



# NEW HISTORY

## RECONNAISSANCE ARCHITECTURAL HISTORY SURVEY

### Fifth Street Southeast Historic District

Minneapolis, Hennepin County, Minnesota  
June 2024

Produced in partnership with 106 Group

## RECONNAISSANCE ARCHITECTURAL HISTORY SURVEY OF THE FIFTH STREET SOUTHEAST HISTORIC DISTRICT

Minneapolis, Hennepin County, Minnesota

June 2024

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## 1.0 MANAGEMENT SUMMARY

In 2023, the City of Minneapolis received a Certified Local Government grant from the Minnesota State Historic Preservation Office's fiscal year 2023 allocation from the federal Historic Preservation Fund (HPF) for a resurvey of the Fifth Street Southeast Historic District in Minneapolis, Minnesota. The district was locally designated by the City of Minneapolis in 1976 and certified as meeting the requirements for listing on the National Register of Historic Places by the National Park Service in 1980 (City of Minneapolis 2024; Rogers 1980). The purpose of the reconnaissance-level resurvey was to update the inventory of contributing and non-contributing resources within the district, determine conclusive dates for the district's period of significance, and provide greater historical background on the history of each property within the district.

In February 2024, New History was retained by the City of Minneapolis to complete the survey. Survey work was carried out from February through April 2024 and encompassed the entirety of the historic district: 71 principal resources on 73 parcels located along four and one-half blocks of Fifth Street Southeast (approximately 20.5 acres) in the Marcy-Holmes neighborhood of Minneapolis. New History also reviewed primary source materials and existing documentation on the historic district to summarize the district's historic significance under local designation criteria and identify appropriate beginning and end dates for the district's period of significance.

The district is recommended as historically significant under City of Minneapolis local designation criteria 1, 2, 4, and 6, with a period of significance of 1856 – 1942. 64 principal resources are recommended as contributing to the historic district; 7 principal resources are recommended as non-contributing to the historic district due to a loss of historic integrity or construction after the end of the period of significance in 1942.

Three of the district's properties are individually listed in the National Register of Historic Places (NRHP), and one is individually designated as a local historic landmark.

The following report describes the project methodology; provides a narrative summary of the district's history and historic significance with recommended period of significance; and summarizes survey results and recommendations on contributing/non-contributing properties. Minnesota Property Inventory forms were prepared for each surveyed property and for the historic district and submitted separately to the City of Minneapolis. The 1976 local historic district designation study and 1980 certification documentation are attached as appendices to this report.

I certify that this investigation was conducted and documented according to the Secretary of the Interior's Standards and Guidelines and that the report is complete and accurate to the best of my knowledge.

Principal Investigator: *Janna Anderson*

Date: 06/24/2024

## 2.0 METHODOLOGY

### 2.1 OBJECTIVES AND STANDARDS

The primary objectives of this reconnaissance survey were to define a precise period of significance for the Fifth Street Southeast Historic District, update the contributing status of principal resources within the boundaries of the district, and provide greater historical background on the history of each property within the district. All work was conducted in accordance with the SHPO's *Historic and Architectural Survey Manual* (June 2017) and Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*. The Principal Investigator meets the Secretary of the Interior's Professional Qualification Standards in History and Architectural History. All other primary team members meet the Secretary of the Interior's Professional Qualification Standards in History and/or Architectural History.

### 2.2 SURVEY AREA

The survey area for this project was defined by the established boundaries of the Fifth Street Southeast Historic District (see **Map 1** on the following page). The area includes 71 principal resources on 73 parcels.

### 2.3 BACKGROUND RESEARCH

In February and March 2024, background research was conducted using the Minnesota Statewide Historic Inventory Portal, the 1976 City of Minneapolis local landmark designation study, and the 1980 district certification documentation. The purpose of the background research was to identify previous evaluations of district properties' contributing/non-contributing status and to confirm the district's historic significance under local designation criteria.

City of Minneapolis Designation Criteria are outlined in 599.210 of the Minneapolis Code of Ordinances as follows:

- 1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- 2) The property is associated with the lives of significant persons or groups.
- 3) The property contains or is associated with distinctive elements of city or neighborhood identity.
- 4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- 5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- 6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- 7) The property has yielded, or may be likely to yield, information important in prehistory or history.




Once the applicable criteria were established, primary source research was also completed to determine appropriate beginning and end dates for the district's period of significance based on these criteria.



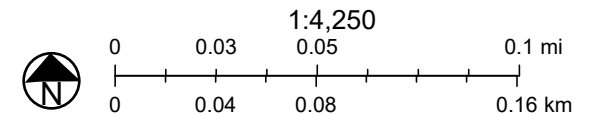
# Map 1: Fifth Street Southeast Historic District

City of Minneapolis



-  District boundaries
-  Contributing Resource
-  Non-Contributing Resource

Last updated 06/24/24



Esri Community Maps Contributors, University Of Minnesota, City of Minneapolis, Metropolitan Council, MetroGIS, Three Rivers Park District, ©



Based on this research, the Fifth Street Southeast Historic District is historically significant under local designation criteria 1, 2, 4, and 6. Its recommended period of significance is 1856 to 1942, reflecting the dates of construction of the earliest and latest buildings in the district that contribute to its historic significance (for more information on areas and period of significance, see Section 3, District Narrative Summary).

## 2.4 SURVEY

In February 2024, Lauren Anderson and Shannon Storey completed a reconnaissance survey of the district, including archival research and fieldwork. Fieldwork was completed on February 6 and 7, 2024, and included field notes and digital photography taken from the public rights-of-way. Additional archival research was completed by sub-consultants Steve Gallo, Kelli Andres Kellerhals, and Lindsey Wallace of 106 Group. Archival research was completed through online and physical repositories, including the Hennepin County Library Digital Collections, the John R. Borchert Map Library at the University of Minnesota, and the City of Minneapolis Historic Permit Dashboard. Primary sources consulted included building permits and permit indices, aerial photographs, Sanborn fire insurance maps, city directories, historical newspapers, and historical photographs; applicable secondary sources such as Penny Petersen's neighborhood history *Hiding in Plain Sight: Minneapolis' First Neighborhood* were also consulted.

Following fieldwork and research, the contributing/non-contributing status of each property was evaluated. Resources were recommended as non-contributing if they were constructed after the end of the period of significance or if, by survey from the public right-of-way, they no longer appeared to retain historic integrity to the period of significance. Integrity was evaluated based on the seven aspects of integrity defined by NPS: location, design, setting, materials, workmanship, feeling, and association (National Park Service 1995, 44).

## 2.5 INVENTORY FORMS

For each of the 71 surveyed principal resources within the district boundaries, the results of fieldwork and research, including recommendations on contributing/non-contributing status, were recorded on a Minnesota Individual Property Inventory Form. Additionally, a Minnesota Multiple Property Inventory Form was prepared for the entire Fifth Street Southeast Historic District. The two parcels within the district that do not contain any buildings or structures were recorded in Section 4 of this report but did not receive an inventory form. Final survey deliverables will include one digital PDF copy of these inventory forms and this survey report as well as a geodatabase of the surveyed properties to be delivered to the City. Inventory forms will also be submitted to SHPO through the Minnesota Statewide Historic Inventory Portal (MnSHIP).

## 2.6 COMMUNITY ENGAGEMENT

The City of Minneapolis held two community engagement meetings for this project, on April 25, 2024 and June 13, 2024. Both meetings were held at the First Congregational Church of Minnesota at 500 8th Ave SE in Minneapolis. At the first meeting, the City presented the reasons for undertaking the resurvey, summarized the project scope and schedule, and provided an opportunity for questions. Approximately 19 members of the public attended. At the second meeting, New History reviewed the



project goals, explained the process for completing the project, and sharing the project findings. The City explained the implications of the project findings for district residents and property owners and provided an opportunity for questions. Approximately 6 members of the public attended.

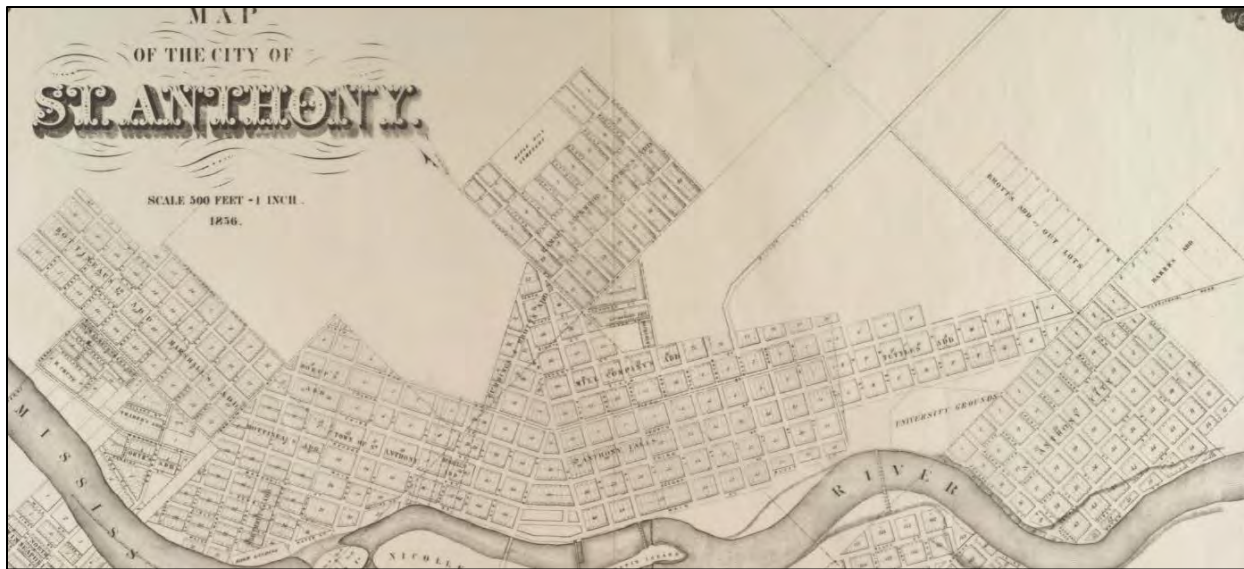
## 3.0 DISTRICT NARRATIVE SUMMARY

### 3.1 DISTRICT HISTORY

Permanent Euro-American settlement in the general vicinity of what is now known as Minneapolis is typically traced back to the United States government's construction of Fort St. Anthony (later known as Fort Snelling) at the confluence of the Mississippi and Minnesota Rivers to the south of St. Anthony Falls (Petersen 1999, 10 – 11). The first significant Euro-American attempt to claim private ownership of land around St. Anthony Falls is generally attributed to Fort Snelling storekeeper and businessman Franklin Steele, who purchased 338 acres on the east side of the falls from the federal government on September 8, 1848 (Petersen 1999, 12 – 16). Steele's settlement on the east bank of the Mississippi River was platted as the town of St. Anthony. The 1849 plat included 56 blocks, each with ten lots, framed by a network of 80-foot-wide streets. The street grid was oriented to the Mississippi River with numbered streets running northwest-southeast (parallel to the river) and named streets running northeast-southwest (perpendicular to the river). By 1850, the town had a population of 656 individuals (Petersen 1999, 6, 17).

