson Restaurant, but the establishment was associated with the Minneapolis Brewing Company—successor to Birkhofer Brewing—until the start of Prohibition. From the end of Prohibition through the mid-1940s, this space was the location of Ray & Tony's Bar. This space was later taken over by Nygren's as the business expanded (General Inspection 1926; Hopkins Historical Society collections).

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29) Clock Tower Plaza (HE-HOC-454)

900 Mainstreet

1992, 2015

Non-Contributing

Clock Tower Plaza is an urban plaza located on the southwest corner of 9th and Mainstreet. The plaza covers one lot and is surfaced with brick pavers and concrete. The pavers are arranged in a circular pattern at the corner and a striped pattern to the south. At the intersection there is four-sided clock tower. Constructed in 1992, the tower has square columns, ornamental wire-mesh panels, round clock faces, and a hip roof. Along the west edge of the plaza there are raised planting beds framed by concrete knee walls. Extending north to south, the plaza is flanked on each side by a row of ornamental trees planted in in-ground planting beds covered by ornamental metal grates. The plaza also includes a picnic table and large slabs of stone that serve as benches.

Two ca. 1890s commercial buildings originally stood on this lot, one on the corner and one facing 9th Avenue. Clock Tower Plaza was constructed in 1991–1992 as part of a larger Mainstreet reconstruction and improvement project, and the clock tower was dedicated in 1992. The plaza was renovated to its present configuration and paving pattern around 2015 (personal communication, Kersten Elverum, City of Hopkins, to Greg Mathis, Minnesota Department of Transportation, 15 Nov 2020; Hopkins Historical Society collections; Think Hopkins 2021).

30) Commercial Building (HE-HOC-455)

5 9th Avenue South

1952

Contributing

This building is located on the same lot as the Olson & Dow Building. It is a one-story, mid-twentieth-century, concrete block commercial building with a red-brick façade and a flat roof. The building has a full-width storefront with original, wide, metal-framed, plate-glass windows and tall bulkheads, and a metal-framed glass door with a transom located at the north edge of the storefront. All the storefront materials are original. The façade has an unadorned flat parapet with a metal coping. The south elevation is painted concrete block with a flat parapet and metal coping. It is fenestrated from west to east with a high, horizontal window opening, a single-leaf door, a tall one-over-one wood window, and another high horizontal window opening. The door has an original metal awing that has been slightly modified.

This building was constructed in 1952 (Sanborn 1952; Hennepin County 1953). In 1954, an upholstery shop was listed at 5 9th Avenue South, but it is unclear if it was in this building or the rear of the Olson & Dow Building. In 1956 the storefront space was Maddox's Barber Shop. From 1955 through the mid-1960s, the rear (eastern) portion of the building was a chiropractic office operated by Dr. Milton Ostlund (Hopkins Historical Society collections).

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31) Olson & Dow Building (HE-HOC-073)
822–824 Mainstreet
1890, ca. 1918
Contributing

Located on the southeast corner of Mainstreet and 9th Avenue, the Olson & Dow Building is a three-story, Italianate style, brick commercial building with a basement and flat roof. Attached to the east elevation is a ca. 1918, one-story, 6-foot-wide, concrete block addition with a single-leaf door and a flat roof. The street facing elevations of the main building are constructed of orange brick with sandstone trim. The building is two bays wide and three deep. The bays are set between engaged pilasters that extend above the roofline and which feature stone banding and caps. The upper stories of the building have tall, narrow window openings arranged in vertical columns, with stone hoods and sills. The hoods are inscribed with floral patterns. The openings have one-over-one replacement sash. Between the piers there are corbelled brick cornices and flat parapets that flare upward at the piers. The primary façade (north) has two storefronts that were remodeled in 1962. The storefronts angle inward towards the center of the building and feature large display windows with metal frames, and low, brick bulkheads. Metal-framed glass doors with transoms are offset towards the center of the facade (Building Permit #B62-250). Also on the first story, the pilasters framing the storefronts and the transom area above the storefronts were covered with Hardiplank around 2015. The front of the ca. 1918 addition has a similar treatment and a single-leaf door. The storefronts continue around the corner on to the northern bay of the east elevation. On this elevation, the transom is a polychromatic tile panel that appears to date from 1962. In the other two bays there are high window openings with stone sills and flat-arch lintels. The openings are infilled with wood paneling. There is also a single-leaf door in the southern bay. Attached to the third floor of the east elevation, facing the Koblas Building, are two projecting metal balconies with pipe railings. A two-story, stucco-clad, frame addition was attached to the rear of the building by 1912 and mostly achieved its present appearance by the early 1950s. On the west elevation there are two single-leaf doors and a high window opening on the first story, now a vent. On the south elevation there are two one-over-one windows with wood frames on the second story.

Hilmer Olson and Lillie and Lewellyn Dow constructed this building in 1890 (Hennepin County Book 297 of Mortgages: 402; Hennepin County Book 3 of Lines: 477; Hennepin County Book 5 of Liens: 270; Hennepin County Book 7 of Lines: 13). As constructed, the building had two store spaces on the ground floor, tenement flats on the second floor, and a hall on the third floor (Hennepin County Book 335 of Mortgages: 321). The hall is where residents met in November 1893 and voted to establish the Village of West Minneapolis. The first tenants are unclear, but it appears that in 1892–1893, John D. Helps had a grocery store in the building and he also ran the Bushnell Post Office out of his store starting in July 1892 (Ewing 2002: 39, 158, 192). In 1897, the eastern storefront was the location the Anderson & Blomquist Store, which likely remained in this space until ca. 1902, when the store constructed its own building down the street (812 Mainstreet) (Hopkins Historical Society collections). In the 1920s, this space was the location of Olson Groceries. During the 1910 and 1920s, the western storefront was a café. In the 1940s, a Red Owl Foods store occupied the entire first floor and was replaced by a Coast-to-Coast store in the 1950s. Since 1961, the first floor has been the location of Hoagie's Restaurant. In 1922, the second floor contained offices and residences, and the third floor was still a meeting hall. During

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the 1940s and 1950s, several medical offices were located on the second floor. The ca. 1918 addition was constructed by Martin B. Hagan for a laundry he ran in the space until 1922, after which it became a tailor shop (Hennepin County Book 254 of Miscellaneous: 3; Ewing 2002: 68; General Inspection 1926; Hopkins Historical Society collections).

32) Koblas Building (HE-HOC-074)

818–820 Mainstreet

1894

Contributing

The Koblas Building is a two-story, Victorian Romanesque style, brick commercial building with a basement and flat roof. The building has an orange brick facade with sandstone trim. The façade is framed by engaged pilasters with stone bases and banding. It has a center entrance set in a one-and-one-half-story tall, round arch opening with a stone keystone, and a storefront to each side. The center entry accesses a stairway to the second floor and has a ca. 1967, single-leaf door with an earlier, wood-framed round-arch transom. The western storefront, which was remodeled in 1967, angles inward towards a metal-framed glass door on the outer (west) edge of the façade (Building Permit #B67-50). It has metal-framed, plate-glass display windows with a low bulkhead. The ca. 2010 eastern storefront has metal-framed display windows with a beadboard faced bulkhead. The second story has two bays. Originally, there were two windows in each bay, and they had stone hoods with carved details and stone sills. Sometime between 1957 and the 1990s, possibly 1962, the hoods were removed, the upper portions of the openings were infilled with brick, and a new window was added to the eastern bay (Building Permit #B62-156). The cornice is comprised of sawtooth corbels and there is a flat parapet with tile coping. Originally, the parapet flared upward at the pilasters, similar to the Olson & Dow Building next door and the Johnson Brothers Building (910 Mainstreet). It also had a stone nameplate above the center pilaster that read “KOBLAS.” The raised elements were removed at an unknown date, possibly when the window openings were altered. The secondary elevations are constructed of Chaska brick and the west elevation has a stepped parapet. A one-story concrete block addition with a flat roof was attached to the rear of the building in 1959 (Building Permit #B59-130).

James F. Koblas purchased Lot 2 in August 1893 James and his wife, Christine, then took out two mortgages on it and Lot 3, one for \$4,500 in November, and another for \$1,000 in April 1894 (Hennepin County Book 382 of Deeds: 385; Hennepin County Book 402 of Mortgages: 458; Hennepin County Book 427 of Mortgages: 328). It appears the larger mortgage was for the construction of this building and the smaller one was either for the construction of a livery stable on the rear of the lot (non-extant) or a building on Lot 3, where the Opera Hall now stands. The building fell into foreclosure in 1895, but the Koblas appear to have retained ownership of the underlying land until their deaths in the early 1950s (Hennepin County Book 425 of Deeds: 393; Hennepin County Book 2054 of Deeds: 86). Early tenants of the building are not confirmed, but from at least 1897 and into the early 1920s, James Koblas had a meat market and grocery store in the eastern storefront. During the 1940s into the early 1950s, this storefront was Planker’s Food Market. The western storefront was the longtime location of a saloon/restaurant, first operated by

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the Koblas.¹⁰ During the 1910s, the establishment sold Grain Belt Beer. In the 1930s through the mid-1940s, it was the location of Federated Stores. This space was later a dress shop and music store. The Hopkins I.O.O.F. also met in the building until it constructed a lodge in 1903 (Ewing 2002: 126; General Inspection 1926; Hopkins Historical Society collections; Markham u.d.).

33) Opera Hall (HE-HOC-075)

814–816 Mainstreet

1903

Contributing

The Opera Hall is a Late Gothic Revival style, two-story, brick, mixed-use building with a basement and a half-hip roof. The building has a red brick façade (now painted) with a front-gabled parapet. The first story has two storefronts, separated by a pier centered on the façade. The storefronts date from 2016 and have large multilight display windows with wood panel bulkheads and transoms (Building Permit #201600627). The western storefront has two recessed, single-leaf, entrances offset to the west edge of the façade; one door accesses the storefront and the other accesses the stairway to the second floor. Between the first and second stories there is an elaborate, pressed-metal cornice. The symmetrical second story has five tall, narrow, round-arch window openings with quoining, stone sills, and brick pedestals at the spring lines. The arches are set under pointed-arch stone brick hoods with round stone modillions. Above the windows there is a sign that reads “OPERA HALL.” in raised letters set in a slightly projected brick panel. The façade has a gabled pediment and a pressed metal cornice with arcaded dentils. Within the gable, above the sign, there is a round, quoined window opening infilled with a panel. The side elevations have one-step parapets and slightly projected, integral chimneys. Towards the rear of the east elevation there is an eyebrow window on the second story. The rear elevation has segmental-arch openings, an exterior wood stairway, and a small, modern, wood-and-metal canopy addition over an entrance.

Albert F. Anderson acquired this property in April 1903 and took out a mortgage in October from the Minneapolis Brewing Company to construct the Opera Hall (Hennepin County Book 572 of Deeds: 207; Hennepin County Book 94 of Miscellaneous: 602–603; Hennepin County Book 261 of Mortgages: 255–259). Mr. Anderson died in 1909 and Joseph Shonka and Charles Shonka Jr. acquired the property in 1910 (Hennepin County Book 669 of Deeds: 436).

Historically, the building had two store spaces on the first floor. The eastern storefront was the longtime location of a variety store operated by the Shonkas. The western storefront was the longtime location of a café/saloon. Before Prohibition it was affiliated with the Minneapolis Brewing Company. After the end of Prohibition in 1933, it became a bar. From the 1940s through the mid-1960s it was the 908 Bar (General Inspection 1926; Hopkins Historical Society collections). In 1939, the Shonkas converted the opera hall space on the second floor into a bowling alley and operated it until they sold the property in 1958 (Building Permit #88 [1939]; Hopkins Historical Society collections; Hennepin County Book 2184 of Deeds: 181).

¹⁰ Mr. Koblas also operated a livery stable that was located on the rear of the lot into the 1920s (General Inspection 1926; Hopkins Historical Society collections).

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34) Anderson & Blomquist Building (HE-HOC-076)
810–812 Mainstreet
ca. 1902, 1905
Non-Contributing

The Anderson & Blomquist Building is a one-story, masonry, commercial building with a basement and a flat roof. The building consists of two parts. The oldest part, built in late 1902 or 1903, is of brick construction and covers the western two-thirds of the lot. A polychromatic, tan-colored brick veneer was installed in front of the original façade in 2014. It has a full-width storefront, set between brick piers, that angles inward to an offset entrance. The storefront has large display windows with metal frames and transoms. The façade has a flat parapet with a cast stone cornice and dentils. To the east is a 1905 addition, which covers the eastern third of the lot. It is constructed of concrete block, with a light-orange brick façade framed by slightly projected, full-height pilasters. The addition has a single storefront set under a steel lintel with a large display window, a recessed, single-leaf entrance at the west edge, and transom panels. While the materials in the storefront are replacements, the storefront generally retains its original configuration. The addition has a tall, brick sign band, a corbelled brick cornice, and a flat parapet. A one-story, concrete block addition with a flat roof was attached to the rear of the ca. 1902 building in 1977 (Building Permit #B77-163). While the 1905 addition retains sufficient integrity to convey its significance, this property is non-contributing due to the veneer applied to the façade of the original building in 2014. If the veneer was removed, and the original facade was intact this property would contribute to the district.

This building was constructed in late 1902 or 1903 for the Anderson & Blomquist Store, a mercantile/grocery store established in the 1890s when Charles Blomquist and Emil Anderson acquired the bankrupt Lyons Mercantile Company (Ewing 2002: 29–30; Hennepin County Book 523 of Deeds: 214; Hennepin County Book 498 of Mortgages: 77; Hopkins Historical Society collections). They constructed the eastern storefront in 1905. Around 1907, it became the Hentschel & Blomquist Store, which remained in this location through at least 1914 (Ewing 2002: 44; Hopkins Historical Society collections; Hennepin County Book 735 of Deeds: 468).¹¹ Between 1920s and the mid-1960s, the 1905 addition housed a series of bakeries. The main building was a haberdashery in 1926 and a grocery store in 1945. In 1950, Sheehan's Liquor, the Beatty Zephyr Store, and a dry cleaner occupied the main building (General Inspection 1926; Hopkins Historical Society collections). An addition was also added to the rear of the main building around this time (Building Permit #79 [1950]). By 1956, Kuntson's Liquor occupied the original building and remained in this space through at least the late 1970s; rebuilding the rear addition in 1977 after a fire (Building Permit #B77-163; Hopkins Historical Society collections).

¹¹ Anderson sold interest in the business to August Hentschel in 1906 or 1907 and his interest in the lot and building to Hentschel and Blomquist in 1909 (Hennepin County Book 642 of Deeds:308).

