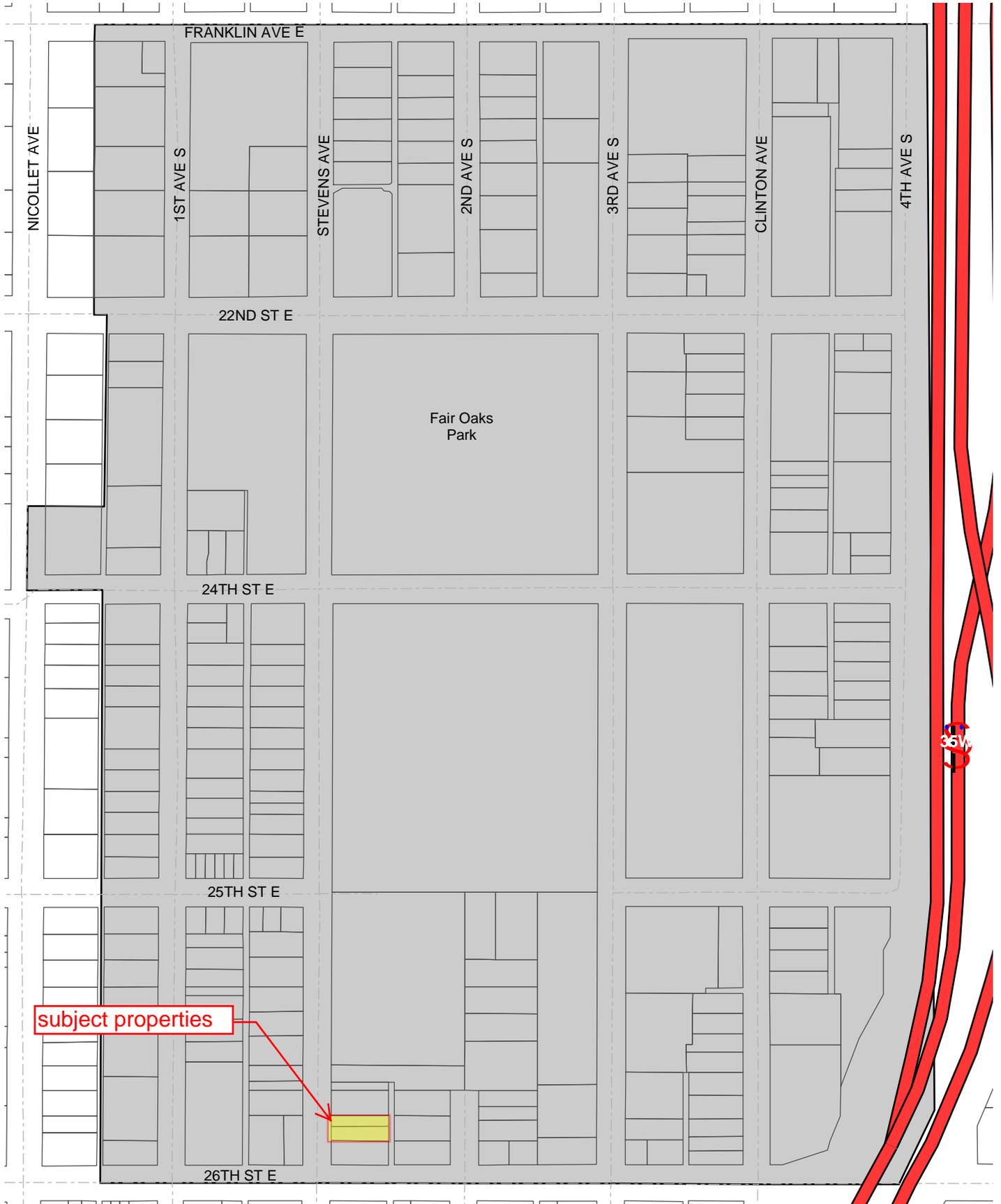
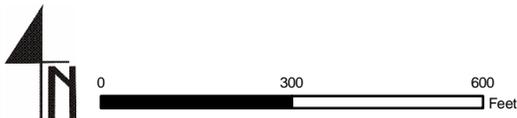


Attachments are for 2541 Stevens Avenue (BZH-27443) and for 2543 Stevens Avenue (BZH-27442).

