

**CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-27054**

FILE NAME: 3045/47 5th Avenue South, Chase Residence
APPLICANT: Councilmember Glidden on behalf of the Minneapolis City Council
DATE APPLICATION COMPLETE: September 27, 2011
PUBLICATION OF STAFF REPORT: October 4, 2011
DATE OF HEARING: October 11, 2011
APPEAL PERIOD EXPIRATION: October 21, 2011
STAFF INVESTIGATION AND REPORT: Brian Schaffer 612.673.2670
CLASSIFICATION: Nomination for Consideration for Designation as a Local Historic Landmark

A. SITE DESCRIPTION AND BACKGROUND

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

Historic Property information	
Current name	3045/47 5 th Avenue South
Historic Name	Laura Chase Residence
Current Address	3045/47 5 th Avenue South
Historic Address	3045 5 th Avenue South
Original Construction Date	1904
Original Contractor	M. Schumacher
Original Architect	William M Kenyon
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence
Other Historical Designations	N/A



3045 5th Ave S. CPED Staff 2011

The residence was built for Frank R. and Laura B. Chase. It is located at the northeast corner of 5th Avenue South and 31st Street East. The house was designed by William M. Kenyon and constructed by M. Schumacher for the price of \$8000 in 1904. The lot is 77 feet wide by 118 feet deep and is approximately 9260 square feet in area. The building is a 2.5 story split gable design in the Shingle Style. It has shake siding on the upper stories and lap siding on the ground level. The building has a front porch with brick columns. At the time of its construction the building was 44 feet wide and 48 feet deep.

Review of building permit records indicate the property has had some alterations

- In 1914 two framed porches were added. No architect was listed on the permit and they were built by N. Jenson for F.R. Chase.
- In 1961 the building was converted to a rooming house. As a result the existing rear stairs were enclosed and an enclosed stairway from the second to third floors was constructed.
- In 1995 the glass and screens of the existing windows were repaired
- In 2009 fifteen exterior windows were replaced with “windows that matched the existing size of the window openings.”

B. CONSIDERATION FOR NOMINATION

Per section 599.230 of the Heritage Preservation Regulations, the Heritage Preservation Commission shall review all complete nomination applications. If the Heritage Preservation Commission determines that a nominated property or property appears to meet at least one of the local designation criteria the commission may direct the planning director to commence a designation study of the property.

SIGNIFICANCE

The subject property may be eligible for local designation as an individual landmark under criteria 2 and 6.

Criterion 2 The property is associated with the lives of significant persons or groups.

Frank R. Chase was born in Concord, Vermont in 1868. He moved to Minneapolis in 1889 to work for the Western Guarantee Loan Company where was in charge of renting managing the company's properties. Mr. Chase stayed with the building when it was purchased 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.¹ In addition to his role with the Metropolitan Building, City Directories have Chase listed as part Chase & Schaufield with his profession listed as realtor.

When Frank and Laura Chase moved to Minneapolis they lived at 1307 5th Avenue South. In 1895 they lived at 3037 5th Avenue South. They lived there until they moved into the subject house in 1905. The Chase's lived at 3045 5th Avenue South until 1924. In 1925 they moved to 4930 1st Avenue South. John Dulebohn, an attorney, bought the subject property in 1925 and lived there through the 1930s.

Of note, Frank's brother, Fred Chase, worked with Frank at Chase & Schaufield and lived at 3129 5th Avenue South from 1903 on into the 1920s.

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

The property was designed by the firm of William M Kenyon. William M. Kenyon 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 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

¹ *History of Minneapolis, Gateway to the Northwest; Chicago-Minneapolis* The S J Clarke Publishing Co, 1923

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, 1940.²

Kenyon's work is associated with three locally designated properties:

1. Farmers & Mechanics Bank Building (Shieck's) 115 4th Street S
 - 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 Ave S House by Kenyon in 1902
 - o Designated for its Architecture
3. Phi Kappa Psi Fraternity 1609 University Ave SE Kenyon, 1917

In addition to the locally designated properties, Kenyon designed several other buildings that have been identified in previous architectural survey efforts in Minneapolis. These buildings include

