

CITY OF MINNEAPOLIS

Fifth Street Southeast Historic District Resurvey Project

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Meeting Expectations

- Please wait to ask questions until the presentation is over
- Be respectful of other participants' comments and opinions
- Please allow one speaker at a time

The project being discussed tonight is ongoing.

We do not have a final document to share at this time.



NEW HISTORY

FIFTH STREET SOUTHEAST HISTORIC DISTRICT
RESURVEY

Community Meeting #2

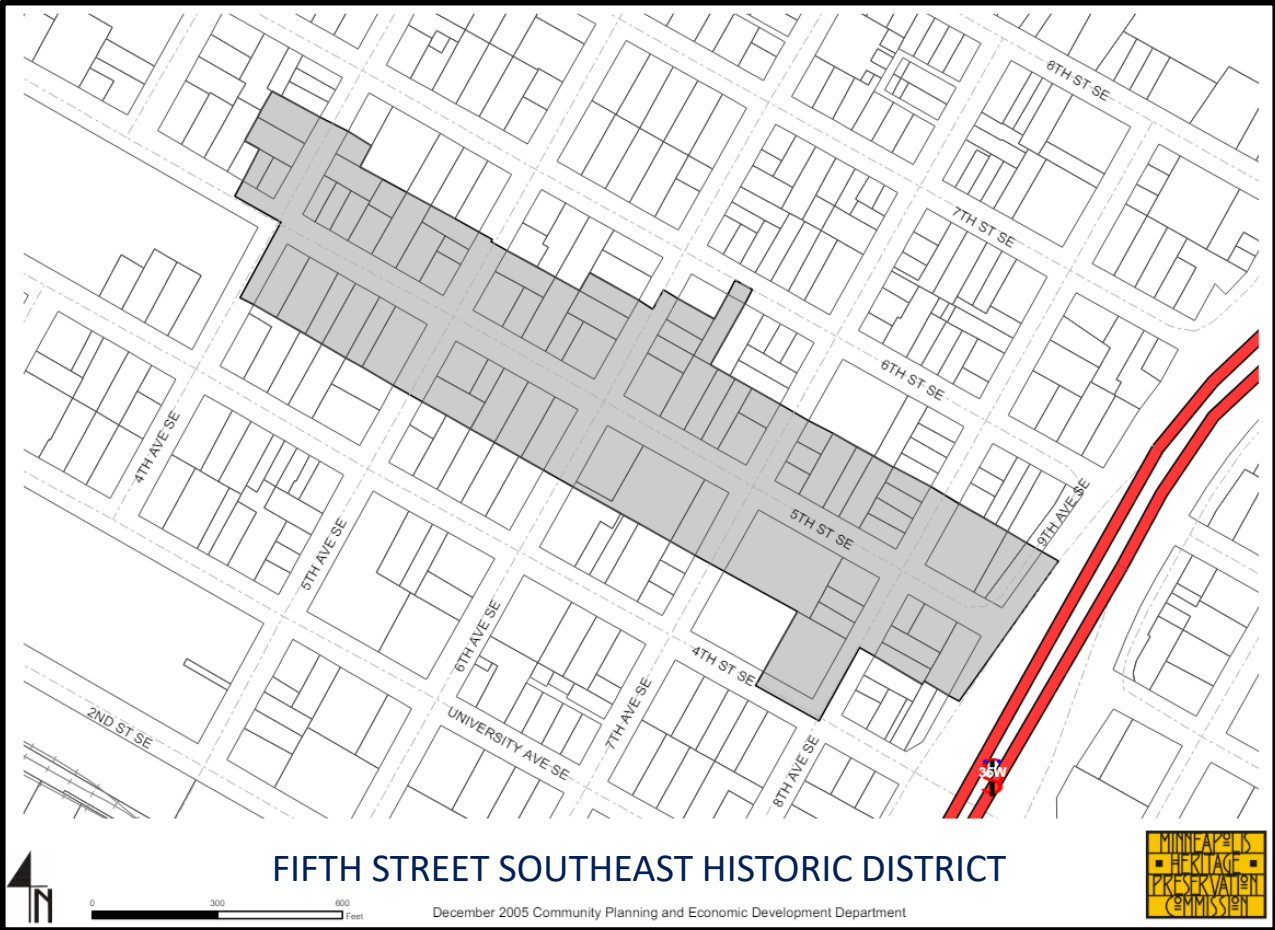
June 13, 2024

6:30pm

GOALS FOR TONIGHT

1. Purpose and goals (New History)
2. Process and findings (New History)
3. What this means for you (City of Minneapolis)