Washburn - Fair Oaks Historic District

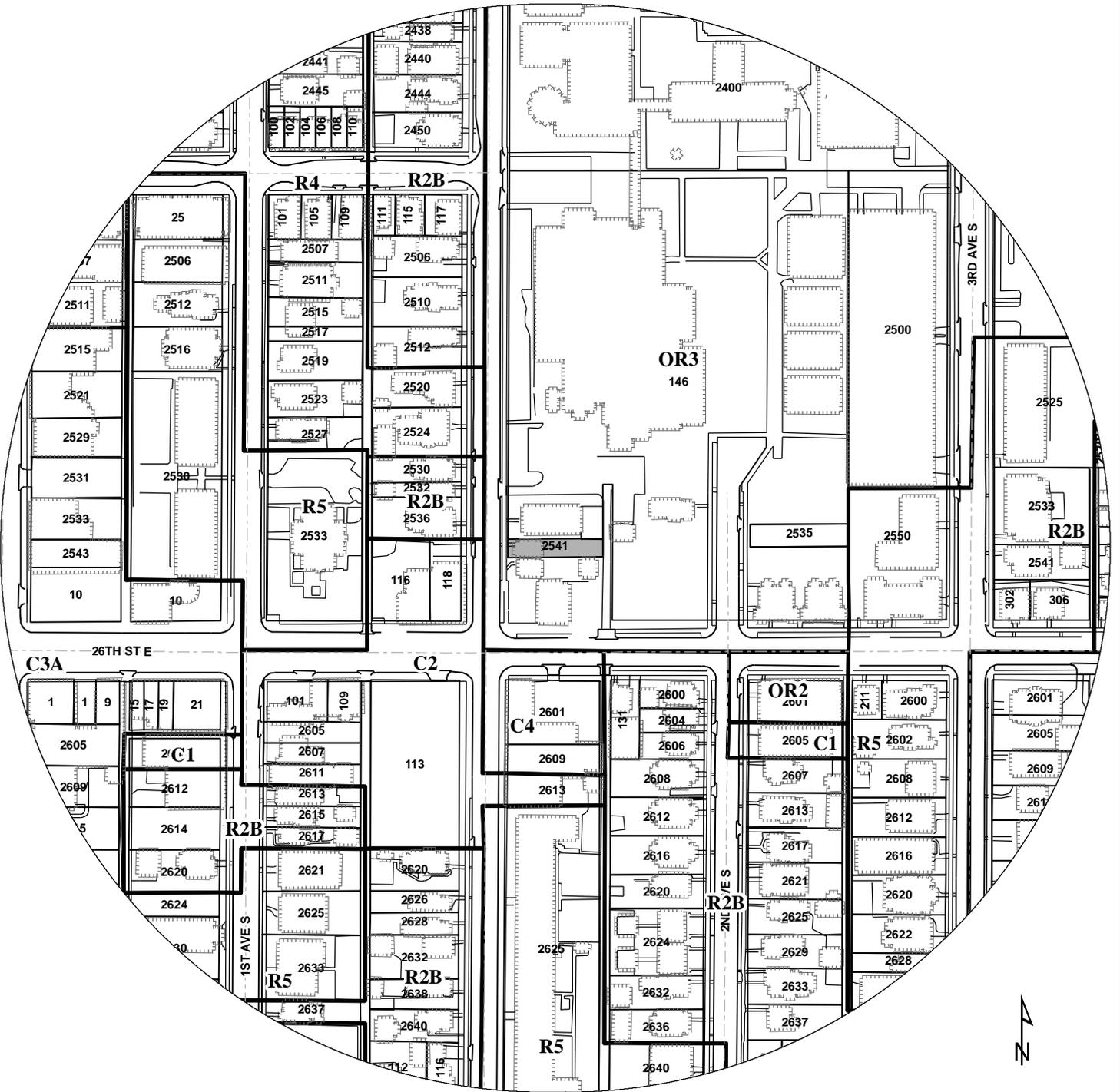


subject properties



NAME OF APPLICANT

WARD



Legend



PROPERTY ADDRESS

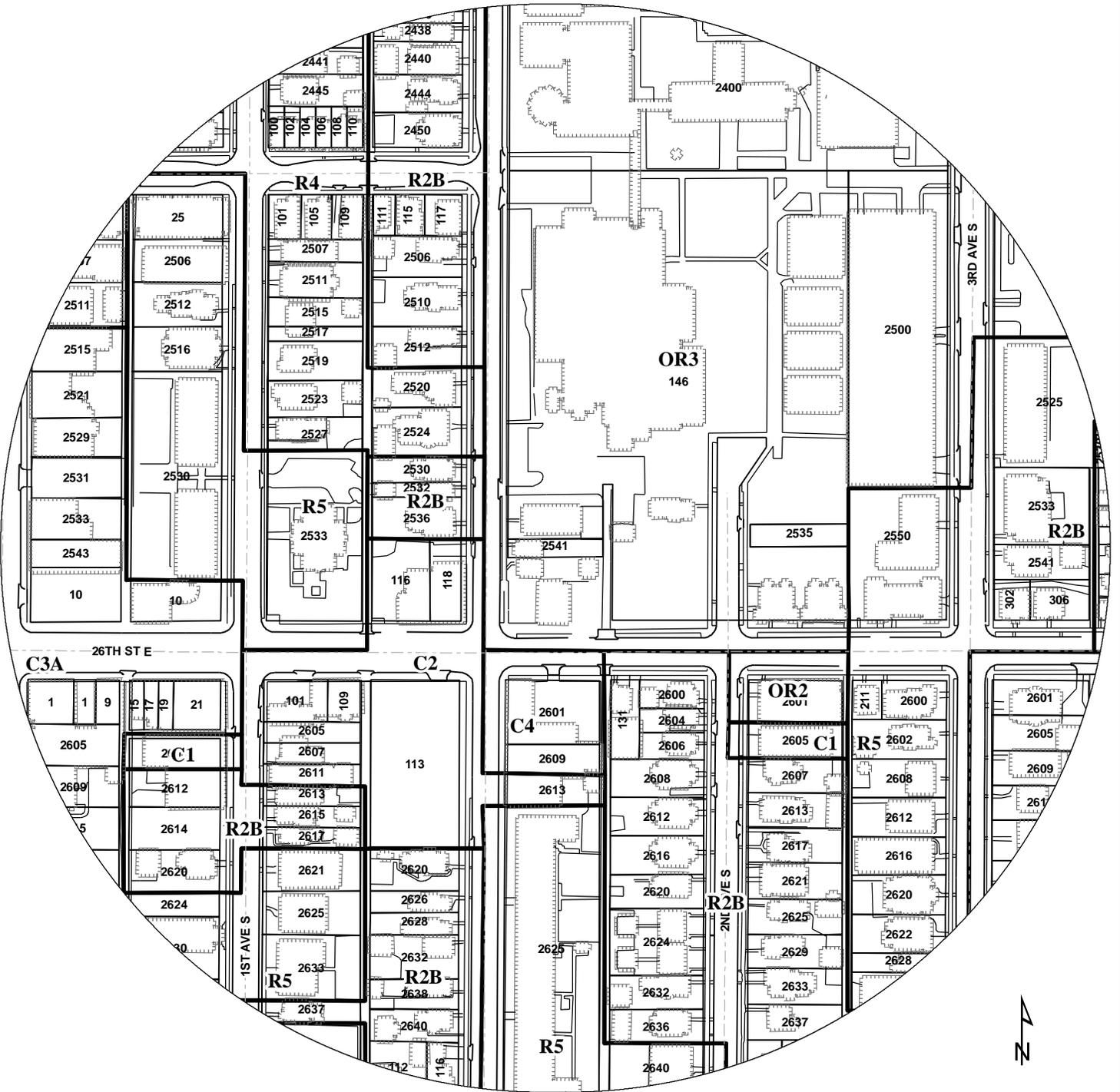
2541 Stevens Avenue

FILE NUMBER

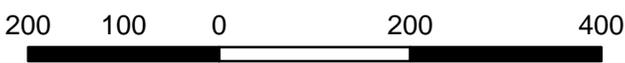
BZH -27743

NAME OF APPLICANT

WARD



Legend

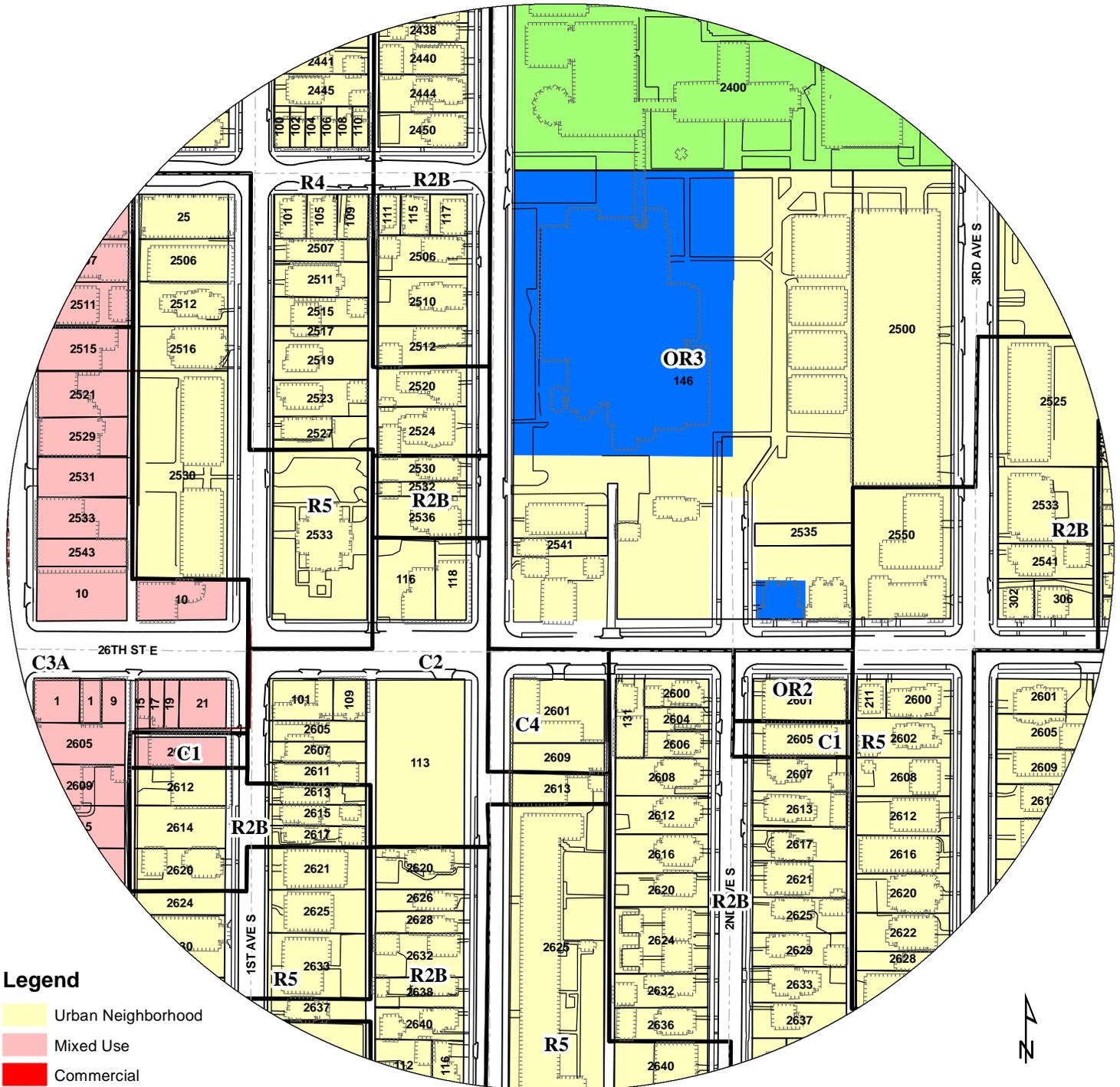


PROPERTY ADDRESS
2543 Stevens Avenue

FILE NUMBER
BZH-27742

NAME OF APPLICANT

WARD



Legend

- Urban Neighborhood
- Mixed Use
- Commercial
- Public and Institutional
- Transitional Industrial
- Industrial
- Parks and Open Space

200 100 0 200 400

PROPERTY ADDRESS

2543 Stevens Avenue

FILE NUMBER

BZH-27742



houses proposed
to be moved





29th April 2013

Aaron Hanauer
Senior City Planner
CPED – Planning Division – Development Services
City of Minneapolis
250 South 4th Street – Room PSC
Minneapolis MN 55414

RE: Minneapolis College of Art and Design Certificate of Appropriateness Submission for 2541 and 2543 Stevens Avenue house relocations

Dear Aaron,

Attached is the Certificate of Appropriateness Application (CofA) for the relocation the houses at 2541 and 2543 Stevens Avenue South. Following our April 2nd concept review with Heritage Preservation Commission (HPC), this CofA is for staff review with the intent of being presented at the June 4th HPC public hearing. This letter serves as an executive summary describing the reasons for relocating the structures.

