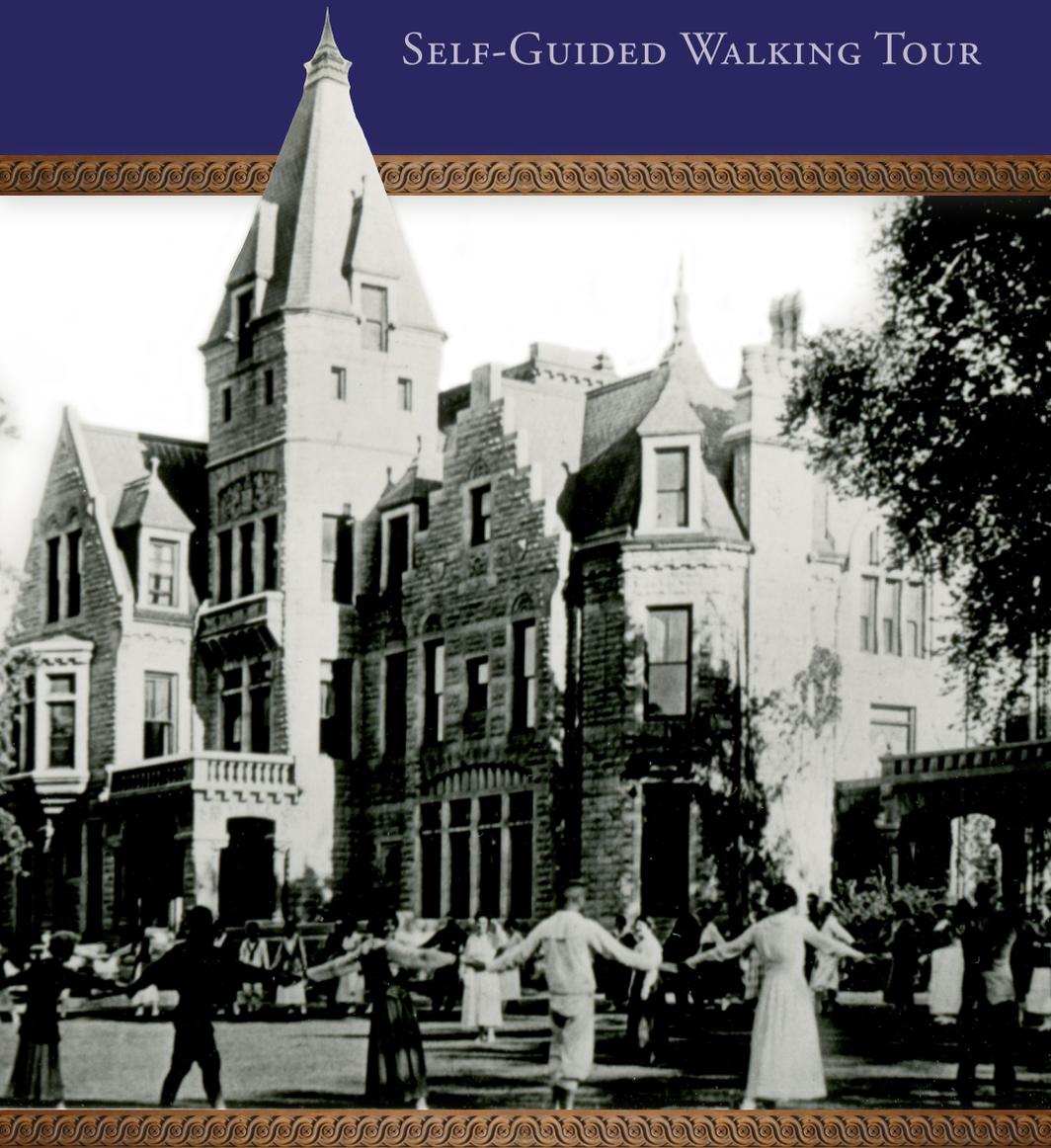


Washburn-Fair Oaks

SELF-GUIDED WALKING TOUR



by Shari Albers

HENNEPIN
HISTORY MUSEUM

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Local & Washburn Fair Oaks Area Historical Facts:

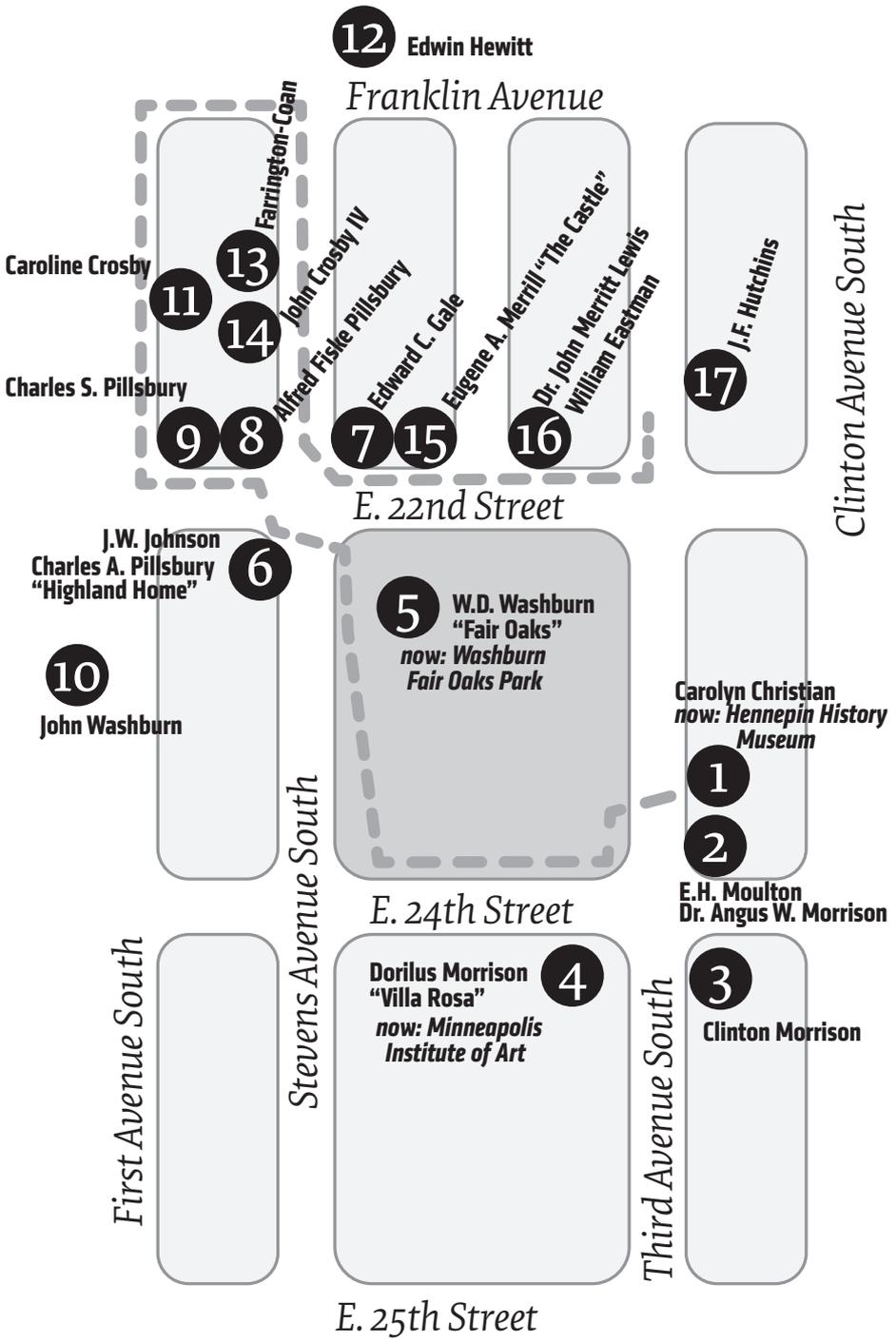
- 1838** The town of St. Anthony is established on the east side of St. Anthony Falls.
- 1849** Ferry operator John Stevens builds the first permanent house on the west side of St. Anthony Falls.
- 1851** The west side of the falls is opened for development.
- 1855** A new suspension bridge and an earlier crossing create the first span anywhere across the Mississippi River. East and west sides of the falls are now connected. Dorilus Morrison (Maine) & John S. Pillsbury (New Hampshire) arrive in Minneapolis; Morrison will build his home in what will become the Washburn Fair Oaks area. Pillsbury lives in St. Anthony, but his son Alfred, daughter Sara, and nephew Charles A. will become Morrison's neighbors.
- 1856** St. Anthony Falls Water Power Co. (east side water development) and the Minneapolis Milling Co. (west side water development) are incorporated by the territorial legislature. Dorilus Morrison is an investor. When Minneapolis Milling Co. falters and some investors sell out, Morrison's first cousin, Cadwallader C. Washburn (Maine) of Wisconsin, buys in.
- 1857** C.C. Washburn's youngest brother, W. D. Washburn (Maine), arrives in Minneapolis to manage Minneapolis Milling Co.
- 1860s** Minneapolis population: 2500.
C.C. and W.D. Washburn and Dorilus Morrison gain complete control of Minneapolis Milling Co.
- 1867** Minneapolis is incorporated as a city, including land that will become Washburn Fair Oaks.
- 1868** A group of prominent citizens (including Morrison and W.D. Washburn) offer 40 acres south of Franklin Ave. between Nicollet and Third Ave. to Minneapolis as park land. The City Council declines the offer. Minneapolis' first mayor, Dorilus Morrison, builds a country estate on ten acres of that property (ca. 1868).

- 1870** Minneapolis population: 13,000. Settlement is booming outward from the city center.
- 1872** Minneapolis merges with St. Anthony.
- 1874** C.A. Pillsbury and Co. is formed.
- 1879** Mpls. Milling Co. becomes Washburn, Crosby & Co.
- 1880** Minneapolis population: 47,000. Horse-drawn streetcar routes stretch south on 4th Ave. to Franklin, while the steam-powered “motor line” runs south on Nicollet to 31st St., then west on 31st St. to Lake Calhoun and Lake Harriet. This public transportation triggers rapid development along the lines.
- 1883** Minneapolis Park Board established.
- 1889** The introduction of electric streetcars accelerates development along its lines. Pillsbury-Washburn Flour Milling Co. is formed (W.D. Washburn, John S. Pillsbury, Charles A. Pillsbury).
- 1893** Farm prices plummet and unemployment soars.
- 1895** Minneapolis population: 193,000.
- 1893–1910** There is brisk development around the city’s center; Minneapolis gains 10,000 people each of these years.
- Early 1900s** The Washburn Fair Oaks area, Park Avenue, and Lowry Hill are now established and are fashionable enclaves for Minneapolis’ wealthy families.
- 1914-1918** World War I. Some prominent families move to other areas of Minneapolis or relocate to their Lake Minnetonka summer homes.
- 1929-1939** Depression years. Many mansions and large homes just outside the downtown are divided into rental units.
- 1928** Washburn-Crosby Co. becomes General Mills.
- 2001** General Mills buys Pillsbury.



St. Anthony Falls milling district in 1855
 (Photo: Hennepin County Library)

➤➤➤ **This self-guided walking tour** starts at the most recently built mansion, the **Hennepin History Museum** (Christian family home). From #1, walk to the corner of East 24th Street and Third Avenue South. From that spot, you'll see where mansions #2 (now a Mia parking lot), #3 (now the Fair Oaks Apartments), and #4 (now the Minneapolis Institute of Art) once stood. Those three mansions, along with #5 (now Fair Oaks Park) and #6 (now First Christian Church) no longer stand. See pages 10 and 11 for an 1895 atlas page that details each missing mansion's location and layout. More about each missing mansion is featured in subsequent pages.



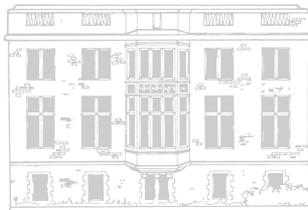
➤ Once the lumber, flour, and textile milling industries were fully harnessing the power of St. Anthony Falls, workers poured into the city for manufacturing jobs. Minneapolis grew at an incredible rate. Between 1870 and 1880 the population increased from 13,066 to nearly 47,000—and to 164,738 during the next decade. The city spread outwards in all directions. Built only blocks from the sixteen-foot-high cascade on the Mississippi River, executive mansions and blue-collar housing were rapidly replaced by commercial development.

Dorilus and **Harriet Morrison** were the first of high society to settle in the area now known as **Washburn Fair Oaks** neighborhood. The wooded area was beyond city limits and accessible by a dirt road in the mid-1800s. The Morrison's Italianate home was dubbed "Villa Rosa" and would be the site of elite social gatherings as Morrison was elected senator and then the first mayor of Minneapolis. The Morrison's son Clinton and his wife Julia built a house next door in 1873. Dairy cows grazed alongside horses on the bank officer's country estate. Clinton's friend **Eder H. Moulton** and his wife Harriet moved into their 32-room Queen Anne Revival north across 24th Street in 1880.

More impressive homes would follow. Designed by prestigious architects and erected with quarried stone, the massive homes featured interiors finished with elaborate fireplaces and imported woods. The noise and dust must have been nearly unbearable while the massive **W.D. Washburn** and **J.W. Johnson** homes were underway across Stevens Avenue from each other. Horse-pulled wagons streamed in with tons of rough-cut stone—gray for Johnson's and a yellowish-hue for Washburn's. Both Johnson's "Highland Home" and Washburn's "Fair Oaks" were completed in 1883.