PROJECT BACKGROUND



FIFTH STREET SOUTHEAST HISTORIC DISTRICT

December 2005 Community Planning and Economic Development Department



REQUIREMENTS FOR LOCAL HISTORIC DISTRICTS

Designation Criteria:

- (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.

REQUIREMENTS FOR LOCAL HISTORIC DISTRICTS

Period of Significance is the district's "historic" time period – "the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for...listing"
(definition by National Park Service)

Contributing Resources were built *during* the historic district's period of significance and have not been substantially altered.

Non-Contributing Resources were either built *after* the historic district's period of significance or substantially altered after that time period.

PROJECT GOALS

- 1) Summarize the district's history and historic significance
- 2) Recommend a period of significance for the district
- 3) Confirm which buildings should be considered contributing and non-contributing

FINDINGS AND RECOMMENDATIONS

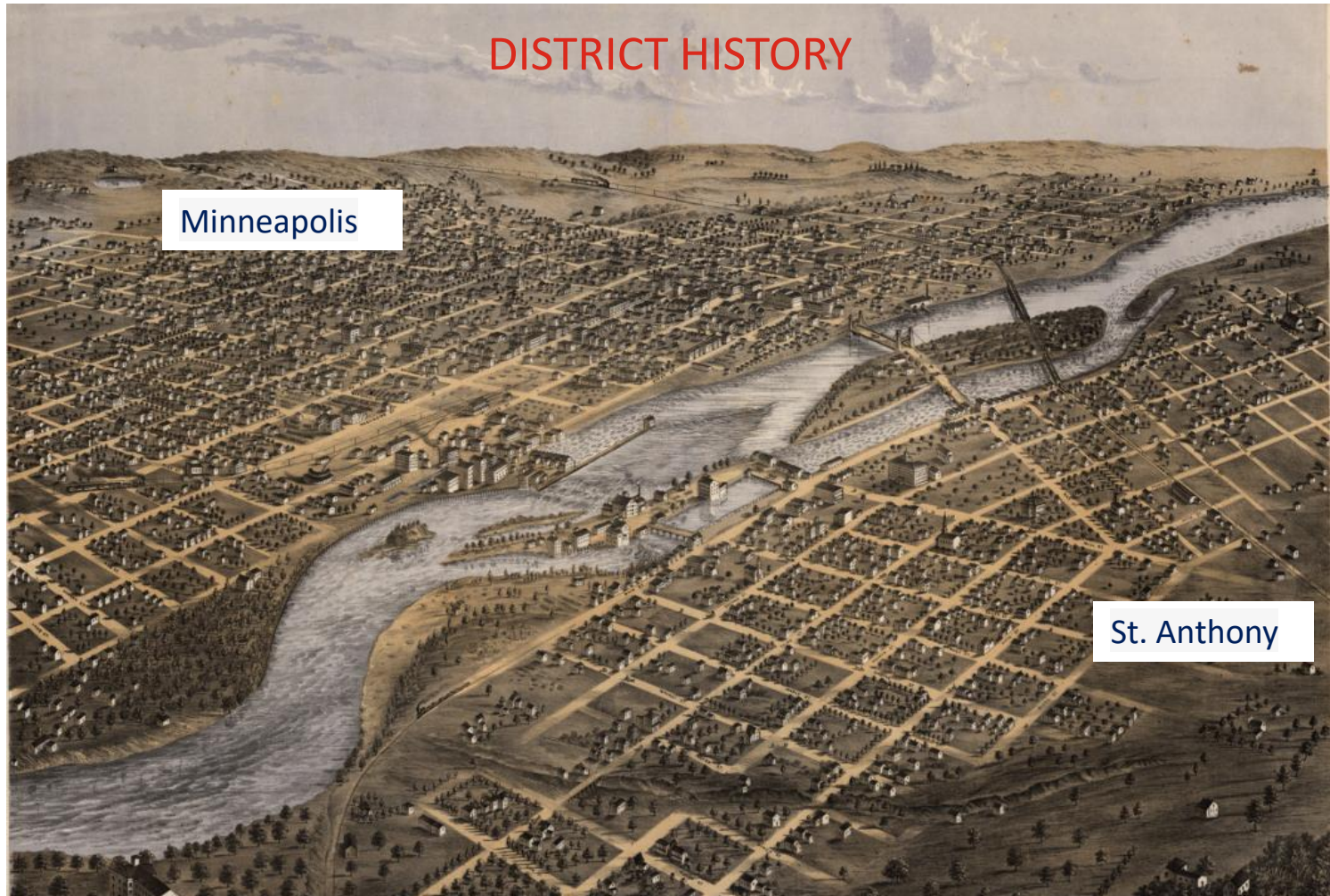
1) Historic Significance:

- Criterion 1: associated with broad patterns of the city's history
- Criterion 2: associated with important Minneapolis residents
- Criterion 4: contains good examples of architectural styles
- Criterion 6: contains good examples of the works of master architects and builders

2) Period of Significance: 1856 – 1942

3) Contributing Buildings: 64 Contributing, 7 Non-Contributing

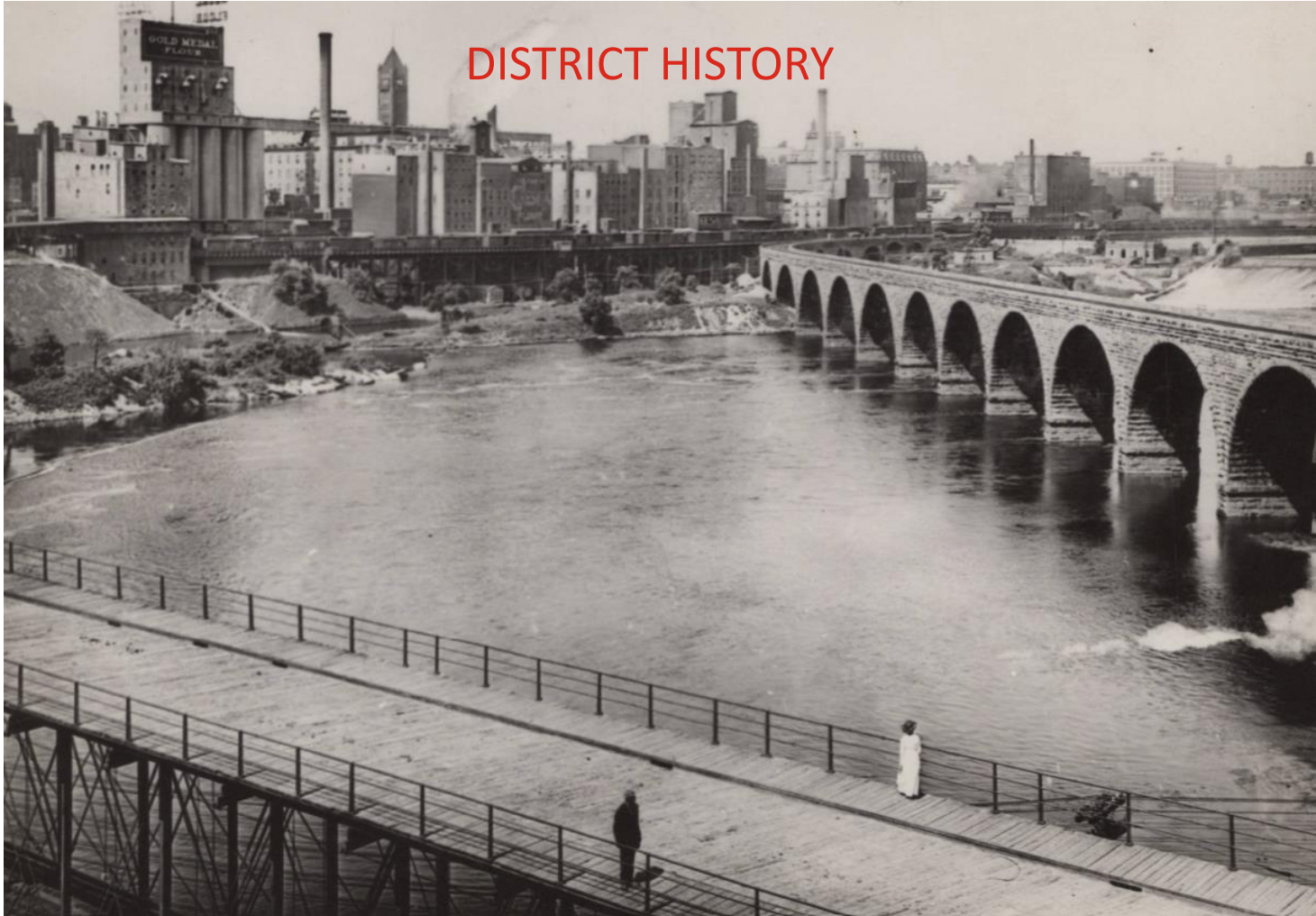
DISTRICT HISTORY



Minneapolis

St. Anthony

Minneapolis and Saint Anthony, Minnesota. 1867. Courtesy of the Library of Congress.



Minneapolis Mill District. ca. 1915. Courtesy of Hennepin County Library.

DISTRICT HISTORY: THE ST. ANTHONY ERA (1850s – 1872)

