

**DESIGNATION STUDY:**

**Chase Residence**  
*3045 5<sup>th</sup> Avenue South, Minneapolis*



*September 4, 2012*

## **ACKNOWLEDGEMENTS**

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## Designation Study Purpose and Background

On October 11, 2011 the Heritage Preservation Commission approved the City Council's nomination of the residence at 3045 5<sup>th</sup> Avenue South as a Landmark, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study.

This report is the designation study as defined in Section 599 of the Minneapolis Code of Ordinances. Included in this report is a description of the potential significance of the property, both individually and within the context of Minneapolis planning and heritage preservation goals. The report is based on a review of resources including historic building permits, periodicals, archival materials of the Minneapolis Collection of the Hennepin County Library, State Historic Preservation Office survey records, and city land use records.

| <b>BASIC PROPERTY INFORMATION</b>  |  |
|--|--|
| Current Name   | Micah House                            |
| Historic Name  | Frank & Laura Chase Residence          |
| Original Owner   | Frank & Laura Chase                    |
| Current Address  | 3045 5 <sup>th</sup> Avenue South      |
| Historic Address   | 3045/3047 5 <sup>th</sup> Avenue South |
| Original Construction Date   | 1904                                   |
| Original Contractor  | Maurice Schumacher                     |
| Original Architect, Master builder, engineer, designer, artist, or craftsmen | William M. Kenyon                      |
| Historic Use   | Residence                              |
| Current Use  | Residence                              |
| Ward   | 8                                      |
| Neighborhood   | Central                                |

## **PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY**

This section is intended to give a very specific description of the physical characteristics of the key components of what is under consideration on this property: the buildings, landscape, and other features of the property.

### **Parcel location, shape, and size**

The Chase Residence at 3045 5<sup>th</sup> Avenue South, is located in the Central neighborhood of south Minneapolis at the southwest corner of Fifth Avenue South and 31<sup>st</sup> Street East (Figures 1 and 2). The residence sits on a flat 9,268 square foot corner lot, with 77 feet of frontage along Fifth Avenue South and 118 feet of frontage along 31<sup>st</sup> Street East.

### **Description of building(s) on the property**

This lot possesses the main residence and a detached garage.

#### **Description of the primary structure**

*Date(s) of construction:* The house was designed by William M. Kenyon and constructed by M. Schumacher for the price of \$8000 in 1904.<sup>1</sup>

*Size and massing:* This 2.5 story residence is laid out in a compound plan two units deep by three units wide (Figure 3), with a third, one-unit wide bay extending off of the rear of the building on the northern side. A 1.5 story projection extends out the southeast corner of the building.

*Architectural style:* The building is designed in the Shingle style of architecture.

A hipped roof with cross gables clad in composite shingles is punctured by a tall brown brick chimney with a metal flue. Another chimney of matching brick, inlaid with stone at its lower levels, flanks the south side of the building. Hipped and shed dormers project from the roof.

Brick matching that of the chimneys appears on the columns supporting the enclosed front porch.

Shingle siding clads the building's top 1 ½ stories, below which lap siding covers the ground floor. Walls flare out where stories meet.

The foundation is comprised of six courses of brick sandwiched between two layers of ashlar.

Paneled wood doors with a single, rectangular light at the top lead into the building at the front, rear, and (northern) sides.

*Known original elements on the primary structure that are deteriorated or missing:*

All of the fenestration on the residence has been replaced, most of it within the past few years. In 1995 window glass and screens on the home were repaired. In January 2010 the applicant received a permit to replace fifteen windows within existing rough openings. Another permit for thirty-seven replacement windows was granted in October 2011, two weeks before interim protection was instated. Glass block has been inserted into basement transom window openings. Visual evidence indicates no historic wood frame windows remain on the residence.

A front porch with brick columns was added to the home in 1914.<sup>2</sup> This porch was enclosed with screens prior to 1986 and in 2012 the Heritage Preservation Commission authorized the conversion of the porch to a fully habitable space with insulated walls and windows.<sup>3</sup> As this was not constructed by Maurice Schumacher nor designed by William Kenyon, the porch is considered nonhistoric.<sup>4</sup>

The roofing materials were replaced in 1977 and again in 2009 following storm damage.

A nonhistoric side entry stair, approved for replacement in March 2012, leads into the north side of the building.

### **Description of the garage**

A single car garage was built sometime after the home was constructed in 1904 and before 1910, when the garage was electrified.<sup>5</sup> Wood shingles clad the walls, which flare out slightly where they meet what appears to be a cement foundation. A hipped roof with new composite shingles and slightly flared eaves covered in nonhistoric aluminum coil caps the building. A paneled pedestrian door with poorly-repaired bottom panels is flanked by two true-divided light wood windows, each divided into twelve lights. These appear to be the only remaining historic windows on the property. Nonhistoric side-hinged plywood vehicle doors lead into the southern side of the garage. A three-foot wide addition was placed on the garage's northern wall in 1933.<sup>6</sup> Nonhistoric plywood covers the lone window opening on that side of the building.

**Description of secondary structures**

A decorative knee wall borders the sidewalk. Its multi-colored stones are found nowhere else on the property. Additionally, it does not retain the natural grade of the land. Both facts suggest that the wall is a decorative addition that does not date back to the property's period of significance.

**Description of interior features**

Staff was not granted access to the interior of the building.

**Description of landscape and landscape features**

Landscaping onsite is limited to newly installed rock mulch, sod, and shrubs. A wide concrete parking lot and driveway extends from the alley to the rear side of the building.

## **PART 2: DISCUSSION OF HISTORIC SIGNIFICANCE**

The subject property is historically significant for its association with master builder Maurice Schumacher, its association with master architect William Kenyon, and its embodiment of the Shingle style of architecture.