In 1855, the community was incorporated as the City of St. Anthony, and adjacent property claims to the north and south were soon absorbed into the city (Petersen 1999, 16 – 17). These adjacent claims included Pierre Bottineau's claim to the north of the original St. Anthony plat (in what is now Northeast Minneapolis) and William A. Cheever's "St. Anthony City" to the south (on what is now the University of Minnesota's East Bank Campus) as shown on the 1856 plat map below (see Figure 1; Chapman and Curtis 1856). St. Anthony established its first store in 1847, its first post office in 1848, its first school in 1849, and its first newspaper in 1851 (Petersen 1999, 16). Main Street, which ran parallel to the Mississippi along the east bank of the river, became the community's first business district (Petersen 1999, 18). In 1851, the Minnesota Territorial Legislature authorized the establishment of a state university at St. Anthony Falls, and first university building was erected at the intersection of Central and University Avenues that year (Petersen 1999, 17). By 1856, the plat map shows the University's grounds located around the existing site of the East Bank Campus (Chapman and Curtis 1856; Petersen 1999, 17). Meanwhile, the community of Minneapolis had been established on the west side of the river – a plat was recorded in 1855 and Minneapolis was formally incorporated in 1856. The first bridge over the Mississippi River linking Minneapolis and St. Anthony was completed in 1855 at the approximate location of the existing Hennepin Avenue Bridge (Attwater 1893, 35, 39; Petersen 1999, 18).

Lumber milling was the early economic backbone of both Minneapolis and St. Anthony as St. Anthony Falls provided the necessary waterpower to turn timber from the region's vast hardwood and pine forests into lumber. The first commercial lumber mill at the falls (constructed by Steele) was built in 1848, and three more were added by 1852. By 1855, the St. Anthony sawmills produced 100,000 board feet of lumber daily and 12 million board feet annually. Beginning in 1855, the federal government claimed ownership of land on the Minneapolis (west) side of the falls and sold this land to private owners, encouraging the construction of mills on the west side as well. By 1869, there were 18 lumber mills operating on the east and west sides of the falls (Anifson et al. 2003; Petersen 1999).



**Figure 1.** Excerpt from 1856 map of St. Anthony Falls. Chapman and Curtis, 1856. Courtesy of Hennepin County Library and Minnesota Digital Library.





**Figure 2.** Excerpt from 1861 map of St. Anthony and Minneapolis. R. Cook, 1861. Courtesy of the University of Minnesota Libraries.



**Figure 3.** Excerpt from 1867 map of St. Anthony and Minneapolis. A. Ruger, 1867. Courtesy of the Library of Congress.

Meanwhile, residential development was underway in the blocks of St. Anthony to the north of the falls. By 1861, a plat map (see Figure 2) shows approximately 20 buildings and structures located in the portion of St. Anthony known today as the Fifth Street Southeast Historic District along 5th Street roughly from its intersection with Spruce Street (now 4th Avenue Southeast) to Birch Street (located within the current right-of-way for Interstate 35W and not extant; Cook 1861). An 1867 bird's eye lithograph of the area (see Figure 3) shows approximately two dozen houses in the same area (Ruger 1867).

The oldest remaining houses in the Fifth Street Southeast Historic District date to the late 1850s and 1860s. The oldest surviving property in the district appears to be the John Dudley house (701 5th St SE), which was likely constructed in 1856. The house appears on the 1861 map at the northeast corner of the intersection of Walnut Street (now 7th Ave SE) and 5th Street Southeast.<sup>1</sup> Seven other dwellings in the district were constructed during the 1850s and 1860s: the Van Cleve House at 601 5th St SE (circa 1858), 813 5th St SE (circa 1859), the Octavius Broughton House at 511 4th Ave SE (circa 1859), the William McNair House at 610 6th St SE (circa 1861), the Thomas Andrews House at 527 5th St SE (circa 1867), the Ross House at 431 5th St SE (circa 1867), and the Woodbury and Mary Fisk House at 424 5th St SE (1869). These early houses were generally designed in the Greek Revival or Italianate architectural styles, or with Greek Revival or Italianate influences, and are a mixture of working, middle-class, and upper-class housing.

As noted in the 1976 local district designation study, “early occupations of the early residents reflect the proximity of the flour and milling industries and the University” (City of Minneapolis ca. 1976). The early residents of 813 5th St SE, the Broughton House (511 4th Ave SE), and the Ross House (431 5th St SE) had occupations such as carpenters, laborers, millwrights, teamsters, and tanners, representing the early working and middle-class occupants of the neighborhood. The McNair House (610 6th St SE), Dudley House (701 5th St SE), Andrews House (527 5th St SE), Van Cleve House (601 5th St SE), and Fisk House (424 5th St SE) were occupied by individuals who achieved local prominence for their business, political, and/or social accomplishments. Charlotte Van Cleve was the first woman to serve on the Minneapolis Board of Education, an advocate for social welfare and women's suffrage, and an author. Woodbury Fisk began his career in the hardware business before establishing himself as a member of the prominent flour milling company Pillsbury, Crocker and Fisk. William McNair served as St. Anthony mayor, Hennepin County attorney, and founder of the Minneapolis Gas Light Company and the Minneapolis Street Railway Company. John Dudley was a prominent lumberman; Thomas Andrews was a Minneapolis alderman and president of the Minneapolis City Council.

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<sup>1</sup> For citations for construction dates, occupants, architects and builders, and other information related to individual properties, see Minnesota Property Inventory Forms.





**Figure 4.** Excerpt from 1873 map of Hennepin County showing Minneapolis Ward Four. George Burdick Wright, 1873. Courtesy of the Minnesota Historical Society and the Minnesota Digital Library.

By 1870, St. Anthony had a population of approximately 5,000 individuals, while neighboring Minneapolis boasted just over 13,000 residents. In 1872, St. Anthony merged with Minneapolis and became known as Minneapolis' "East Division" or "East Minneapolis." Following the merger, St. Anthony streets running perpendicular to the river were given their current names as numbered avenues (Petersen 1999, 17 – 22). Most of the area that is today the Fifth Street Southeast Historic District became part of Minneapolis' Ward 4 as shown on an 1873 plat map (see Figure 4; Wright 1873). By the 1870s, Main Street had begun its transition from a commercial to an industrial area. During the late nineteenth century, the streets now known as Central Avenue and East Hennepin Avenue became two of the area's commercial spines (Petersen 1999, 54 – 55; Peterson and Zellie 1998, 12).

During the late nineteenth century, Minneapolis' economy was shaped by another fast-growing industry: flour milling. The first commercial flour mill on the west side of the falls was established in 1859. By 1871, there were 11 flour mills located around the falls. Innovation in milling techniques during the 1860s sparked a rapid increase in flour production, which rose from \$1.1 million in 1870 to \$20.5 million in 1880, nearly two-thirds of the total value of the city's manufactured products. From 1880 until 1930, Minneapolis claimed the title of the nation's top flour milling city. As the industry grew, its milling firms consolidated their holdings. By 1874, the Charles A. Pillsbury Company owned five mills, and by 1879, the Washburn Crosby Company owned three. These eight mills combined were responsible for

processing more than half of the city's flour (Anifson et al. 2003). Flour milling encouraged the development of other related industries within the city, such as the manufacture of barrels and bags (used for flour storage), milling machinery, and crackers and biscuits. In the late nineteenth century, Minneapolis began to develop as a center of breakfast food manufacturing (Kuhlmann 1925, 151 - 153). At the turn of the twentieth century, the city's lumber milling industry was still going strong. In 1900, Minneapolis produced over 501 million board feet of lumber valued at more than \$12 million. The lumber industry in turn sparked the development of the related millwork industry, which produced blinds, sashes, doors, shingles, moldings, stairs, cabinetry, and other wood products. By 1919, the city had 28 "sash, door, and screen manufacturers" (Hembree 2015, 8.14). Agricultural implement manufacturing also became a key Minneapolis industry (Anderson 1987, 8.2-8.3).

As the Twin Cities became the distributing center for the Midwest, Minneapolis developed a strong wholesale industry (Anderson 1987 8.2-5). The city's large retail trade created a high demand for wholesale goods, and its strong manufacturing interests in flour, lumber, wood products, and farm machinery also encouraged the growth of wholesaling in products such as grain, lumber, and agricultural implements (*Minneapolis Tribune* 1890). Railroad lines were critical for shipping in raw materials and distributing products for Minneapolis firms and businesses. By 1932, the city was served by ten trunk line railroads (Minneapolis Industrial Committee 1932, 17).