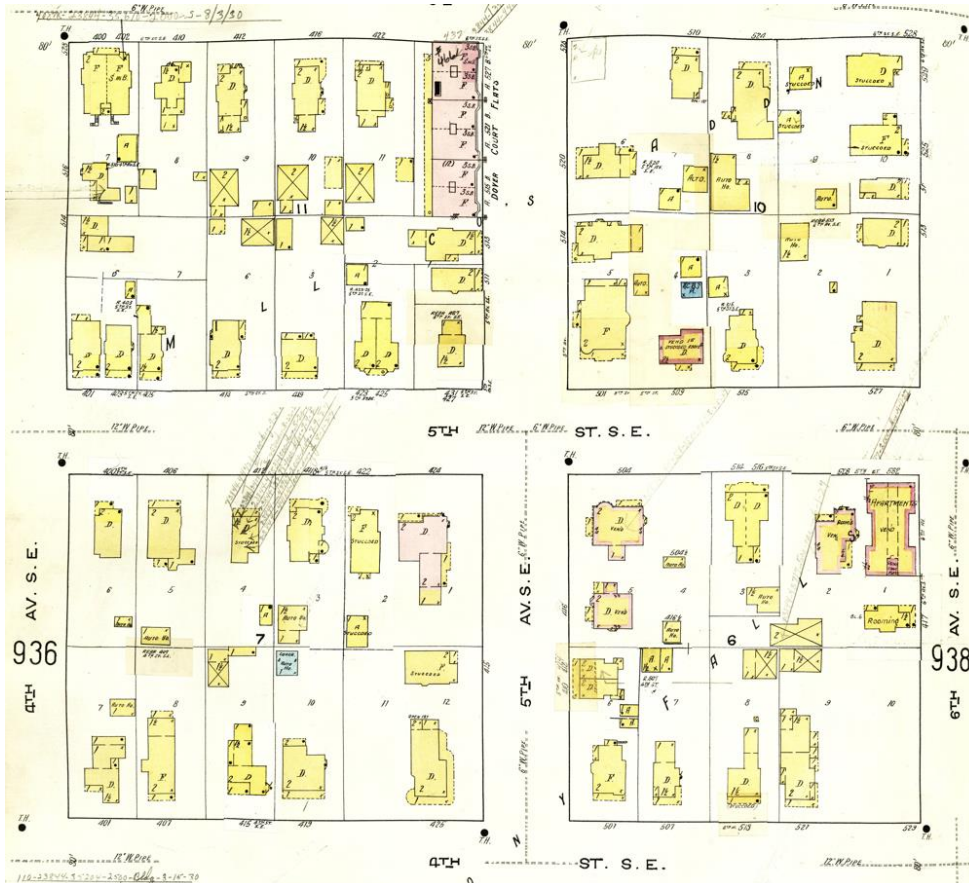


Map of St. Anthony and Minneapolis. 1861.
Courtesy of the University of Minnesota Libraries.

Properties Constructed 1856-1872

- Dudley House: 701 5th St SE (ca. 1856)
- Van Cleve House: 601 5th St SE (ca. 1858)
- 813 5th St SE (ca. 1859)
- Broughton House: 511 4th Ave SE (ca. 1859)
- McNair House: 610 6th St SE (ca. 1861)
- Andrews House: 527 5th St SE (ca. 1867)
- Ross House: 431 5th St SE (ca. 1867)
- Fisk House: 424 5th St SE (1869)
- Lawrence House: 622 5th St SE (ca. 1871)

DISTRICT HISTORY: GROWTH AND DEVELOPMENT (1873 - 1928)



Properties Constructed 1873-1928:

- 1873 – 1899: 26 properties
- 1900 – 1928: 25 properties

Sanborn fire insurance map. ca. 1930. Courtesy of Hennepin County Library.

DISTRICT HISTORY: FINAL YEARS (1929 - 1942)



508 5th St SE, 1939

Properties Constructed 1929-1942:

- 1929 - 1938: 0 properties
- 1939 - 1942: 4 properties



521 5th St SE, 1942

DISTRICT HISTORY: OCCUPANTS



Parker House, 516 4th Ave SE, ca. 1881.



Fred L. Smith House, 419 5th St SE, 1904.

DISTRICT HISTORY: ARCHITECTURE, ARCHITECTS, AND BUILDERS



Woodbury Fisk House, 424 5th St SE, 1869,
Italianate



403 5th St SE, 1895, Queen Anne



Van Cleve House, 601-603 5th St SE, ca. 1858,
Greek Revival