### **Maurice Schumacher**

The property is historically significant for its association with master builder Maurice Schumacher, who constructed the building in 1904.<sup>7</sup> Schumacher literally pulled himself up from carpenter's apprentice to building industry advocate, raising lasting edifices and earning impressive credentials along the way.

Born in 1871, Schumacher spent his childhood on his family's farm in Roxbury, Wisconsin. As a young adult, Schumacher was anxious to move to the city before his father was ready to lose a farmhand. Schumacher's father sent him off at age 19 with \$10 and a new pair of overalls, but not before Schumacher paid a man to take his place as a hand on the farm for two years.<sup>8</sup>

Upon arriving in Minneapolis in 1890, Schumacher found a job as a carpenter's apprentice. Within ten years he owned his own contracting business. From 1920 to 1929 Schumacher constructed a wide variety of buildings. His work seems to have focused upon Minneapolis, though his buildings exist throughout the upper Midwest, and he worked as far afield as Pennsylvania and New Orleans. In 1929 Schumacher abandoned his solo efforts for partnerships with other builders, first as president and general manager of Piper, Drake, and Schumacher. His more notable local works include the Foshay Tower (foundation and lower sections), the Northwestern Bell Telephone Company Building, and Vincent Hall at the University of Minnesota. Schumacher built schools, railroad structures, hospital facilities, hotels, prisons, churches, and military buildings. Schumacher smoothly moved between the residential, commercial, and industrial sectors of the building industry, alone and, in second half of his career, in the company of several different business partners.<sup>9</sup>

Schumacher not only had the technical savvy to maintain a successful building enterprise, he had the financial and interpersonal skills to branch out into broader aspects of the building industry. Schumacher's financial track record includes stints as a director of the Midland National Bank; first president of the Hennepin Federal Savings and Loan Association; and a director of the Nordblom-Christenson Company. Schumacher also possessed the charisma to serve as president of the Minneapolis Building

Exchange, Minnesota Building Employers Association, and Associated General Contractors of America. When he died in 1950, Schumacher's obituary made the front page of the *Minneapolis Morning Tribune*. Hailed as the "Dean of Contractors," the seventy-nine year old Schumacher was reported to be the oldest active contractor in the city.<sup>10</sup>

### **William Kenyon**

The property is historically significant for its association with master architect William M. Kenyon, who designed the building.<sup>11</sup> William M. Kenyon, one of the architects noted in the architecture context statement of the City of Minneapolis' Preservation Plan, was born in Hudson Falls, New York in the late 1860s. He graduated from Boston Art Normal School in 1884 and came to Minneapolis in 1893. He had a private architectural practice from 1893-1912 and then began a partnership in 1913 with Maurice Maine. The firm of Kenyon & Maine was well known for designing public buildings, including Abbott Hospital (Minneapolis, 1919-1920) and many buildings for the Soo Line railroad. The partnership ended in 1929, and Kenyon again practiced on his own. He was the chief architect for the Soo Line railroad for 20 years, in partnership with Maine, and was commissioned in 1914 to develop the community of Ajo, Arizona for the New Cornelia Company. William Kenyon died on February 4, 1940.<sup>12</sup> Numerous Kenyon plans and renderings are now preserved for posterity in the Northwest Architectural Archives.

Kenyon's ability to earn commissions designing commercial, residential, institutional, and industrial buildings in a wide variety of architectural styles clearly indicates his qualifications as a master architect.

### **Shingle Style**

The subject property is a 2.5-story house designed in the Shingle style: one of the styles recognized in the architecture context statement of the City of Minneapolis' Preservation Plan.<sup>13</sup> The style is characterized by shingled walls without interruption at the corners (always on upper stories and frequently on first stories); asymmetrical facades with irregular, steeply pitched rooflines; roofs with intersecting cross gables and multi-level eaves, commonly with extensive porches (though these are noted to be often small or absent in urban examples). The subject property bears all of these characteristics, and even falls into one (hipped roof with cross gables) of the five principal Shingle style subtypes identified by architectural historians Virginia and Lee McAlester.<sup>14</sup>

Wrapping a home's complex shape within a smooth (shingled) surface, as is the case at 3045 5<sup>th</sup> Avenue South, is highly emblematic of the Shingle

style. The limited use of decorative detailing also helps distinguish this building's style from its more ornamental Victorian contemporaries: the Queen Anne, Stick, and Folk Victorian styles.<sup>15</sup>

By the time of the home's construction in 1904 the Shingle style was on its way out of popularity. The 1914 porch added to the front of the building uses massive yet simple brick columns and wood beam detailing that hearken more to the Prairie style en vogue during the second decade of the twentieth century.<sup>16</sup> Yet even with the addition and subsequent enclosure of the porch, the building still clearly communicates its architectural legacy.

Since no evidence exists to tie the garage to Maurice Schumacher, and since the garage retains a 1933 addition, the garage could be considered nonhistoric. But the garage's hipped roof, flared eaves, flared walls, and shingle cladding clearly indicate that it was intentionally designed in the Shingle style to match the house. The desire to maintain this architectural compatibility can even be seen in the matching wood shingle cladding on a 1933 addition to the structure's north side.

### **Frank and Laura Chase**

The property does not appear to be associated with the lives of significant persons or groups, to include its original owners, Frank and Laura Chase.