MCAD, in agreement with the Whittier Alliance, plans to relocate the single family residences at 2541 and 2543 Stevens Avenue South to 2726 and 2728 Stevens Avenue South. Relocating these structures serves MCAD's Master Plan vision and Whittier Alliances strategic initiatives.

The MCAD Master Plan, including 2009 sculpture garden and campus parking revisions, contains five core issues:

1. The importance and value of 1974 Kenzo Tange as a superior space for art and design education.
2. Address and accommodate academic, residential and transit inadequacies (qualities and quantities) to serve the College's goals.
3. Remedy campus grounds and neighborhood interfaces, which are underdeveloped and inadequate to support a safe, compelling and quality environment for the aspirations of the College in the Historic Washburn Fair Oaks neighborhood.
4. Master Plan needed to guide the flexible and incremental growth of academic, residential and open space infrastructure.
5. A stronger sense of arrival (for visitors and members) to various points of entry of the College campus.

Relocation of 2541 and 2543 along with the proposed open campus space design supports these core issues as the single family residences are of little to no value to the College in terms of function, sustainability, needs and vision. They are poorly suited for properly fulfilling the residential, educational and environmental needs and vision of the College. Relocating them is a necessary step toward accomplishing a number of the College's goals such as:

- Establishing a clear identity while strengthening campus edges and entries – the proposed landscape design reinforces MCAD's campus and City street landscape strengthening MCAD's identity by expanding the "pocket park" at the corner of 26th and Stevens, connecting it directly to campus green space. The open campus space may serve as outdoor classroom space and/or exhibition space. The landscape design retains mature trees and replaces missing street trees to strengthen the College's

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definition within the Washburn Fair Oaks Neighborhood. Moreover, the design retains the vegetation/vines on the existing MCAD maintenance facility while adding a landscape buffer around the remaining two car garage.

- Remedy campus grounds and neighboring interfaces - the open design creates greater visibility of the MCAD campus from the street as well as increases MCAD's visibility to the street and neighborhood. Both support a healthy campus life and reinvigorate the campus' edges, which can enhance campus safety and security.
- Strong sense of arrival - increased visibility will aid in creating a stronger sense of arrival for visitors and members of the College. And, reinforces the College's goal to create a south / 26th Street entry.
- Address academic inadequacies - in the long-term, relocation of the houses is required for the College to achieve the vision of academic expansion. Like the master plan this relocation step provides for the flexible and incremental growth of academic, residential and open space.