The growth in Minneapolis industry was accompanied by the growth of the city's geographic boundaries, infrastructure, and population. By 1887, the city's jurisdiction encompassed nearly all of its modern-day geographic area. In 1880, the city's population was 46,887. By 1890, it had increased by more than 300% to 164,738. In 1900, the total was 202,718. Totals for subsequent decades increased from 301,408 in 1910 to 380,582 in 1920 to 464,356 in 1930. The establishment of the Minneapolis Street Railway Company's horsecar lines in 1875, which were electrified beginning in 1889, allowed residential development to spread beyond the city center. In addition to the streetcars, other infrastructure improvements included street paving (begun in 1882), installation of sanitation systems (begun around 1880), and streetlighting (also began in the 1880s) (Pearson and Roise 2000, 10 – 15; Minneapolis Population History 2024).

Minneapolis' continued growth was reflected in the late nineteenth and early twentieth century residential development of the Fifth Street Southeast Historic District. By the mid-1880s, an 1885 plat map (see Figure 4) and circa 1885 Sanborn fire insurance company maps indicate that there were about 38 dwellings within the existing historic district boundaries. Most of the blocks between 4th Avenue Southeast and 9th Avenue Southeast held between one and five houses fronting on 5th Street Southeast. Several houses were situated on double lots, and approximately one dozen lots remained undeveloped. Most of these buildings were one and one-half or two-story frame houses. A handful of side-by-side duplexes were also present. The mix of smaller working and middle-class housing and larger upper-class housing is reflected in the size of the building footprints and the use of double lots for some of the larger houses. An interesting group of smaller, two-story houses with identical footprints was located along the west side of 8th Avenue Southeast at its intersection with 5th Street Southeast (Sanborn Map Company 1885; Hopkins 1885).



(501 5th St SE), Adelbert Wyman, president of the successful sash, door, and blind manufacturing firm Smith & Wyman (416 8th Ave SE), Guy Nelson, vice president of the successful paper manufacturer Nelson Paper Company (622 5th St SE), respected physician and neurologist Leo Crafts (608 5th St SE), and James Andrews, “transportation expert” and operator of the Andrews Hotel Company (504 5th St SE).

In addition to houses, two architecturally prominent churches were constructed in the district in the late 1800s: Andrew’s Presbyterian Church, a Gothic Revival style church at the northwest corner of 8th Avenue and 4th Street Southeast (1891; demolished circa 2003) and the First Congregational Church, a Richardsonian Romanesque style church designed by notable church architect Warren Hayes at the northeast corner of Street Southeast and 8th Avenue Northeast (500 8th Ave SE; 1888). A small church, the Lutheran Emmanuel Church, was located at the northeast corner of 4th Avenue and 5th Street Southeast by 1885, but this was replaced by two houses constructed at 401 5th St SE and 403 5th St SE in 1895 (Sanborn Map Company 1885; Bronner 1980).

During the early twentieth century, the district continued to develop with residential properties. The 1912 Sanborn Map shows additional infill construction on vacant lots as well as replacement of some of the district’s older residential buildings with new dwellings. However, vacant lots still remained in the blocks along Fifth Street Southeast between 6th Avenue Southeast and 8th Avenue Southeast (Sanborn Map Company 1912). In 1911, an existing 1885 dwelling at 712 5th St SE (not extant) was converted to St. Andrew’s Hospital (now addressed at 414 7th Ave SE), the third institutional building in the district. In 1928, St. Andrew’s expanded their campus with a large five-story addition. By the time the circa 1930 Sanborn Map was prepared, the empty lots between 6th Avenue Southeast and 8th Avenue Southeast had been infilled with new construction, and (with a few exceptions) the district was essentially developed with the majority of the existing buildings. All residential buildings are shown as one and one-half or two-story buildings. Most were of frame construction with approximately one dozen brick or brick-veneered buildings. Additionally, comparison of the 1912 and circa 1930 maps indicates that some residential flats and apartment buildings were added to the neighborhood between those dates (Sanborn Map Company 1912 and 1930).

Research on individual properties indicates that 24 of the existing district buildings were constructed between 1901 and 1928. Queen Anne, Richardsonian Romanesque, Colonial Revival, Tudor Revival, Craftsman, and Prairie School architectural styles are represented in these buildings. Several were designed by notable architects, including John Lindstrom (717 5th St SE), Harry Wild Jones (604 5th St SE), the firm of Colburn and Kees (414 5th Ave SE), Ernest Haley (406 5th St SE, 413 5th St SE, and 414 5th St SE), Ernest Kennedy (419 5th St SE), Olin Round (509 5th St SE) and Jerome Paul Jackson (617 5th St SE). A few of the occupants of these early twentieth century homes achieved local significance within their respective careers, such as Charles Rickard (618 5th St SE) of the Minnesota School of Business, Fred L. Smith (419 5th St SE), proprietor of the *Minneapolis Chronicle*, president of the Harrison & Smith publishing company, and member of the Minneapolis City Council and Park Board, and Edward Davis (621 5th St SE), head of the University of Minnesota Mines Experiment Station.

Many middle and working-class residents lived in the district during the late nineteenth and early twentieth centuries. City directory research indicates that by 1920, approximately half of the contributing buildings in the district had been utilized as multi-family housing at some point since their



construction. By 1930, the majority of the contributing residences had been occupied as multi-family housing. Generally, occupants of multi-family housing had working or middle-class occupations. The most common included clerks, salesman, stenographers, and teachers. Additionally, many residents were listed as students, instructors, or professors at the University of Minnesota, reflecting the close proximity of the university to the neighborhood.

Building permit records indicate that the last extant building constructed in the district before the onset of the Great Depression in 1929 was built in 1928. None of the existing buildings in the district were constructed between 1929 and 1938, reflecting the impact of the Great Depression and general slowdown in residential construction in Minneapolis from 1932 until the late 1930s (Borchert et al., 161-62). Between 1939 and 1942, four additional residences were constructed in the district: a 1939 single family residence (508 5th St SE), a 1942 duplex (521 5th St SE), a 1940 fourplex (520 5th St SE), and a 1942 apartment building (814 5th St SE). The 1942 apartment building is a good example of the Colonial Revival style, while the other buildings reflect elements of the Colonial and Tudor Revival architectural styles.

### 3.2 DESIGNATION CRITERIA AND PERIOD OF SIGNIFICANCE

#### *Previous Designation Criteria*

The Fifth Street Southeast Historic District was locally designated by the City of Minneapolis in 1976 and certified by the National Park Service as meeting the requirements for listing in the National Register of Historic Places in 1980 (Bronner 1980; City of Minneapolis 1976). The local historic district designation study prepared in 1976 references five applicable “guidelines” for local designation of the district, which appear to have been an earlier version of the city’s current designation criteria. The guidelines cited in the designation study include:

- Guideline 1: ...exemplify the broad trends of cultural, political, economic or social history
- Guideline 2: ...are associated with the lives of historic personages
- Guideline 3: ...display the distinguishing characteristics of an architectural type inherently valuable for study of a style or method of construction
- Guideline 4: ... are notable works of master builders, engineers, designers, artist, craftsmen or architects.

The designation study also cites local designation guideline 5, “An area shall be considered for district designation if the area has a sense of visual cohesion expressed through a harmony of related details, architectural or otherwise, based upon such elements of quality (aesthetic) as...concentration or clustering of structures” (City of Minneapolis 1976).

The designation study summarizes the Fifth Street Southeast Historic District as an area that “grew gradually from the beginnings of the City of St. Anthony to the present. The area developed between two industrial areas, and [the] Central Avenue commercial area and the University of Minnesota. The early occupations of the early residents reflect the proximity of the flour and milling industries and the University.” The majority of the six-page study consists of descriptions of the architecture and original occupants of 20 district resources “of special significance” constructed between 1858 and 1916, though the designation study notes that “a number of other



buildings...contribute to the area's significance" as well. While many of the houses on this 20-property list were constructed for the district's wealthier and socially prominent residents, several smaller homes for "people of more modest means" are also included, as were the district's two churches (Andrew Presbyterian Church, now demolished, and First Congregational Church; City of Minneapolis ca. 1976).

To support the district's significance under Guidelines 3 and 4, the designation study focuses on several examples of the "Italianate bracketed style of the nineteenth century," including the Woodbury Fisk House (424 5th St SE), the Thomas Andrews House (527 5th St SE), the Van Cleve House (603 5th St SE), the William McNair House (610 6th St SE), and the John Dudley House (701 5th St SE) (though the Van Cleve House is perhaps better described as Greek Revival, and the Dudley House is not a true high-style example of the Italianate style). The study mentions the Richardsonian Romanesque style and interior Akron plan of the First Congregational Church and the medieval revival architecture of Andrew Presbyterian Church. The study also asserts that "the Lawrence residence [622 5th St SE]; the W. H. and Harry Andrews residences, [504 5th St SE, 424 5th Ave SE, and 416 5th Ave SE]; the Lenhart residence, [600-604 5th St SE]; the Ives residence, [406 5th St SE], and several others enhance the more significant buildings to form a concentration of well designed and constructed structures. The workmanship of these buildings is notable." These latter properties are examples of Italianate, Richardsonian Romanesque, and Colonial Revival architecture (City of Minneapolis 1976).