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35) Truman Building (HE-HOC-077)
804–808 Mainstreet
1907
Contributing

The Truman Building is a two-story, wood-frame, commercial building with a stucco exterior, a slightly sloped flat roof, and a one-story, rear wing. It's unclear if the flat-roofed rear wing is original or was added in 1912 (Sanborn 1912; Hennepin County Book 771 of Mortgages: 771). The stucco cladding dates from late 1942 or early 1943 (Building Permit #48 [1942]). There are enclosed stairways attached to the east elevation and a one-story rear wing. The orange brick on the first story of the façade dates from a 1951 remodel of the storefronts (Building Permit #B51-173). The first story has three storefronts and an extension on the east edge, all of which are unified by a full-width sign band. The two outer storefronts are wider and angle inward towards the center of the building. The recessed middle storefront is narrower. The extension on the east edge has a single-leaf replacement door that accesses the stairway to the second floor. The storefronts retain their original (1951) plate-glass display windows with metal frames and brick bulkheads, and metal-framed glass doors. The transoms above the doors are now covered with vertical metal siding. Originally (1951), the sign band was faced with vitrolite, but is now covered by vertical metal siding. The symmetrical second story has three window openings. The center opening is slightly wider and has paired one-over-one windows, while the outer openings have a single one-over-one windows. The windows date to at least the late 1940s. The façade has a flat parapet with a metal coping. The east elevation has a stepped parapet and an original window opening on the second story with a one-over-one window. The stairway enclosures on this elevation angle downward from the center of the building. The one accessing the street dates from 1930 and was enclosed in 1951 (Building Permit #61 [1930]; Building Permit #B51-134). The one accessing the rear of the lot was added in 1979 (Building Permit #B79-91). Behind the rear wing is a one-story, brick-faced addition that was built in 1987 (Building Permit #B87-35).

It appears Herman Truman constructed this building in 1907 and owned it until 1952 (Hennepin County Book 123 of Miscellaneous: 599; Hennepin County Book 654 of Deeds: 598; Hennepin County Book 1934 of Deeds: 463; Ewing 2002: 109–110). As constructed, the building had an Italianate style, clapboard exterior with three storefronts and offices and dwellings on the second floor. Mr. Truman and his wife, Minnie, had a millinery shop in the eastern storefront through the 1920s, after which a series of caf  s occupied this space into the early 1950s, when it became a jewelry store. John Masheck opened a tailor shop in the western storefront in 1914, which remained here until 1944 when his son, Jerry Sr., took over the business and moved it to 1005 Mainstreet. The middle storefront was a premium goods store in the 1920s and, from the 1940s through the early 1960s, it was Shonka's Barbershop (General Inspection 1926; Ewing 2002: 65; Hopkins Historical Society collections).

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36) Mr. Donut Building (HE-HOC-162)

802 Mainstreet

1975

Non-Contributing

This property is comprised of a simple, one-story, Mid-Century Modern restaurant building with a bituminous surfaced parking lot covering the southern (rear) half of the property. The building was designed by K.M. Nordaune and built in 1975 for the Mr. Donut donut shop. The building fronts onto 8th Avenue but is set back approximately 15 feet from the sidewalk; the northern elevation is in line with other buildings on Mainstreet. The building is faced with light reddish-orange brick laid in running bond and has a pent roof that projects out over the north, east and south elevations. The slightly sloped pent roof is faced with shake shingles. Large plate-glass windows with aluminum frames wrap around the north and east elevations, where the dining area is located. The main entrance is centered on the 8th Avenue facade and consists of a projected metal-framed glass vestibule that has a single leaf door flanked by wide sidelights. To the south of the entry there is a wide four-light window that has been painted over. A low, simple bi-rail metal fence with vertical pickets has been add in front of the building (east) to create an outdoor dining space.

The current building is the fourth stand on this lot. The building was designed by K.M. Nordaune and built by Kloster-Madsen for owner P.J. Walz. The estimated cost of construction was \$68,750 (Building Permit #61 [1940]; Building Permit #B73-251; Building Permit #B75-11). Mr. Donut remained in the building through at least 1988.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1890–1972

Significant Dates

1890

1972

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Branstrom and Branstrom

Ceceli, Oden

Liebenberg and Kaplan

Magney, Tussler and Setter

Nelson, C.S

Nordaune, K.M.

Olson, Hilmer

Station 19 Architects

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hopkins Commercial Historic District is significant at the local level under National Register Criterion A in the Area of Commerce with the period of significance 1890–1972. The historic district is locally significant within the statewide historic contexts “Railroads & Agricultural Development 1870–1940” and “Urban Centers 1870–1940” for its association with the development of Hopkins as a regional agricultural, industrial, and commercial center from its platting as a company town in the late nineteenth century until its commercial decline in the 1970s. Through the mid-twentieth century, the commercial district served as the retail, social, and entertainment hub for residents of Hopkins and the rural areas of western and southern Hennepin County. Following World War II, Hopkins rapidly evolved into a Minneapolis suburb as numerous industries and business built major facilities in the city’s growing boundaries. Unlike many growing suburbs where shopping centers and strip malls became the new commercial centers of the community, the historic district maintained its role as the commercial center of Hopkins during this period by continuing to evolve and grow to serve new industries and the changing needs of new residents seeking out the ideals of suburban living. The period of significance begins in 1890, corresponding with the construction of the oldest extant building in the district, and concludes in 1972, which corresponds with the last major flurry of improvements to properties in the district and with several events and decisions that led to the decline of the commercial district later in the 1970s.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Early Settlement

The Hopkins Commercial Historic District is located in south-central Hennepin County, near what was once the eastern edge of Minnetonka Township. Human occupation of this area dates back about 13,000 years. After the receding of the glaciers, Native Americans moved into this area and occupied it for thousands of years. Most recently, the area was primarily occupied by tribes of Dakota descent.

Most of what is now Hennepin County, including the City of Hopkins, was opened to Euro-American settlement with the signing of the Treaty of Traverse des Sioux on July 23, 1851. The first Euro-American settlers arrived in the Hopkins area in the spring of 1852 and were farmers of Yankee and Bohemian descent (Atwater and Stevens 1895: 1214; Ewing 2002: 1; U.S Department of the Interior, Bureau of Land Management 2020). According to the Government Land Survey of Township 117 North, Range 22 West that was completed in November 1854, a Native American trail extended along a southeast to northwest alignment across the southwest corner of Section 24, slightly west of the present-day historic district. This trail followed high ground from Lake Calhoun (now Bde Maka Ska) in what is now Minneapolis to the Minnesota River in present-day Shakopee. The map also shows John P. Miller’s farm, which was located along the southwest side of the trail, just southwest of the present-day historic district, and

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extended into Sections 23 and 25 (Surveyor General's Office 1855; U.S Department of the Interior, Bureau of Land Management 2020; Ewing 2002: 1). The land in Section 24 was fully claimed by the mid-1850s and the Federal government issued land patents to homesteaders between 1856 and 1857 (U.S Department of the Interior, Bureau of Land Management 2020).

By 1873, the early Native American trail through Section 24 was gone, while two new trails/roads had been established. One followed a northwesterly alignment, passing through Minnetonka City (now Minnetonka Mills) and Wayzata, roughly along the present-day alignment of Minnetonka Mills Boulevard. The other extended in a westerly direction across the southern half of the township. In Section 24, it extended along a generally east-west alignment on what would later become Excelsior Avenue, now Mainstreet (Wright 1873).¹² Through the late nineteenth century, and continuing into the twentieth century, new roads continued to be built and existing ones were improved to serve a growing population.

Railroads

Railroads helped establish and, over a period of just over 20 years, transformed the area near Hopkins, which was originally known as West Minneapolis. Four competing railroad lines provided the budding community with ample and, more importantly, competitive, connections to locations both across Minnesota and throughout the nation. Many small Midwestern towns in the late nineteenth and early twentieth centuries were served by only one railroad and were often subject to exorbitant shipping rates. However, farmers and merchants in and around West Minneapolis had multiple options for shipping and receiving goods, which created a larger trade area and resulted in more competitive shipping rates.

In 1865, the First Division of the St. Paul & Pacific Railroad, which later became part of the St. Paul, Minneapolis & Manitoba Railroad (StPM&M) and still later the Great Northern Railway, began grading a line from Minneapolis to the western border of the state. However, rails were not laid until 1867, when the railroad completed a bridge across the Mississippi at St. Anthony Falls. This line, the first in Minnesota to be located west of the Mississippi River, extended through the northern part of Minnetonka Township, approximately a mile north of present-day downtown Hopkins. The nearest stop, however, was several miles away in Minnetonka City (now Minnetonka Mills). This line later became part of the Great Northern's transcontinental mainline, which was completed to the Pacific Ocean at Puget Sound in January 1893 (Prosser 1966: 221; Ewing 2002: 31).

The first line to directly reach present-day Hopkins was the M&StL, which completed a line from Minneapolis to Merriam Junction (southwest of Shakopee, Minnesota) in 1871. This line extended through the southeastern corner of Minnetonka Township, approximately a quarter-mile south of what is now downtown Hopkins. This line was eventually extended south into Iowa and east to Peoria, Illinois. The M&StL built a depot in 1872 or 1873 on land donated by Harley H. Hopkins, with the stipulation that the station be named "Hopkins" (Prosser 1966: 222;

¹² The narrative in Section 8 references the historic street name of Excelsior Avenue based on when it was in use while references to the addresses of specific buildings in the historic district use the current street name of Mainstreet to facilitate references to the map and the building descriptions in Section 7.

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Ewing 2002: 31–32). The depot was located near what would later become the intersection of Excelsior and 1st Avenues (Minneapolis & St. Louis R.R. 1917).

In 1879, the M&StL began work on its Pacific Extension, which branched off its existing mainline in what is now Hopkins and extended in a northwesterly direction along the northeast edge of the present-day downtown. While this line never reached the Pacific Ocean, it did extend into north-central South Dakota and included a branch that extended south to Des Moines, Iowa (Prosser 1966: 222).

The next major railroad to reach West Minneapolis was the Chicago, Milwaukee & St. Paul Railway (later the Chicago, Milwaukee, St. Paul & Pacific and more commonly known as the Milwaukee Road), which completed a line from Minneapolis to Benton Junction (near Cologne, Minnesota) in 1882. This line paralleled the original M&StL mainline to West Minneapolis, where it diverged to follow a more southerly route westward. The line later became part of the Milwaukee Road's Pacific Extension, which ultimately extended from Chicago to the Twin Cities to the Pacific Ocean at Seattle, Washington (Prosser 1966: 221; Ewing 2002: 30).

The first commuter line to reach the West Minneapolis area was the short-lived Minneapolis, Lyndale & Minnetonka Railway (ML&M). In the summer of 1882, the ML&M constructed a narrow-gauge (3-foot gauge) tram railroad from Minneapolis to Lake Minnetonka, passing through the area that would later become Hopkins. The line operated steam-powered trams that carried tourists to the resorts on Lake Minnetonka. The line was not successful and was abandoned in August 1886, a year before West Minneapolis was platted (Prosser 1966: 97; Schmidt and Vermeer 2010: 64).

In December 1886, the StPM&M extended a branch line through what would soon formally become West Minneapolis to Hutchinson. Part of this line followed the route of the recently abandoned ML&M. With the completion of this line, farmers and business had multiple options for shipping and receiving products across the nation. In 1901, the Great Northern abandoned the portion of this line from that ran west from West Minneapolis to Hutchinson but maintained the segment running northeast from West Minneapolis to its main line in Saint Louis Park. The railroad then sold the portion of the abandoned segment between West Minneapolis and Lake Minnetonka to the Twin City Rapid Transit Company (TCRT; Prosser 1966: 221; Schmidt and Vermeer 2010: 44–46; Ewing 2002: 33).

Agriculture

Agriculture played a significant role in the early and continued development of the community. During the 1850s and 1860s, agricultural patterns in the area followed the general patterns of the region: subsistence-level, diversified farming; and farms with small, but growing numbers of improved acres (Granger and Kelly 2005: 3.9–3.10). From about 1860, and continuing into the mid-1880s, farming in Minnesota evolved from a subsistence practice into a commercial industry. This was spurred by new technology and the growing network of railroads that provided an economical means for shipping agricultural products to distant markets (Granger and Kelly 2005: 3.15).

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With the coming of the multiple railroads in the 1870s and early-1880s, the community soon became a regional agricultural center that served a large portion of southern Hennepin County, including parts of Minnetonka, Excelsior, Eden Prairie, Bloomington, Richfield, and Minneapolis Townships (Ewing 2002: 2). However, unlike most of Minnesota, which evolved into a wheat monoculture in the 1860s through mid-1880s, farms in the areas near West Minneapolis had a sizeable cash crop market. These farms grew fruits and vegetables and raised livestock for meat to serve the rapidly growing population of Minneapolis, the population of which skyrocketed from 13,066 in 1870 to 46,887 in 1880 and 164,738 in 1890 (Granger and Kelly 2005: 4.23; U.S. Department of Commerce, Bureau of the Census 1895). Because of this growing market, Hennepin County farms diversified earlier than farms in most parts of the state where the transition occurred between the late 1870s and 1900 (Granger and Kelly 2005: 3.27).

Related to this early diversification, raspberries were another key to the growth of the area's niche in the Minnesota agricultural industry. This important crop brought prosperity to West Minneapolis and helped enable it to become a regional agricultural center. In the spring of 1880, Joe and John Empanger received some raspberry bushes as a gift from a Saint Louis Park farmer and planted them on their farm just south of what is now downtown Hopkins. When they learned that the soils in the area were optimal for growing raspberries, they began developing new varieties that were better suited to Minnesota. Raspberries yielded a relatively high income per acre, especially when compared to crops such as wheat, vegetables, or small fruits, or other farm products such as milk, cream, or eggs (Granger and Kelly 2005: 4.24).

In 1886, another area farmer, John Felzl, developed an over-wintering technique for plowing a furrow along rows of raspberry plants and burying the bushes to shelter them from sub-freezing temperatures. John Empanger also developed the technique of staking the raspberry bushes to protect the fragile berries and make them easier to pick. With these advances and the financial incentive of a high-value cash crop, the raspberry industry took off. By the 1920s—the height of production—over 800 acres of land around West Minneapolis were planted with raspberries, making it the largest raspberry growing area in the state, and one of the leading growing areas in the nation. Farmers partnered with the Excelsior Fruit Growers Exchange, which collaborated with the M&StL and Milwaukee Road to market West Minneapolis-grown raspberries across a large part of the nation. During the height of production in the 1920s, a large farm could bring in as much as \$1,000 per season for this fruit, a substantial amount of money in those days¹³ (Ewing 2002: 54–56; Granger and Kelly 2005: 4.23–4.24). Even at the height of the Great Depression, when production was greatly curtailed, Hopkins area growers shipped the equivalent of eighty-six ice-cooled railroad reefer cars worth of raspberries in the 1934 season. Raspberries continued to be an important crop for Hopkins well into the post-World War II boom period when raspberry farms were replaced by industries and new residential subdivisions (Ewing 2002: 53–55). Raspberry production also led to the opening of a berry box factory a couple blocks east of the historic district (Ewing 2002: 54–56; Hopkins Historical Society collections).