The area became a neighborhood where next-door residents were family—literally. Most had migrated from New England to capitalize on lumber, flour, or real estate potential. Pedigreed sons, daughters, and cousins built magnificent homes adjacent to one another. Middle names proclaimed surnames of lineage. The families of three **Morrison**s, five **Pillsbury**s (one married to a **Gale**), and two **Crosby**s lived aside those of banker **E.A. Merrill** and notable architect **Edwin Hewitt**. Each household employed a number of live-in servants, most having immigrated from Scandinavian countries, Germany, or Ireland.

Imagine yourself in a time when members of the privileged and the working classes interacted to maintain the rich lifestyles and large homes of this neighborhood. Note the grounds of Fair Oaks Park as you pass through. The depression on the southeast side was once a man-made pond on the Washburn estate. Can you tell where a rustic bridge once crossed? Look for a patch of concrete near the sidewalk on the north-end rise, said to be a remnant of the Fair Oaks mansion. There are other details to discover as you wind your way through the historic neighborhood. Enjoy.



1.

2303 Third Avenue South

BUILT: 1917–1919 on one of the last available lots in the area.

ARCHITECT: Hewitt & Brown

COST: \$85,500

STYLES: Italian Renaissance Palazzo; Italianate; late English Gothic.

FEATURES: Squareness. Brick veneer. Lack of projections. Small ornamental balconies. Some wrought iron. Stone ornamentation along and just below roof line. Low, flat roof. As in Italian palaces, the second floor is the main floor and features larger windows. The ironwork was created by well-known artist and blacksmith Samuel Yellin. The great room showcases a butterfly-pegged African cypress floor (wedged and pegged). The dining room was once covered with gold silk wallpaper, and two Chinese black lacquer built-in cabinets

straddled the fireplace. One cabinet remains in place.

WHO LIVED/PLANNED TO LIVE HERE:

George Henry Christian (1839–1918) was born in Alabama. He learned the grain and flour business in Chicago and was hired by C.C. Washburn to manage his “B” mill in 1866. Christian



#1 Home of Carolyn McKnight Christian, 1919 - 1954;

Built 1917 - 19

(Photo: Hennepin History Museum.)

married Minnesotan Lenora Hall in 1867. International travels introduced Christian to better ways to run milling operations. He helped revolutionize the flour milling industry in Minnesota by adapting middling purifier machinery used in France. This new technique, along with a second adaptation of European technology – using chilled steel rollers to process Minnesota’s hard spring wheat – put Minnesota’s flour on the world stage.

At the age 36 (in 1875), Christian diversified his business investments and began a new focus on philanthropy. Two of the Christian's four children lived to adulthood, and one son died of tuberculosis at age 27. The Christians contributed to Thomas Memorial Hospital for Consumptives and founded the Citizens Aid Society (United Way) in 1916. Both Lenora and George H. died before their Third Avenue mansion was completed.

Lenora Hall Christian (1845–1916) established a summer camp for children with tuberculosis on the Mississippi River near Lake Street in 1906. The camp moved to Glenwood Park in 1909. Glen Lake Sanatorium building was named for Lenora in 1922.

George Chase Christian (1873–1919) graduated from Harvard in 1895 and married Carolyn McKnight in 1897. He was vice president of S. T. McKnight Co. and the first president of American Lung Association of MN. He died of cancer around the same time the Third Avenue mansion was completed.

Carolyn McKnight Christian (1875–1964) was the daughter of Sumner T. McKnight. She married George Chase Christian in 1897 and was widowed in 1919. The couple had no children. Carolyn Christian collected prints and ceramics and was the first president of the Friends of the Minneapolis Institute of Arts (Mia). She established an endowment for cancer research in her husband's name and contributed to Dunwoody Industrial Institute and Carleton College. Carolyn Christian lived in the Third Avenue mansion



Carolyn McKnight Christian
(Photo: Hennepin History Museum.)

LIVE-IN SERVANTS: 1930 census: Mary Olson, laundress (Sweden); Christine Tofte, cook (Norway); Anna Lillegren, maid (Sweden); Andrew B. Mattson, chauffeur (Sweden).

WAS: Carolyn Christian donated her house and art collection to Mia in 1956.

NOW: The Hennepin County Historical Society bought the house from Mia in 1957. The mansion is now known as the **Hennepin History Museum**.

Missing Mansions

1895 MINNEAPOLIS ATLAS



6 J.W. Johnson/Charles A. Pillsbury's
"Highland Home" - 1883-1937



5 W.D. Washburn's
"Fair Oaks" 1883-1924



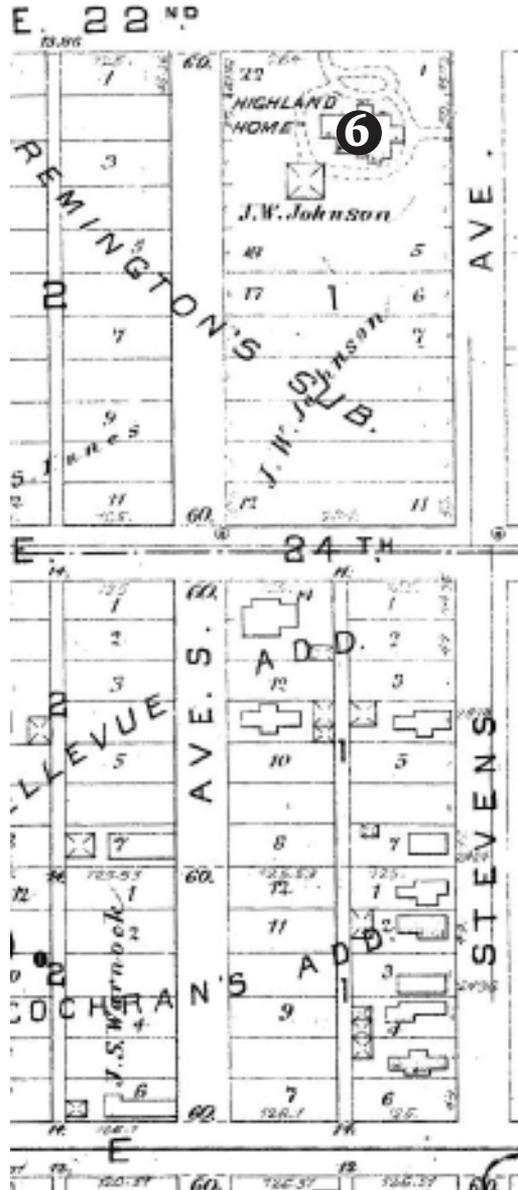
4 Dorilus Morrison's
"Villa Rosa" 1860s - 1910



3 Clinton Morrison home
1873-1936



2 E.H. Moulton / A.W. Morrison home
1880-1956



of the Washburn Fair Oaks Area



2.  (now site of Mia parking lot)

BUILT: 1880; RAZED: 1956

ARCHITECT: (in similar style of English architect Norman Shaw)

STYLE: 4-story Queen Anne Revival.

