

# **The Mapping Prejudice Project**

**Our mission:** To lead community members in the work of building the first-of-its-kind interactive map of racially-restrictive deeds for an American city. Racial covenants barred people who were not white from buying or even occupying certain parcels of land. Our map illuminates what parts of Hennepin County were reserved for the exclusive use of white people. It shows when and where these restrictions were put into place.

## **Why are we doing this?**

The Twin Cities have some of the largest racial disparities in the country. African-American homeownership rates are among the lowest in the country. Racial covenants laid the groundwork for the disparities we face today. The map is a vehicle for social change. It provides new data for decision makers. And it invites citizen-researchers to confront structural racism. This is how we can build a constituency for policy change.

## **Our map shows:**

- how a system of formal segregation was created, intentionally, through racial covenants and other discriminatory practices in Hennepin County
- how this segregation kept people of color from acquiring property for most of the twentieth century
- how this segregation laid the groundwork for other discriminatory practices, i.e. exposure to environmental toxins and exploitative lending

## **How can you help?**

Look at our map. Read some covenants. Watch the TPT documentary "Jim Crow of the North." Talk to your friends, neighbors and elected officials about how we need to make our communities whole. We have finished transcribing the deeds for Hennepin County. Soon we will be looking for more citizen researchers to read deeds from Ramsey County.

per records at this office.

Al. P. Erickson County Auditor.  
R. I. Tollefson Deputy.

Filed Oct 30 1916  
Al. P. Erickson, Auditor  
Hennepin Co. Minn.  
By C. A. Kissam Deputy

000000000000000000000000

Doc. No. 841286 Filed March 27th. 1917 at 3:40 o'clock P. M.

Seven Oaks Corporation

to

Louis A. Warden

THIS INDENTURE, Made on the 22nd day of March A. D. One Thousand Nine Hundred and Seventeen by and between Seven Oaks Corporation, ( a Corporation under the laws of the State of Minnesota ) party of the first part, and Louis Warden of the County of Hennepin in the State of Minnesota, party of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of One (\$1.00) Dollar and other valuable consideration <sup>100</sup> to it paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, Sell, Convey and Confirm, unto the said party of the second part, his heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of Hennepin and State of Minnesota, to-wit: Lot Numbered Twenty-seven (27), in Block Numbered One (1), Ackley's Addition to Seven Oaks, Minneapolis, Minn., according to the recorded map or plat thereof on file and of record in the office of the Register of Deeds in and for said Hennepin County, State of Minnesota.

The said party of the second part agrees that the premises above conveyed shall be held and used for residence purposes only and for no other purpose whatever inconsistent with or detrimental to, the enjoyment for residence purposes for the balance of the property known as Seven Oaks, or any of Walton's Rearrangements Subdivisions or Additions thereto or thereof for at least fifteen (15) years from date of this deed, and to this end, that no manufacturing industry store, trade or business shall be maintained thereon during said term of fifteen years; also that no portion of the main building which, if built on said lot shall be nearer than thirty (30) feet to the front street line of said premises hereby conveyed. The said party of the second part hereby further agrees that if he builds on said premises he will build a house to cost not less than \$1,500

The party of the second part hereby agrees that the premises hereby conveyed shall not at any time be conveyed, mortgaged or leased to any person or persons of Chinese, Japanese, Moorish Turkish, Negro, Mongolian or African blood or decent. Said restrictions and covenants shall run with the land and any breach of any or either thereof shall work a forfeiture of title, which may be enforced by re-entry.

TO HAVE AND TO HOLD THE SAME, Together with all the hereditaments and appurtenances there- to in anywise appertaining, and the said Seven Oaks Corporation, party of the first part, for itself and its successors, does covenant with the said party of the second part, his heirs and assigns, as follows: That it is lawfully seized of said premises in fee simple, and that it has

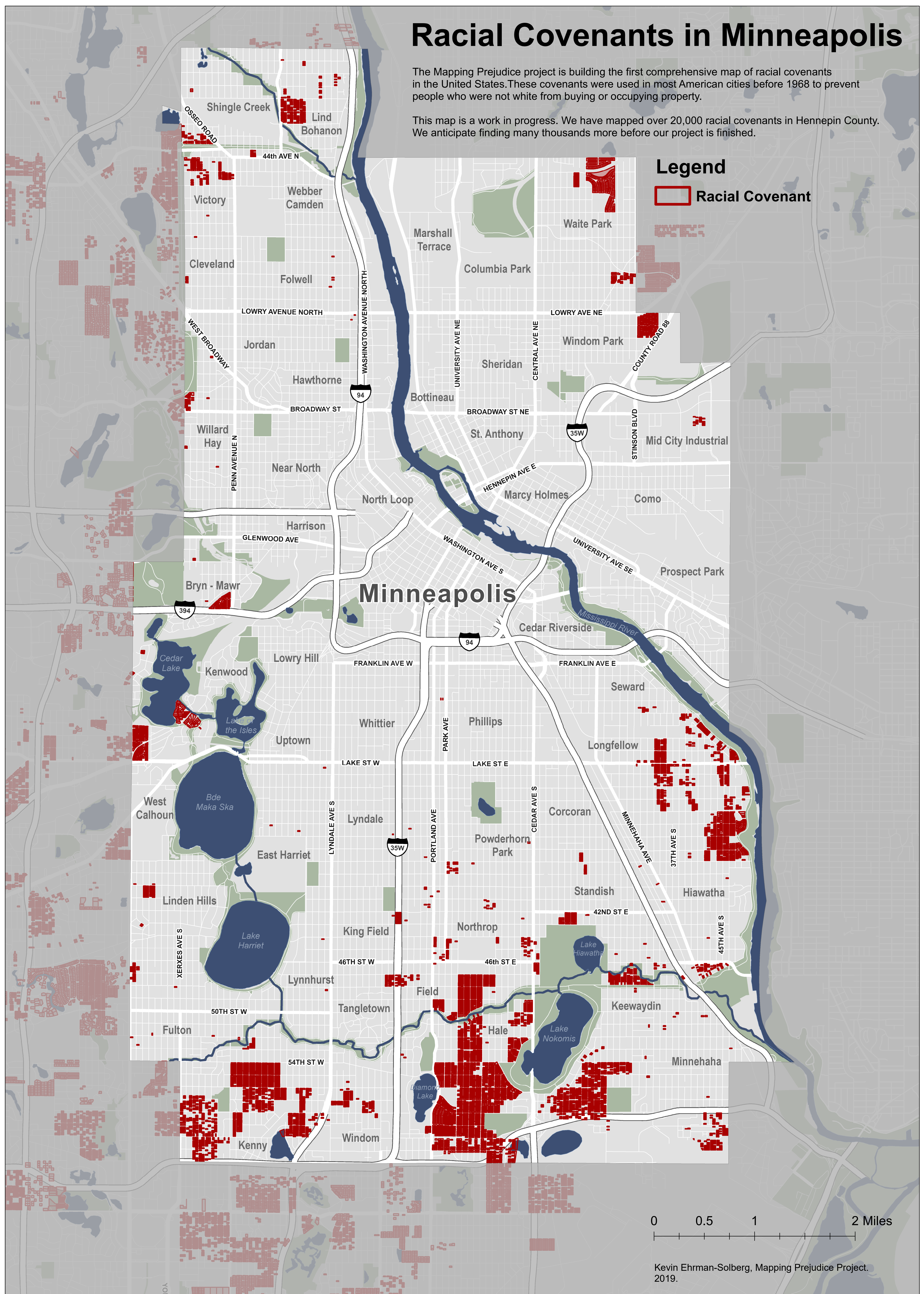


# Racial Covenants in Minneapolis

The Mapping Prejudice project is building the first comprehensive map of racial covenants in the United States. These covenants were used in most American cities before 1968 to prevent people who were not white from buying or occupying property.

This map is a work in progress. We have mapped over 20,000 racial covenants in Hennepin County. We anticipate finding many thousands more before our project is finished.

**Legend**  
 **Racial Covenant**





Warranty Deed.  
2005 Individual to Joint Tenants.

Form No. 5.

WALTER S. BOUTH & SON, MINNEAPOLIS  
Minnesota Uniform Conveyancing Blanks (1931).

**This Indenture**, Made this 8th day of May, 1941,  
between

Estelle C. Rees, a widow; and  
Douglas Rees and Maxine V. Rees, his wife; all  
of the County of Hennepin and State of Minnesota, parties  
of the first part, and Fred W. Hedberg and Dorothy E. Hedberg, husband and wife,  
Hennepin, of the County of  
Hennepin and State of Minnesota, parties of the second part,

**Witnesseth**, That the said parties of the first part, in consideration of the sum of Ten Dollars and other valuable consideration DOLLARS,  
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-  
edged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as joint  
tenants and not as tenants in common, their assigns, the survivor of said parties, and the heirs and as-  
signs of the survivor, Forever, all the tract or parcel of land lying and being in the County of  
Hennepin and State of Minnesota, described as follows, to-wit:

All of Lot Five (5), Rees Tract, Cedar Shores Addition, and all that part  
of Lot Six (6), Rees Tract, Cedar Shores Addition which lies northwesterly  
of a line drawn parallel with and 2.5 feet northwesterly, measured at  
right angles, of the following described straight line: Beginning at a  
point on the Southwesterly line of said Lot Six (6) distant 49.01 feet  
northwesterly of the most Southerly corner of said Lot Six (6); thence in  
a northeasterly direction to the northeasterly line of said Lot Six (6)  
at a point distant 42 feet northwesterly of the most Easterly corner of  
said Lot Six (6); subject to the rights of the City of Minneapolis in and  
to the southeasterly 2.5 feet, front and rear, of that part of Lot Six (6)  
hereby conveyed, as contained in one certain sewer easement heretofore  
given by grantors herein to said City of Minneapolis.

This conveyance is made subject to restrictions of record, and statutes and  
ordinances, State and Municipal; and subject also to all annual taxes and annual install-  
ments of special assessments heretofore or hereafter to be levied, commencing with those  
payable in the year 1942.