The period from 1897 to 1919 was the “Golden Age” of prosperity for Minnesota farms as “farmers adopted new technology, machinery, and science-based methods to raise farm

¹³ For example, \$1,000 in June 1925 was worth \$15,000 in February 2021 (U.S. Bureau of Labor Statistics).

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productivity” (Granger and Kelly 2005: 3.43–3.44). At the same time, farms were diversifying, and rural roads improved, providing better access to markets, and reducing isolation (Granger and Kelly 2005: 3.43). With the onset of World War I in 1916, worldwide demand for food soared and so did market prices. When the U.S. entered the war in 1917, the federal government urged farmers to plant “fence to fence” to maximize production and Minnesota farmers responded. In 1918, Minnesota’s wheat crop increased by 70 percent, and farmers both increased hog production by 15 percent and produced a record corn crop. Demand and prices remained strong through 1919, as the world recovered from the war (Granger and Kelly 2005: 3.43–3.44). The bubble burst in the summer of 1920 and Minnesota agriculture entered a twenty-year depression. However, farms in southwest Hennepin County were somewhat insulated and less severely impacted. This was due in part to their production of perishable products for the Twin Cities market, but more importantly, it was due to raspberries. While most of Minnesota farming was in a depression, as noted above, local raspberry production hit its high mark in the 1920s, sparing local farmers from this broader economic downturn (Ewing 2002: 54–56; Granger and Kelly 2005: 4.23–4.24).

Minneapolis Threshing Machine Company (MTM) and the West Minneapolis Land Company

While railroads set the stage for the development of West Minneapolis, and later Hopkins, MTM played a key role in the growth of the community. With multiple rail lines serving the area by the early 1880s, MTM was the first major industry to take advantage of this prime location.

MTM began as a wagon and bobsled manufacturer founded in Racine, Wisconsin, in the early 1870s. In 1874, the company moved to Fond du Lac, Wisconsin, was reorganized as the Fond du Lac Threshing Machine Company and began building threshers for local farmers. In 1877, John Stewart McDonald purchased the company and reorganized it as the McDonald Manufacturing Company. While the business had success and expanded its offerings to include other implements, by 1885, Mr. McDonald began looking for investors who could provide financial support to help grow the company. By early 1887, McDonald reached a deal with the Minneapolis Board of Trade, which resulted in the company moving to the Minneapolis area and being reorganized as the MTM (Wyman u.d.; Ewing 2002: 48).

On March 31, 1887, the Minneapolis Board of Trade held a special meeting to discuss the status of the proposed deal. During the meeting Mr. McDonald confirmed that “twenty acres had been secured at Junction City, and the citizens of that place have subscribed \$125,000 toward the \$250,000 necessary to put up the required buildings.”¹⁴ It was expected that construction would begin at once and that between “300 to 500 men will be employed the first year.” It was also reported that Mr. McDonald was contributing \$60,000 to the construction, with the Minneapolis Board of Trade was pledging the rest of the needed funds, except for about \$12,000 (*Minneapolis Tribune* 1 Apr 1887: 1). Following the successful meeting, MTM was incorporated on April 19, 1887. The new company had 75 shareholders and was capitalized at \$250,000. The

¹⁴ “Junction City” was a term denoting the area where multiple railroad lines came together and was referencing what became West Minneapolis.

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officers of the new corporation were: John Stewart McDonald, President; Levi Longfellow, Vice President; and George Henry Rust, Treasurer (Wyman u.d.).

The site selected for the new factory was adjacent to the M&StL and Milwaukee Road mainlines, approximately a quarter-mile south of what would later become downtown Hopkins (Wyman u.d.; Ewing 48). MTM stockholders formed the West Minneapolis Land Company in 1887 and capitalized it at \$300,000. The purpose of the company was to acquire the land for the new factory and plat the area around it to establish a town for MTM's employees (*Saint Paul Globe* 12 Jul 1887). The land for the new factory was acquired from Gilbert Farley, who had recently bought it from Daniel and Belinda Dow and a Mr. Souba. Levi Longfellow was given the contract to construct the factory, with the requirement that MTM was to begin operations no later than January 1, 1888 (Wyman u.d.; Hennepin County Book 23 of Miscellaneous: 419–420; Ewing 2002: 48).

Once the factory was completed, MTM moved its manufacturing operation from Fond du Lac to West Minneapolis. First producing plows, threshers, and other implements, MTM began to manufacture agricultural steam traction engines in 1890 and continued to build them until 1926 (Wyman u.d.; Ewing 2002: 48–49). MTM struggled during the years following the economic Panic of 1893 but it had fully recovered by the start of the twentieth century, employing up to 800 people. Around 1900, the company began experimenting with and producing internal-combustion powered tractors, and in 1902, it became the first company to develop and market one-cylinder corn shellers. By 1903, MTM had annual sales of \$2,000,000. In 1929, MTM merged with the Minneapolis Steel & Machinery Company and Moline Plow to form the Minneapolis-Moline Power Implement Company. Upon its creation, the new company was the fifth-largest agricultural equipment manufacturer in the nation, with assets of \$33,000,000. By early 1930, the company had nearly 1,300 employees in Hopkins, including more than 1,000 factory workers and over 250 office employees. At the height of the Great Depression in 1935, this number had dropped to 35. Although the company barely survived the Great Depression, it quickly rebounded with the onset of World War II by receiving substantial defense contracts, including designing and building the first Jeep. This prosperity continued into the post-war economic boom (*Hennepin County Review* 20 Mar 1930:1; *Sun-Sailor* 2 Apr 1984: A1, A18; Hopkins Historical Society collections; Ewing 2002: 48–51).

Plat

The Hopkins Commercial Historic District encompasses portions of two plats: West Minneapolis (south of Mainstreet; Figure 1) and the West Minneapolis Second Division (north of Mainstreet; Figure 2), both of which were platted by the West Minneapolis Land Company in June 1887. It's not clear why the name "West Minneapolis" was picked over "Hopkins" for the new company and townsite since the M&StL's Hopkins depot had been in place for about fifteen years. Since most of the investors were from Minneapolis, it is possible they wanted to associate the area with the growing metropolis of Minneapolis rather than an undeveloped rural area. Regardless of the name, both plats recognize what was then Excelsior Avenue's status as an important early road. Unlike most lots in the plats, which are forty-five feet in width and have an east-west orientation fronting north-south streets, lots fronting Excelsior Avenue are platted to maximize the number of commercial lots facing the east-west street. Lots fronting Excelsior Avenue are platted with a

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north-south orientation. Also, the mid-block north-south alleys extending through the blocks in both plats end at T-intersections behind the lots facing Excelsior Avenue. Some lots were also slightly less than forty-five feet wide, allowing each 265-foot-long block-face to have six lots fronting the street.

Growth of Hopkins and Its Downtown: 1887 through World War II

The platting of West Minneapolis (later Hopkins) in 1887 falls within the second wave of townsite development in Hennepin County. Most early settlements were located along rivers and creeks. The first was Saint Anthony (now part of Minneapolis), which was established at the Falls of Saint Anthony on the Mississippi River in 1848. The ample waterpower provided by the falls led to the development of lumber and flour mills that fueled the growth of Minneapolis into the major economic center of the northwest. Another early settlement was Hennepin, which was founded in 1851 on the banks of the Minnesota River in southern Eden Prairie Township. This settlement, located about eight miles from present-day Hopkins, was one of the closest steamboat landings where area farmers could ship agricultural products, but it disappeared soon after the construction of the M&StL in 1871 (Hoisington 1995: 23). Most of the other early settlements in southwestern Hennepin County developed around mills built along Minnehaha Creek in the 1850s. By 1860, the largest of these were Richfield Mills near 54th Street and Lyndale Avenue in Minneapolis, Waterville Mills near 50th Street and Wooddale Avenue in Edina, the Cahill Settlement near West 70th Street and Cahill Road in Edina, and Minnetonka Mills (now Minnetonka) roughly three miles northwest of Hopkins (Scott and Hess 1981:6–7; Ewing 2002:2). As Minneapolis boomed in the late nineteenth century, several villages were platted and/or incorporated, some of which were established to stop the growth of the city and maintain farms. Those near present-day Hopkins include Edina, which was founded in 1888 and included the Waterville Mills and Cahill settlements, and Saint Louis Park, which was platted and incorporated in late 1886, but replatted in 1890. However, these villages remained largely rural settlements with no more than a few hundred residents into the twentieth century (Scott and Hess 1981: 8; Thomas and Ainsworth 1952). The third phase of Hennepin County development occurred after World War II when farm fields gave way to subdivisions and many early settlements evolved into large suburbs of Minneapolis.

West Minneapolis is somewhat unique among the communities established in western and southern Hennepin County. Its founding is the result of the coming of the railroads and the establishment of a depot that drew farmers from a wide area to ship and receive goods and products, as well catch passenger trains.¹⁵ Its location, 9.6 miles by rail southwest of Minneapolis, was more than a one-day round trip wagon trip for farmers to the city, so the depot was a convenient shipping point for a large part of southern and western Hennepin County (Minneapolis & St. Louis R.R. 1917). The community is also distinct because it was largely established as a company town by MTM, whose leaders controlled the village into the early

¹⁵ When the M&StL opened its depot, it became a scheduled stop on railroad timetables. It was also staffed by an agent who could sell tickets for passenger trains, do the paperwork for shipping products, and send and receive telegrams. Initially, most other early settlements in this part of the county only had flag stops, where people could flag down trains to stop so they could board. As settlements grew, most received a depot.

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twentieth century (Ewing 2002: 39). West Minneapolis was the only such community of this type in area.¹⁶

With the opening of the MTM factory, the newly platted settlement of West Minneapolis took off, quickly surpassing other nearby settlements including Saint Louis Park, Minnetonka City, and Edina. Houses, boarding houses, and businesses were soon built, including the first commercial buildings in the nascent Excelsior Avenue commercial district. By the time it was incorporated on November 27, 1893, the Village of West Minneapolis had a population of 1,105. The village encompassed roughly three-square miles, which included portions of Minnetonka and Minneapolis Townships (Ewing 2002:1; U.S. Department of Commerce, Bureau of the Census 1913: 970). Despite the economic downturn resulting from the Panic of 1893, the village continued to expand, fueled by its growing role as an agricultural center. By 1900, the population of West Minneapolis had grown 60 percent to 1,648, a number that nearly doubled to 3,022 in 1910 (Ewing 2002: 47; U.S. Department of Commerce, Bureau of the Census 1913: 970).

As West Minneapolis quickly grew into a town, Excelsior Avenue developed into a full-fledged commercial district. The district generally extended westward along Excelsior Avenue from the M&STL's Pacific Extension crossing at 6th Avenue, where a lumber yard and elevator were located. The optimism of West Minneapolis about its bright future was reflected in the first multi-story brick buildings that were constructed starting with the Olson & Dow Building in 1890. Other wood-frame and brick buildings were also built in the 1890s, and in 1899, coal oil lamps were installed at the intersections of 7th, 8th, and 9th Avenues (Ewing 2002:41). By 1900, West Minneapolis had one of the largest downtown commercial districts in Hennepin County outside of Minneapolis (Figure 3). There were groceries and meat markets; dry goods stores and mercantiles; clothing and shoe stores; a tailor, dress maker, and millinery; drug stores; hardware stores, blacksmith shops, and liverys; saloons and cafes; barbers; a bicycle shop; a cigar shop; and even a church and two telephone exchanges. Of note is physician Dr. Catherine Burnes who was from an area pioneer family and was the first female physician to graduate from the University of Minnesota. She had an office in the rear of a pharmacy just outside the historic district (*Hopkins News* 3 Mar 1900; Ewing 2002: 41–42, 109, 148; Hennepin History Museum 2021; Hopkins Historical Society collections). The district includes five buildings constructed in the 1890s. These include the Olson & Dow Building (822–824 Mainstreet), the Koblas Building (818–820 Mainstreet), the Johnson Brothers Building (910 Mainstreet), the Swanson Building (914 Mainstreet), and the Sefcik-Wolff-Daugherty Store (1005 Mainstreet).

Fueled by agriculture, the commercial district experienced its greatest amount of growth in the first decade of the twentieth century. As Minnesota farming entered its “Golden Age” starting in 1897, farmers prospered. The impact of this prosperity on West Minneapolis is two-fold. First, local farmers had more disposable income, which they spent on goods, services, and entertainment in the commercial district. Moreover, farmers across the entire state invested heavily in new machinery and other improvements to their farms, such as drainage (Granger and Kelly 2005: 3.51). This led to the growth of MTM and the establishment of other industries in

¹⁶ While Saint Louis Park was replatted in 1890 based on the company town of Pullman, Illinois, its actual development was the result of several industries locating within its boundaries (Thomas and Ainsworth 1952).

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West Minneapolis, such as the Red Wing Sewer Pipe Company. Founded in Red Wing, Minnesota, the company opened a large factory in West Minneapolis in 1908 to manufacture sewer and drain tile to keep up with a growing national demand (*Minneapolis Tribune* 12 Apr 1908: 46; *Minneapolis Morning Tribune* 30 Apr 1918: 15; Ewing 2002: 49, 59). As these industries grew, they created more jobs, bringing more people to spend money downtown.