FEATURES: Red brick first-story with half-timbering above. Steep roof and prominent gables. 32 rooms. Stick Style shown in half-timbering. Had large gardens on its grounds (huge tulip garden) and a good sledding hill in back.

WHO LIVED HERE:

FIRST RESIDENTS: **Eder H. Moulton** (1844–1927) and **Harriet E. Skyles Moulton** built their Queen Anne home across the street from friend Clinton Morrison. **Moulton** was a banker at Farmers & Mechanics Savings Bank. The Moultons had two children. Moulton was an incorporator of the Society of Fine Arts and president of its Board of Trustees (pre-MIA).

LIVE-IN SERVANTS: 1900 census: Margaret Anderson, servant (Norway); John Brannen, gardener (Germany); Annie Carbine, servant (Ireland).



#2 Moulton/Angus Morrison: Original Queen Anne revival. (built 1880)
(Photo: Hennepin County Library.)

SECOND RESIDENTS: **Dr. Angus Washburn Morrison** (1887–1949) was the son of Clinton Morrison and grandson of Dorilus Morrison. He married **Helen Truesdale** (1887–1975). The Morrises had four children and bought the Queen Anne Revival in 1914. Dr. Morrison was a neurologist and founder of Nicollet Clinic. Angus and sister Ethel Morrison Van Derlip established the Julia Morrison Building, an art school, on the site of the former Dorilus Morrison estate. The school was named for their mother and was a precursor of Minneapolis College of Art and Design (MCAD).

LIVE-IN SERVANTS: 1920 census: Valborg Hedstron, maid (Sweden); Clara Wiseman, nurse (Germany); Esther Swenson, maid (Sweden); Selma Hull, cook (Sweden); Peter Meyer, gardener (Denmark).

WAS: In 1931, the house was sold to St. Stephen's church for \$27,000 and used as a rectory until 1954. The house sat vacant until it was razed in 1956. The former Fair Oaks Motel was built on that site.

NOW: South and next door to the Hennepin History Museum, the site is a Mia parking lot.



#2 Moulton/Angus Morrison: Front (razed 1956)
Same house renovated to enhance the Stick Style half timbering.
(Photo: Hennepin History Museum.)

3.

305 E. 24th Street (now site of Fair Oaks Apartments)

BUILT: 1873; RAZED: 1936

CONTRACTOR: Libby Company

STYLE: Clapboard. Half-hipped style roof that was popular in Denmark, Germany, and Austria.

FEATURES: House on north end. Formal garden, barn, and cow pasture on south end.



#3 Clinton Morrison home (built 1873, razed 1936)

(Photo: Hennepin County Library.)

WHO LIVED HERE:

FIRST RESIDENTS: **Clinton Morrison** (1842–1913) was a son of Dorilus and Harriet Morrison. Clinton lived at Villa Rosa until his marriage to **Julia Kellogg Washburn** (1853–1883) in 1873. Julia died when their two children, **Ethel** and **Angus**, were very young. Clinton Morrison was an officer of Farmers & Mechanics Savings Bank, an original incorporator of Minneapolis, Sault Ste. Marie & Atlantic Railway Co., and vice president of Minneapolis Harvester Works. Clinton Avenue was named for him. He donated Dorilus

Morrison's ten-acres, now officially known as Morrison Park, to be used as a park and site for an art museum.

LIVE-IN SERVANTS: 1880 census: Nellie Dwyer and Nellie Doherty, servants (Ireland) and Mathew Mohs, servant (Prussia).

SECOND RESIDENTS: **John R. Van Derlip** (1860-1935) and **Ethel Morrison Van Derlip** (1876-1921) married in 1898 and had no children. The Van Derlips lived with Ethel's father, and remained in the house after his death. Van Derlip was a lawyer from New York and at one time had his office in the Metropolitan Life building. He was a trustee of the Minneapolis Society of Fine Arts for more than thirty years and served as its president.

LIVE-IN SERVANTS: 1900 census: Gus Anderson, coachman; George Lagersted, hostler; Esther Anderson, servant (all 3 from Sweden); Lily Collins, cook (Ireland); Emil Widman, butler (Germany).

WAS: The house was razed in 1936.

NOW: The Fair Oaks Apartments were built on this site as housing for art students in 1939.



Van Derlip stables
#3 C. Morrison/Van Derlip stables. ca 1920s
(Photo: Hennepin County Library)

4.

2400 Third Ave. S. (now site of Morrison Park and Mia)

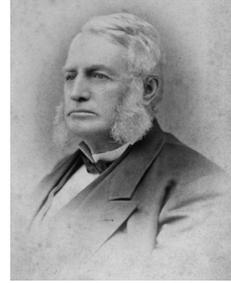
BUILT: CA. 1860S (before Minneapolis was incorporated as a city); built on two full blocks (ten acres) and called “Villa Rosa”; RAZED: 1910

STYLE: 2+ story Italianate; wood frame.

FEATURES: 16 rooms. Many verandas. Several balconies and overhanging eaves, porches, bays, and a tower. Villa Rosa faced north toward 24th Street. The grounds were elaborately landscaped.

WHO LIVED HERE:

Dorilus Morrison (1814–1897) was born in Livermore, Maine. He was a first cousin of C.C. and W.D. Washburn and arrived in Minneapolis in 1854. He married **Harriet K. Whitmore** (1821–1880), and the couple had three children. Morrison and his two Washburn cousins eventually owned all of Minneapolis Milling Co., but Morrison was also involved in many operations: the water power at St. Anthony Falls; lumber and flour milling; textiles; Northern Pacific Railroad; banking (first president of Northwest National Bank); Minneapolis Gas Light Co. (president). Morrison was elected the first mayor of Minneapolis, 1867–1868 (third mayor also) and was known as a colorful character. He often wore a high silk hat. Morrison served on the Minneapolis Board of Education and the Minneapolis Park Board. He was elected Minnesota State Senator (1864–1865).



Dorilus Morrison
(Photo: Hennepin History Museum.)

LIVE-IN SERVANTS: 1870 census: Alice Rogers and Ellen Ramey, domestic servants; J.S. McCann, gardener (all from Ireland).