Conveyance is also made subject to the following express covenants  
and restrictions:

That when the above described property is improved, it shall be only  
by the erection thereon of one one-family residence building of two stories, con-  
taining not less than six average-sized rooms, and garage or garages, if any,  
shall be attached to and integrated with the architecture of said residence. Said  
building to be a "two front" residence building facing Park Lane with both the  
north and south elevations thereof architecturally correct and complete and equally  
attractive, and no portion of said building to be located less than 30 feet distant  
from Park Lane, and no such building to be erected costing less than the sum of  
\$10,000.00, and prior to any construction work on said building all plans for  
landscaping and building locations and building specifications to be approved in  
writing by the sellers, their heirs, executors, administrators, successors, or  
assigns.

The purchasers hereby agree that the premises hereby agreed to be  
conveyed shall not at any time be conveyed, mortgaged, or leased to any  
person or persons of Chinese, Japanese, Moorish, Turkish, Negro, Mongolian  
or African blood or descent. Said restrictions and covenants shall run with  
the land and be binding and obligatory upon the purchasers herein, their assigns,  
the survivor of said parties, and the heirs and assigns of the survivor.

The foregoing covenants, warranties and restrictions shall run with  
the land and shall bind the purchasers herein, their assigns, the survivor of  
said parties, and the heirs and assigns of the survivor, until the 1st day of  
January, 1960, when said covenants, warranties and restrictions shall cease  
and terminate, and the conveyance thereof shall be come absolute and said  
land shall be free from any restrictions of any kind hereby created.



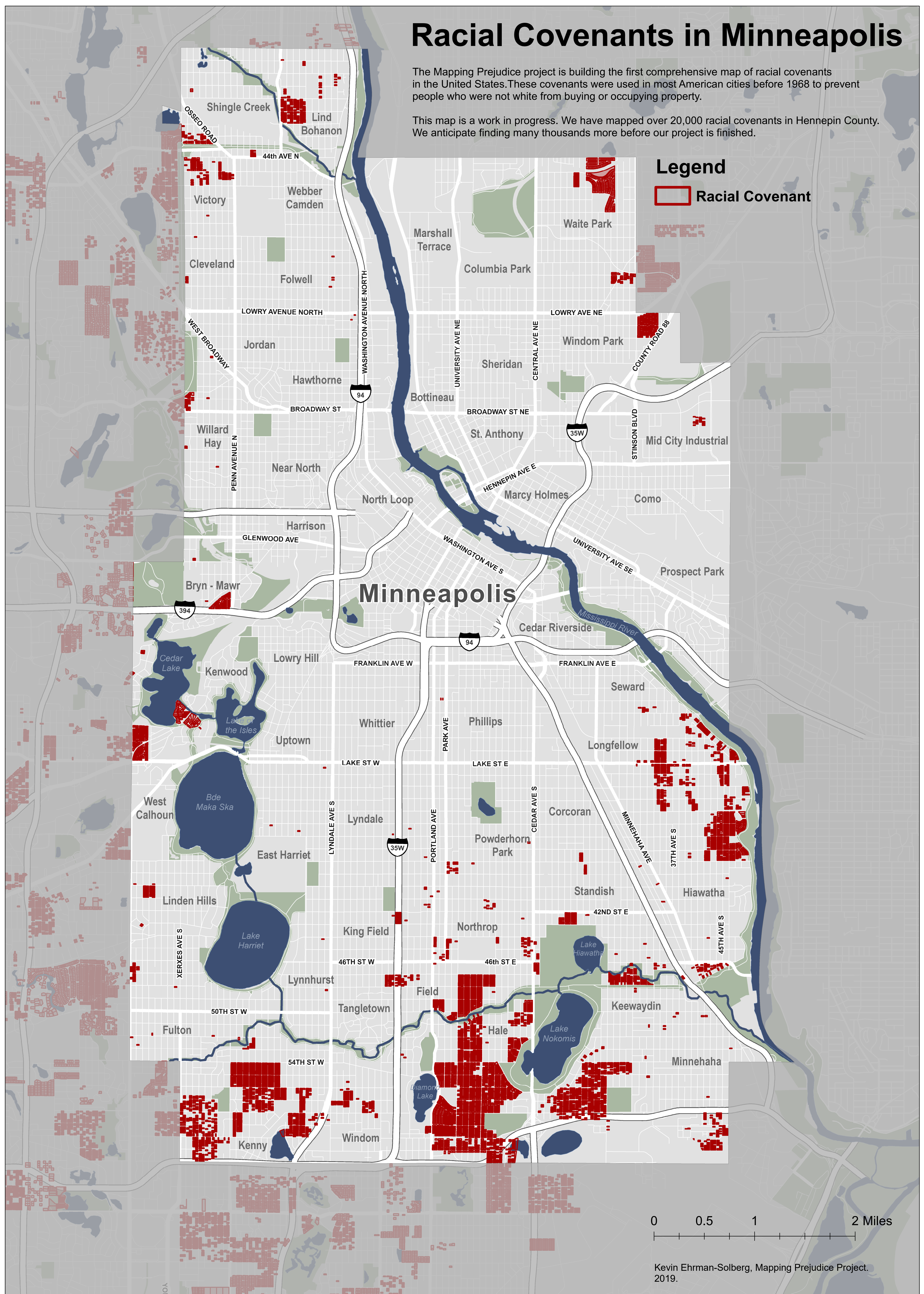
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## Legend

 Racial Covenant



0 0.5 1 2 Miles

Kevin Ehrman-Solberg, Mapping Prejudice Project.  
2019.



**This Indenture**, Made this 22nd day of October, 1945,  
between SARAH PARRY HEAD and GEORGE DOUGLAS HEAD, her husband

of the County of Hennepin and State of Minnesota, parties  
of the first part, and RICHARD A. PLOOF and ELFREDA H. PLOOF, his wife  
Hennepin and State of Minnesota, parties of the second part,

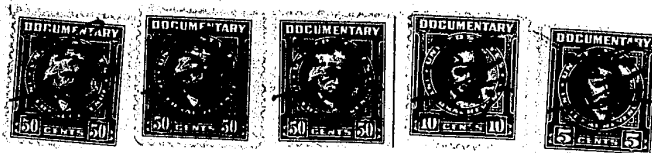
**Witnesseth**, That the said parties of the first part, in consideration of the sum of One Dollar and other good and valuable consideration ~~1000000000~~  
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-  
edged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as joint  
tenants and not as tenants in common, their assigns, the survivor of said parties, and the heirs and as-  
signs of the survivor, Forever, all the tract or parcel of land lying and being in the County of  
Hennepin and State of Minnesota, described as follows, to-wit:  
Lot Eleven (11), Block Two (2), Lakeland Terrace on Nokomis, according to the plat  
thereof on file and of record in the office of the Registrar of Titles in and for said  
County and State.

Subject to the following covenants which shall run with the land and bind the purchasers,  
their heirs, executors, administrators and assigns until the 1st day of January, A. D.  
1970 when they shall cease and terminate, to wit:

No building shall be moved on to or erected upon any of said land except one new private  
detached dwelling house which shall cost not less than \$8,000.00.

No person or persons other than of the Caucasian race shall be permitted to occupy said  
premises or any part thereof.

Subject to all unpaid installments of special assessments, if any.



**To Have and to Hold the Same**, Together with all the hereditaments and appurtenances there-  
unto belonging or in anywise appertaining, to the said parties of the second part, their assigns, the sur-  
vivor of said parties, and the heirs and assigns of the survivor, Forever, the said parties of the second part  
taking as joint tenants and not as tenants in common.

And the said SARAH PARRY HEAD and GEORGE DOUGLAS HEAD, her husband

parties of the first part, for themselves, their heirs, executors and administrators do  
covenant with the said parties of the second part, their assigns, the survivor of said parties, and the heirs  
and assigns of the survivor, that they are well seized in fee of the lands and premises aforesaid and  
have ye good right to sell and convey the same in manner and form aforesaid, and that the same are  
free from all incumbrances,

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the  
said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the  
survivor, against all persons lawfully claiming or to claim the whole or any part thereof, subject to in-  
cumbrances, if any, hereinbefore mentioned, the said parties of the first part will Warrant and De-  
fend.

**In Testimony Whereof**, The said parties of the first part have hereunto set their  
hand the day and year first above written.