Frank R. Chase was born in Concord, Vermont in 1868, and his wife, Laura was a native of Massachusetts. The Chases moved to Minneapolis in 1889. Frank began working for the Western Guarantee Loan Company where he was in charge of renting and managing the company's properties. Mr. Chase stayed with the building when it was purchased by the Metropolitan Life Insurance Company. He continued to represent the building through the 1920s. While still involved in real estate, Chase also became involved in the insurance and loan business.<sup>17</sup> In addition to his role with the Metropolitan Building, City Directories indicate that Chase worked as a realtor and partner of Chase & Schaufield.

When Frank and Laura Chase moved to Minneapolis they lived at 1307 5<sup>th</sup> Avenue South. In 1895 they lived at 3037 5<sup>th</sup> Avenue South. They lived there until they moved into the subject house in 1905. The Chases lived at 3045 5<sup>th</sup> Avenue South until 1924. In 1925 they moved to 4930 1<sup>st</sup> Avenue South.

By the time of his death in 1938, the Chases were living at 2615 Park Avenue, and Frank had advanced to president of the Minneapolis Savings and Loan Association.<sup>18</sup> Running a bank during the great depression was

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certainly no mean feat, yet staff has found no evidence to suggest that either Mr. Chase or his bank were historically significant to the city, state, or nation.

### **PART 3: RATIONALE FOR LOCAL HISTORIC DESIGNATION**

Local historic designation is an official action that promotes the preservation of historic resources by recognizing specific people, places, and events that are deemed to be significant in relation to the history and heritage of Minneapolis. Through the requirements set out in the Heritage Preservation chapter of the City's Code of Ordinances, the act of designation establishes a series of protections that are administered through the ordinance to ensure protection of significant places throughout the city against demolition or in appropriate alterations.

#### **Designation Criteria**

Title 23, Chapter 599.210 of Minneapolis Code of Ordinances lists seven criteria that are considered when trying to determine whether a property is worthy of local designation as a landmark because of its particular significance. 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.<sup>19</sup>

**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.

**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.<sup>20</sup> 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 habitation. Being further than five hundred feet from this feature, the subject property is far less likely to possess such evidence.<sup>21</sup>

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.<sup>22</sup> 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.

### **Integrity of historic resource**

In addition to being historically significant, the subject property retains its ability to communicate its historical significance as evident in its retention of six of the seven aspects of integrity.

*Location:* The original Building Permit for this home notes that the building was constructed onsite, indicating that the building maintains integrity of location.<sup>23</sup>

*Design:* Building permit records do not indicate additions or design changes to the residence beyond two porches, only one of which appears to have been constructed or at least lasted more than a few years. An enclosed stairway, added in 1961 to convert the building to a rooming house, appears to have been removed from the rear of the property, where a door several feet above grade stands without any steps down to the ground.<sup>24</sup>

The detached single-car garage at the rear of the property, has also experienced change, most notably in a 1933 addition to the north side. But the addition mimicked the garage's shingle cladding, and its use of a shed roof complements the Shingle style design of the garage while not creating a false sense of history. Furthermore, the addition occurred on the side of the property least visible from the public right of way.

*Setting:* The property's integrity of setting remains intact. The home and garage continue to stand in a residential neighborhood surrounded primarily by single family residences, many of which date back to the late nineteenth and early twentieth centuries. Sanborn Fire Insurance maps indicate no noticeable

neighborhood roadway reconfigurations since the subject property was constructed.<sup>25</sup>

*Materials:* The property does not retain integrity of materials. All of the historic wood frame windows, save two on the detached garage, have recently been replaced. Aluminum coil now covers the eaves of the residence and garage. Historic wood eaves may exist beneath this covering, but even if they do, their condition is unknown. The composite shingles on the buildings' roofs have been replaced at least twice, quite understandably, as these building materials cannot be expected to last over a century. Original stairways leading to the side and rear of the residence have also been lost, but these would likely have possessed few flourishes and would have been less visible from the public right of way. The wood shingle siding, horizontal wood siding, corner boards, doors, and limited trim work appear to date back to the residence's origins. The importance of these character-defining features (shingles, specifically) nearly makes up for the fact that the majority of original building materials on the residence appear to have been lost.

*Workmanship:* The subject property retains a majority of elements that indicate the workmanship originally imbued in the buildings, to include shingle siding; flared walls; limited trim around residence entryways; and a brick and stone chimney and foundation (residence only). Leaded glass windows, still present on the residence in January 2012, have recently been replaced.

*Feeling:* The buildings' integrity of feeling remains. The subject property continues to serve its original function as a residential property in a residential district whose circulation pattern has not noticeably changed since the building's construction in 1904.<sup>26</sup> Although many of the residence's materials have changed, the property's expression of a particular period of time is still very evident. Its location, design, and size make it an established feature of the neighborhood.

*Association:* While the residence does not obviously retain its association with its builder or architect, it clearly displays its association with the Shingle style of architecture.

Interior Integrity: Staff was not granted access to inspect the interior of the building.

### **Relationship to the body of locally-designated properties in Minneapolis**

#### **Maurice Schumacher**

Maurice Schumacher does have two locally designated to his credit: the Foshay Tower and Psi Upsilon fraternity. While this edifice is one of Minneapolis' best known historic buildings, Schumacher's role in its construction is usually

overlooked, however, with financier Wilbur Foshay being credited as the builder of the tower. In 1908 Schumacher built the Psi Upsilon fraternity building at 1721 University Avenue Southeast, in the University of Minnesota Greek Letter Chapter House Historic District.<sup>27</sup> While his commercial and institutional works are represented in Minneapolis' roster of historic properties, none of Schumacher's residences have been locally designated. Several of Schumacher's other notable Minneapolis buildings have fallen to the wrecking ball, such as the Sheridan Hotel at 1112-1114 Marquette Avenue (where Orchestra Hall now stands) and his residence at 39 Dell Place (demolished in 1962 to make way for Interstate 94).<sup>28</sup> It seems especially important to designate a building that reflects not only Schumacher's skill as a master builder, but his professional and personal preferences. Like 3045 5<sup>th</sup> Avenue South, Schumacher's residence at 39 Dell Place was built in 1904 by the same architect-builder team: Kenyon and Schumacher. For this reason, 3045 5<sup>th</sup> Avenue south seems to be a very appropriate homage to Schumacher's and Kenyon's teamwork.

