



Historic Bungalows of Morningside Neighborhood

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Morningside Bungalows Eligible for Edina Heritage Landmark Designation



**4115 Morningside Road
(1922)
Craftsman Bungalow**

The Edina Heritage Preservation Board (HPB) recently completed a study of the historic bungalows of the Morningside Neighborhood. The objective of the study was to simplify the process for designating historic bungalows in the Morningside Neighborhood as Edina Heritage Landmarks.

The study found that bungalows are an essential compo-

nent of the historic fabric of the Morningside Neighborhood. They reflect early 20th century American life and represent a form of residential architecture that was widely popular across the United States and worldwide from 1905 to 1930.

It has been widely written that the bungalow was not just a place to live; it was a way of life. Designed to be practical, inexpensive, convenient and beautiful, the preserved bungalow is a true cultural artifact that sheds light on two important elements of American social history, namely, the housing reform movement and the growth of suburbia.

The study on historic bungalows in Morningside gives the

HPB and homeowners guidelines on how bungalows may become designated as Edina Heritage Landmarks.

Of course, not every Morningside bungalow can or should be preserved and protected as an Edina Heritage Landmark. Eligibility criteria require that a property have historic integrity. The study, however, gives the Board and homeowners the architectural and historical context within which to designate bungalows as Heritage Landmarks.

A copy of the Historic Bungalow Study can be obtained by visiting the HPB website or by contacting Joyce Repya, Edina Staff Liaison to the HPB, at 952-826-0462 or jrepya@ci.edina.mn.us.

What is a Bungalow?

The Edina HPB uses the term "bungalow" to refer to any small, detached single family residence constructed between about 1905-1930 that is less than two full stories in height, has a core footprint of less than 800 square feet (excluding porches and appendages), and exhibits any of the following American Arts and Crafts Movement and Craftsman Style design character-

istics:

- Gable or hip roofs
- Wood or stucco walls
- Entry or sun porches
- Dormers
- Exposed structures (e.g. rafters)
- Multi-pane wood sash windows with upper divided lights
- Fireplaces
- Ribbon, bay, and piano windows
- Brick or rusticated concrete block foundations
- Open floor plans
- Built-in furniture
- Hardwood flooring
- Rustic landscape featuring flower boxes, trellises or pergolas

Did you know?

- MORNINGSIDE WAS FIRST PLATTED IN 1905
- APPROXIMATELY 150 BUNGALOWS HAVE BEEN IDENTIFIED IN MORNINGSIDE
- AMERICAN BUNGALOWS ARE SYMBOLS OF THE AMERICAN DREAM
- THE COMO-HARRIET STREET CAR LINE WAS THE CATALYST FOR INITIAL DEVELOPMENT
- BUNGALOWS ARE "GREEN"

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Historic Bungalows of Morningside Neighborhood

“LOCAL CONTRACTORS PREFERRED TO EMBELLISH EVEN MODEST BUNGALOWS WITH CRAFTSMAN-INSPIRED DETAILING”

Five Types of Bungalows in Morningside

- **Craftsman or “California” Bungalow**

Classic arts-and-crafts movement-inspired bungalow usually built between 1910 and early 1920s. Morningside examples show considerable variation, with some homes with highly stylized decorative treatments and others quite modest.



4238 Grimes Ave. (1910)

- **Airplane Bungalow**

Another “California” bungalow style, this home is distinguished by a large projecting element (such as a front porch or living room) that is covered by a broad, low-pitched gable roof. The profile gives it a striking streetscape presence.



4305 Morningside Road (1920)

- **Bungalow Cottage**

This bungalow house is characterized by wall heights of one-and-one-half to slightly less than two stories, medium to steeply pitched roofs, sun porches, large dormers, and bay windows. The most common type has a deep front porch that extends the full width of the façade.



4248 Crocker Ave. (1924)

- **Portico Bungalow**

Although similar to other bungalow forms, it is distinguished by a unique façade geometry. The location of the front entry porch is always placed in the center of the façade and is covered by gable roof supported by simple wooden braces or round columns.



4401 Curve Ave. (1924)

- **Common Bungalow**

Boxy, rectilinear bungalows with single story wall heights and low-pitched roofs. The front porches are almost always enclosed. Although this box style was often undecorated, local contractors preferred to embellish even modest bungalows with Craftsman-inspired detailing.



4249 Crocker Ave. (1925)

Walking Tour Maps Available

A self-guided walking tour of the Morningside bungalows can be found on the HPB web site or by contacting Joyce Repya, Edina Staff Liaison to the HPB.

Most of the bungalow herit-

age preservation resources are found within the area bounded by West 42nd Street, France Avenue, 44th Street and Grimes Avenue. There are also scattered bungalows and bungalow cottages along Sunnyside Road,

Crocker Avenue, Curve Avenue and Eton Place.

Be prepared to wear comfortable walking shoes since it takes over one hour to complete the entire tour.

Morningside Bungalows in Historic Context

The Streetcar Suburb

The Como-Harriet Streetcar Line was the catalyst for residential development in Morningside. Built in 1905, the Como-Harriet Line made it possible for workers living in Morningside to commute to jobs in Minneapolis and other suburbs. The streetcar also encouraged the development of small retail and service businesses.

This new trolley line entered Edina from Minneapolis on France Avenue and turned west on West 44th Street. The important stops in Morningside were those at 44th and France, Grimes and 44th and Wooddale and 44th.

The cultural and economic

impact of the streetcar, however, extended beyond transportation. The streetcars helped break down rural isolation, improved social and educational opportunities for residents, and afforded suburbanites many of the benefits of both city and country life. People of widely varying social and economic backgrounds found their way to Morningside due to affordable homes and transportation.