In place of the houses, in the short-term to mid-term time frame, MCAD is proposing an open, sensitive landscape design keeping with MCAD's and the neighborhood's character. The design approach addresses the following issues:

- The street edge – The addition of planting, shrubs and flowers, matching the 26th Street gateway garden sidewalk treatment. Replacement of missing/removed street trees (two).
- The former lots - Mature trees remaining and the entire site will be regraded creating a consistent, gentle slope from the east edge to the west sidewalk edge and become a campus lawn for academic use; similar to existing MCAD campus outdoor spaces.
- The maintenance structures – The vines on the existing MCAD maintenance structure are to remain. In addition, the garage of 2543 will remain serving as maintenance storage for the College. The garage's appearance will be buffered with tall native grass like those of MCAD's campus parking sidewalk edges.

Now is the opportune time to relocate the houses as the two adjacent vacant lots at 2726 and 2728 Stevens provide an ideal context where the two houses remain “neighbors” actively contributing to the neighborhood. The structures at 2541 and 2543 are inadequate for MCAD and unused. Relocated within the Whittier Neighborhood they will patch the neighborhood's residential fabric and provide opportunities for first time home buyers.

For the past couple years, MCAD and the Whittier Alliance Board have been in discussion about 2541 and 2543 seeking a win-win scenario for all. Whittier Alliance's strategic initiative to provide opportunities for first-time home buyers within the neighborhood along the availability of the adjacent lots at 2726 and 2728 provides the perfect opportunity to serve Whittier Alliance's and MCAD's needs while strengthening the neighborhood fabric and not damaging the historic district's character. Initial attempts to find relocations opportunities within the historic district had been unsuccessful for a number of reasons: lack of adjacent lots and/or two lots; owner of available lot wanted rental property and did not intend to maintain single family residence function; and, finances for relocating within the district were not viable. The Whittier Alliance is currently in the process of purchasing the lots at 2726 and 2728 from the City of Minneapolis. The house at 2543 will be relocated to 2728 lot and the house at 2541 to 2726 lot. Relocation of the houses is intended to be complete in spring or summer of 2013.



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The relocations will have an immediate impact; infilling the gaps in the residential fabric of the Whittier Neighborhood and providing valuable useable / defensible space that reinforces the boundaries of MCAD within the Washburn Fair Oaks Historic District.

If you have any questions or would like any additional information about the proposed work, please contact me. Again, thank you for meeting with us and suggesting the conceptual review with the HPC. Looking forward to the review and...

Wishing you all the best,

Jeffrey K. Mandyck, AIA, LEED BD+C
Associate

Cc: Brock Rasmussen (MCAD),
Marian Biehn (Whittier Alliance)
file
Encl: CofA Application



To: Historic Preservation Commission

From: Brock Rasmussen, Associate Vice President of Facilities

A handwritten signature in black ink, appearing to read 'Brock Rasmussen', is written over the 'From' line.

Date: April 25th, 2013

Re: MCAD House Relocation

Representatives from the Cuningham Group may submit materials and speak on behalf of the Minneapolis College of Art and Design on the MCAD House Relocation Project.

Narrative

Minneapolis College of Art and Design 2541 and 2543 Stevens Avenue house relocations and Master Plan Development

The campus of the Minneapolis College of Art and Design (“MCAD” or the “College”) is located on the southern edge of the Washburn-Fair Oaks Historic District (“Historic District”), which has been designated by the Minneapolis Heritage Preservation Commission (the “Commission”). The southern border of both the Historic District and the MCAD campus is 26th Street. MCAD appreciates the significance of the district and looks to enhance the relationship between the campus and the Historic District through its Comprehensive Master Plan (“Master Plan”), which establishes the College’s vision for the development of the campus for the next 100 years. The master plan emphasizes a strong central campus, with academic buildings and expansion to the west and south and a residential zone to the east (see Appendix 1). Over time, as phases of the plan are implemented, the south end of the campus along 26th Street will become more unified and act as MCAD’s new main entry, providing a new face for its identity as a leader among regional arts education institutions. The reorientation to 26th Street will also strengthen the MCAD presence in the Whittier neighborhood and in the Washburn-Fair Oaks Historic District.

MCAD is implementing their Master Plan; as is evident by the construction of the Gateway Garden and campus parking approved by the HPC in 2009 and the campus signage master plan approved and completed in 2011. Accordingly, MCAD is applying for three certificates of appropriateness to: (1) relocate the house at 2541 Stevens Avenue; (2) relocate the house at 2543 Stevens Avenue; and (3) develop expanded campus green space while strengthening campus definition and identity. An essential component of the Master Plan is that expansion will be phased over time. Therefore, the relocation of 2541 and 2543 immediately provides an opportunity to reinforce campus identity and open space needs today. In the long-term it allows for the development recommended in the Master Plan. The single family residences at 2541 and 2543 Stevens Avenue South will be relocated to two adjacent residential lots in the Whittier Neighborhood, therefore remaining neighbors and strengthening the neighborhood fabric of single family residences. In addition, it provides new opportunities for first time home buyers; an important strategic goal for the Whittier Alliance (Whittier Alliance is working in concert with MCAD on this effort). Relocating the house supports MCAD’s vision of a clear campus identity and allows future expansion to be realized on the site of the houses.