### William M. Kenyon

William Kenyon has been recognized for his work on three Minneapolis Landmarks:

1. Farmers & Mechanics Bank Building (Shieck's), 115 4th Street South
  - o Designed by Long and Kees in 1891, remodeled and enlarged in 1908 under Kenyon
  - o Designated for its architecture
2. Gluek House and carriage house, 2447 Bryant Avenue South, 1902
  - o Designated for its architecture
3. Phi Kappa Psi Fraternity, 1609 University Avenue Southeast, 1917
  - o Designated for its architecture and association with historic events

In addition to these locally designated properties, Kenyon designed numerous other buildings and building additions that have been identified in historical survey efforts in Minneapolis. These buildings/additions include:

1. Commercial building (St. Anthony Falls Bank), 326 East Hennepin Avenue, constructed in 1893, remodeled under Kenyon in 1905
2. E.S. Woodworth House, 2222 Pillsbury Avenue, 1906
3. Bottineau Lofts (Northeast Neighborhood House), 1929 Second Street Northeast, Kenyon and Maine, 1919, addition in 1927 also under Kenyon & Maine
4. Alfred Dickey House, 3305 West Calhoun Parkway, 1907
5. Dr. W.A. Duff House, 1783 Colfax Avenue South, 1897
6. A.R. Rogers House, 1801 Colfax Avenue South, 1894
7. I.A. Hazlet House, 1802 Colfax Avenue South, 1906
8. Harry Waite House, 1807 Colfax Avenue South, 1897
9. J.B. Sutherland House, 1819 Dupont Avenue South, 1905

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10. C.R. Brackett House, 1785 Emerson Avenue South, 1910
11. C.C. Wyman House, 1908 Girard Avenue South, 1913
12. F.M. Stowell House, 1903 Girard Avenue South, 1910
13. Penn Oil and Supply Company, 1919 Grand Street Northeast, 1905
14. M.J. Donaldson House, 72 Groveland Terrace, 1908
15. William Kenyon House, 1715 James Avenue South, 1907
16. A.A. Betz House, 2204 Lake of the Isles Parkway, 1908
17. Kerr/Bacchus House, 2201 East Lake of the Isles Parkway, 1910
18. Northwest Terminal Company, 400/2435 Stinson Boulevard, Kenyon/  
Maine, 1919
19. L.A. Howard House, 1920 Knox Avenue South, Kenyon/Maine, 1916
20. Emilee Knoblauch House, 2500 Lake Place, 1909
21. E.L. Trask House, 1785 Logan Avenue South, 1911
22. E.J. Couker House, 1819 Mount Curve Avenue, 1910
23. William Wadsworth House, 1314 Mount Curve Avenue, 1931
24. J.T. Wyman House, 1315 Mount Curve Avenue, 1909
25. Harry Snyder House, 1800 Summit Avenue, 1912

In an unpublished report from 1986, researcher David A. Grundman identified numerous other Kenyon-designed buildings (statuses in parentheses, as of 1986):<sup>29</sup>

1. 2210 Blaisdell Avenue
2. 1910 Bryant Avenue (razed)
3. 2301 Bryant Avenue
4. 3207 East Calhoun Boulevard
5. 1777 Colfax Avenue South
6. 2420 Colfax Avenue South
7. 1521 Dupont Avenue North (razed)
8. 1910 Dupont Avenue South (razed)
9. 3028 Dupont Avenue
10. 122 Franklin Avenue West
11. 1617 Franklin Avenue West
12. 1767 Fremont Avenue South
13. 1812 Fremont Avenue South
14. 2212 Fremont Avenue South
15. 2641 Fremont Avenue South
16. 4534 Fremont Avenue South
17. 1800 Girard Avenue South
18. 2428 Girard Avenue South
19. 401 Groveland Avenue
20. 430 Groveland Avenue
21. 1907 Irving Avenue South
22. 1912 Irving Avenue South
23. 2000 Irving Avenue South
24. 2018 Irving Avenue South

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25. 1777 James Avenue South
26. 1809 James Avenue South
27. 1915 James Avenue South
28. 1800 Knox Avenue South
29. 4301 Lake Harriet Boulevard (Kenyon's home from 1918 until his retirement)
30. 1771 Logan Avenue South
31. 1785 Logan Avenue South
32. 1315 Mount Curve Avenue
33. 2525 Park Avenue South
34. 2401 Pillsbury Avenue South
35. 2417 Pillsbury Avenue South
36. 2501 Pillsbury Avenue South
37. 711 East River Road
38. 2310 Stevens Avenue South (razed)
39. 1004 Summit Avenue
40. 222 West 25th Street
41. 406 5th Street Southeast
42. 406 11th Avenue Southeast
43. 410 11th Avenue Southeast
44. 412 S.E. 9th Avenue (Kenyon's home 1903-12) (razed)
45. 515 27th Street West
46. 519 27th Street West
47. 521 27th Street West
48. 809 6th Street Southeast
49. 903 6th Street Southeast (razed)
50. 1103 4th Street Southeast
51. 1107 4th Street Southeast
52. 1111 4th Street Southeast
53. 2301 1st Avenue South (razed)
54. 3047 5th Avenue South
55. Nine frame houses on Lyndale Avenue South between 22nd and 23rd Street for Captain Reno, 190? (razed)
56. Abbott Hospital (1919-20)
57. Elliot Memorial Hospital
58. Lyman Court Apartments (1419-23 Harmon Place) (razed)
59. Office Building For William A. French Company (8th and Marquette) (razed)
60. Office Building for The Minneapolis, St. Paul And Sault Ste Marie Railroad, Second Avenue South between 3rd and 4th Street
61. Administration Building for Northern State College, Aberdeen, SD (status unknown)
62. First National Bank, Clark, SD (status unknown)
63. Soo Line Railroad Depot, Minot, ND (status unknown), 1911
64. Amphitheatre for Minnesota State Fair Grounds (1911?, razed)