To support the district's significance under Guidelines 1 and 2, the designation study notes that "the residents of these dwellings took an active part in the economic and political life of their times" and describes several district residents who achieved recognition for their political and economic contributions to the city. These include women's suffragist and first female Minneapolis school board member Charlotte Van Cleve, alderman and City Council president Thomas Andrews, Hennepin County attorney, school director, and mayor of St. Anthony William McNair, Minneapolis alderman and Park Commission president Fred L. Smith, and businessmen and entrepreneurs engaged in the city's lumber, sash and door, and flour milling industries (John Dudley, Lawrence Nelson, and Woodbury Fisk). The study also indicates that "the occupants of the small dwellings were a part of the industrial growth and development of the city as well" (City of Minneapolis ca. 1976). In other words, the study appears to imply that the occupations and political engagement of district residents, both upper and working class, reflected broader trends in the development and history of St. Anthony and Minneapolis (Guideline 1), and that some individual residents of the district should be considered significant "historic personages" (Guideline 2).

The brief documentation submitted for NPS certification of the district in 1980 provides little additional historic background or justification for the district's significance. It notes that the district began as "scattered residential development on the edge of the pioneer milling town of St. Anthony," with nineteenth century houses that included both the larger residences of wealthy merchant families and smaller properties that were generally used as rental housing. The documentation mentions several specific examples of late nineteenth and early twentieth century properties, and notes that "houses of brick and frame construction were built in the 1910s and 1920s with a few in the 1930s. The residential nature of the street with two and two and a half stories persisted." The documentation provides an incomplete list of contributing, non-contributing, and "neutral" properties within the district. Properties listed as contributing have construction dates of circa 1857 (John Dudley House; 701 5th St SE) to 1940

(520 5th St SE). The only properties specifically listed as non-contributing are two apartment buildings constructed in 1960 (Bronner 1980).

*Current Designation Criteria and Proposed Period of Significance*

Today, the City of Minneapolis has seven local designation criteria outlined Article V, Chapter 599, Title 23 in the Minneapolis Code of Ordinances:

The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city or neighborhood identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

Based on the rationale for designation noted in the local landmark designation study and certification documentation as well as analysis of the district's history as outlined above, the Fifth Street Southeast Historic District is significant under current City of Minneapolis designation criteria 1, 2, 4, and 6. As part of the oldest platted area in the town of St. Anthony, the neighborhood predates the establishment of the City of Minneapolis. As one of the oldest (if not *the* oldest) residential neighborhood in the city which continued to develop well into the twentieth century, the district is associated with time periods that exemplify broad patterns of political, economic, and social history from the establishment of St. Anthony in the mid-nineteenth century to the development of Minneapolis' lumber and flour milling and other industries and the resulting population growth in the late nineteenth and early twentieth centuries. Therefore, the district is significant under Criterion 1. Some of the area's residents achieved local significance for their social, political, and/or business accomplishments. Therefore, the district is also significant under Criterion 2. Of the 64 contributing buildings in the district constructed between 1856 and 1942, approximately half can be said to embody the distinguishing characteristics of nineteenth and twentieth-century architectural styles, and some of these were designed and/or constructed by master architects and builders. Therefore, the district is also significant under Criteria 4 and 6.

In lieu of specific guidance in the Minneapolis preservation ordinance, National Park Service (NPS) guidance was used to inform the district's recommended period of significance. According to NPS, a property's period of significance is "the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for...listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction." The period of significance for the district begins with the date of construction of the oldest extant property, the John Dudley House, in circa 1856. The end date of the period of significance is 1942, the date of construction of the last building that contributes to the district's architectural significance and which marks the end of the district's residential development. While it is possible that significant individuals may have resided in the district past 1942, the majority of the district's known significant residents were no longer living within the district boundaries at that date. Therefore, this period of significance encompasses the district's significance under Criteria 1, 2, 4, and 6. **The period of significance for the district is 1856 – 1942.**

## 4.0 SURVEY RESULTS AND RECOMMENDATIONS

New History completed a reconnaissance survey of all principal resources within the Fifth Street Southeast Historic District. This included seventy-one (71) primary resources. Sixty-four (64) of those resources are recommended as contributing to the historic district; seven (7) are recommended as non-contributing due to a loss of historic integrity or date of construction after the end of the period of significance in 1942 (see Table 1 below and Map 1 in Section 2 of this report). Two vacant parcels are also located in the district and are reflected in the table below.

Table 1. Properties within the 5th Street Southeast Historic District

Resource No.	Parcel No(s).	Inventory No.	Address	Historic Name	Const. Date	Contributing Status
1	2302924140013	HE-MPC-07688	516 4th Ave SE	Parker House	ca. 1881	Contributing
2	2302924140009	HE-MPC-07681	514 4th Ave SE	House	1926	Contributing
3	2302924140108	HE-MPC-07678	511 4th Ave SE	Octavius Broughton House and Garage	ca. 1859	Contributing
4	2302924140017	HE-MPC-03220	323 5th St SE	John G. Craig House	ca. 1892	Contributing
5	2302924140016	HE-MPC-07661	327 5th St SE	Duplex and Garage	ca. 1900	Contributing
6	2302924140011	HE-MPC-07663	401 5th St SE	House and Garage	1895	Contributing
7	2302924140010	HE-MPC-03222	403 5th St SE	House and Garage	1895	Contributing
8	2302924140008	HE-MPC-07664	405 5th St SE	House and Garage	ca. 1880	Contributing
9	2302924140007	HE-MPC-07665	413 5th St SE	Joseph Todd House and Garage	1901	Contributing
10	2302924140005	HE-MPC-07656	419 5th St SE	Fred L. Smith House, Carriage House, and Garage	1904	Contributing
11	2302924140125 2302924140126 2302924149002	HE-MPC-07671	423 5th St SE 425 5th St SE	Duplex and Garage	ca. 1883	Contributing
12	2302924140002	HE-MPC-07673	431 5th St SE	Ross House	ca. 1867	Contributing
13	2302924140001	HE-MPC-07679	511 5th Ave SE	Duplex	1905	Contributing
14	2402924230078	HE-MPC-07682	514 5th Ave SE 516 5th Ave SE	Duplex	ca. 1912	Contributing
15	2402924230077	HE-MPC-03226	501 5th St SE	John E. and Edwin L. Lockwood House	ca. 1893	Contributing
16	2402924230076	HE-MPC-07657	509 5th St SE	House and Garage	1915	Contributing
17	2402924230075	HE-MPC-07685	515 5th St SE	Apartment Building	1961	Non-contributing
18	2402924230074	HE-MPC-07693	521 5th St SE	Duplex and Garage	1942	Contributing
19	2402924230172 2402924239005 2402924230173	HE-MPC-03228	505 6th Ave SE 527 5th St SE	Andrews House	ca. 1867	Contributing
20	2402924230072	HE-MPC-07680	513 6th Ave SE	House and Garage	1898	Contributing
21	2402924230083	HE-MPC-07691	517 6th Ave SE	House	1891	Contributing
22	2402924230063	HE-MPC-07690	516 6th Ave SE	House	1893	Contributing

23	2402924230064	HE-MPC-03247	514 6th Ave SE	House	1893	Contributing
24	2402924230061	HE-MPC-07676	510 6th Ave SE	House and Garage	1922	Contributing
25	2402924230161 2402924230162 2402924239002	HE-MPC-03230	601 5th St SE 603 5th St SE	Horatio P. and Charlotte Van Cleve House and Garage	ca.1858	Contributing
26	2402924230065	HE-MPC-03248	610 5th St SE	McNair House	ca. 1861	Contributing
27	2402924230170 2402924230171 2402924239004	HE-MPC-03231	611 5th St SE	Richard Phelan House and Garage	1916	Contributing
28	2402924230058	HE-MPC-07658	617 5th St SE	Morrison, Frank L., House and Garage	1919	Contributing
29	2402924230057	HE-MPC-07698	621 5th St SE	Davis, Edward W., House	1922	Contributing
30	2402924230055	HE-MPC-03233	629 5th St SE	Peter Lees House and Garage	1894	Contributing
31	2402924230056	HE-MPC-07686	515 7th Ave SE	House	1925	Contributing
32	2402924230048	HE-MPC-22696	510 7th Ave SE	House and Garage	1927	Contributing
33	2402924230046	HE-MPC-03234	701 5th St SE	Dudley, John, House	ca. 1856	Contributing
34	2402924230045	HE-MPC-07700	707 5th St SE	Apartment Building and Garage	1923	Contributing
35	2402924230044	HE-MPC-08363	715 5th St SE	Duplex and Garage	1912	Contributing
36	2402924230039 2402924230040 2402924230041 2402924230042 2402924230043 2402924239000	HE-MPC08364	717 5th St SE	Fourplex and Garage	1914	Contributing
37	2402924230036	HE-MPC-17593	501 8th Ave SE	House	ca. 1885	Contributing
38	2402924230038	HE-MPC-07674	505 8th Ave SE	House and garage	ca. 1882	Contributing
39	2402924230037	HE-MPC-03259	509 8th Ave SE	House	ca. 1882	Contributing
40	2402924230035	HE-MPC-17595	513 8th Ave SE	House	ca. 1882	Non-contributing
41	2402924230028	HE-MPC-03126	500 8th Ave SE	First Congregational Church	1888	Contributing
42	2402924230027	HE-MPC-07659	813 5th St SE	House	ca. 1859	Contributing
43	2402924240134	N/A	820 6th St SE	Vacant Parcel	N/A	N/A
44	2402924320090 2402924320091 2402924320092 2402924320093 2402924329000	HE-MPC-08370	814 5th St SE	Apartment Building	1942	Contributing
45	2402924230126	HE-MPC-08369	806 5th St SE	Apartment Building	1923	Contributing
46	2402924230128	HE-MPC-08367	800 5th St SE	House	1894	Contributing
47	2402924230127	HE-MPC-07669	420 8th Ave SE	Wagner House and Garage	1897	Contributing
48	2402924320012	HE-MPC-07660	416 8th Ave SE	Adelbert A. Wyman House	1899	Contributing
49	2402924230177	HE-MPC-22674	401 8th Ave SE	Apartment Building	2012	Non-contributing