This narrative provides a description of the limited impact of relocating the houses at 2541 and 2543 Stevens Avenue South and how MCAD satisfies all the required standards under the Minneapolis City Code regulations governing historic districts.

The Physical Context

The location of the proposed open campus space is near the northeast corner of 26th Street and Stevens Avenue South. This area of the Washburn-Fair Oak Historic District has been compromised by substantial demolition and new construction. The Sanborn insurance map updated to 1951 and included in the Appendices (see Appendix 8) shows that Stevens, Second, and Third Avenues South were densely lined with small-scale residences. Shading on the map highlights the buildings that have been demolished, and relocated, since that time; most of these lots are now covered by large, modern structures. The construction dates of the handful of buildings that remain from the late nineteenth and early twentieth centuries are indicated on the map. No longer part of a cohesive historic setting, they have been further isolated from the rest of the Historic District by the closure of 25th Street and part of Second Avenue as public roads.

Two of extant buildings are 2541 and 2543 Stevens Avenue, which will be relocated off the MCAD campus. Summaries of 2541's and 2543's history are attached (see Appendix 8.1 and 8.2). Both Houses do not appear to have individual significance under any criterion, so its significance is for its association with the Historic District. This association has been diminished by the demolition and new construction in the vicinity.

MCAD's plans now provide for open campus space and landscaped definition of the campus edge along Stevens Avenue from the corner of 26th Street. The proposed site of the open campus space is currently the lots of 2541 and 2543. By redesigning the physical edge along Stevens from these lots to the corner of 26th Street, this section of the Washburn-Fair Oaks Historic District will reinforce and improve the historic streetscape while increasing MCAD's visibility, security, identity and utility of these lots.

The Setting of the Open Campus Space

The MCAD open campus space will be a gently sloped lawn area that retains mature trees, replaces missing and removed street trees and is landscaped to reinforce MCAD's campus edge. In addition it retains the screening/softening of existing maintenance buildings, provides outdoor academic space and increases visibility and security on the campus and in the neighborhood (see Appendix 3.2). The expanded space reinforces the MCAD's goal of establishing the new main entry to MCAD on 26th Street. It is designed to reinforce the definition and unity of the campus without hindering the College's long-term vision of adding academic facilities to the south of the historic Tange building.

It is in the best interest of MCAD, as well as the Historic District, for the proposed expanded open campus space to be aesthetically pleasing. Even though the expanded campus space is an intermediate step in the Master Plan, which will develop the sites of 2541 and 2543 Stevens, MCAD is committed to mitigating any secondary visual impacts of the open campus space. The proposed plan provides a large garden and gently sloped lawn space along Stevens, from the north edge of the 2541 lot south to corner of Stevens Avenue and 26th Street. The campus sidewalk edge is landscape in a manner consistent with the plantings along the campus' south edge; the sidewalk along the sculpture garden. This will add nearly 120 feet of definition to the western boundary of the campus and establish the College's identity as well as improve the pedestrian experience along the street and reinforce campus security.

A limited number of trees are to be removed to allow proper removal of the houses. MCAD's goal is to reinforce the Master Plan's goals of establishing a visually connected campus. Therefore, MCAD is committed to saving as many mature trees as possible within the framework of the proposed design. New trees have been chosen to reinforce the street edge and to re-create the canopy wherever possible. The included site plans indicate by symbol the difference between existing trees and proposed trees. The rendered site plan and the layout and materials plan illustrate broad site design elements as well as provide more quantitative information (see Appendix 3 and 4.4).

The expanded open campus space embodies the vision of the Master Plan and sets the groundwork for the next phases of development. The landscape design associated with this expansion will provide more defined outdoor class areas and gathering spaces, building upon the planting pattern and palette established by the landscape design of the existing campus. In the big picture, the proposed open campus space is another step in reorienting the main entry of the campus to 26th Street, which will benefit the campus, the Washburn-Fair Oaks Historic District, and the Whittier neighborhood.

Relocation of 2541 and 2543 Stevens Avenue houses

MCAD is requesting that the Commission approve the Certificate of Appropriateness to relocate the single family houses at 2541 and 2543 Stevens Avenue Each finding under the City Heritage Preservation Regulations Chapter 599.350 is reviewed and addressed in detail below.

In addition to each finding, there are several overarching themes supporting the relocation of 2541 and 2543 Stevens Avenue and MCAD campus expansion space.

1. The single family residences at 2541 and 2543 should be returned to their historic use.

The structures at 2541 and 2543 are not suitable for MCAD's use as student housing or as academic space and cannot be economically adapted for another use. The houses were originally single-family residences and previous owners have significantly modified the interiors; essentially eliminating all historical interior qualities and elements (see Appendices 8.1 and 8.2). This has resulted in awkward interior configurations and the houses do not meet ADA standards. The interior stairways are narrow and steep, which create challenges for students carrying large artwork into their apartments. As a result of the building's small capacity and its separation from the primary residential zone on campus, student occupants are isolated on campus. This integration of campus life is proven to be a critical component of a successful college education. In addition, the surrounding historic fabric of single family residences adjacent and east of the houses has been eliminated, leaving the sense that they are displaced houses, neither contributing to the identity and definition of MCAD's campus nor the Washburn-Fair Oaks Historic District and Whittier Neighborhood (see Appendix 2).