The nickel fare, deeply ingrained since the 19th century, persisted until 1920, when it was raised to six cents; the cash fare jumped to eight cents in 1925 and a one-way

trolley ride cost a dime in 1929. Eventually, streetcar service was deemed unprofitable due to labor issues, high financing costs, and its inability to compete with private automobiles.

While the Como-Harriet Line ended in 1954, you can still ride aboard restored Twin City Lines streetcars that run on a segment of the original Como-Harriet Streetcar Line. Visit the Minnesota Transportation Museum website at www.mtmuseum.org

More Morningside history can be found in the Historic Bungalow Study located on the HPB website.



Jonathan Taylor Grimes House
4200 W. 44th St.

The **Jonathan Taylor Grimes House** at 4200 W. 44th St. is considered the birthplace of Morningside. Jonathan and Eliza Grimes moved to the Minnesota Territory from Indiana in 1856, where they purchased 386 acres north of Minnehaha creek (of which a quarter section, or 160 acres, was within the modern-day city limits of Morningside). The Grimes were pioneer horticulturists and were largely responsible for introducing the catalpa tree to Minnesota for planting as a boulevard tree.

Edina Historical Overview

(With special reference to important Morningside events)

1854	First settlement in Edina	1935	Morningside's Westgate Theater opens; construction begins on Highway 100
1858	Richfield Township government organized	1948	Construction of Edina-Morningside High School
1885	Waveland Park platted by J. T. Grimes	1954	Como-Harriet streetcar line discontinued
1888	West Minneapolis Heights platted	1956	Southdale Center opens as the first fully-enclosed, climate-controlled shopping mall in the world
1889	Edina Village incorporated	1966	Morningside annexed to Edina
1905	Morningside Addition platted; Twin City Rapid Transit Co. extends streetcar service to 44th & France	1976	Grimes House added to National Register of Historic Places
1909	Morningside Congregational Church organized; Morningside residents petition Village Council for streetlights	1977	Morningside School closes
1911	Telephone service extended to Morningside and Edina	1980	Country Club District added to National Register of Historic Places
1918	Odd Fellows Hall built at 44th & France	2003	Grimes House, 4200 W. 44th St.; Baird House, 4400 W. 50th St.; and Country Club District locally zoned as Edina Heritage Landmarks
1920	Morningside votes to secede from Edina	2005	Morningside Neighborhood receives Edina Heritage Award: 1905-2005
1921	Morningside village government organized	2008	Morningside Community Church receives Edina Heritage Award
1922	Thorpe Bros. development of Country Club District begins	2010	Multiple-property study of Morningside's historic bungalows is conducted
1926	Construction of Morningside and Wooddale schools		
1929	Edina is first suburb to appoint a Planning Commission		
1931	Edina is first suburb to enact a Zoning Ordinance		
1934	Convention Grill opens		

Morningside Bungalows in Historic Context

How to Designate Your Bungalow as a Heritage Landmark

Section 850.20 of the Edina City Code provides that a resource such as a historic bungalow may be zoned as an Edina Heritage Landmark if the resource meets certain eligibility requirements.

To be eligible for designation, a bungalow must have a quality of significance in history and architecture. The Historic Bungalow Study will be used by the HPB to evaluate the historical significance and integrity of any bungalow considered for Heritage Landmark designation.

If a bungalow meets the eligibility criteria, the HPB may nominate the bungalow for designation as a Heritage

Landmark and submit the nomination to the City Council.

Each nomination must include:

- The identity and detailed description of the bungalow
- An explanation of how the bungalow meets one or more of the eligibility criteria
- A description of the history and integrity of the bungalow
- A plan of treatment with guidelines for preservation, rehabilitation, restoration and reconstruction, as appropriate

The City's Planning Director submits the nomination to 1) the State Historic Preservation Office for review and comment within 60 days; and 2) the Edina Planning Commission.

Once these steps are concluded the City Council holds a public hearing on the nomination. The City Council may then designate the bungalow as a Heritage Landmark. Once designated, the property is placed on the city zoning map as a designated Heritage Landmark.

If you are interested in the learning more about this process, visit the HPB website.



**Craftsman Cottage
4412 Grimes (1910)**

"A building does not have to be an important work of architecture to become a first-rate landmark. Landmarks are not created by architects. They are fashioned by those who encounter them after they are built. The essential feature of a landmark is not its design, but the place it holds in a city's memory. Compared to the place it occupies in social history, a landmark's artistic qualities are incidental."

—Herbert Muschamp
1947-2007

Edina Heritage Landmarks

1.	Edina Theatre Sign	3911 W. 50 th St.
2.	Baird House	4400 W. 50 th St.
3.	Edina Country Club District	14 Block Area North of 50 th Street
4.	Grimes House	4200 W. 44 th St.
5.	Cahill School	Frank Tupa Park
6.	Minnehaha Grange Hall	Frank Tupa Park
7.	Peterson House	5312 Interlachen Blvd.
8.	Edina Mill Site	Dwight Williams Park, Browndale at West 50 th Street
9.	Browndale Bridge	Browndale Avenue & West 50 th Street

The **Heritage Preservation Board** (HPB) advises the City Council on the identification and preservation of buildings, land or areas of particular historical, architectural, cultural or educational significance. The Board safeguards significant Edina heritage properties by identifying and nominating them for designation by the City Council as Heritage Landmarks. The Board is responsible for developing and maintaining a comprehensive preservation plan; reviewing applications for City permits in relation to properties designated as Heritage Landmarks; and encouraging the preservation of significant heritage properties through public education. The Board typically meets at 7 p.m. the 2nd Tuesday of most months. Meetings are open to the public and held at City Hall.

Important: This bulletin is intended for informational purposes only. You should not rely on its contents in making financial or legal decisions regarding your property. Refer to city ordinances.



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