This prosperity impacted the commercial district. The historic district includes 19 commercial buildings and one house constructed between 1900 and 1912. Although one-story, false front commercial buildings were still built, many of the new buildings were stately, multi-story brick edifices that gave the district an aura of prosperity and permanence. Prosperity is also reflected in the establishment of new types of businesses along Excelsior Avenue, including banks, specialty shops like watchmakers, and other businesses such as a photography studio, newspaper, and laundry. Several entertainment and social venues opened, including an opera hall, theaters, and fraternal lodges. Also reflective of its status as a regional center, several doctors and dentists had practices in the downtown, and a number of professional offices opened, including real estate and insurance agents and lawyers. During this period, the community began work on a public water system (1901), opened a municipal gas works (1905), and started construction on a sewer system. An electric system was in place by 1902 and a telephone exchange opened in 1903. With the opening of the gas works, the community installed gas lamps along Excelsior Avenue. Concrete sidewalks also appeared around this time (*Hopkins News* 26 Jul 1906; Ewing 2002: 41–44, 148; Hopkins Historical Society collections). Some of the more prominent extant buildings constructed during this period include the Anderson Brothers Building (1900; 920–922 Mainstreet; Figure 4), the Olson Block (1902; 906 Mainstreet), the Albert Pike Masonic Lodge No. 237 (1902; 905–907 Mainstreet; Figure 5), the I.O.O.F. Lodge (1903; 821–823 Mainstreet), the Opera Hall (1903; 814–816 Mainstreet), the Olson Building (ca. 1902; 815–817 Mainstreet), the Anderson & Blomquist Store (ca. 1902, 1905; 810–812 Mainstreet; Figure 6) and the First National Bank of West Minneapolis (ca. 1905, 921–923 Mainstreet). Another prominent, but now non-extant, building constructed during this period was the joint City Hall and Fire Department, constructed in 1912 on the northeast corner of the intersection of Excelsior Avenue and 8th Avenue, just outside the boundaries of the historic district (Ewing 2002: 151). The district's prosperity is also reflected by expansions to existing businesses. The most pronounced is the second story and rear additions to the Post Office Annex (918 Mainstreet) to expand the Anderson Brothers Dry Goods Store.

Corresponding with this growth, a streetcar line was extended from Minneapolis to West Minneapolis. While the ML&M was not a success, with the growth of MTM and West Minneapolis in the late 1890s, as well as the expanding resort industry in the city of Excelsior near Lake Minnetonka, there was a need for mass transit in the areas west of Minneapolis that could not be met by passenger trains on the railroads. In 1897, lumberman T.B. Walker started construction on a streetcar line from Lake Calhoun (now Bde Maka Ska) in Minneapolis, through Saint Louis Park, to the Bushnell Station at 6th Avenue North and 1st Street North in West Minneapolis, roughly four blocks from the heart of the commercial district. Known as the "Walker Line," it opened on June 16, 1899. In the fall of 1905, the TCRT began offering streetcar service from Minneapolis to West Minneapolis. TCRT extended this line west to Excelsior, constructing the line along the right-of-way it purchased from the Great Northern in 1901. With the onset of the Great Depression, TCRT discontinued service west of Hopkins in

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1931. However, streetcars continued to serve Hopkins until 1951, when they final succumbed to competition from automobiles (Diers and Isaacs 2007; Ewing 2002: 36–37; Schmidt and Vermeer 2010: 46).

By 1912, the commercial district extended to 11th Avenue, although the eastern and western edges of the district were only partly built out. The district was centered around the intersection of 9th Avenue, with the blocks to either side being almost fully developed, predominantly with brick buildings that conveyed a sense of prosperity and permanence. While there were a few wood-frame buildings on these blocks, they mostly represented the earliest phase of development (Figures 7 through 11; Sanborn 1912; Hopkins Historical Society collections). In contrast, more modest wood-frame and concrete block buildings were found at the less developed edges of the commercial district, east of 8th Avenue and west of 10th Avenue. Just east of the commercial district, at 6th Avenue, where the M&StL's Pacific Extension crossed Excelsior Avenue, there were a number of businesses that relied on railroads for receiving and shipping commodities and bulk goods, including a feed mill, lumber yard, and coal yard (Sanborn 1912). While other nearby villages may have had a small cluster of commercial buildings, none were of the size and scale of West Minneapolis or offered its range of businesses and entertainment options.

Another important event would help ensure the growth and continued prosperity of the commercial district. In May 1912, the Yellowstone Trail, the first northern transcontinental automobile highway, was established. Following existing roads, it eventually stretched from Plymouth, Massachusetts, looped around the south shore of Lake Michigan, then extended northwesterly to the Twin Cities, and then west through Yellowstone National Park to Seattle, Washington. The highway extended along an east-west alignment across Minnesota. Between Minneapolis and the city of Excelsior, travelers could follow two different marked routes. The northerly route followed what became Minnesota Trunk Highway (TH) 7, on the northern edge of West Minneapolis. The southerly route, which later became County State Aid Highway (CSAH) 3, followed Excelsior Avenue though the commercial district (Yellowstone Trail Association 2020; Albu 2017). For westbound travelers, West Minneapolis was the last stop in the Twin Cities, and for eastbound travelers, it was the first. As automobile touring increased on the highway, service stations, garages, and cafés began to appear along, and just off, Excelsior Avenue to serve the growing number of travelers. By the mid-1910s, there were two service stations in the boundaries of the historic district. One was in the Oltman Building (801–803 Mainstreet) on the northeast corner of Excelsior and 8th Avenue. The other was across the street to the south, on the site where the Mr. Donut Building (802 Mainstreet) now stands (Figure 12; Hennepin Historical Society collections). There were numerous automobile repair garages, often several on a block. Some faced Excelsior Avenue, such as the Hopkins Auto Livery, in the western half of the Harrison-Maetzold Building (913–915 Mainstreet). Many were in the rear of buildings. Examples include ones located in the rear of the Leathers-Donovan Building (1006–1008 Mainstreet) and one that was constructed as an addition to the Oltman Building (801–803 Mainstreet) (General Inspection 1926; Hopkins Historical Society collections). Some of the 1000 block and nearly the entire 1100 block were lined with automobile-related businesses by the mid-twentieth century. There was even the Yellow Trail Garage, which was located at Excelsior and 7th Avenues (Hopkins Historical Society collections). The commercial district had cafés, restaurants, and bars on almost every block, reflecting its role as both a regional commercial center and an important stop on a major highway. To accommodate the growing traffic,

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Excelsior Avenue was paved by mid-1920 (Figure 13). While several buildings in the commercial district had apartments or boarding rooms on their second floors, a hotel never existed within the boundaries of the historic district due to the unique way the community developed (Hopkins Historical Society collections). The commercial district was about a quarter-mile from the MTM factory. Thus, when the MTM factory was constructed, several rooming and boarding houses were constructed near it to help house the influx of new workers. One of the boarding houses was later converted into a hotel and fulfilled this need for the whole community (Ewing 2002: 76).

Like many places, commercial development slowed in late 1910s through the early 1940s as World War I, the Great Depression, and World War II took their toll on the nation. Influenced by broader national and world trends, growth in the downtown commercial district was intermittent and interspersed with periods of stagnation. The amount of development was also smaller in scale compared to the boom of the late 1890s and first decade of the twentieth century.

While Minnesota farms continued to prosper during the 1910s, the population growth of West Minneapolis stalled in the 1910s, growing from only 3,022 residents in 1910 to 3,055 in 1920 (Granger and Kelly 2005: 3.43; U.S. Department of Commerce, Bureau of the Census 1931: 554). Accordingly, after 1912, development within the commercial district slowed. Between 1913 and 1920, little construction occurred in the boundaries of the historic district and much of it was related to automobiles and the town's role as a stop on the Yellowstone Trail, such as the buildings described above (General Inspection 1926; Hopkins Historical Society collections).

After World War I, West Minneapolis began to grow again in the 1920s. The growth was fueled by the stable local agricultural market and growth of industries such as the Red Wing Sewer Pipe Company. By 1919, the company had become one of the largest sewer and drainpipe manufacturers in the nation, shipping over 5,000 carloads of pipe a year. Its West Minneapolis plant alone was shipping twelve railroad carloads of pipe every day (*Minneapolis Tribune* 12 Apr 1908: 46; *Minneapolis Morning Tribune* 30 Apr 1918: 15; Ewing 2002: 59). During the 1920s, the community grew by almost 25 percent to 3,834 in 1930 (U.S. Department of Commerce, Bureau of the Census 1931: 554). With this growth, West Minneapolis was reorganized as the Village of Hopkins on July 7, 1928 (Ewing 2002: 1). During the 1920s, the commercial district grew outward to the east and west along Excelsior Avenue, beyond the boundaries of the historic district. One of the few improvements made along Excelsior Avenue within the historic district was the installation of the brown brick on the street-facing façades of the Strobeck Building (1002–1004 Mainstreet) in 1923 (Building Permit #63 [1923]). Other than this and a couple rear additions to existing buildings, there was not much change within the boundaries of the historic district during the 1920s.

The onset of the Great Depression once again curtailed Hopkins' growth. As agriculture and industry suffered, Hopkins only added 166 residents during the 1930s, reaching a population of 4,100 in 1940 (U.S. Department of Commerce, Bureau of the Census 1941: 542). However, a small but steady amount of development and improvements continued to occur within the commercial district through the United States' entry into World War II. In 1930, the Dahlberg Brothers constructed a new service station at 1019 Excelsior Avenue (just outside the historic district) and in 1933 they constructed an underground parking structure/basement (non-extant) at

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1010 Excelsior for their growing automobile dealership in 1936 (Building Permit #52 [1933]; Building Permit #112 [1936]). Perhaps the most significant new development in the 1930s was the construction of a new Post Office building in 1935 at 18 9th Avenue South (non-extant), also just outside the boundaries of the historic district. The location of this building on 9th Avenue, a quarter-block south of Excelsior Avenue, is evidence of the expansion of the commercial district further out along cross streets, a pattern that continued in ensuing decades. This pattern is reflected within the boundaries of the historic district by the construction of the Kokesh Hardware Warehouse and Small Engine Repair Shop at 8 10th Avenue North in 1937 (Building Permit #227 [1937]). Other improvements within the historic district include an addition to the First National Bank of Hopkins (921–923 Mainstreet) in 1936 (Building Permit #130 [1936]), the installation of a brick façade on the Swanson Building (914 Mainstreet) in 1933 (Building Permit #57 [1933]), and the construction of a second story on the Sefcik-Wolff-Daugherty Building (Figure 14; 1005–1007 Mainstreet) in 1940 (Hopkins Historical Society collections). Several buildings also had their storefronts remodeled, including the Smetana Building (916 Mainstreet) in 1938, and one of the storefronts in the Anderson & Blomquist Building, also in 1938 (Figure 15; 810–812 Mainstreet; this storefront was later replaced; Building Permit #916 [1938]; Building Permit #112 [1938]).

With Japan's attack on Pearl Harbor on December 7, 1941 and the United States entry into World War II, most improvements to properties in downtown Hopkins were put on hold as materials were needed for the war effort. While buildings were repaired as needed, and a few small rear additions and garages were built behind existing buildings, most work was minor in scope. The only building in the historic district that was substantially improved during this period was the Truman Building (804–808 Mainstreet). Between December 1942 and the summer of 1943, the building's exterior was clad in stucco and new glass was installed in the storefronts (Building Permit #48 [1942]; Building Permit #53 [1943]).

Post-World War II Development and Evolution: 1945–1972

Hopkins and its commercial district experienced another major economic and population boom in the decades after World War II. This second boom was spurred by new industry and the movement of city dwellers from Minneapolis and Saint Paul to the suburbs after the war. During this period Hopkins continued to annex land to provide more space for new housing, industry, and commerce. Between the late 1940s and early 1950s, the village annexed seven subdivisions (Ewing 2002: 81). The residential avenues north of Excelsior Avenue and west of 12th Avenue were paved, hills were flattened, low spots filled, and new homes were built where there were once farm fields (Ewing 2002: 80–82). Reflecting its growth, in 1947 Hopkins residents approved a ballot measure to operate under a new city charter that went into effect on July 1, 1948. The new city charter replaced the 1928 charter, which was considered too restrictive and outdated. The new charter reorganized Hopkins as a municipality from a village to a city. It also altered the organization of Hopkins' government to include a city manager and proportional representation (*Minneapolis Star* 4 Dec 1947: 26; Ewing 2002: 151).

By 1950, the population had grown to 7,595 (Ewing 2002: 4). However, the greatest amount of growth occurred in the 1950s and early 1960s, as several large companies built new facilities in Hopkins. By 1964, National Tea Company, Red Owl, Winston & Newel Company (SuperValu),

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Superior Separator Company, Napco, and Honeywell had all constructed major new facilities in Hopkins. According to the Civic and Commerce Association, these companies brought more than 1,500 new jobs to Hopkins (Ewing 2002: 57). In addition, companies such as EDCO and General Leasing Company (Gelco) were founded in or moved to Hopkins and grew into national and international firms. A number of auto dealers also located or expanded in Hopkins, further solidifying its association with the automobile industry (EDCO Products 2021, *Star Tribune* 14 Jan 2010; Ewing 2002: 61–63). Reflecting this investment and increase in jobs, the population of Hopkins nearly doubled, reaching 13,000 in 1963 (Ewing 2002: 4). While the City continued to annex land in the 1960s and 1970s, including 450 acres in southern Hopkins for a mixed-use development named Opus II, where over 3,000 jobs would eventually be located, the population growth of Hopkins tapered off in the mid- to late 1960s, reaching 13,489 in 1970 (Ewing 2002: 4, 81).

As Hopkins' post-WWII economy grew, so did its downtown. After almost no development in downtown Hopkins during the war, business owners were ready to improve their properties. The first improvements were in 1946 when Don Donovan, owner of Donovan Furniture, commissioned Minneapolis architects Magney, Tussler and Setter to design a modern, brick, stone, and metal façade and a large rear addition for his building at 1006–1008 Excelsior (Improvement Permit #55 [1946]). The Chastek Building / Hennepin County Review (1009–1011 Mainstreet) and Hagen Building were both more than doubled in size respectively in 1949 and 1950 (Figure 16), while other buildings received additions, such as the 1955 addition to the Anderson Brothers Building at 5–7 9th Avenue South (Figure 17), and the 1956 addition to the Strobeck Building at 10 10th Avenue South (Hopkins Historical Society collections; Building Permit #B56-10; Building Permit #B16-56). Several new buildings were constructed in the downtown area, including seven in the historic district: Matt's Café (1950; 809 Mainstreet), Premack Building (1951; 9–11 10th Avenue North), Commercial Building (1952, 5 9th Avenue South); the Gambles Building (1956; 805 Mainstreet; Figure 18), Montgomery Ward Catalog Store (1958; 903 Mainstreet), Kokesch Hardware Store (1958, 1001 Mainstreet), and the Nygren Building (1966; 911 Mainstreet). Nearly all the remaining gaps were filled in and several early buildings were expanded, remodeled, or completely replaced with modern commercial buildings. Other buildings updated their interiors or remodeled their storefronts. The Albert Pike Masonic Lodge No. 237 even sold off its side yards for development.