2. The single family residences obstruct the development of the College.

Another factor supporting the relocation of the houses at 2541 and 2543 Stevens Avenue is their pivotal location on the MCAD campus. The campus is physically constrained by MIA and CTC to the north and east and 26th Street to the south. MCAD will strengthen the definition of the street edge, the campus and the neighborhood by more efficiently developing the southwestern corner of the campus. In fact, there is design precedent for extending the College campus to 26th Street. Incremental growth to the south was anticipated by the campus's original designer, renowned Japanese architect Kenzo Tange. In a 1971 document outlining the schematic design for "The Arts Complex-Minneapolis," Tange explained:

The program for the College requires major expansion of activities and facilities. Additional expansion can occur as required, in multiple-stages, to the south, east, and west.

The new structure . . . is intended to ultimately expand southward to 26th Street. It is anticipated that each of its activities will not require simultaneous expansion, thus, the design provides for expansion of each activity independent of the others.

The College complex will someday represent a totally modern development.

It is clear that Tange did not envision retaining the single family residences as part of this expansion. The proposed campus space expansion gives a stronger definition to the MCAD campus, provides outdoor academic space and increases MCAD's presence in the Washburn-Fair Oaks Historic District. In the long term, these single family residences would have to be removed in any event to fulfill the Master Plan for MCAD's expansion, following the guidelines established by Tange.

3. The Relocation of the 2541 and 2543 Stevens Avenue.

Since 2011 MCAD has been in discussions with the Whittier Alliance about the houses at 2541 and 2543 Stevens Avenue. This has led to a win-win arrangement where the houses would be relocated on two adjacent vacant lots within the Whittier Neighborhood (2726 and 2728 Stevens Avenue South). MCAD is currently working with the Whittier Alliance in executing the Option Agreement for the two (2) single family residences. (2541 and 2543 Stevens Avenue South). The moves align with the strategic initiatives of the Whittier Alliance: to mend the existing residential fabric and to provide more opportunities for single family home buyers (See Appendix 10).

Whittier Alliance is in the process of purchasing the vacant lots from the City of Minneapolis and intends to move the houses in late spring or summer of 2013. To that end, Whittier Alliance identified the vacant lots at 2726 and 2728 Stevens Avenue South (see Appendix 5) on which to relocate the structures at 2541 and 2543 Stevens Avenue (the "Relocation Site").

MCAD has also received a letter from the Whittier Alliance Neighborhood Association supporting the relocation of the 2541 and 2543 to the Relocation Site. The letter explains that the relocation will benefit the neighborhood as a whole (see Appendix 9).

In addition to developing the Relocation Site, Whittier Alliance has taken the following steps to ensure that once approved by the HPC, the single family residences at 2541 and 2543 Stevens Avenue will be relocated and returned to a more historically appropriate setting in a residential neighborhood:

- A. Whittier Alliance is working with James A. Dowds of Prima Land, Inc., to relocate the single family residences at 2541 and 2543 Stevens Avenue. Mr. Dowds has extensive experience with relocating and renovating buildings (see Appendix 11)
- B. Following HPC approvals of the Certificate of Appropriateness, Dowds and Prima Land will undertake the final steps for the relocation: (1) negotiate a relocation contract with the Whittier Alliance (the intended owners of 2726 and 2728 Stevens Avenue); (2) prepare survey and architecture plans for site and foundation improvements; (3) obtain final City permits for the relocation; (4) schedule the relocation; and (5) complete construction to plan specifications.

The relocations will return the houses at 2541 and 2543 Stevens to a more historically appropriate residential setting.

Finally, to further address and document relocation of 2541 and 2543, MCAD has hired Hess Roise Historic Consultants to prepare a study prior to the Commission approval of a permit for the relocation of the structure (Appendix 8, 8.1 and 8.2).

- A. The documentation study shall include:
 - a. A copy of the original building permits, if available, and building permit index cards.
 - b. A photographic survey of the building's interior and exterior including decorative elements of the structure. The photographs shall be taken, processed, printed, packaged, and indexed in accordance with the standards for the Minnesota Historic Property Record. The original photographs, negatives, and index shall be submitted to the Minnesota Historical Society.
- B. Copies of the documentation study (including photocopies of the photographic prints) can be provided, by request, to the following groups:
 - a. Heritage Preservation Commission.
 - b. Minneapolis Public Library.

c. Hennepin County Historical Society.

The single-story, wood-frame two car garage at the rear of the lot of 2543 will remain serving as a maintenance structure for MCAD. It is a common garage and does not display noteworthy architectural characteristics and is not associated with significant historical events or persons.

