

Department of Community Planning and Economic Development – Planning Division
Landmark Designation Study
BZH-27054

Proposal: Landmark Designation Study

Applicant: Councilmember Elizabeth Glidden, (612) 673-2208

Address of Property: 3045 5th Avenue South

Planning Staff: John Smoley, Ph.D., 612-673-2830

Date Application Deemed Complete: n/a

Public Hearing: September 11, 2012

Appeal Period Expiration: September 21, 2012

Ward: 8

Neighborhood Organization: Central Area Neighborhood Development Organization

Concurrent Review: n/a

Attachments:

- Appendix A: Council Action initiating nomination
- Appendix B: Nomination staff report
- Appendix C: Public comment following publication of the Nomination staff report
- Appendix D: HPC Actions from Nomination hearing
- Appendix E: Letter to Minnesota State Historic Preservation Office
- Appendix F: Letter from Minnesota State Historic Preservation Office
- Appendix G: Staff report to City Planning Commission

A. SITE DESCRIPTION AND BACKGROUND

District/Area information	
Historic District	N/A
Neighborhood	Central Neighborhood

Historic Property information	
Current Name	Micah House
Historic Name	Frank & Laura Chase Residence
Current Address	3045 5 th Avenue South
Historic Address	3045/3047 5 th Avenue South
Original Construction Date	1904
Original Contractor	Maurice Schumacher
Original Architect	William M. Kenyon
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence
Other Historical Designations	N/A

The building is a 2.5 story split gable residence designed in the Shingle Style with shake siding on the upper stories and lap siding on the ground level. The residence was built for Frank R. and Laura B. Chase in 1904 by master builder Maurice Schumacher. Master architect William Kenyon designed the building but neither he nor Schumacher participated in the design or construction of the recently enclosed front porch.¹

On October 11, 2011 the Heritage Preservation Commission (HPC) approved the Councilmember Elizabeth Glidden’s nomination of the residence at 3045 5th Avenue South as a Landmark, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study.

On August 3, 2012, the State Historic Preservation Officer found the subject property to be eligible for local designation.

On August 16, 2012, CPED brought the designation study to the Committee of the Whole of the Planning Commission. The Committee recommended the property be designated.

¹ City of Minneapolis Building Permit #B108138, 3047 5th Avenue South.

B. EVALUATION

In a 2001 reconnaissance survey of the Powderhorn Park, Central, Whittier, and Phillips neighborhoods, the evaluators determined the property had possible significance/integrity.²

C. CONSIDERATION FOR DESIGNATION

Based on the 2011 nomination, the Department of Community Planning and Economic Development, Planning Division conducted a designation study attached within.

Chapter 599 of the Minneapolis Code of Ordinances, Heritage Preservation Regulations, authorizes the HPC to hold a public hearing to consider proposed designations and to make findings and recommendations to the Zoning and Planning Committee of the City Council with respect to proposed designations as follows:

599.270. Designation hearing. Following completion of the designation study the commission shall hold a public hearing to consider the proposed designation, as provided in section 599.170. Any person having a legal or equitable interest in a nominated property shall be allowed reasonable opportunity to give testimony or present evidence concerning the proposed designation.

599.280. Commission recommendation. Following the public hearing, the commission shall make findings with respect to the proposed designation and shall submit the same together with its recommendation to the Zoning and Planning committee of the City Council. In making its findings and recommendation, the commission shall consider the designation criteria contained in section 599.210, the information contained in the designation study, the State Historic Preservation Officer's comments, the City Planning Commission's comments, the Planning Director's report and all testimony and evidence received at the public hearing relating to the designation.

D. DESIGNATION CRITERIA

Section 599.210 of the Heritage Preservation Regulations establishes criteria to 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. To be eligible for designation, a property must meet at least one of the following 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.

² URS/BRW, "Minneapolis Citywide Survey Part 1: Powderhorn Park, Central, Whittier, and Phillips Neighborhoods," Reconnaissance Survey Files, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.

- (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.

E. FINDINGS

1. Consistency with designation criteria:

The Chase Residence appears eligible for designation as a landmark under two of the designation criteria (4 and 6). It does not appear significant under criteria 1, 2, 3, 5, and 7.

Criteria #1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic, or social history.

The property in question does not appear to be the site of historically significant events. While it did merit mention in the *Minneapolis Tribune* several times before 1923, such instances referred to short social page notes.³

Criteria #2: The property is associated with the lives of significant persons or groups.