DISTRICT HISTORY: ARCHITECTURE, ARCHITECTS, AND BUILDERS



814 5th St SE, 1942, Colonial Revival



420-422 5th St SE, ca. 1925, Prairie School



509 5th St SE, 1915, Tudor Revival

DISTRICT HISTORY: INSTITUTIONAL BUILDINGS



St. Andrew's Hospital, 414 7th Ave SE, 1928



Andrew Presbyterian Church, 729 4th St SE, 1891, not extant

HISTORIC SIGNIFICANCE

- 1) The district is associated with periods that exemplify broad patterns of cultural, political, economic or social history
- 2) The district is associated with the lives of significant individuals
- 4) District buildings embody the distinctive characteristics of architectural styles
- 6) District buildings exemplify works of master builders and architects

PERIOD OF SIGNIFICANCE

1856 – 1942

Period of Significance: “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.”

(definition courtesy of National Park Service)

CONTRIBUTING/NON-CONTRIBUTING RESOURCES

Two Requirements for Contributing Resources:

- Constructed during the period of significance, 1856 – 1942
- Not substantially altered since the end of the period of significance, 1942

INVENTORY FORMS

Inventory Number: HE-MPC-07678
Historic Name: Octavius Broughton House and Garage Address: 511 4th Avenue Southeast

Description Narrative:

Building Description

511 4th Avenue Southeast is located on a double lot on the west side of 4th Avenue Southeast between 5th Street Southeast and 6th Street Southeast, within the boundaries of the Fifth Street Southeast Historic District (HE-MPC-07652). This one-and-one-half story, single-family residential building has a rectangular footprint and a front-gabled, east-facing facade. It has what appears to be a rusticated stone foundation, clapboard siding, and a front-gabled roof covered with asphalt shingles. The roof has a concrete block chimney on the ridge line, prominent wood cornice, overhanging eaves with gable returns, and wood plasters at the facade's north and south corners. The primary entrance consists of a decorative, wood-framed entryway with sidelights, which contains a single-leaf, paneled wood door and wood storm door, accessed by five wood steps with metal railings. There is at least one secondary entrance on the west (rear) elevation at the top half-story, which is a single-leaf, wood-enframed, vinyl or wood door. The west (rear) elevation also features a one-story, front-gabled wing at the south end and a full-height wood porch and fire escape and the north end. Windows include single and grouped, six-over-six, double-hung wood windows with wood storm windows, all of which feature decorative wood window surrounds.

Behind the house is a one-and-one-half story, front-gabled, three-stall garage with vinyl siding, three overhead metal garage doors, and a vinyl-and-glass sliding window at its east-facing facade.

Integrity

This property retains good integrity to the historic district's period of significance (1856 – 1943). The property retains integrity of location and integrity of setting, though this has been somewhat compromised by the demolition of 513 4th Avenue Southeast in 1975 and the demolition other single-family residential buildings on the block since 1947 (Hennepin County Library 2024; Sanborn Map Company 1885, 1912, 1951; University of Minnesota 1938, 1947, 1956, 1961, Google 2019). Integrity of design, materials, and workmanship has been slightly compromised by the construction of the exterior fire escape at the rear elevation and removal of the front porch sometime after 1952, as well as the construction of the current garage in 1948 or later (Hennepin County Library 2024). The property continues to convey its historic residential function and retains integrity of feeling and association.

Significance Narrative:

Building History

The property's date of construction varies depending on the source. According to the Hennepin County Assessor's Office, this house was constructed in 1900. The property's building index card notes that a house was moved onto the lot in 1901. However, the property in its current footprint (sans the garage) appears in the 1885 Sanborn map, indicating the property was built or moved to the parcel before 1885. A property with a similar footprint appears on both an 1861 map and an 1867 bird's eye view lithograph of the area, suggesting the house was on the current parcel by at least 1867. Millwright Octavius Broughton is listed at this location in city directories starting in 1867. Based on previous lien research completed by neighborhood historian Penny Petersen, Broughton purchased the lot in 1858, and the house's likely construction date is 1859, the year that a mechanic's lien was filed against the property concerning a dispute over four doors. For the purposes of this survey, the date of construction is estimated to be 1859 (Hennepin County Assessor's Office 2024; Hennepin County Library 2024; Sanborn Map Company 1885; Cook 1861; Ruger 1867; Merwin 1867; Petersen 1999).

According to an 1897 photo of the house, a front porch was constructed by 1897; this porch appears on the 1912 Sanborn Map (Petersen 1999, 57; Sanborn Map Company 1912, 70). According to Penny Petersen's 1995 walking tour of the historic district, a new foundation was constructed on the same parcel in 1901 and the house was relocated to the new foundation; this may explain the moving permit filed in 1901 (Petersen 1995). In 1944, the house and a garage on the property underwent unspecified alterations; the house was reroofed in 1945; the garage was replaced in 1948; the front porch was removed sometime after 1952; and the house was resided in 1956 (Hennepin County Library 2024; Sanborn Map Company 1952). A review of aerial photographs and Sanborn maps indicate the property has not undergone any major alterations to its footprint since at least 1885, with the exception of the front porch construction and removal (University of Minnesota 1938, 1947; Sanborn Map Company 1885, 1912, 1952).