65. Associated architect on the Soo Line Building (Marquette and 5th Street) contribution unknown
66. Unbuilt design for Cream of Wheat Building (Minneapolis) (Western Architect, August 1903)
67. Community Plan for Ajo, Arizona for the Carnelia Company (status unknown)

### Shingle Style

The property clearly embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction: the Shingle style of architecture. Yet the City does have other designated buildings that reflect this architectural style:

Harry Wild Jones House, 5101 Nicollet Avenue, 1887 (Shingle & Norman Chateau styles)

Harrington Beard House, 5100 Nicollet Avenue, 1888

Lake Harriet Park Picnic Pavilion and Women's and Men's Rest Buildings, 4524 Upton Avenue South, 1891 (Rest Buildings) 1904 (Picnic Pavilion)

Charles B. Lyon House, 425 Oak Grove Street, 1890

While other Shingle style buildings besides the subject property exist, relatively few have been designated and none of those are in the Central neighborhood, where 3045 5<sup>th</sup> Avenue South is located. Additionally, the subject property is a late example of the use of the Shingle Style of architecture in Minneapolis. Its detached, Shingle style garage, constructed sometime between 1904 and 1910, is especially emblematic of this.<sup>30</sup>

The garage's juxtaposition of the Shingle style of architecture with its automobile function is a telling example of the transition away from Victorian styles toward modern functionalities during the first decade of the twentieth century. The Chases' need of a single-car garage, as opposed to the carriage houses usually found behind Shingle style homes, indicates the owners had an automobile when few others did. Yet their appetite for novel modern technologies like automobiles did not diminish their preference for Victorian architecture. Indeed, the Chases paid to have their garage electrified shortly after it was built.<sup>31</sup>

### **Relationship to the 1990 Minneapolis Preservation Plan**

The proposed designation helps fulfill the goals outlined in the 1990 *Preservation Plan for the City of Minneapolis* by systematically studying a property for its potential for preservation.

## **Comprehensive and Long-Range Planning**

Title 23, Chapter 599.260 of Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. In its review, the City Planning Commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The designation of the subject property meets relevant policies of the Minneapolis Plan for Sustainable Growth.

- Policy 3.7 states, "Maintain the quality, safety and unique character of the city's housing stock." The subject property serves as an enduring example of Minneapolis' high-quality, safe, and unique housing: an example that has thrived for over a century.
- Policy 8.1 states "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." By designating the subject property as a landmark, the City will require the preservation of a building significant to the City for its association with a prominent builder, architect, and architectural style.
- Policy 10.7 states, "Maintain and preserve the quality and unique character of the city's existing housing stock." Action item 10.7.1 states, "Rehabilitation of older and historic housing stock should be encouraged over demolition." Designating this Shingle style home will preserve a unique, established feature of the neighborhood that reflects the quality and character of the city's housing stock.

*The effect of the proposed designation on the surrounding area:* The proposed designation of the subject property will set an example of the value of rehabilitating and maintaining existing single family residences during a time when dilapidated and underused buildings are frequently torn down. It will also serve as a reminder of the neighborhood's history.

*The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council:* The property lies within the boundary of no adopted small area plans.

### **National Register Status**

This property is not currently listed in the National Register of Historic Places (NRHP). The owner is encouraged to pursue such designation in the future.

### **State Designation**

This property has not been designated by the state of Minnesota as a historic district, historic place, or historic site.

### **Period of Significance**

The period of significance is 1904-1910, when this Shingle style residence and garage were designed, constructed, and electrified.

**PART 4: REGISTRATION AND CLASSIFICATION INFORMATION**

| <b>NAME OF PROPERTY</b>                              |  |
|--|--|
| Historic Name  | Frank and Laura Chase Residence                                  |
| Current Name   | Micah House  |
| Other Names Used                                     | N/A  |
| <b>LOCATION OF PROPERTY</b>                          |  |
| Street and Number                                    | 3045-47 5 <sup>th</sup> Avenue South                             |
| Is building located on its original site?            | Yes  |
| Date if moved  | N/A  |
| <b>OWNERSHIP OF PROPERTY</b>                         |  |
| Owner's Name   | Victory Through Faith  |
| Owner's Address                                      | c/o Housing Unlimited LLC<br>7241 Ohms La #275 Edina, MN 55439   |
| <b>CLASSIFICATION</b>                                |  |
| Ownership of Property                                | Private  |
| Category of property                                 | Building   |
| Number of contributing resources within property     | Buildings: 1<br>Structures: 1 (garage)<br>Sites: 0<br>Objects: 0 |
| Number of non-contributing resources within property | Buildings: 0<br>Structures: 1 (fence)<br>Sites: 0<br>Objects: 0  |
| Listed on the National Register of Historic Places?  | No   |
| Date of NRHP listing?                                | N/A  |
| <b>USE AND FUNCTION</b>                              |  |
| Historic Use   | Single family residence  |
| Current Use  | Community residential facility                                   |