The property does not appear significant for its association with the lives of significant persons, including its original owners, Frank and Laura Chase, as discussed in part two of this designation study.

Criteria #3: The property contains or is associated with distinctive elements of city or neighborhood identity.

The property in question does not appear to be associated with distinctive elements of city or neighborhood identity. The subject property is the site of a residence, which is extremely common in the City of Minneapolis. The neighborhood has seen regular, though not untoward, change over time, as demonstrated by numerous period architectural styles in the few blocks around the property.

³ "Weddings," *Minneapolis Morning Tribune*, 6 December 1916, 6; "Informal Entertaining," *Minneapolis Morning Tribune*, 6 January 1916, 10; "Informal Entertaining," *Minneapolis Morning Tribune*, 16 May 1915, E2; "Minneapolis Society News," *Minneapolis Morning Tribune*, 15 June 1910, 5.

Criteria #4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

The subject property is significant for its embodiment of the Shingle style of architecture, as discussed in part two of this designation study.

Criteria #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

The subject property does not appear significant under criterion 5. The design of the yards appears extremely mundane. Grass, shrubs, rock mulch, and a deteriorating retaining wall, the major landscape features, are quite common to other residences in Minneapolis.

Criteria #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

The property is significant for its association with master builder Maurice Schumacher, as discussed in part two of this designation study.

The property is also significant for its association with master architect William Kenyon, as discussed in part two of this designation study.

Criteria #7: The property has yielded, or may be likely to yield, information important in prehistory or history.

The subject property has not yielded information important in prehistory or history. Records available at the Minnesota State Historic Preservation Office indicate that no archaeological sites have been identified on the subject property nor have any archaeological surveys been conducted on or near the property in question.

The subject property is not likely to yield information important in prehistory. The subject property is located approximately two-thousand nine hundred feet northwest of Powderhorn Lake on a flat plain between Lake Calhoun and the Mississippi River.⁴ These terrain features did not funnel traffic by this site in particular. Given these conditions, it is possible that the site might yield information important in prehistory, however, due to the intensive development of this residential lot, the potential for intact, significant, archaeological deposits to be present that are likely to yield information important in prehistory is regarded as low.

Furthermore, the site is more than five hundred feet from the nearest pre-contact body of water: Powderhorn Lake. As these features generally served as sources of water, food, and transportation, areas in close proximity (generally five hundred feet or less) to such sites have a higher than average potential to include archaeological evidence of precontact human

⁴ U.S. Surveyor General's Office, *Minnesota Public Land Survey Plat Map*, Township 29 N, Range 24 W, 4th Meridian, 1854 [<http://www.mngeo.state.mn.us/glo/Index.htm>] accessed 20 June 2012.

habitation. Being further than five hundred feet from this feature, the subject property is far less likely to possess such evidence.⁵

The subject property is not likely to yield information important in history. Building permit records do not indicate the presence of buildings onsite prior to the construction of the present building in 1904. Furthermore, city records indicate the lot was connected to the municipal sewer system that same year.⁶ For this reason, there is very little chance that the lot may contain privy vaults bearing archaeological evidence. Other archaeological sources of information such as sheet refuse (general surface trash scatters that accumulate over time), trash pits, and builder's trenches may still be present on the lot. Generally, this sort of evidence is found in the backyards of residences. The back yard of this property has been almost completely covered by a paved driveway and parking area. While the remaining yard does have the potential to reveal data about past uses and inhabitants, a very small portion of the back yard remains.

F. PUBLIC COMMENT

Staff has received numerous comment letters supporting the property's designation (Appendix C).

G. STAFF RECOMMENDATION

The Department of Community Planning and Economic Development - Planning Division recommends that the Heritage Preservation Commission and the Minneapolis City Council adopt staff findings and **approve** the landmark designation of the Chase Residence located at 3045 5th Avenue South.

⁵ U.S. Surveyor General's Office, *Minnesota Public Land Survey Plat Map*, Township 29 N, Range 24 W, 4th Meridian, 1854 [<http://www.mngeo.state.mn.us/glo/Index.htm>] accessed 20 June 2012.

⁶ City of Minneapolis Building Permit #B60756, 3045 5th Avenue South; City of Minneapolis Building Permit Index Card, 3045-47 5th Avenue South; City of Minneapolis Public Works and Engineering Sewer and Water Connections Inspection.