As the commercial area began to radiate outward along the cross streets, the development pattern changed. In response to the increased use of automobiles, new development incorporated parking lots into their site plans. To take advantage of new parking lots built for these new buildings, several businesses within the historic district added storefronts to the rear of their buildings. The Nygren Building even included a rear storefront as part of its original design (*Hennepin County Review* 17 Feb 1966). Many new buildings were also setback from the street behind landscaped yards, a precedent set by the 1935 Post Office building at 18 9th Avenue South (non-extant). A postwar example near the historic district is the new building constructed by First Bank, Hopkins (originally the First National Bank of West Minneapolis) in 1950 at 16 9th Avenue North, which had a small front yard bordered by hedges (Ewing 2002: 165–166; Hopkins Historical Society collections). While many of the buildings constructed in the commercial district during its first boom feature combinations of retail, professional, and residential uses, the post-World War II development split uses into separate buildings. New commercial buildings were generally one-

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story, eventually taking on the form of strip malls that were becoming increasingly common after the war. Separate buildings were constructed for offices and other professional businesses. Businesses in the downtown also began to change, reflecting the city's transition from an agricultural and industrial center to a suburb. Businesses such as dry goods stores, meat markets, and mercantiles were replaced by specialty shops such as clothing stores and professional offices such as insurance and real estate agencies (Hopkins Historical Society collections).

While downtown Hopkins continued to grow, it also faced challenges of a changing community. In 1951, TCRT terminated streetcar service and commercial development began shifting to other transportation corridors (*Minneapolis Sunday Tribune* 5 Aug 1951: 37). A few years later, CSAH 3 was rerouted two blocks south of the downtown to 2nd Street South, a former gravel road passing by the Minneapolis-Moline headquarters (Hennepin County 1953; University of Minnesota 1956). At the same time modern shopping malls started to proliferate along transportation corridors in communities surrounding Hopkins. One of the first was the Miracle Mile Shopping Center, a strip mall constructed in 1951 at Excelsior Avenue and TH 100 in Saint Louis Park, a ten-minute drive from downtown Hopkins. Next was the Knollwood Shopping Center, located along TH 7 in Saint Louis Park, which opened in 1955 and was only a five-minute drive from Hopkins. In 1956, Southdale Shopping Center opened in Edina; it was one of the first enclosed shopping centers in the nation and fifteen minutes away from Hopkins. As more commercial shopping opportunities were developing outside of the downtown, Hopkins officials, businessowners, and residents repeatedly emphasized the identity of Hopkins as a small independent town rather than a Twin Cities suburb. This framed development efforts made by city officials during the 1950s, 1960s, and early 1970s, as they attempted to maintain and reinvigorate the downtown (*Hopkins-Minnetonka-Eden Prairie Sun* 15 Aug 1968: 1).

The first effort was to create more parking for businesses along Excelsior Avenue. Between the summer of 1953 and July 1956, several buildings were demolished along side streets north and south of Excelsior Avenue to create parking lots. A lot was established on the west side of 8th Avenue South, on the site where the Mizpah Congregational Church was moved in 1907 (Hennepin County 1953; University of Minnesota 1956; Ewing 2002: 109–110). Another was created on the west side of 10th Avenue South, across the alley from the Strobeck Building (1002–1004 Mainstreet). Another large lot was created north of Excelsior Avenue between 10th and 11th Avenues North, just across the alley from the buildings fronting Excelsior Avenue (Hennepin County 1953; University of Minnesota 1956). Additional parking lots continued to be constructed around the periphery of the commercial district through the 1960s (University of Minnesota 1960; Hennepin County 1964; University of Minnesota 1967; Hennepin County 1969; Hennepin County 1971). However, this was not enough to fend off competition from new shopping centers.

In 1957, Hopkins initiated a planning effort to revitalize its downtown, but it took several years for the effort to materialize. In 1961, the Hopkins Planning Commission officially approved a proposal for “revamping the community’s business district” and to find ways to modernize the street to “compete with encroaching shopping centers.” The Commission hired the Minneapolis engineering firm of Midwest Planning and Research Inc. to provide recommendations for the downtown area (*Minneapolis Star* 6 Jul 1961: 10). In 1962, the firm presented the “Hopkins Town Center” plan to the Chamber of Commerce. The plan included a new library, city hall,

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pedestrian walkways, and municipal parking lots while impacting a minimum number of existing facilities (Figure 19; *Minneapolis Star* 11 Jan 1962: 1B, 8B). However, the urban renewal effort would include demolition and replacement of several buildings in the historic district. One example is the Quist Shoe Store Building; a one-story, false-front commercial building constructed in the late 1890s and replaced by the Matt's Café Building (811 Mainstreet) in 1966 (Building Permit #B66-04; Hopkins Historical Society collections).

Following the recommendations of the plan, a new city hall and fire department building was constructed in 1964 and formally opened in 1965 (*Minneapolis Star* 27 Jul 1967: 1B; *Hennepin County Review* 27 July 1967). The new facility was located a block southwest of downtown, at the intersection of 1st Street South and 11th Avenue. In 1965, the City received a \$280,000 matching grant from the United States Department of Health, Education, and Wellness to help fund the construction of a new library (*Minneapolis Star* 4 Nov 1965: 6B; *Minneapolis Star* 25 May 1968: 4A).¹⁷ The library opened in 1968 at 22 11th Avenue North, just northwest of the commercial district. Four years later, in 1972, the Hopkins Library was merged into the Hennepin County library system (*Minneapolis Star* 23 Dec 1972: 8B).

As part of the urban renewal effort, the City created a Housing and Redevelopment Authority (HRA) in September 1965. The HRA identified a smaller, nine-block, 30.4-acre area adjacent to, but just south of the commercial district for redevelopment. Known as the First Street Urban Renewal Project, it encompassed the portion of the "Hopkins Town Center" planning area located south of Excelsior Avenue.¹⁸ The First Street Urban Renewal project area was bounded by 7th and 11th Avenues, 2nd Street South, and the alley south of Excelsior Avenue (now Mainstreet). The project included clearing residential and commercial properties to make way for new, mostly non-residential uses, including a new post office. The estimated cost of the project was \$1,210,000. In May 1966, the HRA applied to the United States Department of Housing and Urban Development (HUD) for a grant. More than a year later, on July 27, 1967, HUD approved a \$104,850 planning grant for the comprehensive plan. The grant was the second HUD issued to a Twin Cities suburb (*Minneapolis Star* 27 Jul 1967: 1B, *Hennepin County Review* 27 Jul 1967). Minnesota Senators Walter Mondale and Eugene McCarthy stated that HUD had also reserved 75 percent of the estimated \$1.2 million cost for the First Street Urban Renewal Project (*Minneapolis Star* 27 Jul 1967:1B). In 1972, the city received a \$928,496 federal grant to "clear buildings to provide new residential and commercial development in the central business district" (Figure 20; *Minneapolis Star* 9 Mar 1972: 7C; 5 Apr 1972: 9A).

With the HUD funds approved, the first action was the sale of a parcel at 1st Street South between 10th and 11th Avenues for the construction of a four-story bank building (1011 1st St. S). The urban renewal area included 85 structures and required the relocation of 151 families or individuals and 12 businesses (*Minneapolis Star* 9 Mar 1972: 7C).

In addition to using federal urban renewal funds, by 1972 Hopkins had started to utilize tax increment financing to fund development projects. One of these projects was an eleven-story, 161-unit apartment building and senior citizen housing constructed in 1971 a block east of the

¹⁷ The matching grant was issued under the Library Construction Act.

¹⁸ The term "First Street" is used in this paragraph to accurately reflect the project name in historic documents.

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historic district at 7th and Excelsior Avenue. Hopkins was one of three municipalities in Minnesota (Minneapolis and Robbinsdale being the others) to be given the authority by the State of Minnesota to declare “development districts” for the purpose of urban renewal, which allowed cities to condemn land in designated districts without being declared blighted. Hopkins declared a development district for the downtown and funded it through tax increment financing (U.S. Congress 1972: 67).

As city officials planned larger urban renewal efforts, business owners along Excelsior Avenue renovated their buildings and updated their storefronts. In 1968, Ida R. Premack, who had purchased the former First National Bank of Hopkins Building (923 Mainstreet) when the bank moved in 1948, reworked the building’s front and entrance, and updated the interior for a new tenant (Building Permit #B66-186). In 1971, Al Larson refinished the fronts of the Nelson Building (917 Mainstreet) and the former Post Office Building (919 Mainstreet), unifying them with a copper-clad fascia and canopy (the canopy is non-extant; Building Permit #B71-144). Larson said he updated his storefront to “rejuvenate the aging downtown” (*Minneapolis Star* 5 April 1972: 2B). The same year, the exterior of the Oltman Building (801–803 Mainstreet) was renovated with stucco skin and a faux-mansard roof over the façade to give it a “modern” appearance; both additions have been removed since that time. Other property owners installed storefront canopies and pent eaves on their buildings to update appearances and provide shelter from the elements. These include a shake shingle and copper-clad canopy installed on the Hagen Building (1014–1016 Mainstreet) and a now non-extant marquee for the Harrison Theatre on the Olson Building (813–815 Mainstreet) (Building Permit #B71-229; Building Permit #B71-107). In 1972, Lancer’s Clothing, which was located in the Westberg Building at 901 Mainstreet, updated the building with a new pent eave, remodeled the storefronts, and updated the front and rear entries (Building Permit #B72-65). Jim Hance, the owner of the Harrison-Maetzold Building (913–915 Mainstreet), also added a flared, hip, shake shingle-covered canopy to his building in 1972 (Building Permit #B72-31). The *Minneapolis Star* reported that eleven other business owners also made improvements to their buildings. It was expected that “about 25 more businesses would redecorate” during the summer of 1972 as part of the effort by business owners to “improve the state of the street” (*Minneapolis Star* 5 April 1972: 9). Their collective goal was to maintain the continued viability of the downtown by creating a unique experience that would compete with new shopping centers and strip malls. The efforts to revitalize downtown commerce appear to have been effective up to that point, considering that in August 1968 there were twenty-eight vacant storefronts in the downtown area, and in 1972 there was one (*Minneapolis Star* 1 Jul 1978: 3B; *Minneapolis Star* 23 April 1981: 4).

While initial efforts to maintain the vitality of downtown Hopkins were a success, a series of events between 1972 and 1973 would ultimately lead to the decline of the downtown as the commercial center of the area. The first occurred in 1972, when the construction of the Ridgedale Shopping Center was announced. Set to open in 1974, this large, enclosed shopping center was less than a ten-minute drive from downtown Hopkins. The proximity of Ridgedale prompted the City’s efforts to beautify Excelsior Avenue, replace street lighting, and update municipal parking in coordination with the urban renewal efforts. The City developed a plan in late 1972 for a \$1,400,000 downtown mall with a tree-lined, curved roadway and decorative lighting. Named the “Welcomall,” other aspects of the project included five heated bus shelters, street furniture, updated street lighting, and the addition of greenery to parking lots (Figure 21;

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Minneapolis Star 23 Nov 1972: 3). Constructed in 1973, the Welcomall may not have been an instant success as the cost and resulting traffic led to additional woes for business owners, residents, and city officials. A year after construction, the Hopkins City Council levied \$600,000 on Hopkins' residents and businesses, who found the assessments to be too expensive. The "nice and curvy" street of the Welcomall was a popular location for "cruising" or driving up and down the street, often on Friday and Saturday nights during the 1970s and 1980s (*Minneapolis Star* 1 Jul 1978: 3B; *Minneapolis Star* 23 April 1981: 4). The cruisers were frequently teenagers from the surrounding metro area, and the *Minneapolis Star* noted that these teenagers rarely spent time shopping in downtown Hopkins but continued to slow traffic and increase noise and pollution. Eventually the traffic became too much for business owners, and the Hopkins police barricaded the Welcomall during peak cruising hours from 9 p.m. to 3 a.m.

Also, in 1973, City officials approved a planning philosophy that slowed city expansion and greatly curtailed the building of new apartments, which they believed would lead to a high population density and a disproportionately high percentage of apartments (*Minneapolis Star* 2 May 1973: 1B). That same year, the Hopkins City Council approved a plan by Hennepin County Highway Department to improve TH 18 (now U.S. Highway 169) from a four-lane road to a limited access, six-lane freeway through Hopkins. The plan included a grade separated, folded-diamond interchange at the intersection of TH 18 and CSAH 3 and a cloverleaf intersection at TH 18 and TH 7. As part of the project, the original alignment of Excelsior Avenue was truncated to no longer operate as a through road east of Hopkins (*Minneapolis Star* 17 Jan 1973: 14A; CSAH 18 Plans [SP 2772-734], MnDOT 1981). Construction started in the late 1970s and was completed in 1983, cutting off direct access to downtown Hopkins from the east (*Minneapolis Star* 17 Jan 1973: 14A; Hopkins Historical Society collections). At the time, some business owners were concerned about a potential loss of customers. Others, however, including the City Engineer, welcomed the decrease in heavy commuter traffic that had caused many accidents, while not anticipating how the highway project would negatively impact the downtown commercial district (*Sun, Hopkins-Minnetonka Edition* 10 May 1978: 1).

Collectively, the events and decisions made in 1972 and 1973 had a pronounced effect on the Hopkins downtown commercial district and areas around it. The City's efforts to beautify the street and add parking around the perimeter of the commercial district were not enough to overcome the loss of direct access to the downtown and the elimination of a potential new customer base through a near moratorium on the construction of high-density housing. By the start of the 1980s, the *Minneapolis Star* observed that Hopkins' commerce was ailing, and retail decline was evident (*Minneapolis Star* 14 May 1981: 13). The Welcomall was removed in 1991–1992 as part of an effort to correct the situation and attract people to the downtown. As part of this effort, the street was restored to its historic, linear alignment with more on-street parking, a configuration it still has today, and Clock Tower Plaza (900 Mainstreet) was constructed. Excelsior Avenue was also renamed "Mainstreet" to reemphasize its importance to the community (*Minneapolis Star* 6 Mar 1993: 7; personal communication, Kersten Elverum, City of Hopkins, to Greg Mathis, Minnesota Department of Transportation, 15 Nov 2020; Think Hopkins 2021).

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Conclusion

The Hopkins Commercial Historic District is significant for its role as a regional commercial center for more than eighty years. The significance of the district is closely associated with the development of Hopkins as a regional agricultural, industrial, and commercial center. Situated at the crossroads of several important roads and railroads, including a transcontinental railroad and an early transcontinental highway, Hopkins and its commercial district drew from a large area. The commercial district thrived from the town's platting through the mid-twentieth century, serving as the retail, social, and entertainment hub for residents of Hopkins, as well as farmers living in the rural areas of western and southern Hennepin County. The district provided them with a convenient alternative to having to go into the bustling metropolis of Minneapolis to do business, buy and sell goods and products, and attend entertainment venues. This significance of the historic district as a commercial center is reflected in its size. Its prosperity and importance are also manifested in the large number of brick buildings that line Mainstreet. Outside of Minneapolis, the historic district contains the greatest concentration of late nineteenth through mid-twentieth century commercial buildings in Hennepin County.