In Presence of

Cora Young  
John F. Jenson

Sarah Parry Head  
George Douglas Head



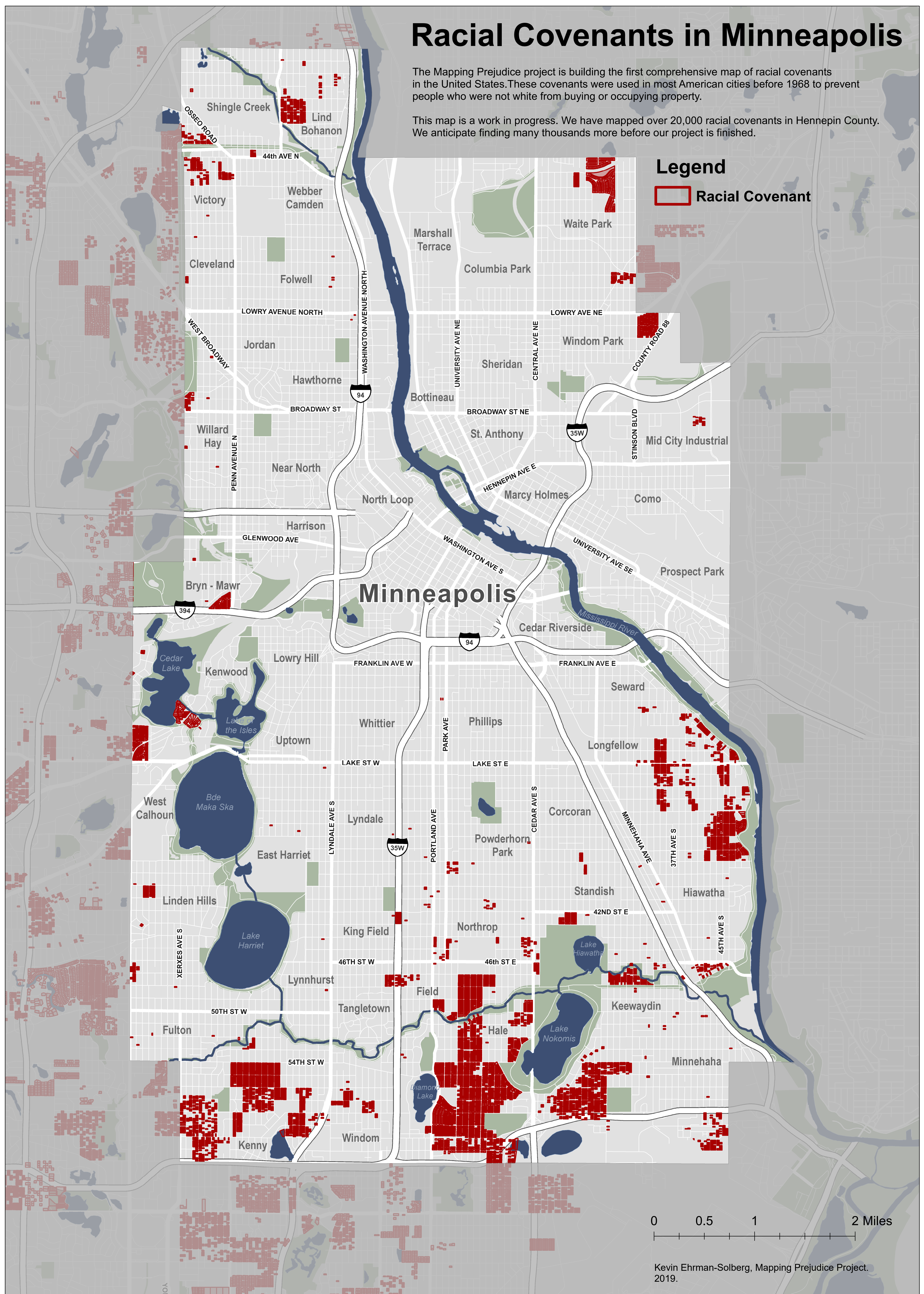
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## Legend

 Racial Covenant





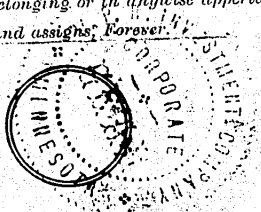
G No dwelling shall be permitted on any lot in the tract where the first addition is less than 840 square feet in the case of a 1-story or 1-1/2 story structure; no less than 600 square feet in the case of a 2 or 2-1/2 story structure.

H No shedding poplars, box elders or other objectionable trees or shrubbery shall be planted.

I Dirt and material excavated from any lot during construction of dwelling and garage shall not be removed from said addition without written consent of platter of addition, its successors, and assigns or agent, and any dirt or material so excavated shall be placed by the vendee, or vendees, on a location in said addition to be designated by the platter, its successors, or assigns or agent, and all such dirt and material shall be and remain the property of the platter of this addition, its successors or assigns.

J No person of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said party of the second part, her heirs and assigns forever.



In Testimony Whereof, The said first party has caused these presents to be executed in its corporate name by its President and its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

W. P. H. INVESTMENT COMPANY

By William A. Wilkinson

Its President

In Presence of

Walter J. Butterwick  
Mary Watson

R. C. Adams

Its Secretary

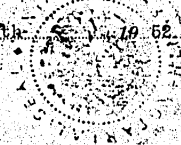
State of Minnesota,

County of HENNEPIN ss.

On this 4th day of January, 1946, before me, a Notary Public William A. Wilkinson and R. C. Adams within and for said County, personally appeared to me personally known, who, being each by me duly sworn, they did say that they are respectively the President and the Secretary of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said William A. Wilkinson and R. C. Adams acknowledged said instrument to be the free act and deed of said corporation.

C. P. Wilkinson  
C. P. WILKINSON  
Notary Public Hennepin County Minn.

My commission expires December 21st 1952





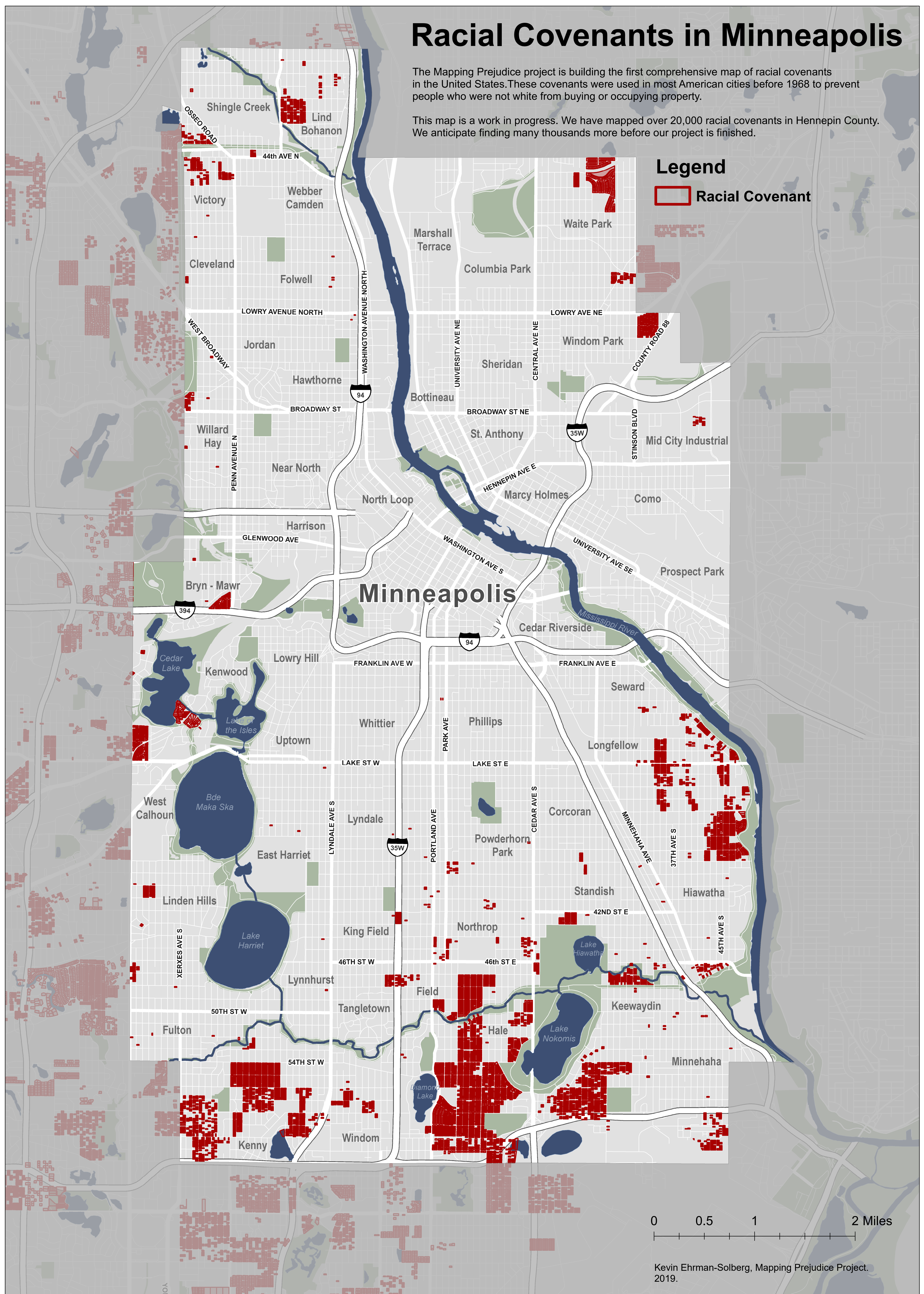
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## Legend

 Racial Covenant



0 0.5 1 2 Miles

Kevin Ehrman-Solberg, Mapping Prejudice Project.  
2019.



**This Indenture,** Made this 13th day of May, 1948,  
between Arne G. Bogen and Sigrid Bogen, husband and wife,

of the County of Hennepin and State of Minnesota,  
parties of the first part, and A. Harold Munson

of the County of Hennepin and State of Minnesota,  
party of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of  
One Dollar and other valuable considerations - - - - - DOLLARS,  
to them in hand paid by the said party of the second part, the receipt whereof is  
hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said party  
of the second part, his heirs and assigns, Forever, all the tract or parcel of land lying  
and being in the County of Hennepin and State of Minnesota, described as fol-  
lows, to-wit:

Lots Eight (8) and Nine (9), Block One (1), "Edgewater on Nokomis Fourth  
Addition", according to the duly recorded plat thereof. Subject to  
building restrictions hereto attached.

This conveyance is made on the express agreement following, which is to be binding on the grantee is their heirs,  
executors, administrators and assigns, to-wit:

That when the real estate herein described, or any part thereof, is improved, it is to be by the erection of one and one only  
single family one and one-half story or larger residence dwelling on any one lot, the same to cost not less than \$ 7,500.00  
exclusive of the real estate, and to be located so that the front line of the front wall of the main foundation placed parallel with  
12th Avenue (street or avenue) shall be not nearer than 30 feet to the front lot line; also

a garage not larger than to conveniently contain three automobiles may be constructed at a cost not less than \$ 200.00  
and to be placed not nearer than 1 feet to the rear line of the within described property, or said garage may be attached to or be a  
part of said residence; it being understood that said garage shall not be used for residence purposes nor shall any temporary  
building for residence purposes be placed on any part of said premises.

A story and one-half house as the term is used in the building restrictions herein, means that there must be a second floor  
accessible by stairway with adequate area and height for at least one living room.

No duplex, apartment, or flat building, shall be erected or placed on said land nor any building thereon to be used for other  
than residence purposes for one family. No business, manufacturing industry, hotel, or store, shall be maintained thereon.