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| <b>DESCRIPTION</b>   |  |
|--|--|
| Architectural classification/style   | Shingle  |
| <u>Materials:</u> <ul style="list-style-type: none"> <li>• Roof</li> <li>• Walls</li> <li>• Windows</li> </ul> | <ul style="list-style-type: none"> <li>• Composite shingles</li> <li>• coursed wood shingles and narrow horizontal wood siding</li> <li>• vinyl</li> </ul> |
| <b>STATEMENT OF SIGNIFICANCE</b>   |  |
| Applicable local designation criteria  | 599.210(4)(6)  |
| Related local context (s)  | Architecture<br><br>Residential Development  |
| Significant dates  | 1904-1910  |
| Period (s) of significance   | 1904-1910  |
| Cultural affiliation   | N/A  |
| Names of master builders, engineers, designers, artists, craftsmen, and/or architects                          | Maurice Schumacher, builder<br>William Kenyon, architect   |
| <b>MAJOR BIBLIOGRAPHIC REFERENCES</b>  |  |
|  | See Sources section  |
| <b>GEOGRAPHICAL DATA</b>   |  |
| Size of parcel   | 9,268 square feet  |
| PIN number   | 0302824110008  |
| Legal Description  | Lots 8 and 9 of Block 1, Hastings<br>Second Addition to Minneapolis  |

## PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS

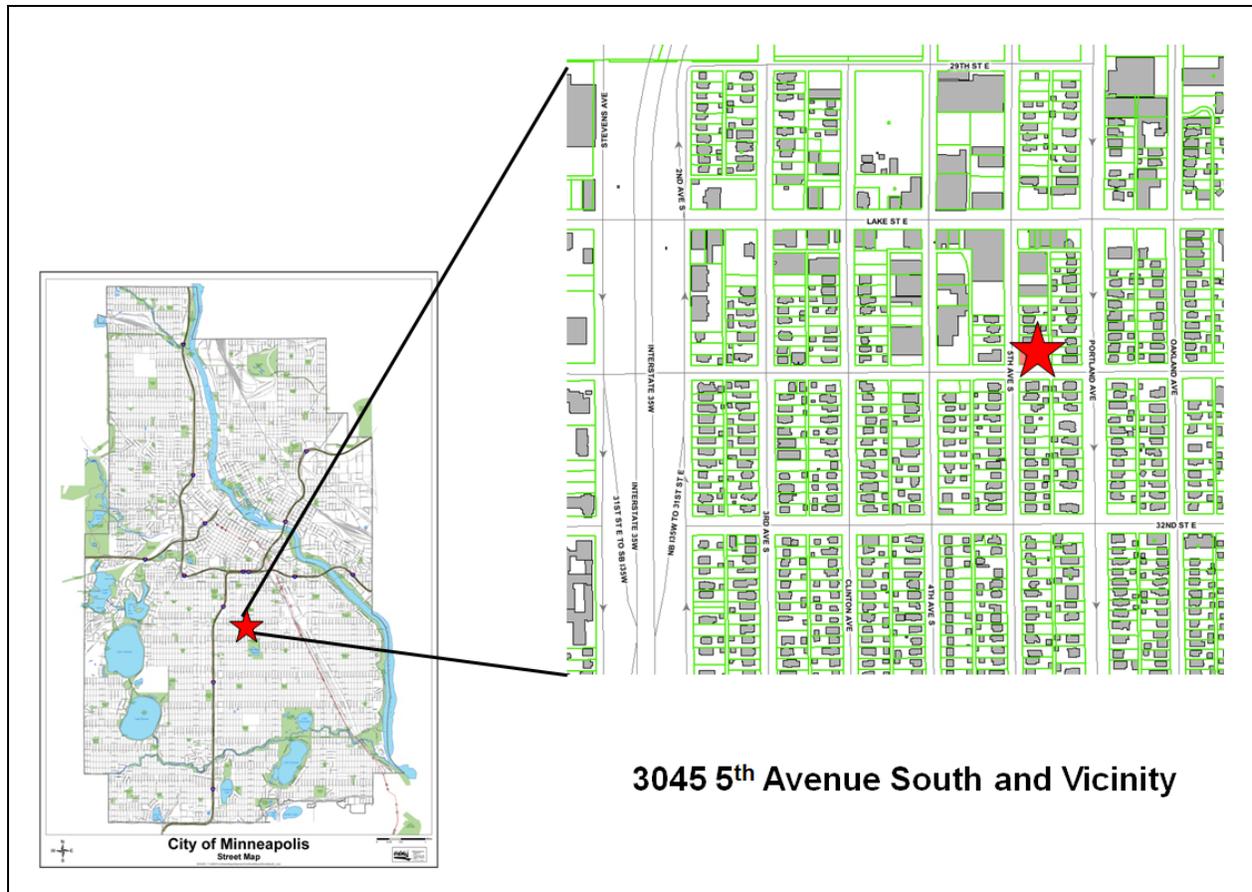


Figure 1. 3045 5<sup>th</sup> Avenue South and vicinity, looking north, source: Minneatlas

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Figure 2. 3045 5<sup>th</sup> Avenue South and vicinity, looking north, source: Bing.com



Figure 3. 3045 5th Avenue South, west (front) and south (corner side) elevations, July 2012, source: CPED files



Figure 4. 3045 5th Avenue South, west (front) elevation, prior to all second floor window replacements, January 2012, source: CPED files



Figure 5. 3045 5th Avenue South, east (rear) elevation, July 2012, source: CPED files



Figure 6. 3045 5th Avenue South, south (corner side) elevation, prior to all window replacements, January 2012, source: CPED files