Following World War II, Hopkins rapidly evolved into a Minneapolis suburb as numerous industries and business built major facilities in the city's growing boundaries. Unlike many growing suburbs where shopping centers and strip malls became the new commercial centers of the community, the historic district maintained its role as the commercial center of Hopkins during this period by continuing to evolve and grow to serve new industries and the changing needs of new residents seeking out the ideals of suburban living. The period of significance concludes in 1972, which corresponds with the last major flurry of improvements to properties in the district and with several events and decisions that led to the decline of the commercial district later in the 1970s.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Hopkins Historical Society

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acres of Property 7.08

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

2. Latitude: _____ Longitude: _____

3. Latitude: _____ Longitude: _____

4. Latitude: _____ Longitude: _____

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 15 Easting: 467637.884 Northing: 4974688.134

2. Zone: 15 Easting: 467383.010 Northing: 4974687.385

3. Zone: 15 Easting: 467380.615 Northing: 4974630.526

4. Zone: 15 Easting: 467356.519 Northing: 4974630.011

5. Zone: 15 Easting: 467355.150 Northing: 4974579.444

6. Zone: 15 Easting: 467632.063 Northing: 4974577.309

Verbal Boundary Description (Describe the boundaries of the property.)

As depicted on the map entitled "Hopkins Commercial Historic District", the boundaries of the Hopkins Commercial Historic District includes all properties located within a half block on either side of Mainstreet between 8th Avenue to mid-block between 10th and 11th Avenues. Beginning at the northeast corner, the northern boundary extends in a westerly direction from the centerline of 8th Avenue North along the northern edge of the platted alleys located mid-block between Mainstreet and 1st Street North to the northwest corner,

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which is located at a point mid-block between 10th and 11th Avenues. From the northwest corner, the boundary then extends in a south-southwesterly direction, following the western property line of Lot 12, Block 69 of the West Minneapolis, Second Division plat, to the centerline of Mainstreet, thence in a west-southwesterly direction along the centerline of Mainstreet approximately 80 feet, thence in a south-southwesterly direction, bisecting Lot 2, Block 6 of the West Minneapolis plat, to the southwest corner, which is located on the southern edge of the platted alley located mid-block between Mainstreet and 1st Street South. From the southwest corner, the boundary extends in an easterly direction along the southern edge of the platted alleys located mid-block between Mainstreet and 1st Street South to the southeast corner, which is located on the centerline of 8th Avenue South. From the southeast corner, the boundary then extends in a northerly direction along the centerline of 8th Avenues North and South to the point of the beginning at the northeast corner.

The district includes the following properties:

- Lots 1–6, Block 4 of West Minneapolis;
- Lots 1–6, Block 5 of West Minneapolis;
- The portion of Lot 2, Block 6 of West Minneapolis, lying east of a line described as commencing at the northwest corner of said Lot 2, thence on an assumed bearing of North 86 Degrees, 47 Minutes East along the north line of Lot 2 a distance of 17.87 feet to the point of the beginning of the line being described, thence South 3 Degrees 22 Minutes and 32 Seconds East a distance of 8.55 feet, thence South 86 Degrees 37 Minutes and 28 Seconds East a distance of 1 foot, thence South 3 Degrees 22 Minutes and 32 Seconds East a distance of 34.55 feet, thence North 87 Degrees 38 Minutes and 49 Seconds a distance of 1.31 feet, thence South 0 Degrees 8 minutes East a distance of 86.8 feet to the south line of Lot 2;
- Lots 3–6, Block 6 of West Minneapolis;
- Lots 8–13, Block 67 of West Minneapolis, Second Division;
- Lots 10–15, Block 68 of West Minneapolis, Second Division;
- Lots 10–12, Block 69 of West Minneapolis, Second Division; and
- All adjacent public right-of-way.

Boundary Justification (Explain why the boundaries were selected.)

The district includes portions of six city blocks, which comprise the historic core of the commercial district in Hopkins and retains sufficient historic integrity to convey its significance. The district radiates out from the intersection of Mainstreet and 9th Avenues, which was the historic center of the district and the prime commercial corner. While the east end of the commercial district historically extended nearly to 6th Avenue, both sides of the block between 7th and 8th Avenues were fully redeveloped with new construction in the late twentieth and early twenty-first centuries and, therefore, no longer retain any historic integrity. The west end of the commercial district initially extended to 11th Avenue, although several automobile-related businesses appeared on blocks further west in the early-to-mid-twentieth century. However, the western edge of the block between 10th and 11th Avenues is

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comprised of several heavily altered historic buildings that do not retain sufficient integrity to convey the district's significance. Similarly, the blocks west of 11th Avenue had a different development pattern and density than the core of the commercial district. Many houses remained on these blocks and businesses that located there often included on-site parking; therefore, these blocks do not convey the primary themes and patterns of the historic core and are excluded from the historic district.

11. Form Prepared By

name/title: Gregory R. Mathis, Maggie Jones, and Stephanie Atwood (MnDOT), and Mary Romportl (HHS)

organization: Minnesota Department of Transportation / Hopkins Historical Society

street & number: 395 John Ireland Blvd., Mail Stop 620 / 33 14th Ave. N.

city or town: Saint Paul / Hopkins state: MN zip code: 55155 / 55343

e-mail: greg.mathis@state.mn.us

telephone: (651) 366-4292

date: August 23, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Hopkins Commercial Historic District

City or Vicinity: Hopkins

County: Hopkins

State: Minnesota

Photographer: Gregory R. Mathis

Date Photographed: August 19, 2020; March 19, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0001). Mainstreet, facing west at 8th Avenue. March 19, 2021.

Photo 2 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0002). Northwest corner of Mainstreet and 8th Avenue, facing northwest. Oltman Building (center). March 19, 2021.

Photo 3 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0003). North side of the 800 block of Mainstreet, facing northwest from near 8th Avenue. From right to left: Gambels Building, Matt's Café, Hyland Building, Olson Building, Anderson Building, and the I.O.O.F. Lodge, with the Westberg Building in the distance. March 19, 2021.

Photo 4 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0004). Hyland Building (left) and Matt's Café (right), facing northwest. March 19, 2021.

Photo 5 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0005). Northeast corner of Mainstreet and 9th Avenue, facing northeast. From left to right: I.O.O.F. Lodge, Anderson Building, and Olson Building. March 19, 2021.

Photo 6 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0006). Northeast corner of Mainstreet and 9th Avenue, facing northwest. Westberg Building (center) and the Montgomery Ward Catalog Store (left), with the Albert Pike Lodge No. 237 behind it. March 19, 2021.

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Photo 7 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0007). North side of the 900 block of Mainstreet, facing northwest at 9th Avenue. From right to left: Westberg Building, Montgomery Ward Catalog Store, Albert Pike Lodge No. 237, Nygren Building, Harrison-Maetzold Building, Nelson Building, Hopkins Post Office Building, and the First National Bank of West Minneapolis / First National Bank of Hopkins. March 19, 2021.

Photo 8 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0008). Montgomery Ward Catalog Store, facing north-northeast. March 19, 2021.

Photo 9 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0009). Albert Pike Lodge No. 237, facing north. March 19, 2021.

Photo 10 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0010). North side of the 900 block of Mainstreet, facing northwest between 10th and 11th Avenues. From right to left: Nygren Building, Harrison-Maetzold Building, Nelson Building, Hopkins Post Office Building, and the First National Bank of West Minneapolis / First National Bank of Hopkins, with the Kokesh Hardware Store in the distance. August 19, 2020.

Photo 11 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0011). Nygren Building's rear storefront, facing south. March 19, 2021.

Photo 12 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0012). Northeast corner of Mainstreet and 10th Avenue, facing northeast. From left to right: First National Bank of West Minneapolis / First National Bank of Hopkins, Hopkins Post Office Building, and the Nelson Building. March 19, 2021.

Photo 13 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0013). East side of 10th Avenue, facing southeast from the alley north of Mainstreet. From left to right: Premack Building, First National Bank of West Minneapolis / First National Bank of Hopkins, and the Anderson Brothers Building on the south side of Mainstreet. March 19, 2021.

Photo 14 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0014). West side of 10th Avenue, facing southwest from the alley north of Mainstreet. From right to left: Kokesh Hardware Warehouse and Small Engine Repair Shop, Kokesh Hardware Store, and the Stroebeck Building on the south side of Mainstreet. March 19, 2021.

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Photo 15 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0015). Northeast corner of Mainstreet and 10th Avenue, facing northwest. Showing the Kokesh Hardware complex. March 19, 2021.

Photo 16 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0016). Sefcik-Wolff-Daugherty Store (right) and House, (left) facing north. March 19, 2021.

Photo 17 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0017). North side of the 1000 block of Mainstreet, facing northeast between 10th and 11th Avenues. From left to right: Chastek Building / Hennepin County Review, Sefcik-Wolff-Daugherty Store and House, and the Kokesh Hardware Store, with the First National Bank of West Minneapolis / First National Bank of Hopkins on the east side of 10th Avenue. March 19, 2021.

Photo 18 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0018). Hagen Building, facing southeast. March 19, 2021.

Photo 19 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0019). South side of the 1000 block of Mainstreet, facing southwest at 10th Avenue. From left to right: Stroebeck Building, Leathers-Donovan Building, Stiele Building, and the Hagen Building. August 19, 2020.

Photo 20 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0020). Stroebeck Building and addition with drive-up teller lane, facing northwest from alley south of Mainstreet. March 19, 2021.

Photo 21 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0021). Mainstreet, facing east at 10th Avenue. August 19, 2020.

Photo 22 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0022). Anderson Brothers Building, facing southeast. March 19, 2021.

Photo 23 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0023). South side of the 900 block of Mainstreet, facing southwest between 9th and 10th Avenues. From left to right: Smetana Building, Post Office Annex, and the Anderson Brothers Building. March 19, 2021.

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Photo 24 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0024). South side of the 900 block of Mainstreet, facing southeast between 9th and 10th Avenues. From right to left: Swanson Building, Johnson Brothers Building, Olson Building, and Clock Tower Plaza, with the Olson & Dow Building in the distance. August 19, 2020.

Photo 25 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0025). Rear of the Swanson Building (left) and the Johnson Brothers Building (right), facing north. March 19, 2021.

Photo 26 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0026). South side of the 900 block of Mainstreet, facing southwest at 9th Avenue. From left to right: Clock Tower Plaza, Olson Block, Johnson Brothers Building, Swanson Building, Smetana Building, Post Office Annex, and the Anderson Brothers Building. August 19, 2020.

Photo 27 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0027). Commercial Building at 5 9th Avenue South, facing northeast. March 19, 2021.

Photo 28 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0028). Southeast corner of Mainstreet and 9th Avenue, facing southeast. Olson & Dow Building (center), Koblas Building (left). March 19, 2021.

Photo 29 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0029.) Opera Hall, facing southwest. March 19, 2021.

Photo 30 of 30.

(MN_Hennepin County_Hopkins Commerical Historic District_0030). Southside of the 800 block of Mainstreet, facing southwest. From left to right: Truman Building, Anderson & Blomquist Building, Opera Hall. Koblas Building, and the Olson & Dow Building. March 19, 2021.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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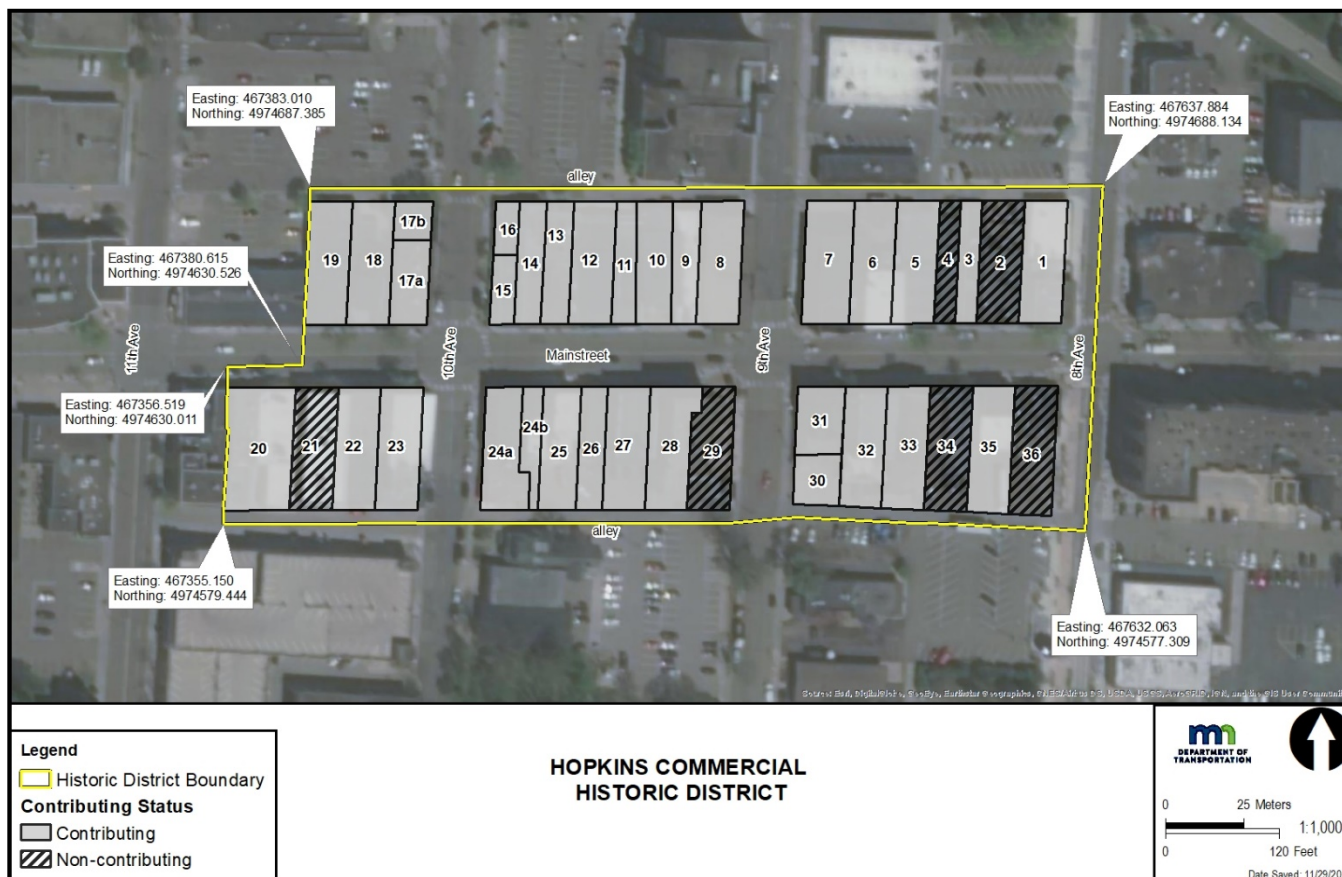
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Additional Documentation