In the 1867 Minneapolis City Directory, Octavius Broughton is listed as living on Spruce (now 4th Avenue Southeast) between 5th and 6th Streets. By 1900, he was joined by printer Amos L. Broughton and student Hamilton Broughton. In 1910, grinder

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John Serrin is listed as a resident, while Amos Broughton is listed as residing at 513 4th Avenue Southeast. In 1920, the subject property's occupant is auto mechanic Arthur Libby. In 1930, the property appears to have been owned by laborer Edward Myers, with occupants including laborer Theo Mers and his wife Lillian, laborer Frank Stumph and his wife Margie, Frances Torgeson, laborer Joseph Cardinal and his wife Grace, and trucker Albert Belmore and his wife Lucile. In 1939, only driver Wallace Hakala and his wife Sally are listed as residents. In 1946, Martin Wicklund occupied the property. From around the time of its initial construction through the mid-1940s, the property was typically occupied by approximately one to five families each year, with the Broughton family residing there from at least 1867 through circa 1912. Residents generally appear to have had working class or middle-class occupations, including machinists, clerks, and salespeople (Merwin 1867; Minneapolis Directory Company 1900, 1910, 1920, 1930, 1939, and 1946; Petersen 1999).

Octavius Broughton was an early European American resident of Minneapolis, appearing in the 1859 St. Anthony and Minneapolis city directory as a millwright. In 1890, Broughton was employed as a millwright at the Washburn Mill. Based on research completed by Petersen, Broughton appears to have been successful in his career; however, there is not significant evidence to demonstrate that Broughton made contributions to the milling industry that would distinguish him as a significant individual in Minneapolis history. Members of his family resided in the subject property through about 1912 (Petersen 1999; Chamberlin 1859; Minneapolis Directory Company 1890 and 1910).

This property displays characteristics of the Greek Revival Style. Most popular between 1825 and 1860, the style is characterized by a low-pitched gable or hipped roof, prominent cornice lines, porches supported by prominent square or rounded columns, and front doors with decorative door surrounds, including sidelights (McAlister 2022). At this property, the Greek Revival style is reflected through its prominent cornice, low-pitched roof, and decorative front door surround. In the Minneapolis area, it was common to see Greek Revival style houses without the porches that were more often featured in the East Coast and Southern variants (McAlister 2022).

Statement of Significance

This property is located within the Fifth Street Southeast Historic District (HE-MPC-07652), which 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). This property was previously surveyed in 1980, but no inventory form exists for the 1980 survey. The 1976 designation study does not indicate whether the property was considered contributing to the historic district; documentation submitted to NPS for district certification in 1980 does not specifically state the property's contributing status but notes that it was constructed before 1884 (City of Minneapolis 1976; Bronner 1980).

The Fifth Street Southeast Historic District contains 71 properties located along four and one-half blocks of Fifth Street Southeast in the Marcy Holmes neighborhood of Minneapolis. One of Minneapolis' oldest residential areas, the district primarily consists of residential buildings constructed between circa 1856 and 1943 in a variety of nineteenth and twentieth century architectural styles. Some of these properties were designed and/or built by master architects and builders, and some of the district's residents achieved local significance for their social, political, and/or business accomplishments.

The district is significant under City of Minneapolis local designation criteria 1, 2, 4, and 6:

- (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.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

The district's period of significance is 1856 – 1943, reflecting the dates of construction of the earliest and latest contributing buildings in the district.

This property was evaluated through a reconnaissance-level survey of the historic district funded by a Certified Local Government (CLG) grant for the purpose of determining which properties within district boundaries are contributing to the significance of the local historic district.

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Photographs, Figures and Maps:



HE-MPC-07678, February 2024, east-facing facade, looking west. Photo by New History.

Partial inventory form for the Octavius Broughton House, 511 4th St SE, ca. 1859.

CONTRIBUTING RESOURCES

64 Contributing Resources



Lockwood House, 501 5th St SE, ca. 1893



Dudley House, 701 5th St SE, ca. 1856

NON-CONTRIBUTING RESOURCES

7 Non-Contributing Resources



Fourplex, 425-431 8th Ave SE, 1982



513 8th Ave SE, ca. 1882

WHAT DOES THIS MEAN FOR YOU?

Questions?