Figure 7. 3045 5th Avenue South, north (interior side) elevation, prior to all window replacements, facing east, January 2012, source: CPED files



Figure 8. 3045 5th Avenue South, north (interior side) elevation, with new entry stairs, facing east-southeast, July 2012, source: CPED files



Figure 9. Detached garage's west elevation, January 2012, source: CPED files



Figure 10. Detached garage's south (door side) and east elevations, January 2012, source: CPED files



Figure 11. Detached garage's north (addition with boarded window side) and west elevations, July 2012, source: CPED files

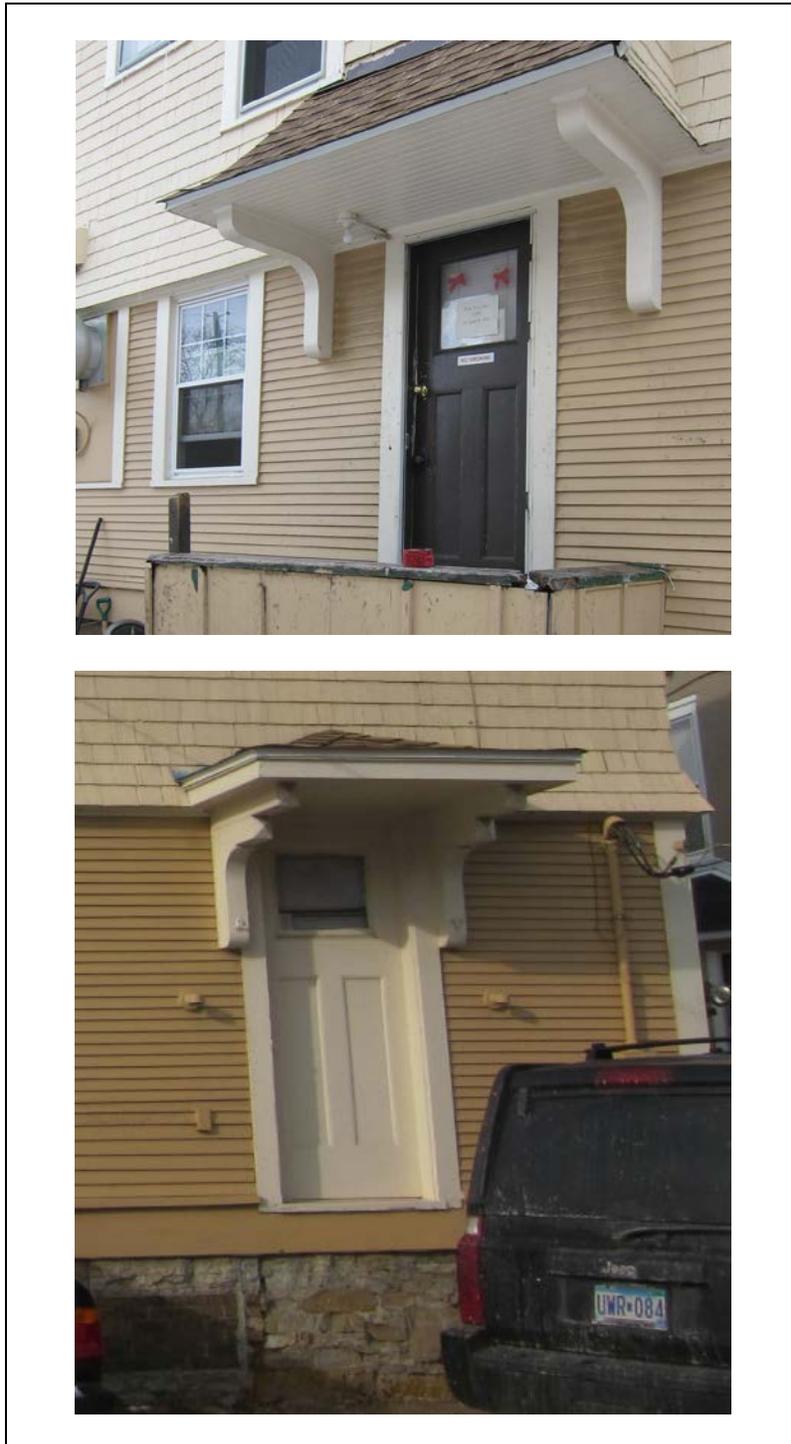


Figure 12. Brackets, wood doors, shingle siding, flared walls, limited trim around entryways, and a brick and stone foundation are subtle evidence of the workmanship retained by this Shingle style building, source: CPED files.



Figure 13. Maurice Schumacher, circa 1929, source: Maurice Schumacher Biography File, James K. Hosmer Special Collections, Minneapolis Central Library, Minneapolis, MN.