After his wife Harriet died, Morrison married **Abby C. Clagstone**, who started the elaborate Rose Fete celebrations that were carried on by MIA long after Villa Rosa was gone. From a newspaper review of the first Rose Fete hosted on July 1, 1892: *“It was a scene from fairyland. On Oriental rugs under the elms, the guests were received...Groups of dancing children attired as fairies came tripping to*

execute a series of pretty measure...A group of fairy children in floating gauze danced around a maypole...at nine the guests arrived for the ball. The ballroom was a shower of greenery and flowers. The grounds were illuminated with lights of every conceivable color placed everywhere—even in the treetops. The grand climax came late in the evening when calcium lights of every hue were flashed across the grounds.”



Harriet Morrison
(Photo: Hennepin History Museum.)

WAS: Villa Rosa was razed in 1910. The Morrison family donated the ten acres to Minneapolis as a park for an art museum.

NOW: The Villa Rosa grounds are now the site of the Minneapolis Institute of Art (Mia) that was designed by McKim, Mead, and White and opened in 1915. The Children’s Theater is located in one wing of the building, and the Minneapolis College of Art and Design (MCAD) occupies the south end of the ten-acre plot. Mia expanded in 1974 with an addition designed by Kenzo Tange and again in 2006 with a new wing designed by Michael Graves.



#4 “Villa Rosa” (built 1860s, razed 1910)
(Photo: Hennepin History Museum.)

5.

“Fair Oaks” (now site of Washburn Fair Oaks Park)

BUILT: 1883 on ten acres (2 full blocks); RAZED: 1924

ARCHITECT: E. Townsend Mix (architect of Metropolitan Life Building)

COST: \$1.6 million estimate

STYLE: Modern Gothic with Tudor-inspired stepped gables.

FEATURES: Stone mansion that faced 22nd St. to the north. Massive structure built of rough-cut yellow stone with stepped gables, bays, and grouped chimneys. Said to have 80 rooms—18 were bedrooms. The lush rooms were furnished by interior designer John Bradstreet. An elaborate horse stable and greenhouse also occupied the site. Frederick Law Olmstead, designer of New York’s Central Park and a consultant to the new Minneapolis Park Board, may have designed the grounds, which included a pond (now a dry depression across from HHM) and artificial stream that ran under a rustic bridge.

WHO LIVED HERE:

William Drew Washburn (1831–1912) was born tenth of eleven children to struggling parents in Livermore, Maine. The father was a teacher and store proprietor. The older sons helped support the family by working in lumber mills. By the time W.D. was a teen most of his older brothers were already lawyers and entrepreneurs. W.D. was imperious, impatient, and sometimes arrogant which earned him the nickname “Rapid.” Older brother **Cadwallader C.**

Washburn (1818–1882) had come west as a surveyor and lawyer in 1838. He became a successful lumberman and flour miller, and would become a legislator, senator, and governor of Wisconsin. He summoned his brother to Minneapolis to work for Minneapolis Milling Co. which he owned with their cousin **Dorilus Morrison** and other investors.



W.D. Washburn 1885
(Photo: Hennepin History Museum.)

W.D. was just 26-years-old in 1857 when he arrived as agent for Cadwallader. He opened a law office in Minneapolis and married Maine native **Elizabeth Muzzy Washburn** (1836–1916). By 1869, W.D. and C.C. Washburn and D. Morrison were sole owners of Minneapolis Milling Co. In 1877, Mpls Milling Co. partnered with John Crosby III (married to Elizabeth Washburn's sister Olive) to form the Washburn-Crosby Co., which would later become General Mills/Gold Medal Flour. The younger Washburn was elected to the MN legislature in 1870 and served in the U.S. House of Representatives from 1878–1885. When the 1892 Republican convention was hosted in Minneapolis, parties were held at the Fair Oaks mansion. W.D. died in his Fair Oaks mansion in 1912, and Elizabeth went on to live with their daughter.



Elizabeth Muzzy Washburn and her son Stanley ca. 1877
 (Photo: Washburn-Norlands Living History Center.)

LIVE-IN SERVANTS: 1885 census: E.M. Brooks (Ohio); Edmond Soleman (Corsica); Albert Miller (MN); Peter Jackson, Charles Jackson, Bessie Waggoner, Helen Nelson, Emma Olson, Ida Anderson, and Maggie Moline (all from Sweden).



#5 Washburn's "Fair Oaks" (built 1883, razed 1924)
 (Photo: Hennepin History Museum.)

WAS: The home was sold or donated to the Minneapolis Park Board in 1914. The structure had various uses, including serving as a recreation hall, until it was demolished in 1924.

NOW: The grounds have since been known as Washburn Fair Oaks Park.

6.

2200 Stevens Ave. S. “Highland Home”

(now site of First Christian Church)

BUILT: 1883–1885; RAZED: 1937

ARCHITECT: Long and Kees (known for city buildings—ie. City Hall, Donaldson’s, Wyman Bldg., and Lumber Exchange—not houses)

STYLE: Romanesque—rounded treatment of windows, rounded arches and curved capitals. Neo-Tudor—massed chimneys.

FEATURES: Highland Home faced east toward the Fair Oaks home. The builders used a different shade of color but the same style rough-cut stones as Fair Oaks. The house featured plain and shaped gables, massed chimneys, Romanesque arched windows, and a porte-cochere.

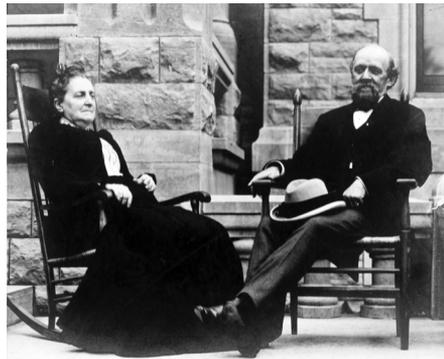
WHO LIVED HERE:

FIRST RESIDENT: **J. W. Johnson**, a retired metal manufacturer, built “Highland Home.” He lived in the massive house for only two years.

SECOND RESIDENTS:

Charles Alfred Pillsbury (1842–1899) and **Mary Ann Stinson Pillsbury** (1841–1902) moved into Highland Home with their twin sons in 1890. Pillsbury (nephew of lumber and flour milling baron and Minnesota governor John Sargent Pillsbury) came to Minneapolis from New Hampshire in 1867. He bought an interest in

a small flour mill and built a successful flour business. He persuaded his father and uncle to join him as they expanded the business into the Charles A.



C.A. and Mary Ann Stinson Pillsbury
(Photo: Hennepin History Museum.)

Pillsbury & Co. that offered profit sharing and bonuses to workers. Charles A. served as state senator from 1878 to 1886. After Charles' death in 1899, Mary Ann and twin sons John S. and Charles S. stayed on in the house. Charles married in 1901. After their mother died in 1902, the twins tossed a coin to determine sole ownership of Highland Home. John S. won. After John S. married in 1911, Charles S. built a home across the street on East 22nd Street (#9 on tour).