50	2402924230130	HE-MPC-09806	417 8th Ave SE	House	ca. 1882	Contributing
51	2402924230131	HE-MPC-09805	419 8th Ave SE	House	ca. 1883	Contributing
52	2402924230157 2402924230158 2402924230159 2402924230160 2402924239001	HE-MPC=22675	425 8th Ave SE 427 8th Ave SE 429 8th Ave SE 431 8th Ave SE	Fourplex	1982	Non-contributing
53	2402924230176	HE-MPC-17573	414 7th Ave SE	St. Andrew's Hospital	1928	Contributing
54	2402924230134	HE-MPC-03232	622 5th St SE	William H. Lawrence House	ca. 1871	Contributing
55	2402924230163 2402924230164 2402924230165 2402924239003	HE-MPC-07696	608 5th St SE 610 5th St SE 612 5th St SE	Leo Crafts House and Garage	ca. 1882	Contributing
56	2402924230137	HE-MPC-07654	604 5th St SE	Frank F. Lenhart House and Garage	1916	Contributing
57	2402924230145	HE-MPC-03229	530 5th St SE	Elmroe Apartments	circa 1927	Contributing
58	2402924230146	HE-MPC-07692	520 5th St SE	Fourplex and Garage	1940	Contributing
59	2402924230147	HE-MPC-07689	514 5th St SE	Apartment Building	1960	Non-contributing
60	2402924230148	HE-MPC-07675	508 5th St SE	House	1939	Contributing
61	2302924140026	HE-MPC-03227	504 5th St SE	James C. Andrews House	1899	Contributing
62	2302924140027	HE-MPC-22678	414 5th Ave SE	Harry Andrews House and Garage	1901	Contributing
63	2302924140032	HE-MPC-03225	424 5th St SE	Woodbury and Mary Fisk House	1869	Contributing
64	2302924140033	HE-MPC-07670	420 5th St SE 422 5th St SE	Duplex and Garage	1925 circa	Contributing
65	2302924140034	HE-MPC-07668	418 5th St SE	House and Garage	1885	Contributing
66	2302924140036	HE-MPC-07666	414 5th St SE	Clifford Ives House and Garage	1912	Contributing
67	2302924140035	HE-MPC-07655	406 5th St SE	Arthur Ives House and Garage	1905	Contributing
68	2302924140037	HE-MPC-07662	400 5th St SE	Frank Warden House and Garage	1891	Contributing
69	2402924230155	N/A	516 7th Ave SE	Vacant Parcel	N/A	N/A
70	2402924230166 2402924230167	HE-MPC-22670	614 5th St SE 616 5th St SE	Duplex	1988	Non-contributing
71	2402924230168 2402924230169	HE-MPC-07697	618 5th St SE 620 5th St SE	Charles Rickard House and Garage	ca. 1911	Contributing
72	2302924140109	HE-MPC-07684	517 7th Ave SE	House	ca. 1859	Contributing
73	Not yet assigned	HE-MPC-22695	605 5th St SE	House	2024	Non-contributing

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## APPENDIX A.

### City of Minneapolis Local Historic District Designation Study, 1976

HERITAGE PRESERVATION COMMISSION  
 210 City Hall  
 Minneapolis, Minnesota 55415

348-6538

1. NAME:

Common: 5th Street Southeast

and/or Historic: same

2. LOCATION:

Southeast 5th Street from 4th Avenue to 35W; from the property line between Southeast 4th Street and Southeast 5th Street to 6th Street Southeast (see attached map).

3. CLASSIFICATION:

Category:		Ownership:		Status:	
District	<u>X</u>	Public	___	Occupied	<u>X</u>
Building	___	Private	___	Unoccupied	___
Structure	___	Both	<u>X</u>		
Interior	___				

Present Use:

4. OWNER OF PROPERTY:

Owner's Name: Under Private Ownership  
 Street and Number:  
 City or Town:

5. DESCRIPTION: See general description

Condition: excellent \_\_\_ good \_\_\_ fair \_\_\_ deteriorated \_\_\_

Integrity: altered \_\_\_ unaltered \_\_\_  
 moved \_\_\_ original site \_\_\_

Date of construction:

Architect (if known):



- 1 -

**Description:**

describe the present and original (if known) physical appearance

The 4 1/2 block long area grew gradually from the beginnings of the City of St. Anthony to the present. The area developed between two industrial areas, and Central Avenue commercial area and the University of Minnesota. The early occupations of the early residents reflect the proximity of the flour and milling industries and the University.

The location of the sites of major importance in this district are noted on the attached map. Of special significance are:

1. Woodbury Fisk residence, 424 S. E. 5th Street, built in 1870, exemplifies the influence of the Italian Renaissance revival on Victorian architecture. The beige brick 2-story residence has several 1st story wooden bay windows with heavy bracketed cornice moldings, windows with heavy wooden window caps and a broad bracketed cornice. The dwelling is in excellent exterior condition.

The original owner was from New Hampshire and related by marriage to Gov. John Pillsbury and Thomas Andrews. He settled in Minneapolis in 1856, engaged in the hardware business, but later became a member of the prominent milling company of Pillsbury, Crocker and Fisk. He built houses for his daughters in the same block.

2. Thomas Andrews residence, 527 S. E. 5th Street, built in 1869, is a 2-story frame residence, distinguished by its attenuated paired windows surrounded by decorative moldings. The frame building has an almost flat hipped roof like the Fisk house, with wide bracketed eaves.

Thomas Francis Andrews, a contemporary of Woodbury Fisk migrated from New Hampshire in 1855 and established himself in the mercantile business. He married in 1859 Miss Lizzie Fisk, who died in 1866 leaving one son, George Cutler. Andrews afterwards married Mary A. Fisk in 1871. They had two children. Andrews was an alderman in St. Anthony and later in Minneapolis for a total of some thirteen years.

George Cutler Andrews was born in Minneapolis in 1863. He graduated in 1887 from the University of Minnesota, majoring in mechanical engineering. He owned his own contracting business in steam and hot water heating plants. He invented several new forms of radiators, "one of which resulted in gaining an increase of twenty-five percent in the heating capacity, and this was used in the new Hennepin County Court House."

3. Van Cleve residence, 603 S. E. 5th Street, is a simple relatively unaltered Victorian building. The frame dwelling, built in 1858, forms a step between the Greek revival house of the first half of the nineteenth century and the more flamboyant Victorian dwellings of the last half. Constructed in a symmetrical design, that is basically Greek revival, it hints in its details (such as the eave brackets, the entrance posts and in the third floor windows) of the Queen Anne revival style to come.

The house was built by Colonel William M. Kimball, an early Regent of the University of Minnesota and sold in 1863 to the Van Cleve family, who lived in it until 1926. Charlotte Ouisconsin Clark Van Cleve was born in Prairie du Chien in 1819, the first white child born in what was later to become the states of Wisconsin



and Minnesota. Her father served at Fort Snelling, where Charlotte, just 16 years old, married Horatio Van Cleve. Mrs. Van Cleve was "a warm advocate of equality of women before the law; including the ballot" and was the first woman elected to the school board for East Minneapolis. She was interested in the fate of "fallen women" and organized the Sisterhood of Bethany to assist them.<sup>2</sup>

Horatio Phillips Van Cleve graduated from the United States Military Academy at West Point in 1831, and was commissioned a second Lieutenant in the Fifth U.S. Infantry. He was appointed colonel of the Second Minnesota Regiment in 1861, served during the Civil War until its conclusion, being mustered out as a brigadier general. He was appointed adjutant general of Minnesota from 1866 to 1870 and 1876 to 1882. He also served as St. Anthony postmaster and on the Board of Education.

General Van Cleve lived to be 82 years old and Mrs. Van Cleve to be 97. There are two houses on 6th Ave. S.E. that were built for their children.

4. William McNair residence, 618 S. E. 6th Street, was moved in 1904 from 609 S.E. 5th Street to its present location. Built in the 1870's the dwelling shares many traits with the Flisk, Andrews and Van Cleve houses such as a simple window molding with cornice detailing, a bay window and a bracketed hipped roof. It also has an unusually shaped dormer window.

William Woodbridge McNair moved to Minneapolis in 1857 from Wisconsin (originally from Groveland, N.Y.) and formed a law partnership. He served as Hennepin County Attorney, a school director of St. Anthony and Mayor of St. Anthony. He was one of the organizers of the Minneapolis Gas Light Company and of the Minneapolis Street Railway Company. McNair was on the board of directors of the Minneapolis and St. Louis Railway Company and had interests in a lumber company and in brick yards. He also owned "more than a thousand acres of land in the environs of the city".<sup>3</sup> At the time of his death in 1885 he was building a farm house and barns on "lands overlooking the city" at 1301 Linden Avenue.

McNair's estate was settled in 1897 between his widow Louise Wilson McNair and his daughters Agnes M. Hull and Louise P. McNair. Mrs. Hull acquired the house at 609 S. E. 5th Street. She continued until 1922 to own but not live at the residence, which Hull moved onto 6th Street.

5. John Dudley residence, 701 S. E. 5th Street, a two story frame dwelling that is less Italianate than the other residences (discussed above), The simple style and the builders familiarity with wood as a building medium. The "L" shaped house has pilasters in each corner, similar to those on the Van Cleve house. They are flat with an indented center portion, rounded on the ends and topped with simple capitals. Windows are two over two glass with simple drip moldings. The main entrance is protected by a hipped roof with bargeboards. A flat roof porch fits neatly into the center of the "L" and is supported by paired square columns.

The gable end of the front wing contains a circular window with elaborate molding. Bead molding forms a drip mold which is pierced by a Corinthian keystone. The roof is gabled with small brackets neatly contained under the eaves.