## END NOTES

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- <sup>1</sup> City of Minneapolis Building Permit #B60756, 3045 5<sup>th</sup> Avenue South.
- <sup>2</sup> City of Minneapolis Building Permit #B108138, 3047 5<sup>th</sup> Avenue South.
- <sup>3</sup> C-975, Conditional Use Permit, 3045 5<sup>th</sup> Avenue South, 1986, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN; BZZ-804, 878, & 957, Conditional Use Permit, 3045-47 5<sup>th</sup> Avenue South, 9 December 2003, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN; BZH-27054, Certificate of Appropriateness, 3045 5<sup>th</sup> Avenue South, 17 January 2012, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.
- <sup>4</sup> City of Minneapolis Building Permit #B108138, 3047 5<sup>th</sup> Avenue South.
- <sup>5</sup> City of Minneapolis Building Permit #B60756, 3045 5<sup>th</sup> Avenue South; City of Minneapolis Building Permit Index Card, 3045-47 5<sup>th</sup> Avenue South.
- <sup>6</sup> City of Minneapolis Building Permit Index Card, 3045-47 5<sup>th</sup> Avenue South.
- <sup>7</sup> City of Minneapolis Building Permit #B60756, 3045 5<sup>th</sup> Avenue South.
- <sup>8</sup> "Schumacher, Builder, Dies," *Minneapolis Morning Tribune*, 6 January 1950, 1.
- <sup>9</sup> "Sandstone Prison Contracts Awarded," Maurice Schumacher Biography File, James K. Hosmer Special Collections, Minneapolis Central Library, Minneapolis, MN; "Schumacher to Head Baker Building Firm," Maurice Schumacher Biography File, James K. Hosmer Special Collections, Minneapolis Central Library, Minneapolis, MN; "Schumacher, Builder, Dies," *Minneapolis Morning Tribune*, 6 January 1950, 1; City of Minneapolis Building Permit #A20157, 422-428 3<sup>rd</sup> Avenue South / 218-228 South 5<sup>th</sup> Street; City of Minneapolis Building Permit #A20390, 422-428 3<sup>rd</sup> Avenue South / 218-228 South 5<sup>th</sup> Street.
- <sup>10</sup> "Named Director of Midland National Bank," Maurice Schumacher Biography File, James K. Hosmer Special Collections, Minneapolis Central Library, Minneapolis, MN; "Building Employers' Officer Elected," Maurice Schumacher Biography File, James K. Hosmer Special Collections, Minneapolis Central Library, Minneapolis, MN; "Schumacher, Builder, Dies," *Minneapolis Morning Tribune*, 6 January 1950, 1.
- <sup>11</sup> City of Minneapolis Building Permit #B60756, 3045 5<sup>th</sup> Avenue South.
- <sup>12</sup> Thomas R. Zahn & Associates, *Minneapolis Preservation Plan, Research and Designation, Contexts: Architecture* 1991, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN; "Kenyon and Maine Collection," Northwest Architectural Archives, University of Minnesota [<http://discover.lib.umn.edu/cgi/f/findaid/findaid-idx?c=umfa;cc=umfa;rgn=main;view=text;didno=naa169>], accessed 15 March 2012.
- <sup>13</sup> Thomas R. Zahn & Associates, *Minneapolis Preservation Plan, Research and Designation, Contexts: Architecture* 1991, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.
- <sup>14</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000) 289.
- <sup>15</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000) 238-317.

<sup>16</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000) 289, 438-451.

<sup>17</sup> *History of Minneapolis, Gateway to the Northwest, Volume II* (Chicago-Minneapolis: The S J Clarke Publishing Company, 1923) 183-184.

<sup>18</sup> "Frank R. Chase," *Minneapolis Tribune*, 22 March 1938, 14.

<sup>19</sup> "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.

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

<sup>21</sup> U.S. Surveyor General's Office, *Minnesota Public Land Survey Plat Map*, Township 29 N, Range 24 W, 4<sup>th</sup> Meridian, 1854  
[<http://www.mngeo.state.mn.us/glo/Index.htm>] accessed 20 June 2012.

<sup>22</sup> 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.

<sup>23</sup> City of Minneapolis Building Permit #B60756, 3045 5<sup>th</sup> Avenue South.

<sup>24</sup> City of Minneapolis Building Permit Index Card, 3045-47 5<sup>th</sup> Avenue South.

<sup>25</sup> Sanborn Fire Insurance Map, Minneapolis, MN, 1912-1930, Vol. 3 & 4, 1912, key sheet 0.

<sup>26</sup> Sanborn Fire Insurance Map, Minneapolis, MN, 1912-1930, Vol. 3 & 4, 1912, key sheet 0.

<sup>27</sup> City of Minneapolis Building Permit #B76164, 1721 University Avenue Southeast.

<sup>28</sup> "Schumacher, Builder, Dies," *Minneapolis Morning Tribune*, 6 January 1950, 1; City of Minneapolis Building Permit #A17973, 1112-1114 Marquette Avenue; City of Minneapolis Building Permit #B60441, 39 Dell Place; City of Minneapolis Permit to Wreck Building #18561, 39 Dell Place.

<sup>29</sup> William Kenyon Biography File, James K. Hosmer Special Collections, Minneapolis Central Library, Minneapolis, MN;

<sup>30</sup> City of Minneapolis Building Permit #B60756, 3045 5th Avenue South; City of Minneapolis Building Permit Index Card, 3045-47 5th Avenue South.

<sup>31</sup> City of Minneapolis Building Permit #B60756, 3045 5th Avenue South; City of Minneapolis Building Permit Index Card, 3045-47 5th Avenue South.

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- BZH-27054, Certificate of Appropriateness, 3045 5<sup>th</sup> Avenue South, 17 January 2012. Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.
- BZZ-804, 878, & 957, Conditional Use Permit, 3045-47 5<sup>th</sup> Avenue South, 9 December 2003. Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.
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[<http://www.mngeo.state.mn.us/glo/Index.htm>]. Accessed 20 June 2012.

Kenyon, William, Biography File. James K. Hosmer Special Collections, Minneapolis Central Library, Minneapolis, MN.

## **APPENDICES**

### **Transactional information:**

- 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
- Appendix H: Staff report to Heritage Preservation Commission
- Appendix I: Public comment following publication of the Designation staff report
- Appendix J: HPC Actions from Designation hearing
- Appendix K: Request for Council Action
- Appendix L: Zoning and Planning Committee Actions
- Appendix M: Actions of the Full City Council
- Appendix N: Publication in *Finance and Commerce*