1. Commercial Building (St. Anthony Falls Bank) 326 Hennepin Ave E
 - a. Constructed in 1893, Remodeled under Kenyon in 1905
2. E.S. Woodworth House 2222 Pillsbury Ave William S. Kenyon 1906
3. Bottineau Lofts (Northeast Neighborhood House) 1929 Second St. Northeast
 - a. Kenyon and Maine, 1919 – Addition in 1927 under Kenyon & Maine
4. Alfred Dickey House 3305 West Calhoun Parkway Kenyon 1907
5. Dr W.A. Duff House 1783 Colfax Ave S Kenyon 1897
6. A.R. Rogers House 1801 Colfax Ave S Kenyon 1894
7. I.A. Hazlet House 1802 Colfax Ave S Kenyon 1906
8. Harry Waite House 1807 Colfax Ave S Kenyon 1897
9. JB Sutherland House 1819 Dupont Ave S Kenyon 1905
10. CR Brackett House 1785 Emerson Ave S Kenyon 1910
11. CC Wyman House 1908 Girard Ave S Kenyon 1913
12. FM Stowell House 1903 Girard Ave S Kenyon 1910
13. Penn Oil and Supply Company 1919 Grand St NE Kenyon 1905
14. MJ Donaldson House 72 Groveland Terrace Kenyon 1908
15. William Kenyon House 1715 James Ave S Kenyon 1907
16. AA Betz House 2204 Lake of the Isles Pkwy Kenyon 1908
17. Kerr/Bacchus House 2201 E Lake of the Isles Parkway Kenyon 1910
18. Northwest Terminal Company 400/2435 Stinson Blvd Kenyon/Maine 1919
19. LA Howard House 1920 Knox Ave S Kenyon/Maine 1916
20. Emilee Knoblauch House 2500 Lake Place Kenyon 1909
21. EL Trask House 1785 Logan Ave S Kenyon 1911
22. EJ Couker House 1819 Mount Curve Ave Kenyon 1910
23. William Wadsworth House 1314 Mount Curve Ave Kenyon 1931

² Northwest Architectural Archives, University of Minnesota Libraries, Minneapolis

- 24. JT Wyman House 1315 Mount Curve Ave Kenyon 1909
- 25. Harry Snyder House 1800 Summit Ave Kenyon 1912

Kenyon's catalog of commissions represents a variety of architectural and building types. Based on previously recognized work Kenyon was recognized as a prominent architect and could be considered a master architect.

The Chase residence conveys the original design intent of Kenyon. The completed alterations that modified the building's design appear to have been at the rear of the property and do not impair the building integrity

B. PUBLIC COMMENTS

Staff has not received any comments at the time of the publication of this staff report.

C. APPLICABLE ORDINANCES

Chapter 599. Heritage Preservation Regulation

ARTICLE V. DESIGNATION

599.210. Designation criteria. 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.

599.230. Commission decision on nomination. The commission shall review all complete nomination applications. If the commission determines that a nominated property appears to

meet at least one of the criteria for designation contained in section 599.210, the commission may direct the planning director to prepare or cause to be prepared a designation study of the property. In cases where an application for demolition is initiated by the property owner, the planning director may determine that the property owner bears the full financial responsibility of conducting the designation study. In all cases, the planning director shall define the scope of services for a designation study, review qualifications of agent conducting study and make a determination of what constitutes a final submission upon completion.

599.240. Interim protection. (a) Purpose. Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.

(b) *Effective date.* Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for twelve (12) months, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total additional period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section 599.170.

(c) *Scope of restrictions.* During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change, as provided in this chapter. (2001-Or-029, § 1, 3-2-01)

D. FINDINGS

1. The nominated property appears to meet at least one of the criteria for designation contained in section 599.210 (criterion 2 & 6).
2. The property may meet additional criteria of significance. A full review will be undertaken during the designation study.

E. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the nomination of 3047 5th Avenue South as a landmark; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

Attachments:

- A. Materials submitted by CPED
 - a. 350' map
 - b. Photos of Property
 - c. Nomination Application
 - d. 1912 -1930 Sanborn Fire Insurance Map
 - e. 1952 – 1952 Sanborn Fire Insurance Map