It is understood that when building operations are begun on the within described property that all outside construction shall  
be completed within four months from date of the commencing of said construction.

It is further stipulated and agreed by and between the parties hereto for themselves, their heirs and assigns, as part of the  
consideration hereof, that the within described premises shall not be sold, mortgaged, or leased to or occupied by any person or  
persons other than members of the Caucasian race.

It is further agreed between the parties hereto that no sand or gravel shall be taken or removed from the within described  
premises except such as may be necessary for the excavation for a basement of the building as herein provided, or for the grading  
of such lot to place same in reasonable conformity to the grade of other lots adjoining, at a grade not lower than the established  
grade of the sidewalk.

Subject to mineral rights reserved by the State of Minnesota

To Have and to Hold the Same, Together with all the hereditaments and appurtenances  
thereunto belonging or in anywise appertaining, to the said party of the second part, his  
heirs and assigns, Forever. And the said Arne G. Bogen and Sigrid Bogen, husband  
and wife,  
parties of the first part, for themselves, their heirs, executors and administrators, do  
covenant with the said party of the second part, his heirs and assigns, that they are well  
seized in fee of the lands and premises aforesaid, and have good right to sell and convey the same in  
manner and form aforesaid, and that the same are free from all incumbrances, except



the lien of all unpaid special assessments and interest thereon.  
All warranties hereunder are as of November 1st, 1946.

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said  
party of the second part, himself, his heirs and assigns, against all persons law-  
fully claiming or to claim the whole or any part thereof, subject to incumbrance hereinbefore  
mentioned, the said parties of the first part will Warrant and Defend.

In Testimony Whereof, The said parties of the first part have hereunto set their  
hands the day and year first above written.

In Presence of

Vivian Jackson  
Carol M. Mungquist

Arne G. Bogen  
Sigrid Bogen



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### Racial Covenant



Kevin Ehrman-Solberg, Mapping Prejudice Project.  
2019.



Doc. No. 681776

Filed

July 24.

1913 at 4:35 o'clock P. M.

**This Indenture,** Made this Sixteenth day of July, in the year of our Lord one thousand nine hundred and Thirteen (1913), between Thorpe Bros. (a corporation under the laws of the State of Minnesota), party of the first part, and William E. Krueger, and Louisa J. Krueger, Husband and wife as joint tenants and not as tenants in common of the County of Hennepin and State of Minnesota, parties of the second part.

**WITNESSETH,** That the said party of the first part, in consideration of the sum of Seven Hundred Fifty (750.00) DOLLARS, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto the said parties of the second part, their heirs and assigns, Forever, all that tract or parcel of land lying and being in the County of Hennepin and State of Minnesota, described as follows, to-wit:

Lots Nineteen (19) and Twenty (20), in Block Three (3), in Thorpe Bros. Nakomis Terrace Addition to Minneapolis, according to the plat thereof on file and of record in the office of the Register of Deeds in and for the said Hennepin County, Minnesota. Subject however to any and all assessments for special improvements which may have been or which may hereafter be levied or assessed against the above described property, and which have not as yet been paid. In consideration of the premises, it is understood and agreed by and between the parties hereto, their heirs, executors, administrators, successors, and assigns, that when said premises are improved, it shall be by the erection of a dwelling house only, which shall be finished at least on the outside, and cost not less than Two Thousand Dollars (\$2500.00), and shall be set at least twenty-five (25) feet from the front line of said lots, and that no flat or hotel building shall be erected thereon, and it is also agreed that said premises shall at no time be transferred to any colored or other objectionable person or persons, and that this restriction shall run with the land and bind the heirs, executors, legal representatives, and assigns of the parties hereto.

**TO HAVE AND TO HOLD THE SAME,** Together with all the hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto the said parties of the second part, their heirs and assigns, FOREVER. And the said Thorpe Bros. party of the first part, for itself and its successors, does covenant with the said parties of the second part, their heirs and assigns, that it is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all encumbrances except as mentioned above;

and the above bargained and granted lands and premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part will WARRANT AND DEFEND.

**IN TESTIMONY WHEREOF,** The said first party has caused these presents to be executed in its corporate name by its President and its Assistant Secretary and its corporate seal to be hereunto affixed the day and year first above written.

Signed, Sealed and Delivered in Presence of

H. MynderseC. S. White

Thorpe Bros.  
By Samuel S. Thorpe  
Its President

Almer A. Allen  
Its Asst. Secretary

(Corporate Seal)

STATE OF Minnesota  
County of Hennepin } ss.

On this 17th day of July, A. D. 1913, before me, a Notary Public, within and for said County, personally appeared Samuel S. Thorpe and Almer A. Allen to me personally known, who, being each by me duly sworn each did say that they are respectively the President and the Asst. Secretary of Thorpe Bros. the corporation named in the  foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of Directors and said Samuel S. Thorpe and Almer A. Allen acknowledged said instrument to be the free act and deed of said corporation.

Notarial Seal

Chester S. White, Notary Public,  
Hennepin County, Minn.

My Commission Expires Oct. 21, 1917



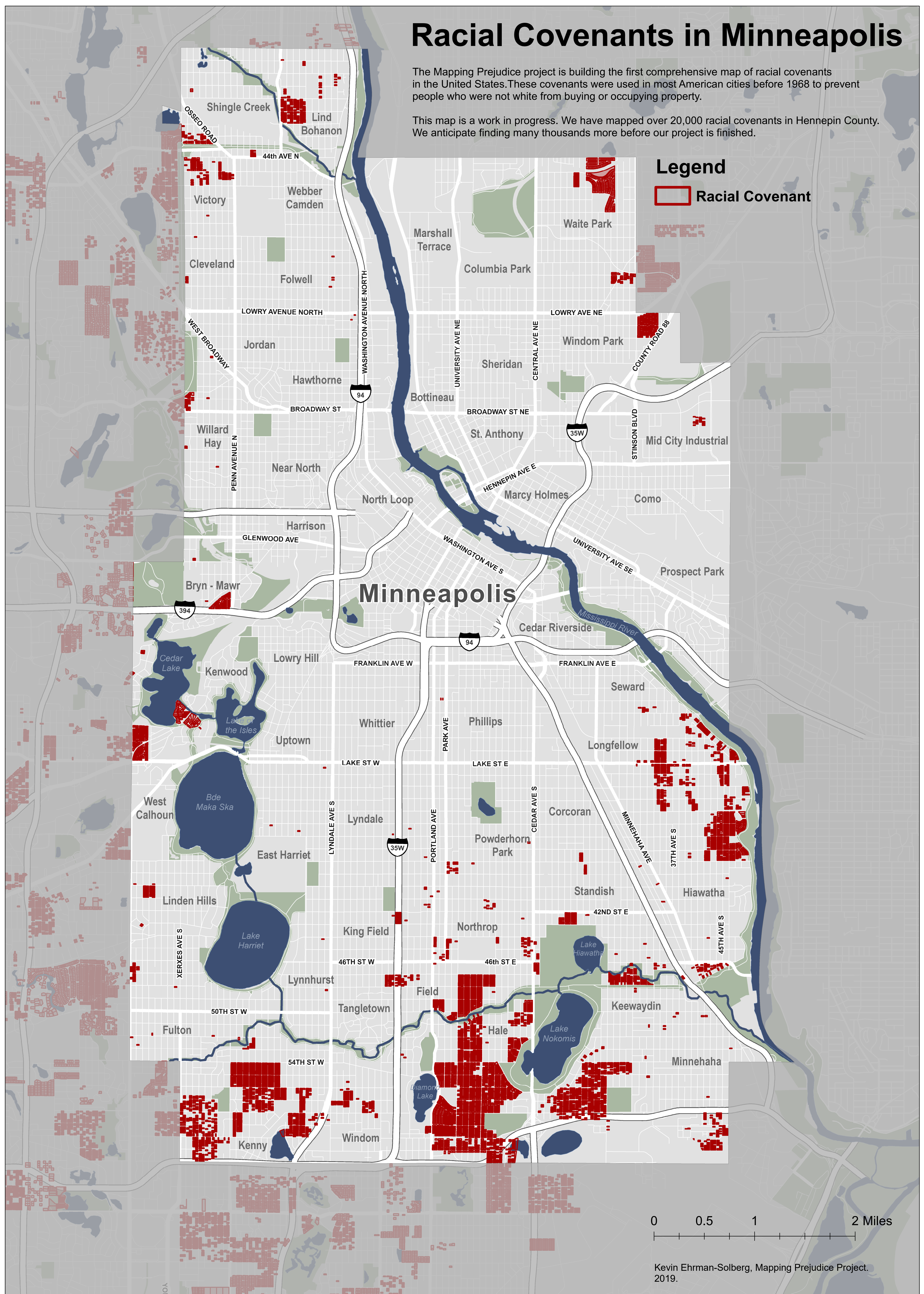
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## Legend

 Racial Covenant



0 0.5 1 2 Miles



the day and year first above written.

Signed, Sealed and Delivered  
in Presence of  
Manda Dunell  
Dorance D. Greer

Mary D. Greer  
(Two Dollars & Fifty Cents in)  
(Int.Rev.Doc.Stamps Canceled)

(SEAL)

State of Minnesota, )  
                          ) ss.  
County of Hennepin )

On this 12th day of April A. D. 1916, before me, a Notary Public within and for said County, personally appeared Mary D. Greer, a widow to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Dorance D. Greer Notary Public,  
Hennepin County, Minn.  
My commission expires Oct. 14th 1919.  
(Notarial Seal)

Subject, however, to a reservation to Mary D. Greer, her heirs and assigns, that said second party herein, her heirs or assigns shall not, within 15 years from the date hereof, erect, construct or maintain any building or any part thereof, within a distance of 40 feet from the front line of the hereinbefore described property, said front line being that portion of the boundary line of said property adjacent to the Minneapolis Park Property known as West River Road parkway, and subject to the further reservation to the said first party that said property shall never be sold, leased mortgaged or transferred by said second party, her heirs or assigns to any person of the negro race nor to any person married to or living with a person of the negro race, and subject to the further reservation to the said first party, her heirs or assigns, that said second party her heirs or assigns shall not, within 15 years from the date hereof, erect, construct or maintain any building to be occupied as a dwelling house on said property, which shall cost when completed, less than \$5000.00, it being understood as a part hereof, that any dwelling attempted or started on said property shall be completed within a reasonable time after the commencement or starting thereof. This provision does not apply to private barn or garage on rear of said property near Dorman Avenue.