LIVE-IN SERVANTS: 1895 census: Lena Larson (Wisconsin), Sarah McCann (Maine), and Jujlie Salater (Norway); I. Henry, gardener (Norway).

THIRD RESIDENTS: **John Sargent Pillsbury** (1878–1968) and **Eleanor “Judy” Lawler Pillsbury** (1887–1991) married in 1911 and had six children. John, his twin Charles, and cousin Alfred ran the Pillsbury Co. after the deaths of their fathers.

LIVE-IN SERVANTS: 1920 census: Jennie Peterson and Ellen Likstrom, maids (Sweden); Sigrid Johnson and Sigrid Bjorwsold, maids (Norway); Esther Carlson, cook (Sweden); Elsa Naunderf, governess (Germany).

WAS: Highland Home was razed in 1937. The land sat vacant until 1955.

NOW: Site of First Christian Church, designed by Thorshov and Cerny.



#6 “Highland Home” (built 1853, razed 1937)
(Photo: Hennepin History Museum.)

7.

2115 Stevens Avenue South



#7 Gale mansion (built ca. 1912)

(Photo: Shari Albers)

BUILT: ca. 1912 (no building permit on file)

ARCHITECT: Ernest Kennedy

STYLE: Renaissance Revival. Symmetrical floorplan and façade.

FEATURES: Built of buff Bedford limestone cut into rectangular blocks; typical boxy Classical Revival. Shallow second story has balconies with wrought iron railing. The house features a Palladian window, a columned portico, and a low-hipped roof over the attic that is hidden by a stone balustrade. The interior features mahogany and walnut paneling, parquet floors, eight fireplaces, five bathrooms, tapestries, and screens.

WHO LIVED HERE:

Edward Chenery Gale (1862–1943) and **Sarah “Sadie” Belle Pillsbury** (1866–1944) married in 1882. They were children of prominent Minneapolis families who had migrated from the east coast—the Samuel Chester Gales and the John Sargent Pillsburys. Edward Gale practiced law with his brother-in-law, Fred B. Snyder. The Gales collected art, much of which is now at Mia. Edward was on the Board of Education, a founder and board member of Mia, vice president of the Minneapolis chapter of the Red Cross, a member of the Hennepin County Planning Commission, and president of the Minneapolis Bar Association. Gale owned the complete works of Father Louis Hennepin.

LIVE-IN SERVANTS: 1920 census: Clara Bethune, nurse (Pennsylvania); Clara Johnson, cook (Norway); Sigrig Johnson (Sweden) and Eleanor Ehrenberg (MN), maids.

WAS/NOW: The American Association of University Women (AAUW) bought the mansion from the Gale’s son, Richard Gale, in 1947.

8.

116 East 22nd Street

BUILT: 1903

ARCHITECT: Ernest
Kennedy

COST: est. \$135,000

STYLE: English Tudor
Gothic.



#8 Alfred Fiske Pillsbury home (built 1903)
(Photo: Shari Albers)

FEATURES: Asymmetry with off-center placement of a two-story entrance bay that is topped by a balustrade and gable. The interior floor plan is built around a central staircase.

WHO LIVED HERE:

Alfred Fiske Pillsbury (1869–1950) was the only son of John S. and Mahala Pillsbury. He was the brother of Sarah Pillsbury Gale, nephew to Charles A. Pillsbury, and cousin of twins Charles S. and John S. Pillsbury. Alfred Pillsbury married **Eleanor “Gretchen” Field** (1872–1946). The childless couple traveled extensively and collected art. Alfred was trained as a lawyer, but business was not his passion. After his father and uncle died, he and his twin cousins were forced to take charge of the Pillsbury flour company. Alfred owned the first high-wheeled bike and one of the first motor cars in Minneapolis. He served on the park board and Mia board for many years. Alfred died in 1950 and left more than 900 pieces of Chinese bronzes, jades, and porcelain to Mia.

LIVE-IN SERVANTS: 1910 census: Carrie Nelson, maid (Norway); Clara Johnson and Stuart Anderson, servants (both from Sweden).

WAS: A seminary residence; an office building; Carmichael-Lynch Advertising. The house was featured in May 18, 1991 and October 22, 2008 issues of the *Star Tribune*.

NOW: Private home.

9.

100 E. 22nd Street

BUILT: 1912–1913

ARCHITECT: Hewitt
and Brown

COST: \$100,000

STYLE: English
Gothic and features
Tudor, Jacobean, and
Elizabethan styles.



#9 Charles S. Pillsbury home (built 1912-13)
(Photo: Shari Albers)

FEATURES: Grey

Bedford limestone and reinforced concrete. The initials “C.S.P.” are inscribed in an enclosed circle near the oriel window. London designer Charles Duveen designed and furnished the interior with paneling, stained glass, and fireplaces from various European castles and manors.

WHO LIVED HERE:

Charles Stinson Pillsbury (1878–1939) and **Helen “Nelle” P. Winston Pillsbury** (1878–1957) and their four children moved into their new home after touring Europe during its two-year construction. Having lost Highland Home on a coin toss, Charles settled across the street. Charles, his twin John S., and cousin Alfred ran the Pillsbury flour business after the deaths of their fathers.

LIVE-IN SERVANTS: 1920 census: Gina Bergman, cook (Norway); Mary Ling, cook (Ireland); Deborah O’Leary (Ireland) and Gunhild Lykkedrang (Norway), waitresses; Ethel Larson, housemaid (Sweden).

WAS: After Charles died in 1939, the house was owned by Mia, the Guthrie Theater, Carmichael Lynch, and Northwestern Lutheran Theological Seminary.

NOW: Blind, Inc.

10.

2218 First Avenue South

BUILT: 1887

ARCHITECT: William Channing Whitney

COST: \$6000

STYLE: Queen Anne style wrapped in shingles. Boston sea-side home style.

FEATURES: The house measures 32”x 55.” It’s been added onto ten times.

WHO LIVED HERE:

John Washburn (1858–1919) married **Elizabeth Pope Harding** (1857–1941) in their home state of Maine in 1884. They had three daughters. John was the nephew of W.D. and C.C. Washburn and came to Minneapolis in 1880. He managed, was a stockholder, and served on the board of the Washburn Crosby Co. in the early 1900s. He also served as president of St. Anthony Elevator Co., the Royal Milling Co. of Great Falls, Montana, and the Dakota Elevator Co. He was Director of First and Security National Bank of Minneapolis and of the Chicago Great Western RR Co. Like all the Washburns, he was active in the Republican party. When John died, his wife and daughters donated the Tudor and Queen Anne Rooms to Mia in his memory.

LIVE-IN SERVANTS:

1895 census: Florence Harding, stenographer (Maine); Gianhale Mare, cook (Norway); Andrew B. Nelson, (Denmark); Marie Balthe, maid (Germany).

WAS/NOW: Alano Society meeting rooms & office since 1941.