John Dudley was born and raised in Maine, which explains in part the appearance of his residence. He migrated west in 1852, engaging in the lumber business as he had in Maine. He settled permanently in St. Anthony in 1866. By 1892 he owned lumber yards at Appleton and Prescott, Wisconsin and St. Paul Park, Monte-



video and owned stock in Northwestern Consolidated Milling Company and the First National Bank of Minneapolis.

He married Hannah Babbidge in 1836 in Maine. They had one daughter and adopted his niece's four children. Mrs. Dudley held title to the house until 1916.

6. First Congregational Church, 500 S. E. 8th Avenue, was designed by Minneapolis architect Warren H. Hayes. The cornerstone was laid in 1886. The building, constructed of rock-faced rose sandstone and featuring large round arch windows, reflects the influence of the Romanesque Revival popularized by architect H. H. Richardson.

The plan is distinctive because it is based on the "Akron Plan" first used in 1868 in Ohio. The plan sought to produce a setting in which the Sunday school and the congregation proper would celebrate opening services together and later separate into groups.

A number of the early families, who lived on S. E. 5th Street, such as the Fisk's and Andrew's were involved in First Congregational. It was designated for heritage preservation on August 1, 1974.

7. Andrew Presbyterian Church, 729 S. E. 4th Street, was designed by architect Charles S. Sedgwick as a replica of St. Giles in Edinburgh, Scotland. It is a well designed Medieval Gothic building, which is well sited, taking advantage of the corner lot forming an open area in front of the entryway. The light shade of the blue limestone, the small size (as opposed to monumental), the fine building proportions and the sensitive design contribute to the charm of the edifice. It was built in 1890-91.

Early members of the church included the Van Cleve, MacPhail and Chute families.

Organized in 1857 as the First Presbyterian Church of St. Anthony in the Territory of Minnesota, it was renamed Andrew Presbyterian in 1861 in memory of Mrs. Catharine Andrew. The congregation merged with another congregation in 1966, renaming the church Andrew-Riverside Presbyterian.

8. Lawrence, later Nelson residence, 622 S. E. 5th Street is a beige brick residence with a heavy bracketed cornice, which is similar to the Victorian Italianate style of the Woodbury Fisk residence, 424 S. E. 5th Street.

The dwelling dates from 1872-73 when W. H. Lawrence, a wholesale and retail dealer in flour, feed, grain and produce built it. His widow sold the property in 1900 to Guy H. Nelson, an officer of the Nelson-Frey Co. and the Nelson Paper Co.

9. W. H. and Harry Andrews residences, 504 S. E. 5th Street, (also 424 5th Avenue) and 416 S. E. 5th Avenue, were built 2 years apart by different architects, but they match each other in material, porch design, proportions, roofline and architectural style. Built in Richardsonian Romanesque style the duplex (540 S.E. 5th Street) was designed by Ernest Kennedy in 1899 and the single dwelling (416 S. E. 5th Avenue) was designed by the firm of Kees and Colburn in 1901.

Harry H. Andrews was an exporter of flour and bran; born in Massachusetts; came to Minneapolis in 1892; head of firm of Andrews & Co.

10. Lenhart residence, a roughly Georgian revival building at 600-604 S.E. 5th Street was designed by architect Harry W. Jones and built by day labor in



1916 for wagon manufacturer Frank F. Lenhart. The building was owned by the same family until 1975, is basically unchanged.

11. Arthur H. Ives residence, 406 S. E. 5th Street, is a relatively unaltered 1905 frame dwelling. The 2-1/2 story residence has a limestone foundation, a pillared, flat roofed front porch, symmetrical window arrangement and pedimented gable windows. A brick chimney rises on the southeast side and a bay window on the northwest side. Mr. Ives was the manager for the Ives Ice Cream Company, 213-215 S. E. 2nd Street. The house was designed by Ernest C. Haley, a Minneapolis architect.

12. Fred L. Smith residence, 419 S. E. 5th Street, is a fairly typical Midwestern style house with a front porch, wood siding and hipped roof with gable windows. Built in 1904 and designed by architect Ernest Kennedy, the house is similar to the Ives house. Mr. Smith began as a printer in Minneapolis in 1857, became foreman and later proprietor of the Minneapolis Chronicle. He became president of Harrison and Smith, a publishing company in 1871. He served on the Park Board and on City Council.

13. 501 S. E. 5th Street, is a 3-story frame house with the numerous brackets under the front porch roof, second story and the gable end. It is a large house with many sensitive additions.

14. 509 S. E. 5th Street, is a 2-1/2 story brick and half timber residence built in 1915 for Ezra A. Upham, who was in real estate. Designed by Olin Round of St. Paul.

15. 611 S. E. 5th Street, was built in 1916 for Richard J. Phelan, M.D. whose office was at 328 E. Hennepin. Designed by architect L. J. Johnson, it is a Tudor-style brick and half timbered residence with matching garage.

16. 617 S. E. 5th Street, was designed by architect Paul Jerome Jackson and built in 1919 for miller Frank L. Morrison. It is a square brick 2-story residence with a gabled portico that has brick posts.

17. Peter Lees residence, 629 S. E. 5th Street, is a 2-1/2 story frame house with a wrap-a-round front-side porch. Lees was in 1895-96 the superintendent of Gillet-Herzog Manufacturing Co. and later the superintendent for Architectural Iron & Bridge Work (cor. 7th ave. se and 2d). House was built in 1894 for \$6,000.

18. 813 S. E. 5th Street, 405 S. E. 5th Street and 416 S. E. 4th Avenue were all built before 1884 and are simple, small scale frame residences. Alterations and additions have not destroyed the original fabric of these buildings. These buildings were the housing answer for people of more modest means than the merchants and lumberyard owners, but they convey a feeling of the age they were built in.

19. 416 S. E. 8th Avenue, built in 1899, this 2-1/2 story frame house is relatively unaltered. The original owner was Adelbert A. Wyman, an estimator for Smith and Wyman, manufacturers of sash, doors and blinds.

20. 417 and 421 S. E. 8th Avenue, built before 1884, are an interesting pair due to the roofline, but the dwellings have been much altered. The design was probably copied from a pattern book.

In addition to these mentioned, there are a number of other buildings that contribute to the area's significance.



## Significance Evaluation

Guideline district - 5 "An area shall be considered for district designation if the area has a sense of visual cohesion expressed through a harmony of related details, architectural or otherwise, based upon such elements of quality (aesthetic) as . . .

### B. Concentration or clustering of structures".

There is a concentration of significant structures within the four and a half block long area. The twenty or so buildings listed in the area's description are an indication of the sort of buildings in the area that are worthy of preservation. There are buildings of import along the street with supporting structures throughout the area.

The individual buildings, which make up this concentration are important for several reasons. General guideline 3 provides that a building is significant if it displays the "distinguishing characteristics of an architectural type inherently valuable for study of a style or method of construction." This guideline relates strongly to general guideline 4, which states that individual buildings "may be notable works of master builders, engineers, designers, artists, craftsmen or architects."

The Woodbury Fisk residence, 424 Southeast 5th Street; the Thomas Andrews residence, 527 Southeast 5th Street; the Van Cleve residence, 603 Southeast 5th Street; the McNair residence, 610 Southeast 6th Street; and the John Dudley residence, 701 Southeast 5th Street are excellent examples of the Italianate bracketed style of the nineteenth century.

The Fisk house with its beige brick facade, window cap moldings, prominent brackets and prominent cornice is the most Italianate of the five residences. The Lawrence (later Nelson) residence, 622 Southeast 5th Street, is a less skilled example. The Thomas Andrews residence, frame rather than brick, has a similar style, as seen in the almost flat hipped roof and the prominent brackets. However, the front porch pediment ties it stylistically to the older Van Cleve house, which is primarily a Greek revival house. The remarkable element in the Andrews house is the paired attenuated windows coupled by window moldings.

The Van Cleve residence is, as was stated above, a Greek revival house, but with the addition of brackets. The small building has exquisite details such as the portico posts; the balustrade which connects the bay windows to the portico; and the corner pilasters, which are similar to those found on the Dudley residence. The pilasters are flat with an indented center portion, rounded at the top and topped by brackets instead of the regular classical capital.

The Dudley house's pilasters have a capital between the top of the column and the brackets. This residence has some similarity to the Van Cleve residence, but has in its own right a New England (or Maine) quality about it, particularly in the massing, the windows, door arrangement and the gabled roof.

The McNair residence has the prominent bracket, cornice of the Fisk and Andrews residences with a steeper hipped roof. The symmetrical window arrangement is similar to the Van Cleve residence.

First Congregational Church of Minnesota exemplifies the Richardsonian Romanesque style and of the interior Akron plan. Andrew Presbyterian Church reflects the



trend in architecture to romanticize the medieval period with revival styles and with, as in this case, copies of medieval buildings.

The Lawrence residence, 622 Southeast 5th Street; the W. H. and Harry Andrews residences, 504 Southeast 5th Street, 424 Southeast 5th Avenue and 416 Southeast 5th Avenue; the Lenhart residence, 600 - 604 Southeast 5th Street; the Ives residence, 406 Southeast 5th Street and several others enhance the more significant buildings to form a concentration of well designed and constructed structures. The workmanship of these buildings is notable.

The residents of these dwellings took an active part in the economic and political life of their times.

General guideline 1 "Structures, land, areas or buildings considered for preservation shall exemplify the broad trends of cultural, political, economic or social history" and guideline 2 "may be those associated with the lives of historic personages."

Charlotte Van Cleve was involved in the woman's suffrage movement in the nineteenth century, which led in Minnesota to the passage of an act in 1875, allowing women to vote for school elections. Mrs. Van Cleve was the first woman elected to the school board for the east side of Minneapolis. Women were not allowed to vote in other elections for some time, but this partial suffrage was important in the state's political history.