Said first party agreed that like reservations and restrictions shall be imposed on other property owned by her in Dorman's Third Addition embraced within the boundaries of Lots Numbered from One (1) to Fourteen (14) inclusive.

00000000000000000000

Doc. No. 796704 Filed Apr. 13th. 1916 at 1:45 o'clock P. M.

The Thompson-McDonald Lumber Company  
to  
Charles E. Van Duzee

THIS INDENTURE, Made this 11th day of February in the year of our Lord one thousand nine hundred and thirteen between The Thompson-McDonald Lumber Company, a corporation of the County of Hennepin and State of Minnesota party of the first part, and Charles E. Van Duzee of the County of Hennepin and State of Minnesota party of the second part,

WITNESSETH, That the said party of the first part, in consideration of the sum of One (\$1.00) Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell, Remise, Release, Quit-Claim and Convey unto the said party of the second part, his heirs and assigns, Forever, all the following tract or parcel of land lying and being in the County of Hennepin and State of Minnesota, described as follows, to-wit:

Lot Fifteen (15) in Hermann's First Addition to Minneapolis, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.



This map is a work in progress. We have mapped over 20,000 racial covenants in Hennepin County. We anticipate finding many thousands more before our project is finished.

### Racial Covenant



Kevin Ehrman-Solberg, Mapping Prejudice Project.  
2019.







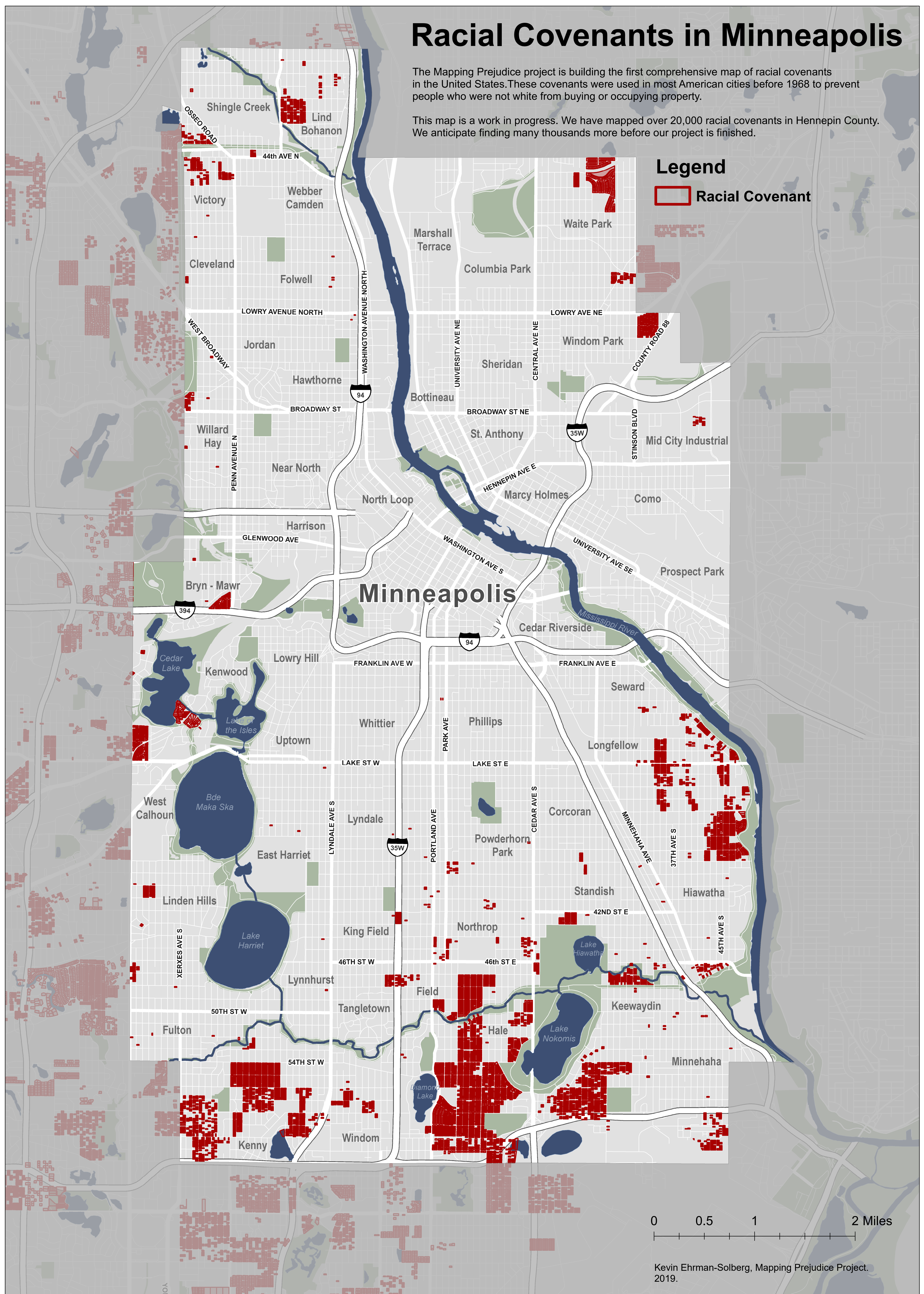
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The Mapping Prejudice project is building the first comprehensive map of racial covenants in the United States. These covenants were used in most American cities before 1968 to prevent people who were not white from buying or occupying property.

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## Legend

 Racial Covenant



0 0.5 1 2 Miles

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2019.







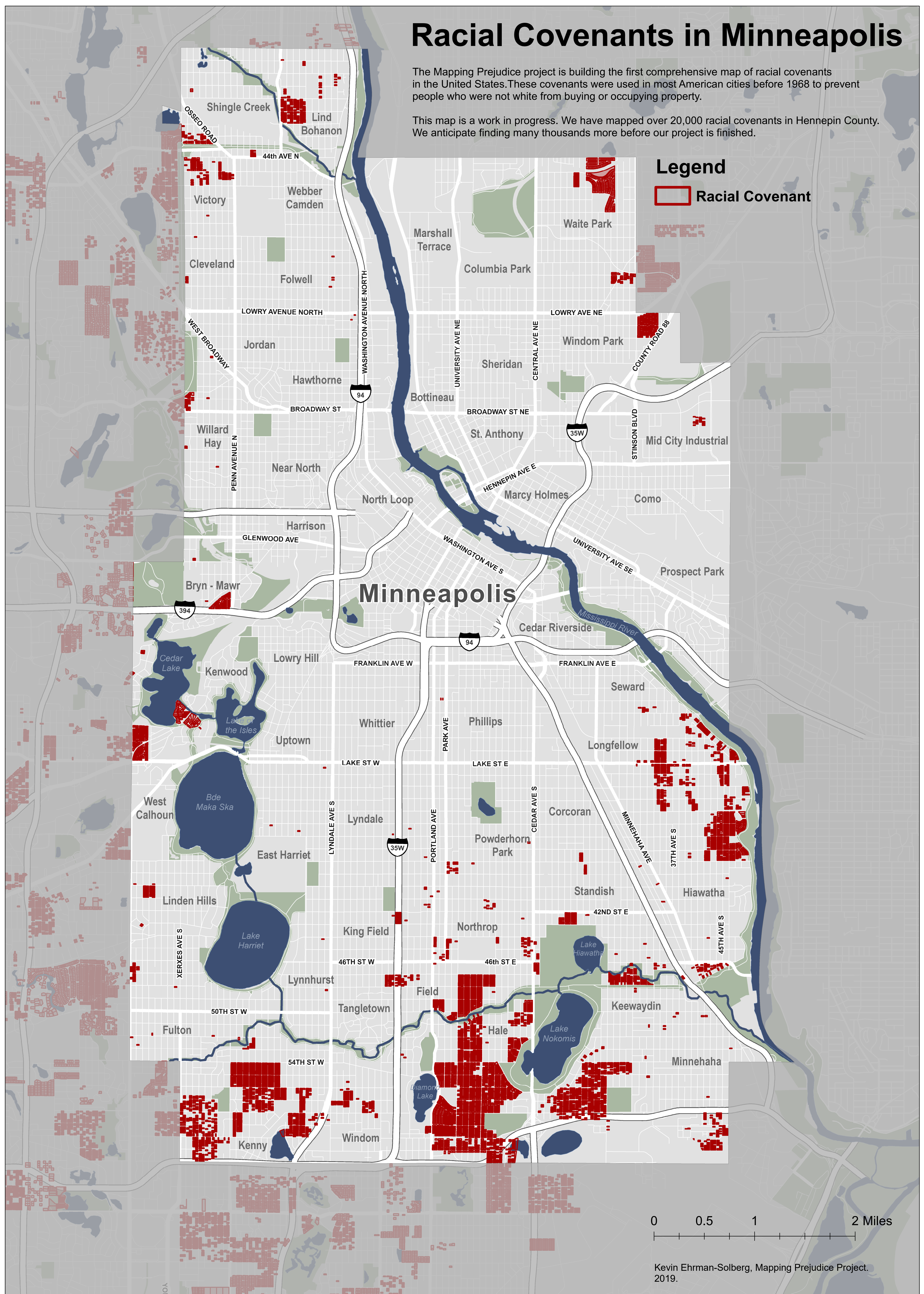
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for said County of Hennepin and State of Minnesota. Subject to taxes and assessments, if any, subsequent to the year 1915

"The above described premises are subject to the following covenants which shall run with the land and shall bind the purchasers, their heirs, executors, administrators and assigns, until the 1st day of January, A. D. 1936, when they shall cease and terminate, to-wit:

No buildings shall be moved on to or erected upon any of said lots except one new private detached house which shall cost not less than \$2500.00. Such house shall be on a solid foundation (not pillars) and shall face the avenue or street to which the lot fronts and to be entirely finished on the outside thereof as erected, and building paper, roofing, tin, metal, rubberoid, paper, canvas, sheeting or unpainted siding shall not constitute such outside finishing; if wood sheeting is used, it must be covered with at least two coats of paint or stain, and tar paper and plain rubberoid shall not be used or exposed as roofing; the exterior of all buildings erected upon said premises shall be completely finished within six months from the time work is commenced on such buildings, and no person shall occupy or use such building as a dwelling until the exterior thereof shall have been completely finished, and such house shall not be what is known as an apartment house, hotel, manufacturing or flat building, store or other business building, nor shall any building be used or occupied as a mercantile, manufacturing, store or other business building on said premises, and the house, including sun-parlor and porch, excepting eaves, canopies, stairs and entrances, shall in any case be located not nearer than 30 feet to the front lot line, but balconies and verandas without roofs may be erected in front of said building line. If a corner lot, all buildings shall be at least ten feet back from the side street line, and a garage and other pertinent out-houses may be erected on the rear of any lot, in case the same are entirely finished on the outside as erected, and the outside finishing and roofing conforms with restrictions herein before specified for the house. No such buildings can be made of unsightly material or boxes or similar material. No unused building material, junk or rubbish shall be left exposed on said premises except during actual building operations. No tent shall be used as a dwelling and no tar paper buildings or what is commonly designated as shacks shall be erected on said premises or any part thereof, and no sod, soil, sand or gravel shall be sold, bartered or removed from the said premises, but this covenant shall not prevent the removal of sand and gravel for the purpose of excavating for the erecting, constructing or alteration of any dwelling or appurtenance on any of said lots, nor the proper grading of any lot in order to make the contour thereof conform to the owner's ideas, and no person or persons other than of the Caucasian race shall be permitted to occupy said premises or any part thereof.

Any breach of said warranty, covenant and restriction shall operate to make void this conveyance and the title upon breach as aforesaid, shall revert to and vest in the grantor herein, its successors or assigns, each of whom respectively, shall have the right to immediate re-entry upon said property in the event of any such breach; but any breach of said covenant and agreement against occupancy shall not invalidate any mortgage or deed of trust made upon said property or on any part of it in good faith and for a good and sufficient consideration."

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the said parties of the second part, or their assigns and to the survivor of said parties and the heirs and assigns of the survivor, Forever, the said parties of the second part taking as joint tenants and not as tenants in common.

And the said Estates Improvement Company party of the first part, for itself, and its successors and assigns, does covenant with the said parties of the second part and their assigns and the survivor of said parties and the heirs and assigns of the survivor that it is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all encumbrances, except as above stated, and the above bargained and granted lands and



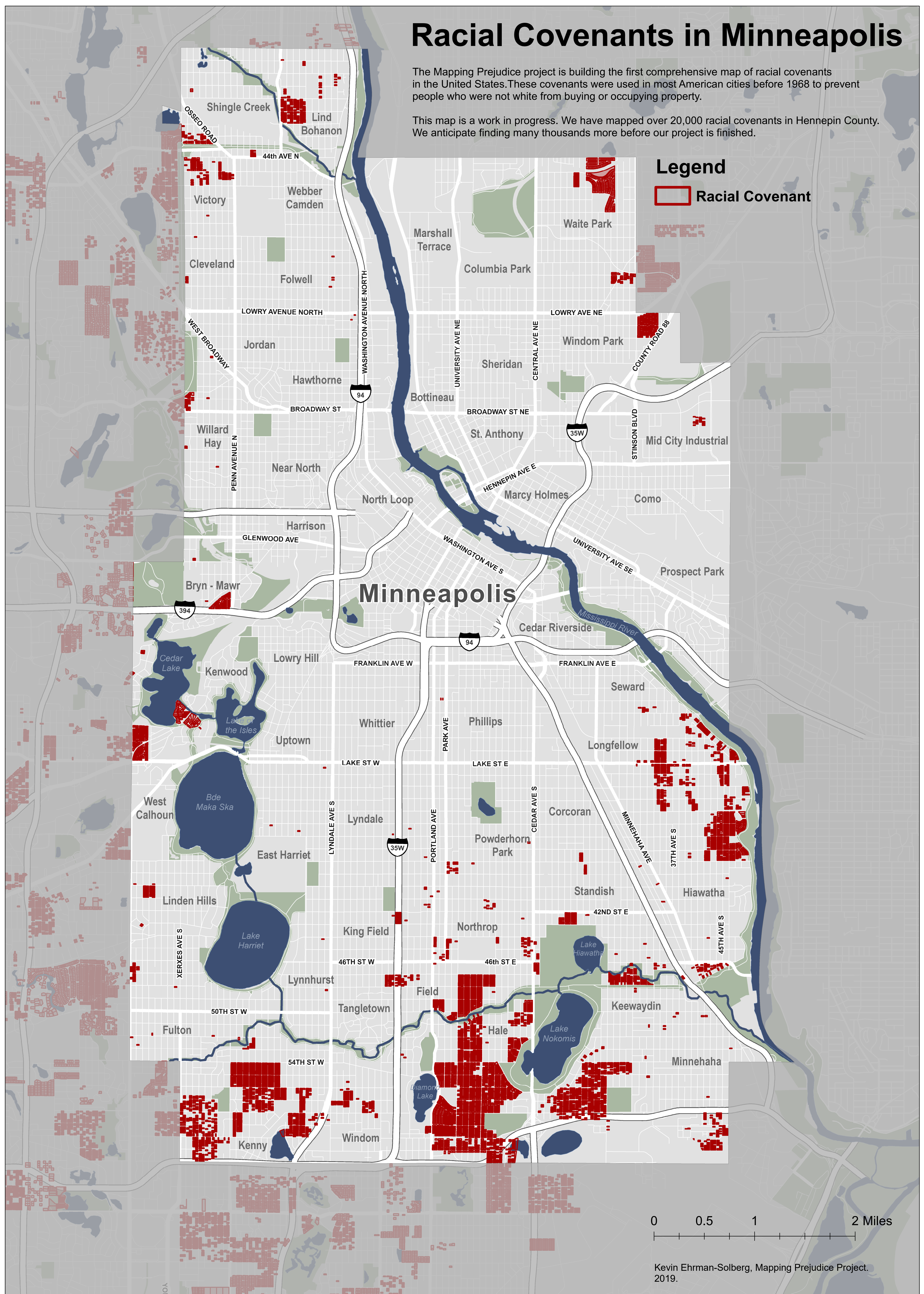
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Any breach of said warranty, covenant and restriction shall operate to make void this conveyance and the title upon breach as aforesaid, shall revert to and vest in the grantor herein, its successors or assigns, each of whom respectively, shall have the right to immediate re-entry upon said property in the event of any such breach; but any breach of said covenant and agreement against occupancy shall not invalidate any mortgage or deed of trust made upon said property or on any part of it in good faith and for a good and sufficient consideration."

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the said parties of the second part, or their assigns and to the survivor of said parties and the heirs and assigns of the survivor, Forever, the said parties of the second part taking as joint tenants and not as tenants in common.

And the said Estates Improvement Company party of the first part, for itself, and its successors and assigns, does covenant with the said parties of the second part and their assigns and the survivor of said parties and the heirs and assigns of the survivor that it is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all encumbrances, except as above stated; and the above bargained and granted lands and premises in the quiet and peaceable possession of the said parties of the second part and their assigns and the survivor of said parties and the heirs and assigns of the survivor against all persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part will Warrant And Defend.



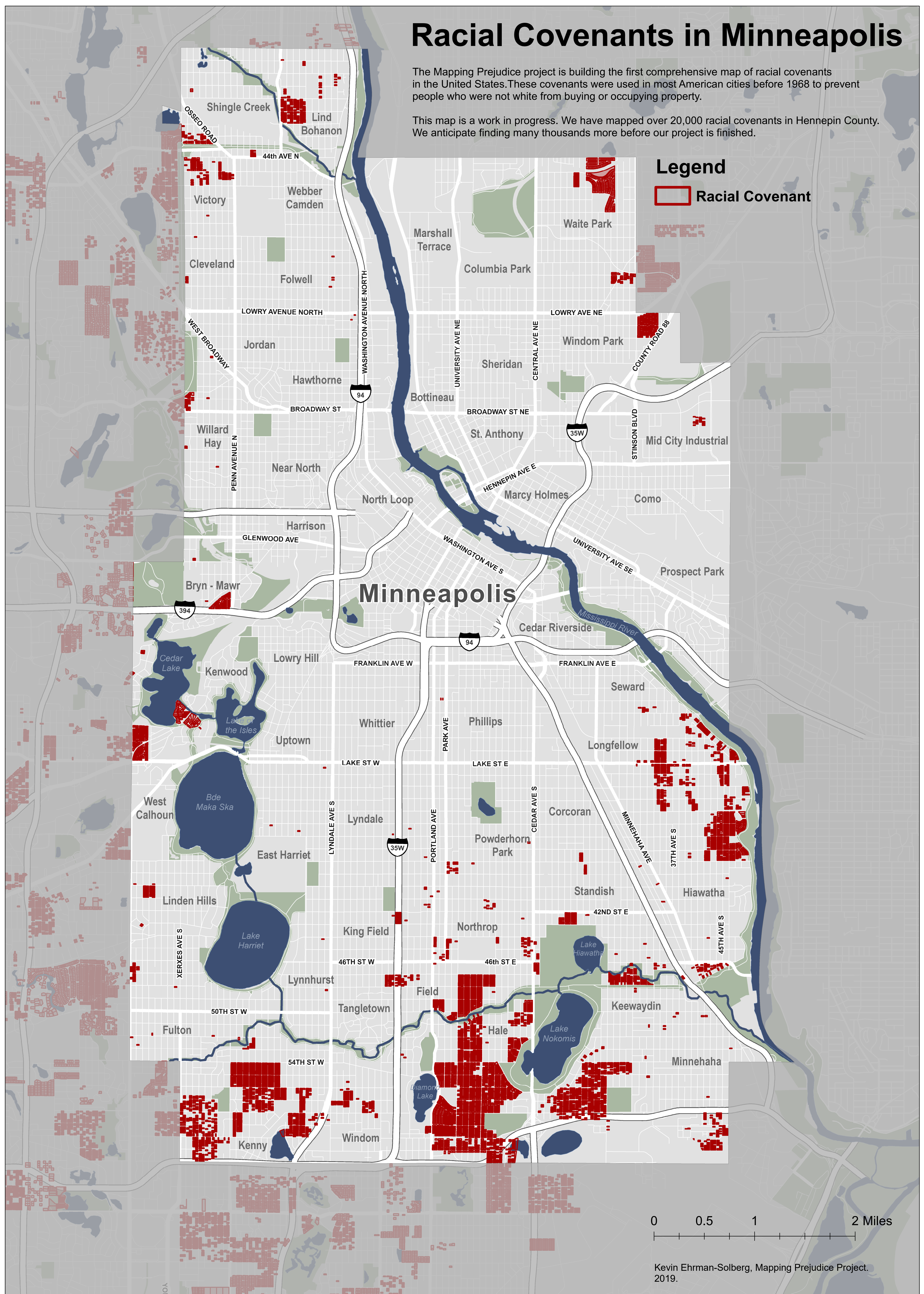
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## Legend