Maps

Map 1. District Boundaries, UTM Coordinates, and Contributing and Non-Contributing Properties



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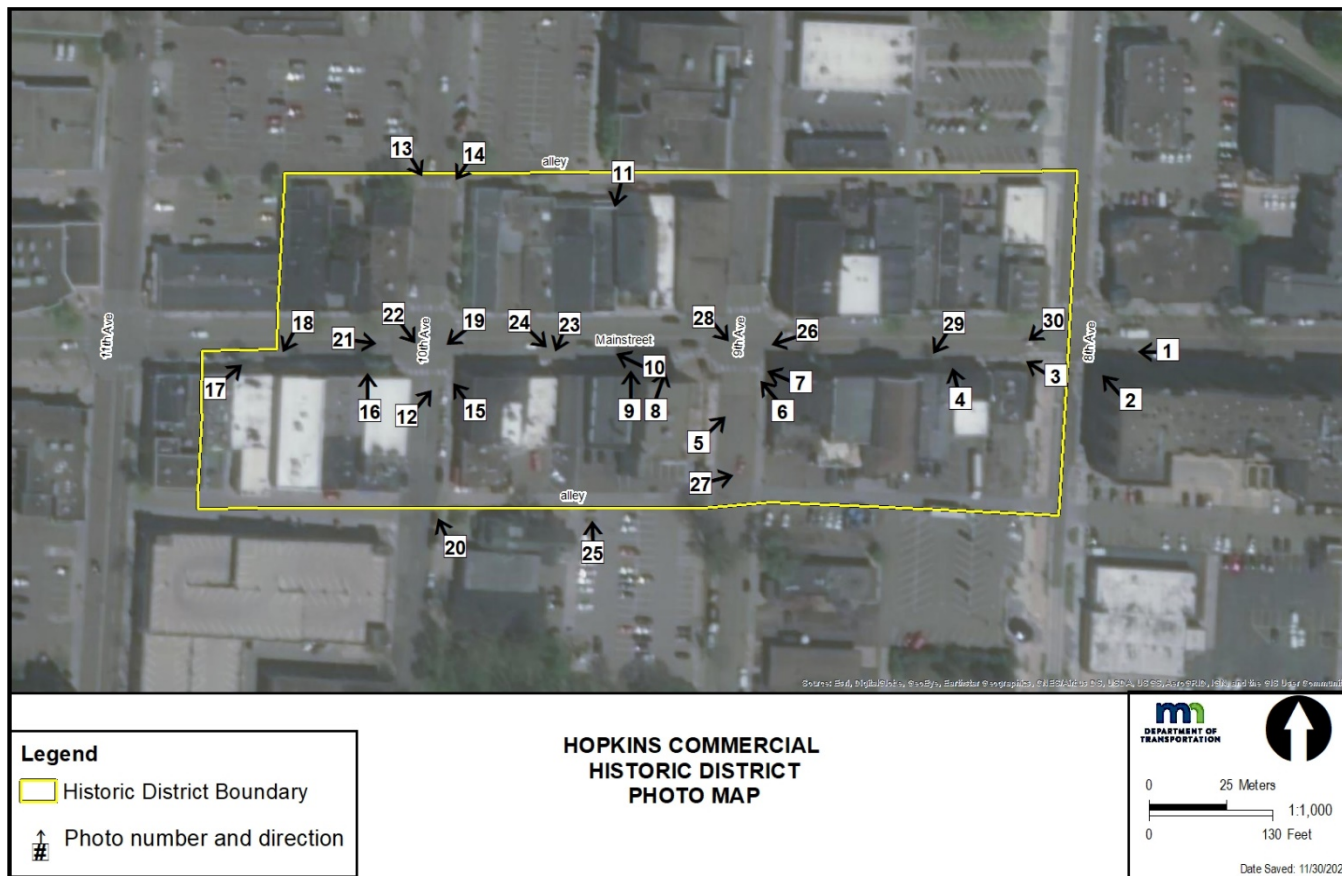
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Map 2. Location and Direction of Photographs



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Tables

Table 1. Hopkins Commercial Historic District (HE-HOC-027) Contributing and Non-Contributing Properties

No.	Name	Inventory #	Address	Date	Status
1	Oltman Building	HE-HOC-133	801–803 Mainstreet	1907, ca. 1920	Contributing
2	Gambles Building	HE-HOC-134	805 Mainstreet	1956	Non-Contributing
3	Matt's Café	HE-HOC-135	809 Mainstreet	1950	Contributing
4	Hyland Building	HE-HOC-136	811 Mainstreet	1966	Non-Contributing
5	Olson Building	HE-HOC-137	813–815 Mainstreet	ca. 1902	Contributing
6	Anderson Building	HE-HOC-138	817–819 Mainstreet	ca. 1906	Contributing
7	I.O.O.F. Lodge	HE-HOC-139	821–823 Mainstreet	1903	Contributing
8	Westberg Building	HE-HOC-140	901 Mainstreet	ca. 1900, 1961, 1972	Contributing
9	Montgomery Ward Catalog Store	HE-HOC-141	903 Mainstreet	1958	Contributing
10	Albert Pike Lodge No. 239	HE-HOC-142	905–907 Mainstreet	1902	Contributing
11	Nygren Building	HE-HOC-143	911 Mainstreet	1966	Contributing
12	Harrison-Maetzold Building	HE-HOC-144	913–915 Mainstreet	1905, ca. 1915, 1929, ca. 1933	Contributing
13	Nelson Building	HE-HOC-145	917 Mainstreet	1912	Contributing
14	Hopkins Post Office Building	HE-HOC-448	919 Mainstreet	1908	Contributing
15	First National Bank of West Minneapolis / First National Bank of Hopkins	HE-HOC-449	921–923 Mainstreet	ca. 1905, 1940	Contributing
16	Premack Building	HE-HOC-450	9–11 10th Avenue North	1951	Contributing
17	Kokesh Hardware	HE-HOC-146	1001 Mainstreet / 8 10th Avenue North		Contributing
17a	Kokesh Hardware Store	HE-HOC-451	1001 Mainstreet	1958	Contributing
17b	Kokesh Hardware Warehouse and Small Engine Repair Shop	HE-HOC-452	8 10th Avenue North	1937	Contributing
18	Sefcik-Wolff-Daugherty Store and House	HE-HOC-148	1005–1007 Mainstreet	ca. 1895, 1903, 1940, 1950	Contributing
19	Chastek Building / Hennepin County Review	HE-HOC-149	1009–1015 Mainstreet	1911, ca. 1949	Contributing
20	Hagen Building	HE-HOC-152	1014–1018 Mainstreet	1907, 1949, 1950	Contributing
21	Stiele Building	HE-HOC-153	1010 Mainstreet	2006	Non-Contributing
22	Leathers-Donovan Building	HE-HOC-154	1006–1008 Mainstreet	1910, 1949	Contributing
23	Strobeck Building	HE-HOC-155	1002–1004 Mainstreet	1906, 1923, 1956	Contributing
24	Anderson Brothers Dry Goods and Post Office Annex	HE-HOC-156 HE-HOC-157	920–922 Mainstreet / 5– 7 10th Avenue South. 918 Mainstreet		Contributing
24a	Anderson Brothers Building	HE-HOC-453	920–922 Mainstreet / 5– 7 10th Avenue South	1900, 1955	Contributing
24b	Post Office Annex	HE-HOC-157	918 Mainstreet	ca. 1901, ca.	Contributing

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No.	Name	Inventory #	Address	Date	Status
				1909	
25	Smetana Building	HE-HOC-158	916 Mainstreet	1902	Contributing
26	Swanson Building	HE-HOC-159	914 Mainstreet	ca. 1897	Contributing
27	Johnson Brothers Building	HE-HOC-160	910 Mainstreet	ca. 1895	Contributing
28	Olson Block	HE-HOC-161	906 Mainstreet	1902, 1989	Contributing
29	Clock Tower Plaza	HE-HOC-454	900 Mainstreet	1992, 2015	Non-Contributing
30	Commercial Building	HE-HOC-455	5 9th Avenue South	1952	Contributing
31	Olson & Dow Building	HE-HOC-073	822–824 Mainstreet	1890, ca. 1918	Contributing
32	Koblas Building	HE-HOC-074	818–820 Mainstreet	1894	Contributing
33	Opera Hall	HE-HOC-075	814–816 Mainstreet	1903	Contributing
34	Anderson & Blomquist Building	HE-HOC-076	810–812 Mainstreet	ca. 1902, 1905	Non-Contributing
35	Truman Building	HE-HOC-077	804–808 Mainstreet	1907	Contributing
36	Mr. Donut Building	HE-HOC-162	802 Mainstreet	1975	Non-Contributing

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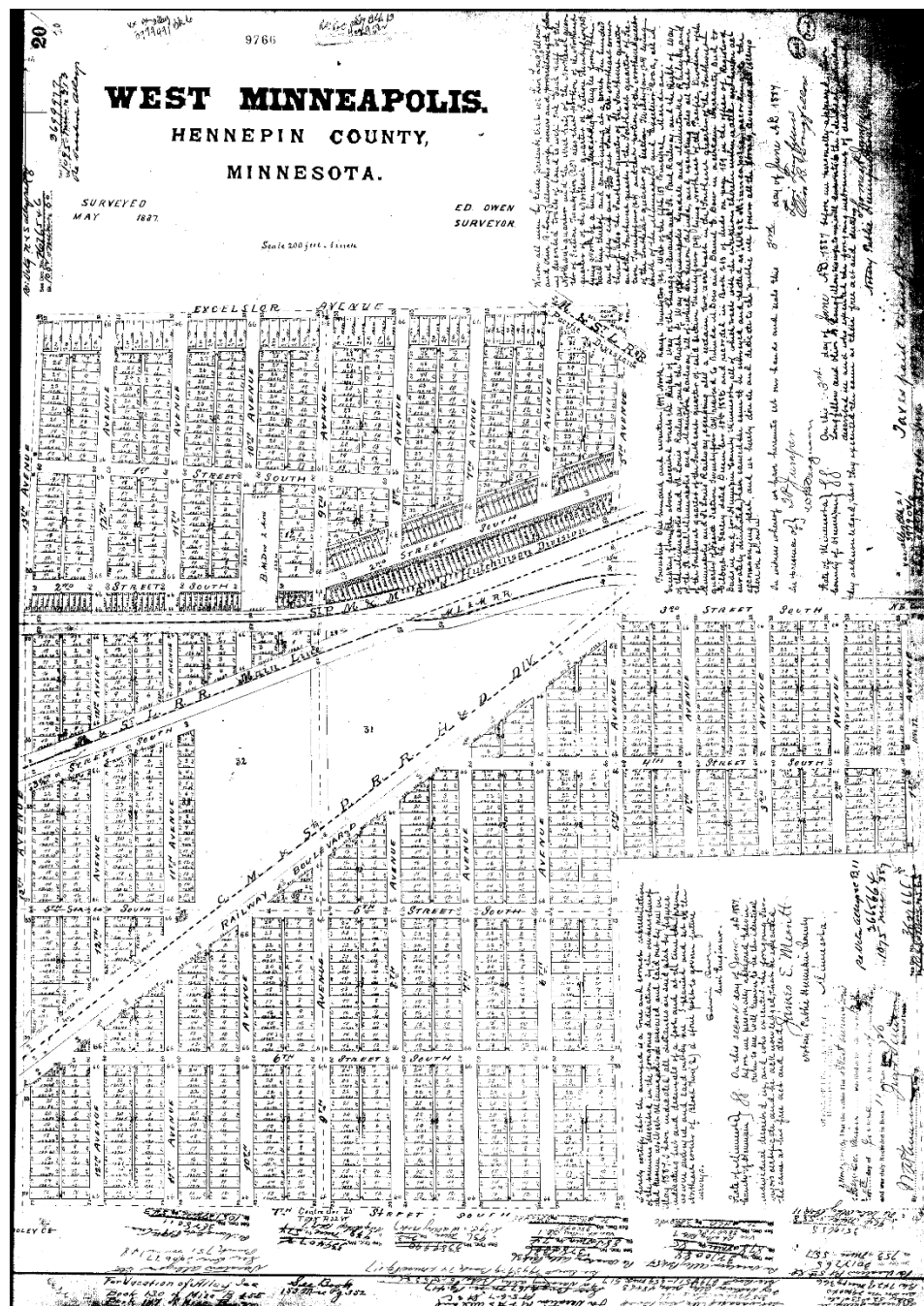
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Figures