#10 John Washburn home (built 1887)
(Photo: Shari Albers)

11.

2105 First Avenue South

BUILT: 1906

ARCHITECT:
William Channing
Whitney

COST: \$17,000

STYLE: Colonial red
brick with Dutch
influence.



#11 Emma and Caroline Crosby home (built 1906)
(Photo: Shari Albers)

FEATURES:

Flat-topped portico with iron balustrade supported by Ionic capitals on fluted columns (classical Greek); Palladian window above portico; dentilated pediment.

WHO LIVED HERE:

Emma Gilson Crosby, second wife of John Crosby III, bought this Colonial Revival home from Florence Pettibone in 1906. **Caroline Macomber Crosby** (1871–1960), daughter of John Crosby III and Olive Muzzy and sister of John Crosby IV, lived here with her step-mother. After Emma's death in 1911, Caroline stayed on and rented bedrooms to fellow social workers. She had majored in botany and graduated from the U of M in 1902, but she devoted her life to welfare work. She helped to establish settlement houses and was on the boards of the Children's Protective Society, the Infant Welfare Society, and the Children's Home Society.

WAS: The house was converted into a rooming house in 1951. It was once owned by Mia and used by the Children's Theater Co.

NOW: Office space for Institute for Agriculture and Trade Policy.

12.

126 East Franklin Avenue

BUILT: 1906

ARCHITECT: Hewitt and Brown

STYLE: Craftsman, English Tudor.

FEATURES: Craftsman roof line; English Tudor use of half-timber and stucco to delineate floors.

WHO LIVED HERE:

Edwin Hawley Hewitt (1874–1939), a Minnesotan and noted architect of his day, blended architectural styles to create this private home for his wife and four children. Married to a niece of George and Lenore Christian, **Caroline Christian Hewitt** (1875–1965), Hewitt also designed the George Christian and Charles A. Pillsbury homes in the Washburn Fair Oaks neighborhood. He was partner at Hewitt and Brown from 1911 to 1930 whose projects include: the NW Bell Telephone Co.; St. Mark's Episcopal Church; Hennepin Ave. Methodist Church; Dunwoody Institute; University Baptist Church; Fort Snelling Chapel; the Minneapolis YMCA; the Citizens Aid Society; the Loring Park Office Building.

IN-HOUSE SERVANTS:

1910 census: Anges Jan, nurse (Germany); Josephine Wolshon, servant (MN); Susan Joseph, cook (Poland).

WAS/NOW: Hodroff-Epstein Memorial Chapel. This mansion is on the National Register of historical Places.



#12 Edwin Hewitt home (built 1906)
(Photo: Shari Albers)

13.

2100 Stevens Avenue South

BUILT: 1906

ARCHITECT:
William Channing
Whitney

COST: est. \$19,000

STYLE: Georgian
Revival, American
Colonial, Classical
Revival



#13 Farrington-Coan home (built in 1906)

(Photo: Shari Albers)

FEATURES: Red

brick exterior and regularly spaced, shuttered windows. The gambrel roof has dormers. The central semicircular portico is supported by Corinthian columns. The symmetrical floorplan features a central hallway. The house has seven fireplaces and a ballroom on its third floor.

WHO LIVED HERE:

FIRST RESIDENTS: **Luther H. Farrington** and **Katharine S. French Farrington** were in the wholesale grocery business. From Chicago, Luther was the office treasurer of Winston, Harper, Fisher Co.

SECOND RESIDENTS: **Folwell Wells Coan** (1894–1946), a sales manager for a lumber company, and **Olivia Carpenter Coan** (1897–1993) bought the house in 1926. The Coans built the north and east additions.

LIVE-IN SERVANTS: 1930 census: Clara Weisemann, nurse (WI); Edith Lillia, cook (MN); Anna Urline and Marie Leaker, maids (Norway).

WAS: Minneapolis Hearing Society from 1960–?

NOW: Bolder Options; John and Mary Hartwell Center for Mentoring.

14.

2104 Stevens Avenue South

BUILT: 1904

ARCHITECT: William Channing Whitney

COST: \$14,000

STYLE: Colonial red brick, Georgian Revival with Dutch influence.

FEATURES: Brick veneer with wood. Asymmetrical shape with two wooden dormers. Portico over the door supported by columns.

WHO LIVED HERE:

John Crosby III (1829–1888) owned a Maine foundry that supplied milling equipment for the Washburn mills in Minnesota. Crosby moved his family to Minneapolis and became a founding partner of the Washburn Crosby Milling Co. Years later, Crosby's son **John IV** (1867–1962) married **Margarette Hastings** (1870–1964). The couple had five children. John IV became legal advisor, secretary-treasurer (1910), and president (1917) of Washburn-Crosby Mills. He was a Minneapolis alderman for the 5th ward, served as president of the city council, and was a MIA trustee. His sister Caroline lived across the alley and their brother Franklin lived on Park Avenue.

LIVE-IN SERVANTS: 1920 census: Ida Thulson, cook; Dagmar Johnson and Anna Hultberg, maids (all from Sweden).

WAS: Owned by Mia; Northwestern Theological Society; Chrysalis.

NOW: Office space for the Institute for Agriculture and Trade Policy.



#14 John Crosby IV home (built in 1904)
(Photo: Shari Albers)

15.

2116 Second Avenue South

BUILT: ca. 1884

ARCHITECT: Plant and Whitney (partners until 1885)

CONTRACTORS: A.C. Robinson and Co.

COST: est. \$10,000

STYLE: French Renaissance. Red sandstone Romanesque chateau with Gothic features.

FEATURES: Extravagantly soaring roofs, turrets, and stair towers. A stable on the mansion's north side featured a matching octagonal roof turret. The house has 22 rooms, including five bathrooms and a billiard room. It has a third-floor ballroom and four fireplaces on the first floor. The second floor features oak paneling in the hallways. Servants quarters were on the top floor.

WHO LIVED HERE:

The dates of this mansion's beginnings are questionable. Marion Cross was a Mia docent and designer of the 1977 Neighbors of the Institute walking tour. She had this to say: *"The house was built by Mr. Merrill while his wife and a family group of thirteen were in Europe for Mrs. Merrill's health, according to her daughter-in-law. They were in Dresden all of 1889 and until November of 1890."*

According to the 1976 Minneapolis City Planning Commission study, the house was built for popular interior designer **John Scott Bradstreet** (1845–1914). His name is on the permit for the building's construction, but there is no record he lived in this house. Bradstreet traveled the world extensively to acquire exotic items for his downtown business. While the house was erected in 1884, it probably was not occupied until the Merrill family moved in.