 Racial Covenant



0 0.5 1 2 Miles

Kevin Ehrman-Solberg, Mapping Prejudice Project.  
2019.



to or be a part of said residence; it being understood that said garage shall not be used for residence purposes nor shall any temporary building for residence purposes be placed on any part of said premises.

A story and one-half house as the term is used in the building restrictions herein, means that there must be a second floor accessible by stairway with adequate area and height for at least one living room.

No duplex, apartment, or flat building, shall be erected or placed on said land nor any building thereon to be used for other than residence purposes for one family. No business, manufacturing industry, hotel, or store, shall be maintained thereon.

It is understood that when building operations are begun on the within described property that all outside construction shall be completed within four months from date of the commencing of said construction.

It is further stipulated and agreed by and between the parties hereto for themselves, their heirs and assigns, as part of the consideration hereof, that the within described premises shall not be sold, mortgaged, or leased to or occupied by any person or persons other than members of the Caucasian race.

It is further agreed between the parties hereto that no sand or gravel shall be taken or removed from the within described premises except such as may be necessary for the excavation for a basement of the building as herein provided, or for the grading of such lot to place same in reasonable conformity to the grade of other lots adjoining, at a grade not lower than the established grade of the sidewalk.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said party of the second part, its successors and assigns, Forever. And the said party of the first part for itself and its successors, does covenant with the said party of the second part, its successors and assigns, that it has not made, done, executed or suffered any act or thing whatsoever whereby the above described premises or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or incumbered in any manner whatsoever, except taxes of record, if any, and the lien of all unpaid special assessments, if any, and interest thereon. And the title to the above granted premises against all persons lawfully claiming the same from, through or under it, except items, if any, hereinbefore mentioned, the said party of the first part will Warrant and Defend.

In Testimony Whereof, The said first party has caused these presents to be executed in its corporate name by its Vice President and its Asst. Secretary and its corporate seal to be hereunto affixed the day and year first above written.

In Presence of

M. E. Horton ) (Twelve Dollars In)  
(Int. Rev. Doc. )  
E A Penn ) (Stamps Canceled )

First National Bank And Trust Company  
Of Minneapolis

By A.B. Whitney  
Its Vice President

H. Henretta

Its Assistant Secretary  
(Corporate Seal)

State of Minnesota,) ss.  
County of Hennepin )

On this 18th day of June, 1938, before me, a Notary Public within and for said County, personally appeared A.B. Whitney and H. Henretta to me personally known, who, being each by me duly sworn did say that they are respectively the Vice President and the Assistant Secretary of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said A.B. Whitney and H. Henretta acknowledged said instrument to be the free act and deed of said corporation.

E A Penn E A Penn  
Notary Public, Hennepin County, Minn.  
My Commission Expires August 12, 1943.  
(Notarial Seal)



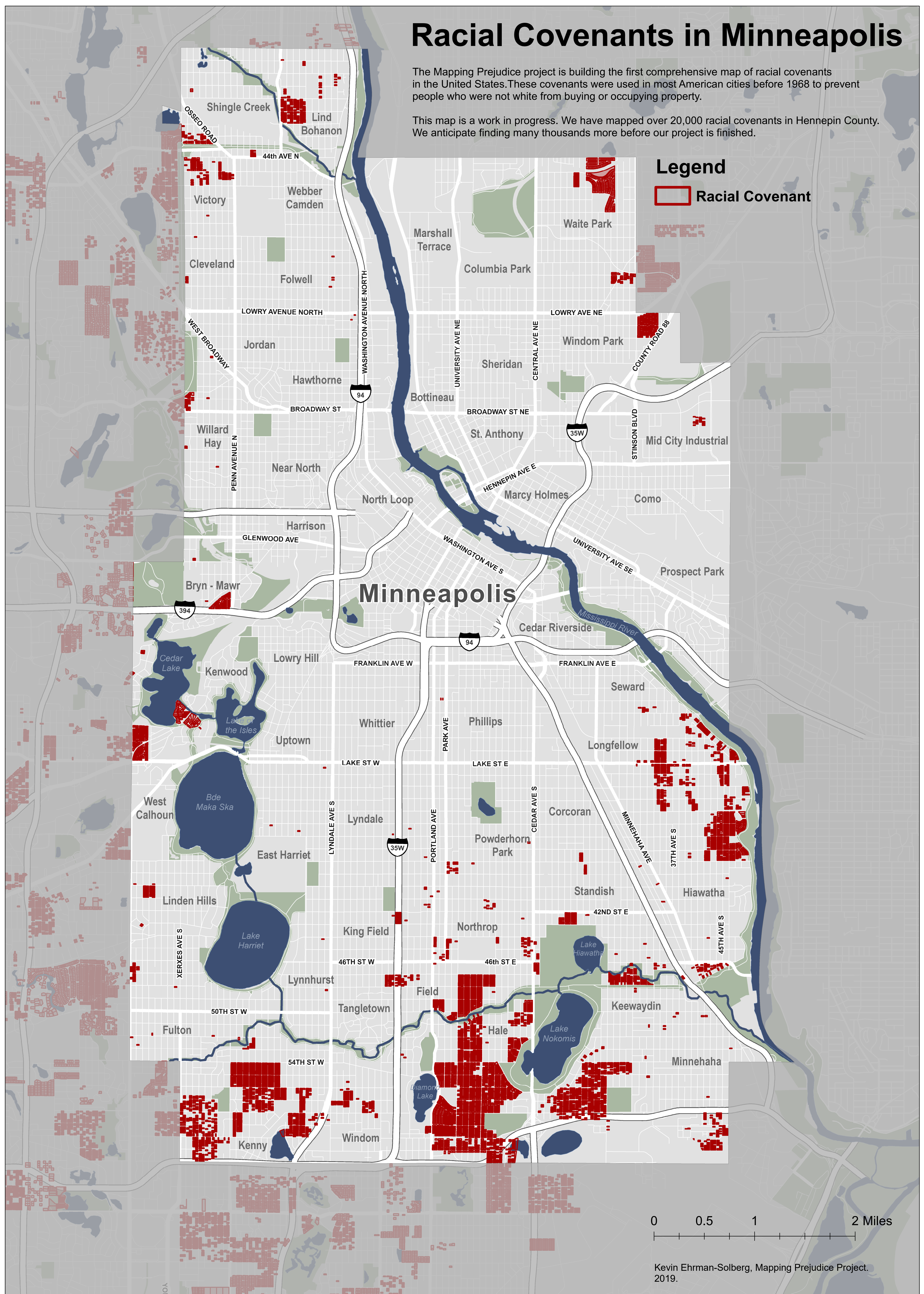
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## Legend

 Racial Covenant





800 square feet in the case of a 2 or 2- $\frac{1}{2}$  story structure.

H No shedding poplars, box elders or other objectionable trees or shrubbery shall be planted.

I Dirt and material excavated from any lot during construction of dwelling and garage shall not be removed from said addition without written consent of platter of addition, its successors, and assigns or agent, and any dirt or material so excavated shall be placed by the vendee, or vendees, on a location in said addition to be designated by the platter, its successors, or assigns or agent, and all such dirt and material shall be and remain the property of the platter of this addition, its successors or assigns.

J No person of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, to the said party of the second part, her heirs and assigns, Forever. And the said party of the first part, for itself and its successors, does covenant with the said party of the second part, her heirs and assigns, that it is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances whatsoever, except as above enumerated.

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the said party of the first part will Warrant and Defend.

In Testimony Whereof, The said first party has caused these presents to be executed in its corporate name by its President and its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

In Presence of

Margaret N. Estes

Olga Olson Aarthun

W. P. H. Investment Company,

By William A. Wilkinson

Its President

R. C. Adams

Its Secretary.