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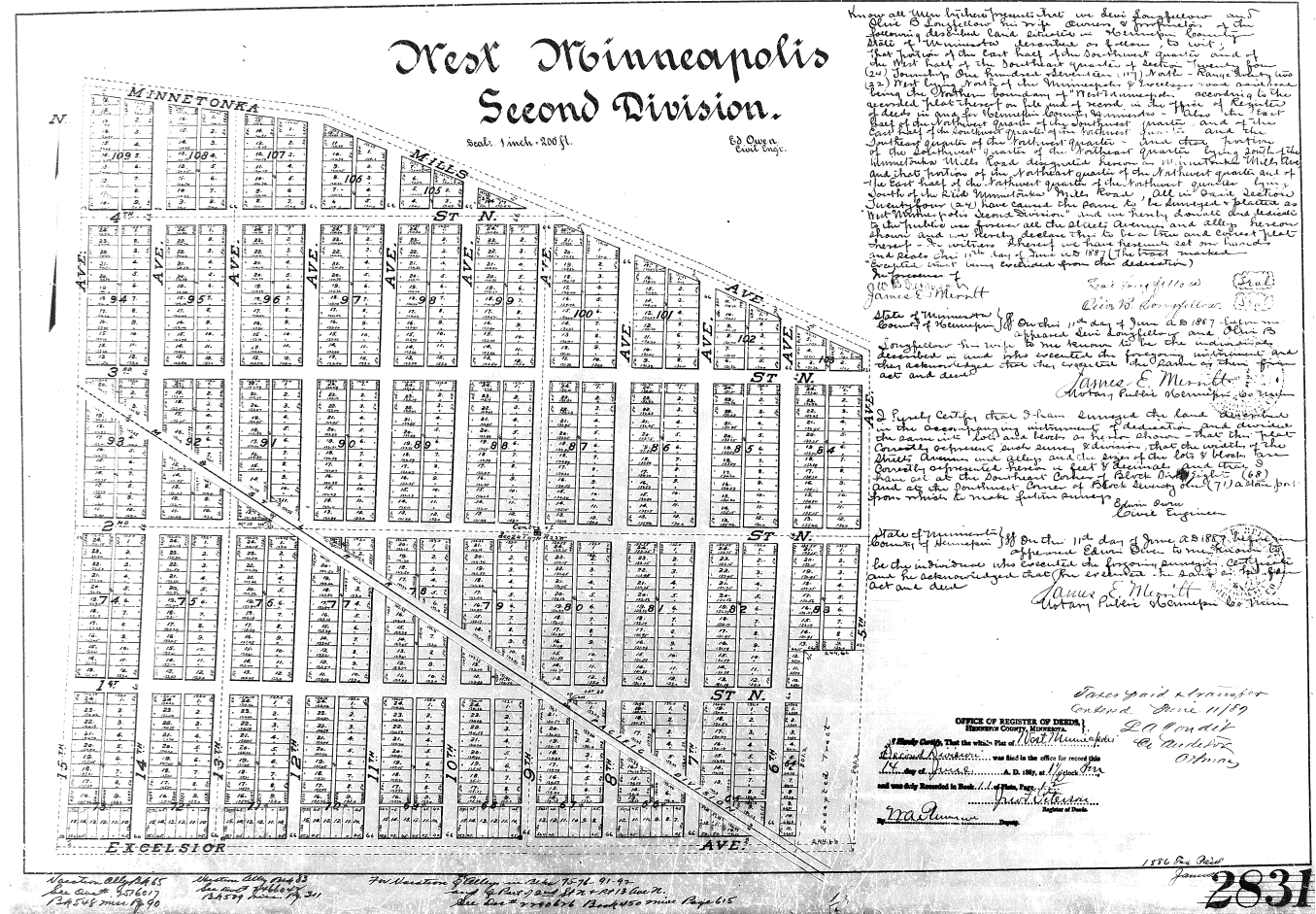
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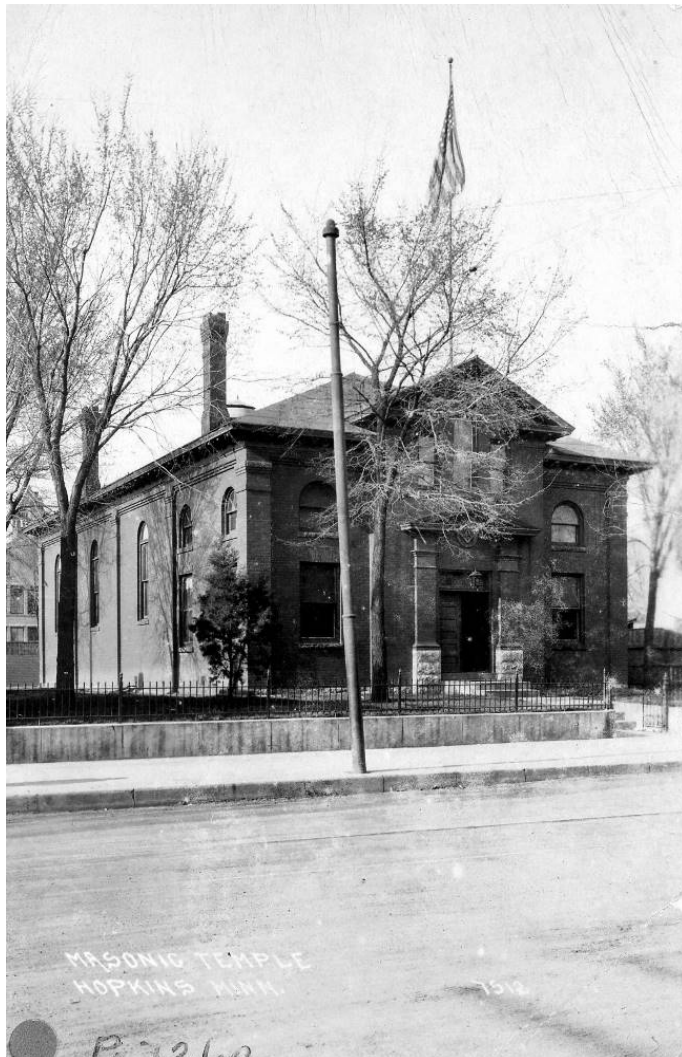
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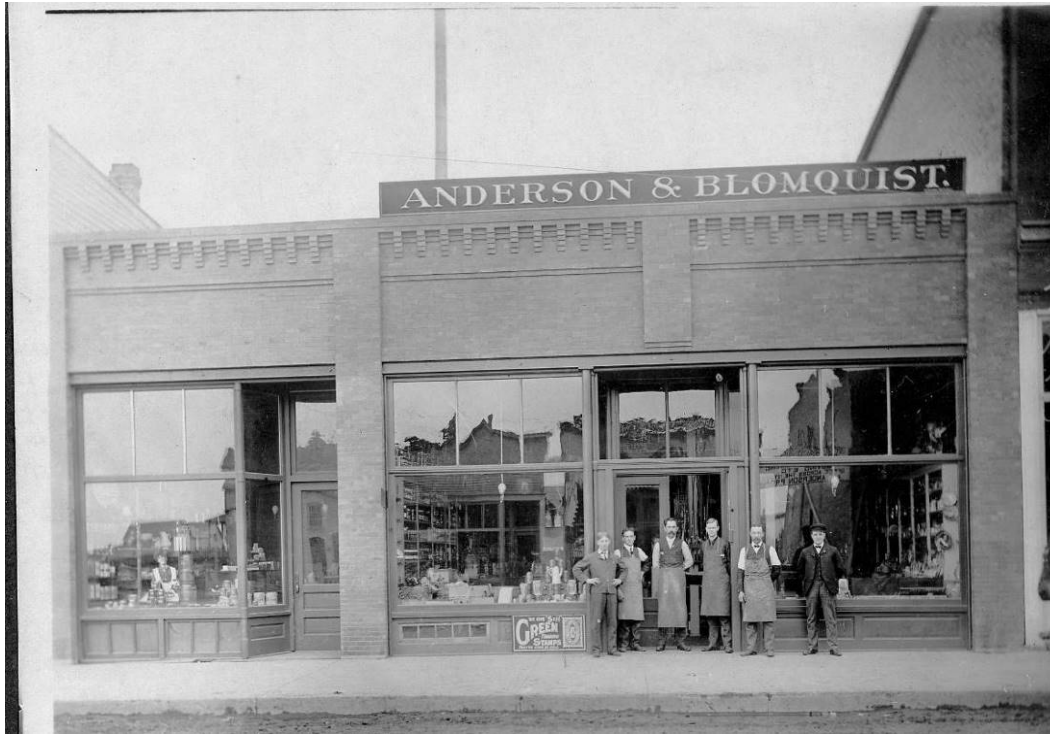
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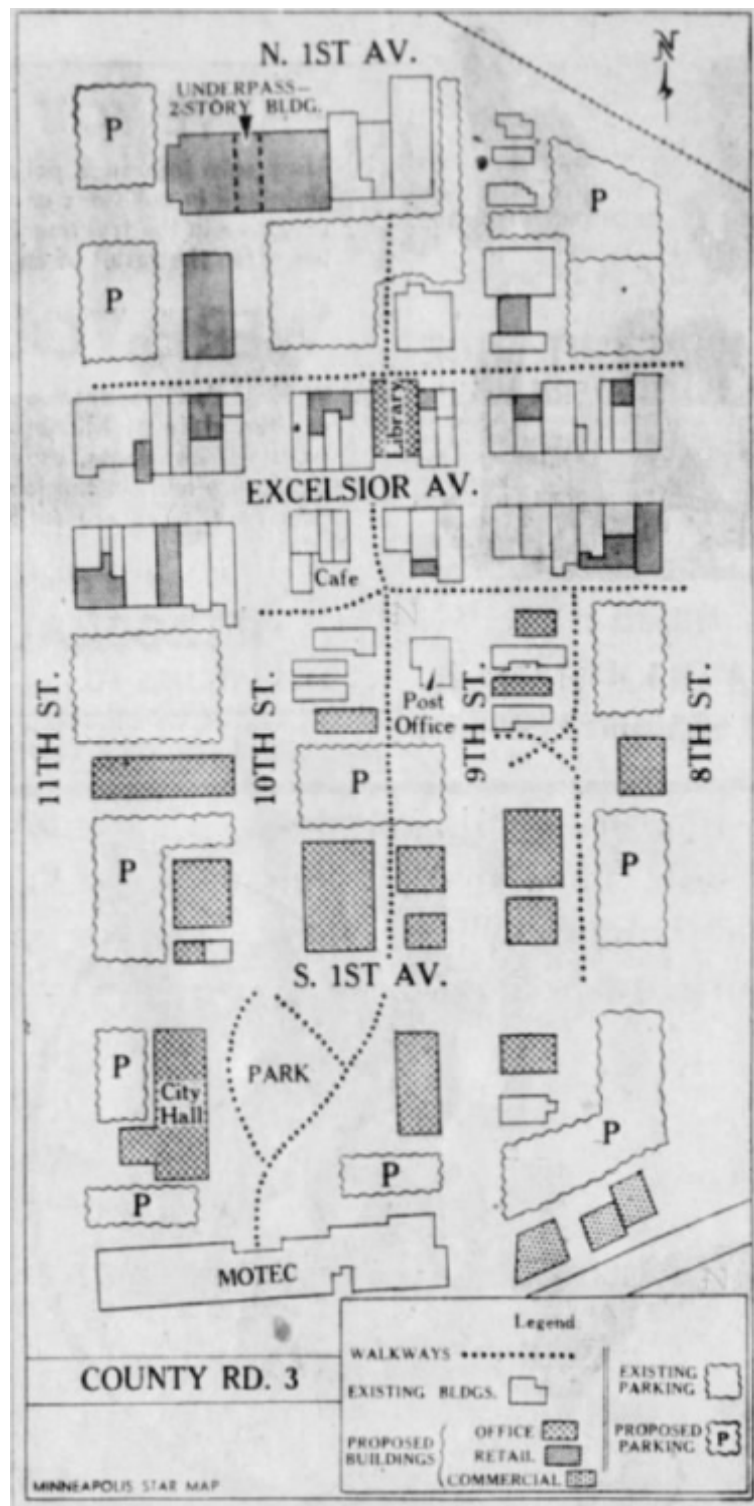
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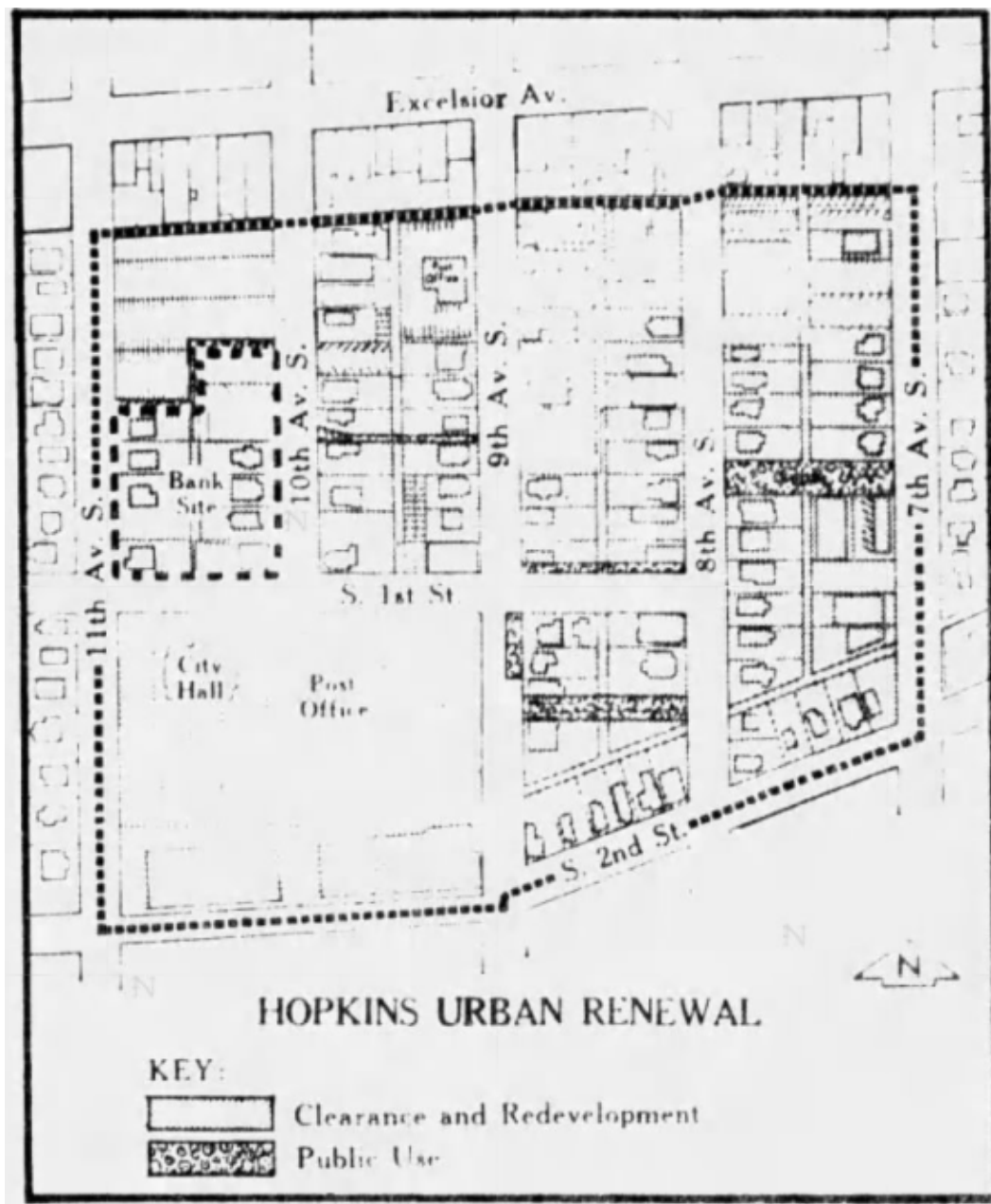
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