Several other residents of S. E. 5th Street were involved in city politics. Thomas Andrews served as an alderman for some thirteen years, serving as president of city council two years. William McNair served as Hennepin County Attorney, a school director of St. Anthony and as mayor of St. Anthony. Fred L. Smith, 419 S. E. 5th Street served as a Minneapolis Alderman from 1877 to 1881. He was elected president of Park Commissioners 1907-08, first elected as a member in 1896. He was one of the members of the delegation that persuaded Theodore Wirth to become the park superintendent.

Other people in the Fifth Street area are important in the economic development (guideline 1 "economic history") and growth of the City of St. Anthony and later the City of Minneapolis. The city grew at first due to the falls and the industries that could benefit from the water power generated by the falls. The lumber industry (John Dudley) and related industries, furniture, sash and door, (Lawrence, Nelson) was the city's first major industry and later the flour industry (Woodbury Fisk). The occupants of the small dwellings were a part of the industrial growth and development of the city as well.

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#### Footnotes

<sup>1</sup>A Half Century, p. 393-394

<sup>2</sup>Neill Edward History of Hennepin County, N. Mpls. Store Publ. Co. 1881, p. 650

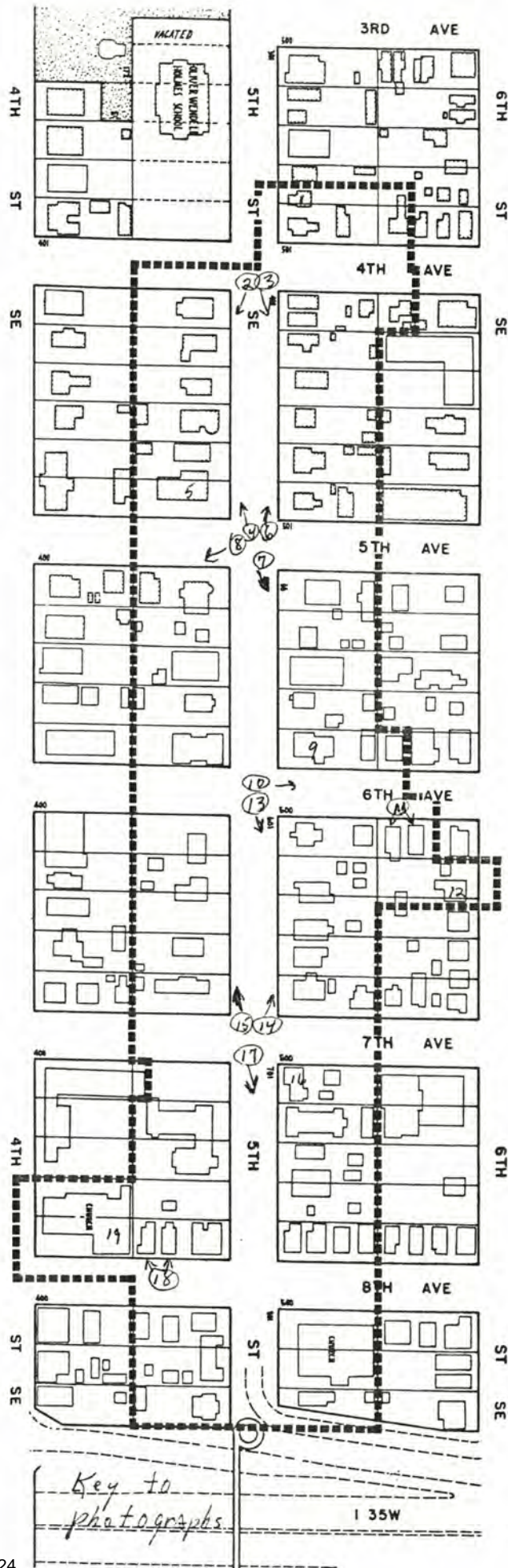
<sup>3</sup>Atwater, Isaac, History of Minneapolis, 1892, p. 456



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# S.E. 5TH STREET HISTORIC DISTRICT





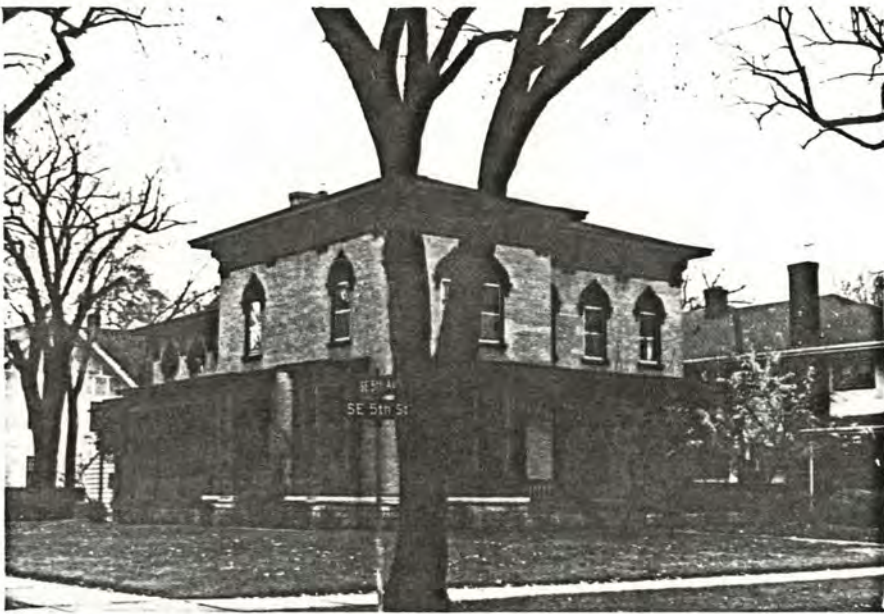




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City of Minneapolis

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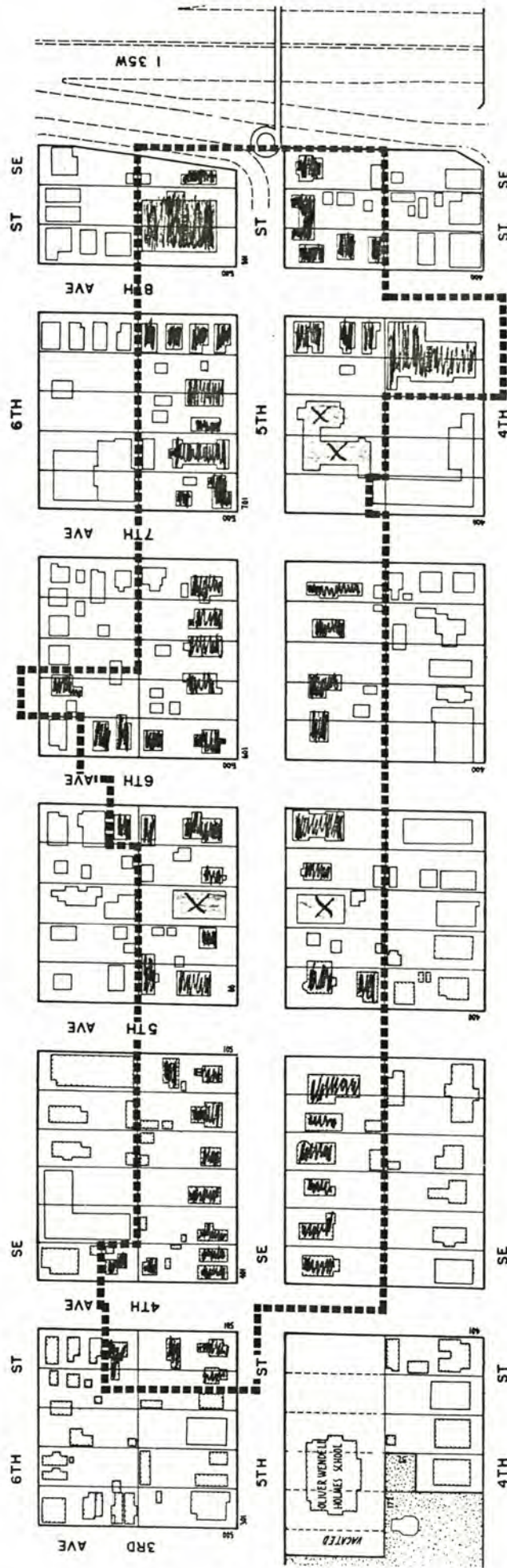






# S.E. 5TH STREET HISTORIC DISTRICT

 contributive  
 noncontributive



## APPENDIX B.

Historic district certification documentation submitted to the National Park Service, 1980.



Fifth Street Southeast Heritage District  
 Analysis for certification purposes (Tax Reform Act of 1976)

Origin and development

The area that is now the 5th Street S.E. Heritage District began as a scattered residential development on the edge of the pioneer milling town of St. Anthony. The houses were built with the smaller houses in the block north and east of 4th Avenue Southeast and 5th Street Southeast and along 8th Avenue at 5th Street Southeast, and the larger homes of merchant families were built one or two to a block with ample room left for grazing the family cow or horse. The houses of Woodbury Fisk (424), Thomas Andrews (527), the Van Cleve's (601), William MacNair (611), Nelson (622), and John Dudley (701) coexisted with the smaller residences at 323, 431 and 813 5th Street Southeast and 514 and 516 4th Avenue Southeast, which were by and large rental housing.

The people who lived in this area were originally from New England; some of them traveled west together. They worshipped at First Congregational Church of Minnesota and First Presbyterian Church. They worked within walking distance at the milling area near the river, or at the commercial area at Hennepin Avenue and Central Avenue.

When St. Anthony and Minneapolis merged in 1873, the street names were changed from Spruce, Spring, Maple, Walnut and Aspen to 4th, 5th, 6th, 7th and 8th Avenues Southeast. Lots along 5th Street Southeast sold and a few houses were built.