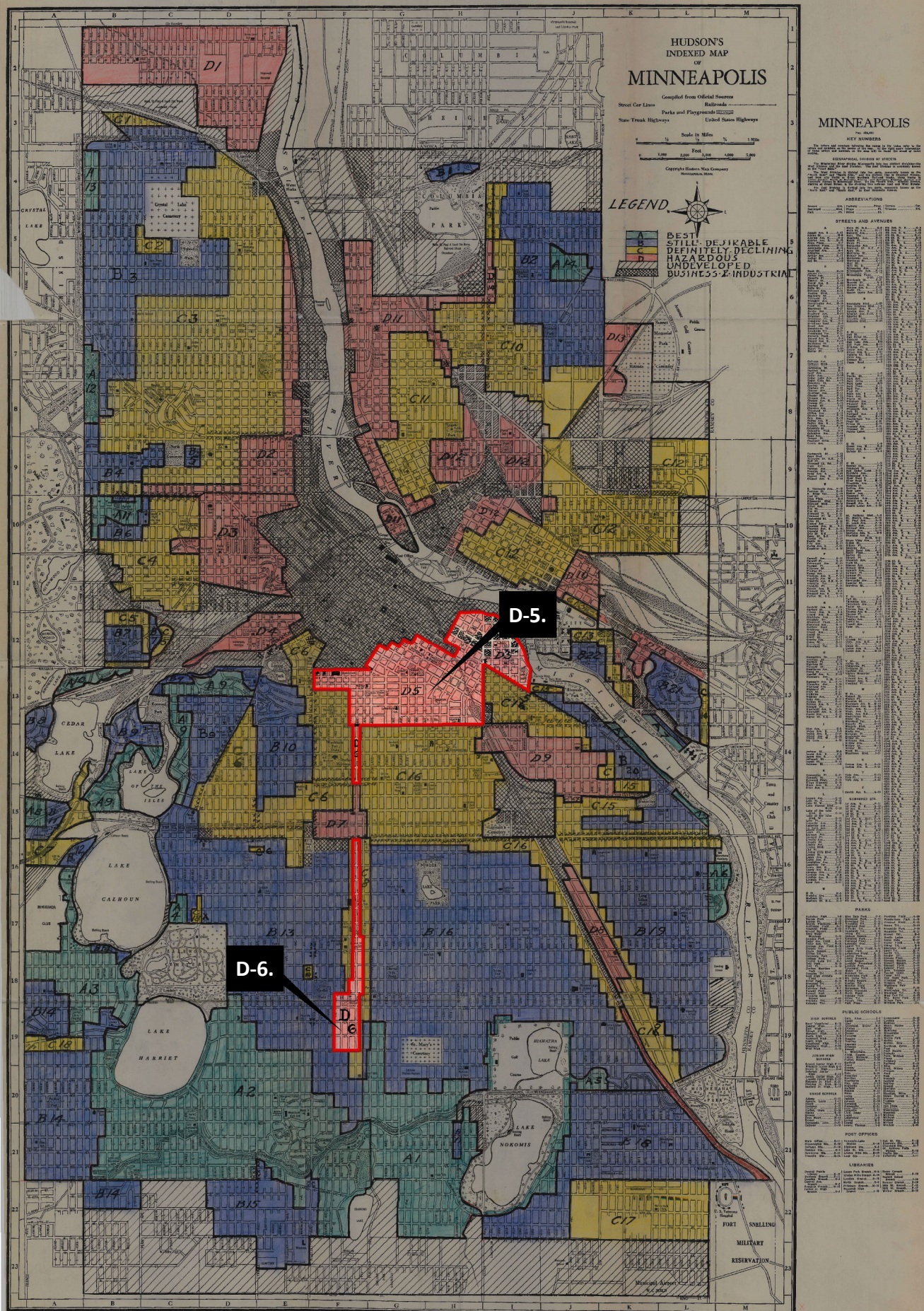
(Corporate Seal)

State of Minnesota, )  
County of Hennepin ) ss.

On this 19th day of November, 1946, before me, a Notary Public, within and For said County personally appeared William A. Wilkinson and R. C. Adams, to me personally known, who, being each by me duly sworn did say that they are respectively the President and the Secretary of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said William A. Wilkinson and R. C. Adams



# The "Redlining" Map of Minneapolis Circa 1937





and particularly on the easterly half of this area adjacent to the business district there are some duplexes and apartment houses of the older class in poor physical condition. Most of the buildings range from 15 to 50 years; it is very difficult to place the valuation; and it is a most undesirable location for residential purposes.

D-4. This section at one time was a very choice residential section in Minneapolis, occupied by Yankees and followed by an Irish population. It was well located, overlooking the city of Minneapolis, and many mansions were built in the earlier days about 50 years ago. At the present time, no new residential development is taking place; there is a gradual replacement being made of these old decaying mansions by commercial development. There are many rows of apartments in this area which range in age from 40 to 60 years of age. Shrinkage has been very heavy. There are railroads to the west and business and industrial area enclose this area.

D-5. This area was at one time occupied by many Germans, Irish and Scandinavian families of the so called middle class, many of them were laborers and wage earners and small business men. For the past 20 years there has been no new development. Hospitals, and parks and apartments have invaded it and also the Municipal Auditorium is located here. At the present time, many Jews and Scandinavians and negroes reside in the easterly half of this area. The westerly half has many of the shifting population occupying the cheap apartments and rows. Down in the southeast corner of the area near the Adams school there is a considerably large negro settlement. The whole area is close to the business center of the city, it contains many rooming houses occupied by salaried employees and laboring people because of the nearness to the business district. The age is 20 to 50 years.

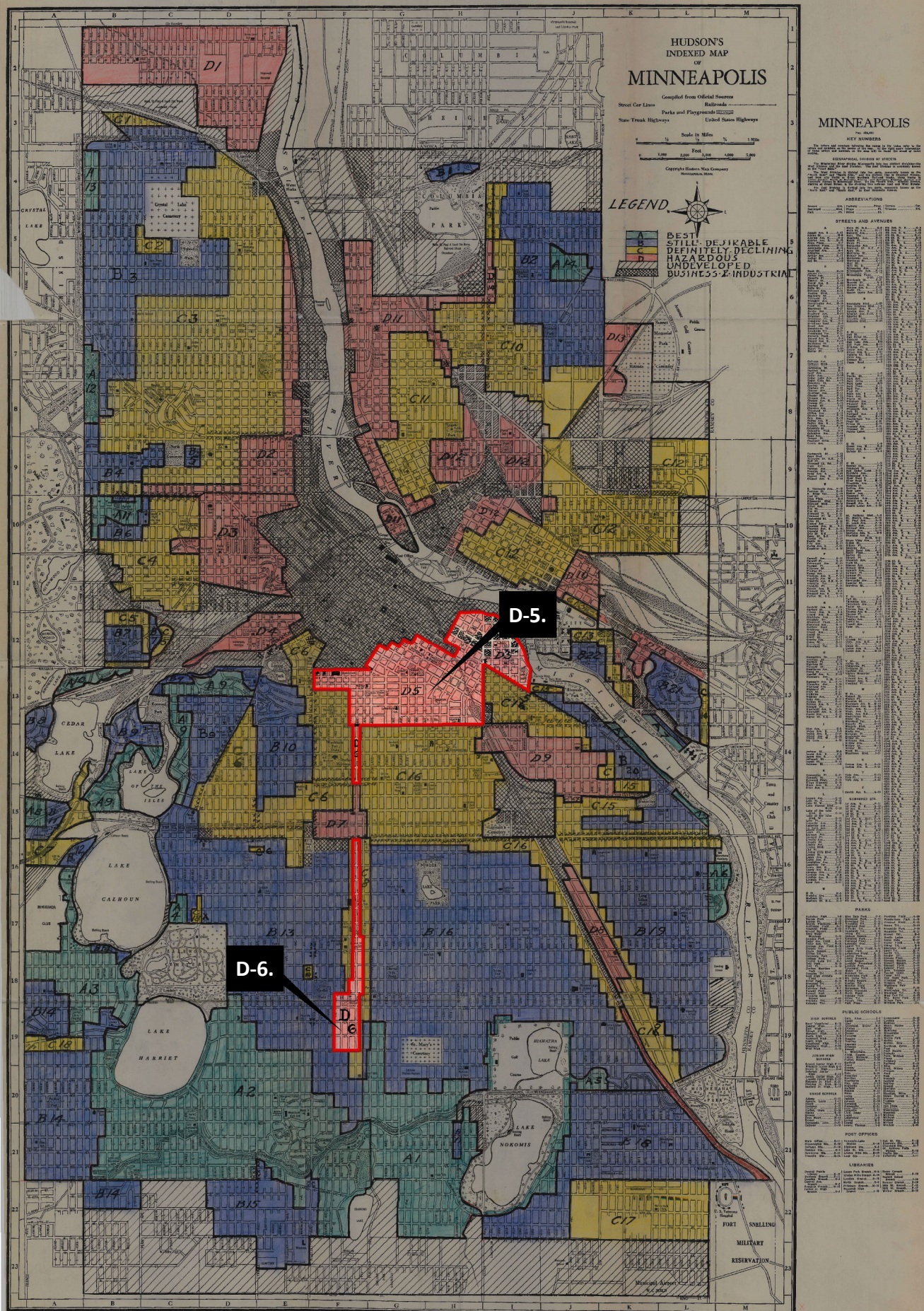
D-6. This area running north and south along 4th Avenue South was once a very substantial and desirable area for homes about 40 years ago. A gradual infiltration of negroes and Asiatics has occurred on 4th Avenue South, beginning at approximately Franklin Avenue moving south to approximately 38th street. During the past 20 years business has encroached in the area between Franklin and 24th. Many of the business places are made over dwellings. Very much rehabilitation is necessary. The street car line extends out to the 48th street and although the colored people have not moved much beyond 38th street, development of 4th Avenue, south of 38th street, has been very slow because of the continued colored trend southerly and the fact that the street car runs into the loop in Minneapolis through the heavily populated colored section. Fifth Avenue on the east and Clinton on the west of 4th Avenue are affected by a large colored population on the avenue. Because of the influence of the class of people on 4th Avenue extending over and into C-8, its desirability for residential purposes is seriously effected.

D-7. The type of construction in this area is mostly frame and brick dwellings, which were built about 40 years ago; much rehabilitation is necessary; the range in price is from \$500 to \$3500. The decline in this neighborhood has been heavy during the past 15 years. This area is developing into a commercial district because of its proximity to the Milwaukee railroad trackage. It is inhabited chiefly by wage earners. Residential trend is extremely downward.

D-8. This is an uncommercial area lying between Lake Street and East 41st Street having Milwaukee Railway trackage. Many grain elevators are located in this area. Some dwellings are located near the right-of-way. They are small cheap structures - mostly in need of rehabilitation.



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