Eugene Merrill (1847–1928) was born in New York state and graduated from Hillsdale College in Michigan. Merrill married **Adelaide Keith** (1855–1939) in 1876. Merrill was an attorney and president of the Minnesota Loan and Trust Company (later Northwestern National Bank). He was also director of the

Minnesota Title Insurance Co. The Merrill's four children called the house "the castle." The Merrill family barely occupied the house after 1920. They had a house on Lake Minnetonka and another in Pasadena, California.

LIVE-IN SERVANTS: 1900 census: Peter Helgerson, coachman (Sweden); Charlotte Anderson, cook (Sweden); Gunhild Johnson, nurse (Norway); Elen Erickson, waitress (MN).

1910 census: Gunheld Johnson, servant (Norway); Charlotte Larson, servant (Sweden); Rose Bowen, servant (Ireland); William Price, coachman (Virginia); Peter Helgeson, gardener (Sweden).

WAS: The house was first sold in 1940. It became a rest home for the elderly in the 1950s. After the elegant stable was razed in 1963, Marion Cross wrote: *"...and soon after, the sloping lawn and curving driveway were excavated to accommodate an apartment building."*

Martin Art Gallery occupied the house from 1973 to 1974. Then it became a law firm office, and then an architecture firm office. The Merrill house is one of the few large mansions in the area built before 1900 that still survives today.

NOW: Law office.



#15 "The Castle" (built ca. 1884)
(Photo: Shari Albers)

16.

2117 Second Avenue South



#16 Eastman home (built in 1899)
(Photo: Shari Albers)

BUILT: 1899 or 1901

CONTRACTOR: August Cedarstrand

COST: \$7000

STYLE: Neo-classic

FEATURES: The three-story house is constructed of Mankato brick and features an octagonal turret balanced by a soaring fifty-foot chimney.

WHO LIVED HERE:

Built for **Dr. John Merritt Lewis**, the house was later occupied by **William Eastman**, grandson of the Minneapolis milling pioneer William Wallace Eastman who lived on Nicollet Island and was a partner in the unsuccessful plan to tunnel under falls.

WAS: With the neighborhood in decline in the 1940s, the house was converted into a ten-unit rooming house.

NOW: Private residence.

17.

2119 Third Avenue South

BUILT: 1884

ARCHITECT: Kees and Fisk

STYLE: Queen Anne

FEATURES: Stick Style. Asymmetrical shape with shingling. Turrets and second story porches. The matching stable behind the house still exists today.

WHO LIVED HERE:

John D. Hutchins (1835-1899) was born into a farming family and served with Maine's 24th (one source says 21st) infantry during the Civil War. Hutchins arrived in Minneapolis in 1866, getting work as a woodsman and mill operator. He ran mills at St. Anthony Falls and Anoka, and one source says Hutchins was a manager for Washburn mills. Hutchins eventually formed a partnership with J.C. Bowden. Hutchins & Bowden advertised themselves as commission lumber merchants. Hutchins had married Maine native **Emma M. Brown**. The couple had three children. Mrs. J. Smith from Connecticut is listed as "cook" on the 1895 MN census.

NOW: Private residence.

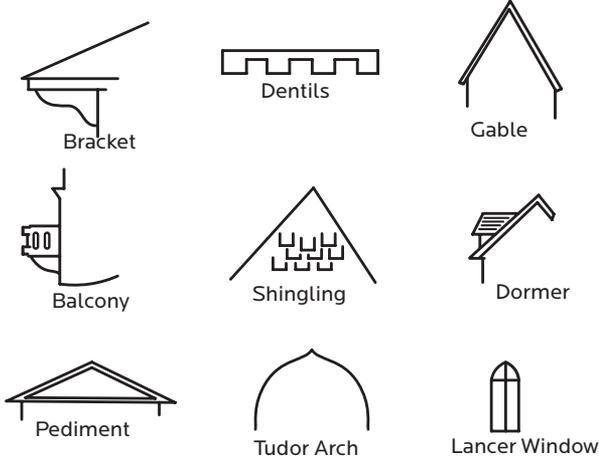


#17 John D. Hutchins home (built 1884)
(Photo: Shari Albers)

Neighborhood Architecture

Below are some architectural elements (parts of buildings) you may see on houses and other buildings in the Fair Oaks neighborhood.

Many of the houses in the Fair Oaks neighborhood were built around the turn of the nineteenth century and, using some of the architectural elements below, can be identified as being built in particular styles. Some of the styles and characteristics are:



Classical Revival: similar to Greek and Roman temples; columns; dentils; brackets; triangular pediments; very symmetrical; gabled roof

Gothic Revival: similar to castles or churches; high, steep roof; lancet windows; spires; Tudor arches

Italianate: vertical volumes (square and tall); elaborate brackets; long, arches windows or rectangular windows, often with arches above; classical spindle balustrades; thin colonettes; low-pitched roof

Queen Anne: gingerbread houses; variety of surface patterns (shingling, clapboard, etc.); wrap-around porches; corner towers; classical detailing; tall chimneys

Richardsonian Romanesque: heavy stone (often red; ex: Minneapolis City Hall); medieval appearance; arches; round towers; gables; rectangular windows

Colonial Revival: single rectangular buildings with chimneys at ends; balanced symmetry; columns; shingles roof; clapboard or brick

Hennepin History Museum was officially founded as the Hennepin County Historical Society in 1938. After residing in several locations, the Museum moved into the Whittier neighborhood's Carolyn Christian Mansion to house its growing collections. In the 1980s, the organization's name was officially changed to Hennepin History Museum. We are dedicated to bringing the diverse history of Hennepin County and its residents to life through exhibitions, our library, collections, public events, and educational programs.

Join us as we look in all directions of the county to seek out, gather, and share our history. Members are an essential part of Hennepin History Museum. Benefits include free admission to the museum, discounts in the Museum store, and a subscription to *Hennepin History* magazine.

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Information gathered for this walking tour was compiled from: “Whittier Heritage Walk,” the 1991 and 1993 “Whittier Mansion Tour” brochures; “Washburn-Fair Oaks: A Study for Preservation,” 1976, Heritage Preservation Commission; and “Neighbors of the Institute,” written by Marion E. Cross, 1977. Other sources: Hennepin History Museum picture files and research library; Hennepin County Library. Additional information from: Lawrence A. Martin’s notes from the “Thursday Night Hikes” website and further research of Hennepin History Museum volunteers Tom Crampton and Shari Albers.

The information in this booklet is always in flux as corrections or new information or photos are gathered. If you have comments or new information to add or would like to schedule a docent-led walking tour, please contact Shari Albers via the Museum.

612-870-1329 or history@hennepinhistory.org



SHARI ALBERS is a long-time volunteer docent at the Museum. She presents Washburn–Fair Oaks programs and leads walking tours for the Museum and Preserve Minneapolis. Albers edited the 1990 Powderhorn Park Neighborhood history book and researched and edited photos for Lake Street Council's Museum In the Streets (2012).