The existing edifice of the First Congregational Church of Minnesota was erected in 1886. General and Mrs. Van Cleve built houses for their children in 1893 at 514 and 516 6th Avenue Southeast. The Swedish Church at 5th Street and 4th Avenue Southeast was demolished and two Queen Anne revival houses were constructed on the lots in 1895 (401 and 405 5th Street Southeast). Thomas Andrews' widow built a house in 1898 next to the house she lived in as a bride. Her house at 513 6th Avenue Southeast faces the Van Cleve houses. Also in the 1890's a larger house replaced the homestead cabin at 501 5th Street Southeast.

Relatives of Thomas Andrews built houses at 504 5th Street Southeast (1899) and at 416 5th Avenue Southeast (1901). William McNair's heirs moved his house from 611 5th Street Southeast to 610 6th Avenue Southeast, and in 1916 a new house was constructed on the 5th Street lot.

General Van Cleve's white steed, that supposedly carried him through the Civil War, died and was buried beneath what is now the driveway for 611 5th Street Southeast. Neighborhood legend abounds in interest of the horse and the crusades of Charlotte Van Cleve.

The Gillette family home at 7th Avenue and 5th Street Southeast was converted into St. Andrew Hospital after the accidental death of a Gillette son. Later a brick structure replaced the mansion hospital.

Houses of brick and frame construction were built in the 1910's and 1920's with a few in the 1930's. The residential nature of the street with two and two and a half stories persisted. Two apartment buildings were built in 1960, but they are composed of brick, are two stories high and are compatible with the streetscape.

## Fifth Street Southeast Heritage District (continued)

Rationale for boundaries

Fifth Street S.E. contains many unaltered structures from the area's developmental history. The area contains an unusual number of brick structures, although there is a range of exterior materials (brick, stone and frame). Building heights are two or two and a half stories except for the institutional buildings (Andrew Presbyterian, 1st Congregational and the former St. Andrew Hospital). Many of the lots on 5th Street S.E. are larger than average.

The boundaries chosen (1) to encompass the streetscape that is also now a greenway with special plantings, (2) to eliminate many structures that are greatly altered and (3) to include the older intact structures.

The boundaries were arrived at after study of the area's history and the existing visual relationship between buildings. The boundaries were discussed by staff, by members of the HPC and with residents of the neighborhood, the alderman of the ward and the city council. The final boundary lines were arrived at after several airings at neighborhood and public meetings. While this process does not justify the boundaries in lieu of sound historic and architectural criteria, it is important that was an issue not the area's significance, and that it was solved to everyone's satisfaction.

Gail Bronner  
Heritage Preservation Assistant  
Mayor's Planning Department  
March 5, 1980

vbc

ADDRESS:	DATE OF CONSTRUCTION	MATERIAL:	RELATE TO DISTRICT:
SE 5th Street			
401	1895	frame, wood	contributes, similar to 403 which was built at the same time by the same builder
403	1895	frame, wood	contributes. Both built on the site of a church.
405	before 1884	frame, wood	contributes, worker type cottage
413 Todd residence	1901	frame, wood	contributes. Built for Joesph Todd, owner of Todd Stationery, 252 Henn.)
419 Smith residence	1904	frame, wood	contributes. Designed by architect Ernest Kennedy for Fred L. Smith, a newspaer man, publisher, and early Park Commissioner.
423-425	before 1884	frame, wood	contributes.
431	prob. before 1884	frame, wood	contributes. Small scale.
501	prob 1890's	frame, stucco	contributes. Large house with many windows, brackets. columned front porch
509	1915	frame, brick venir, stucco and wood	Contributes. Designed by St. Paul architect Olin H Round for E. A. Upham, a realitor.
515	1960	brick frame	non-contributory. Apartment building.
521	?	brick frame	neutral.
527 (also 505 6th Ave SE) Andrews res.	1869	frame, wood	contributes.*

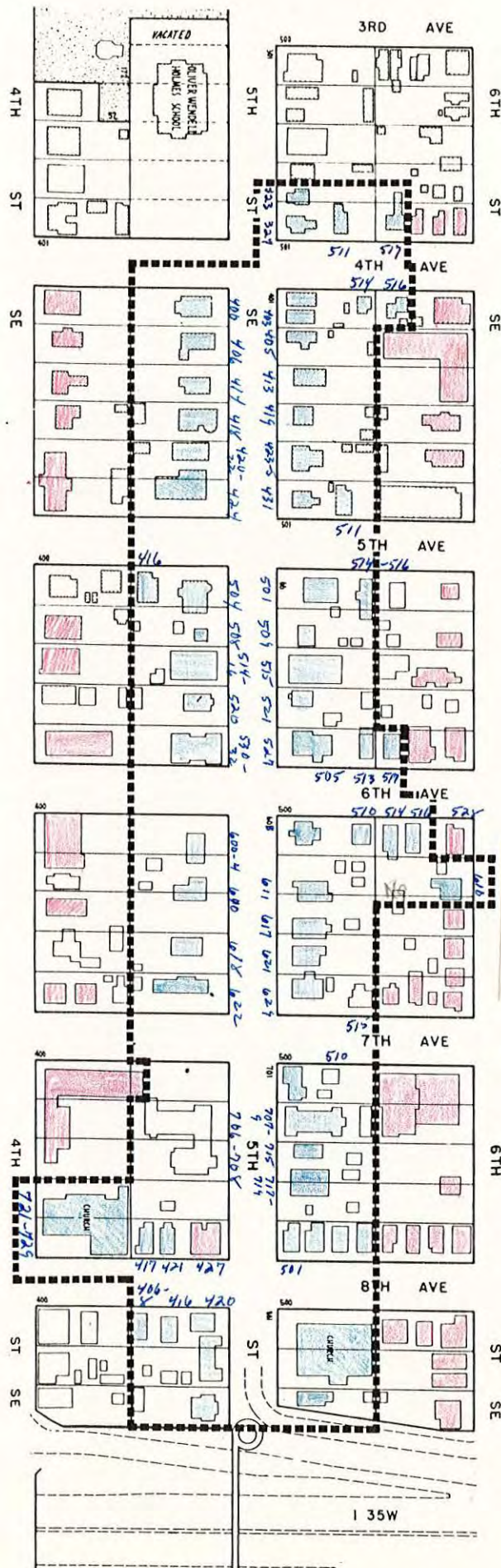
address:	date constructed:	material	relate to district:
SE 5th Street 400	before 1884	frame	contributes. Exterior altered by aluminum siding, but interior intact.
406 Ives House	1905	frame	contributes. Exterior unaltered. Designed by architect E. C. Haley for Arthur Ives, an ice cream manufacturer.
414	1912	stucco frame	contributes. Architect Haley and Johnson.
418	1885	frame	Vastly remodeled. Built by Woodbury Fisk for his daughter, Lizzie Fisk Smith (Frederick A.)
420-22	1923	stucco frame	contributes.
424 Woodbury Fisk	1870's	frame, brick	contributes. One of the keystones to the area.
SE 5th Street 323	before 1884	frame	Contributes. Mansard roof small scale, full front porch, open with spindles, balustrade and posts. Untouched.
327	before 1884	frame	Altered. Scale appropriate.
4th Avenue SE 511	before 1884	frame	Greek revival cottage; pilasters and lights on either side of doorway, simple cornice moldings window frame
517	before 1884	frame	Greek revival, 2 over 2 glass; side entrance for what was at one time a road between 511 and 517 (predates final street system)


504 *	1899	brick frame	contributes. W. L. Andrews residence matches Harry Andrews building at back of lot, facing 5th Avenue
508	1937	frame	neutral.
541-516	1960	brick frame	non-contributory
520	1939	stucco frame	contributes.
530-532 Elmroe Apt	<del>530x532x</del> 1926	brick frame	contributes. Moorish revival apt building. Built by A. G. Wass, owner, builder, architect.
600-604 * Lenhart res.	1916	brck, stucco frame	Contributes. Designed by architect Harry W. Jones for wagon manufacturer Frank F. Lenhart. In the same family until 1975. Unaltered.
610	before 1884	frame, wood	Contributes. Although the exterior has been much altered the buildings scale contributes to the area. Some exterior details remain.
618	1900	frame, wood	contributes. Built by F. G McMillan for Charles T. Rickard, proprietor of the Minnesota School of business. Unfortunate application of wide siding.
622* Lawrence, later Nelson residence	1872-73	brick frame	Contributes. Italianate Victorian.
603* Van Cleve House	before 1884	wooden frame	Contributes. On the National Register of Historic Places.
611	1916	frame; wood, stucco and brick	Contributes. Good condition half timber house with matching house. Designed by architect L. J. Johnson for Dr. R. J. Phelan. original
617	1919	brick frame	Contributes. Owner Frank L. Morrison, miller and architect Paul Jerome Jackson.
621	1921	frame	Contributes. Architect Jones and Forsyth.
629	1894	wooden frame	Contributes. Owner Peter Lees.




701* Dudley residence	before 1884 (1855-57)	wooden frame	Contributes. Remincent of John Dudleys Maine origins.
707-709	1923	brick frame	neutral. In scale.
715	1912	brick frame	contributes.
717-719	1914	brick frame	neutral.
725	?	frame	
801* First Congregational Church	1886	stone of Minnesota	Contributes.
813	before 1884	frame	contributes. Small scale, so-called workers housing.
714 Andrew House	age varies	brick venir	Oldst building dates from the WWI to some 1960 apartment buildings. Originally Andrew Hospital, a German Lutheran orgnization, that originally occupied an old mansion (pre-1884).
800	1895	frame	contributes.
806-808	1923	brick and stucco	
814	1940	brick	

# S.E. 5TH STREET HISTORIC DISTRICT



 newer buildings or buildings that have been significantly altered

 contributes to historic district