City Historic Preservation Regulations for the Certificate of Appropriateness to Relocate the Houses at 2541 and 2543 Stevens Avenue South

In addition to its full analysis of the historical significance of the structures at 2541 and 2543 and mitigation steps, MCAD has addressed each of the City’s historic preservation findings for a Certificate of Appropriateness to relocate the single family residences at 2541 and 2543 Stevens Avenue South. In accordance with City Code Sec 599.350, the Historic Preservation Commission will make six findings in approving a certificate of appropriateness:

(a) *In general.* Before approving a certificate of appropriateness, and based upon the evidence presented in each application

1. The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or Historic District was designated.

The proposed alteration would move the single family residences from their present location. Relocation, when conducted in accordance with the Secretary of the Interior’s Standards, can preserve the integrity of the structure’s design, materials, workmanship, feeling, and association. If placed in an appropriate new location, integrity of setting can also be maintained. An example of a successful move within the Washburn-Fair Oaks Historic District is the house at 2536 Stevens Avenue South (commonly known as the “Donahue House”), which was relocated from across the street in 1972 to clear the site for construction of MCAD’s main building.

Given the dearth of available sites within the district, it has been necessary to move some properties beyond the district’s boundaries to preserve them. MCAD’s “Blue House,” originally stood at 2538 Second Avenue South, near the south edge of the district. It was moved to 3245 Nicollet Avenue South in 2009. And, the Elisha Morse House (commonly known as the Cupola House), originally stood at 2402 Fourth Avenue South, on the east edge of the district. It was moved to 2325 Pillsbury Avenue South in 1991 and retained its local landmark designation. The property was individually listed in the National Register in 1995. Other houses have been moved into the district from other neighborhoods. The Edward Stebbins House, for example, which was originally erected near Loring Park, was placed at 2404 Stevens Avenue South in 1982.

In terms of this specific house’s context within the Washburn-Fair Oaks Historic District, the single family residences at 2541 and 2543 Stevens Avenue are the only two single family residences of the over 25 on the block in 1951 (see Appendix 8). The houses are the sole survivors of the many buildings that once made up dense blocks of single family houses. To the south, a vacant lot fronts Stevens Avenue. And to the north a two and a half story masonry student housing structure fronts Stevens Avenue. The single family structures at 2541 and 2543 are without their historic context.

While the structures at 2541 and 2543 are contributing properties in the Washburn-Fair Oaks Historic District, their relocation will not alter the District. The impact is minor given the building’s altered setting and isolated location. Furthermore, the proposed relocation and rehabilitation provides the opportunity to return the Houses to a more appropriate setting in a residential neighborhood.

2. The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.

The report entitled “Washburn-Fair Oaks: A Study for Preservation,” which served as the basis for the Historic District’s designation in 1976, includes a section evaluating the district’s resources. It ranks properties in four categories: (I) Exceptional Quality; (II) High Quality; (III) Contributive or Potentially Contributive Buildings; and (IV) Non- Contributive Buildings. Categories I and II are further subdivided into “A” for buildings that feature noteworthy design and “B” for buildings that fit well within the neighborhood but are not as noteworthy. The report asserts: “Both categories I and II contain buildings that should be retained and restored. The last two categories include buildings that do not merit superior ratings and could be redesigned or replaced by new buildings compatible with the neighborhood.” The study includes lists of Category I and II properties that contain a total of 13 and 29 properties, respectively. The 2541 and 2543 are not on either list, so it presumably falls into Category III or IV. As a Category III or IV property, the relocation of these single family residences would not threaten the continued designation of the Historic District.

3. The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.

As discussed above, the relocation of the 2541 and 2543 Stevens Avenue does not threaten or impair the Historic District.

4. The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.

The design guidelines for the Washburn-Fair Oaks Preservation District state: “Before the demolition of a building, findings must be made regarding: (1) the architectural and historic merit of the building; (2) the effect of the building’s demolition on surrounding buildings; (3) the effect of any new construction to the rest of the building (in partial demolition) and to surrounding building [sic]; (4) the possible economic value or usefulness of building (as it now exists or if altered or modified) compared to the value or usefulness of proposed structure.”

In response to each of the Washburn-Fair Oaks Preservation District findings:

A. As discussed in Item 2 above, the architectural and historic merit of the 2541 and 2543 Stevens Avenue were not highlighted by the designation study. The proposed move of the structures will not affect the continued designation of the Historic District.

B. The contributing buildings that are in the vicinity of the 2541 and 2543 have no relation to the structures; the loss of 2541 and 2543 will have little impact on their settings. The proposed replaced street trees and landscape design will further mitigate the impact on these surrounding buildings by giving a clear definition to the MCAD’s campus edge and character.

C. The houses at 2541 and 2543 will be replaced by landscaping that reinforces MCAD’s campus (see Appendix 4.4). The overall design of the open campus space will reinforce the urban streetscape along Stevens Avenue and obscure the remaining garage structure from that direction.

D. MCAD does not have a programmatic use that is well served by the single family structures at 2541 and 2543 Stevens Avenue. Maintenance of these structures diverts funds that could otherwise be used to further the College's mission. The long-term expansion of the College is crucial for MCAD to meet evolving educational needs. The expanded campus space that will be installed will: reinforce the character of MCAD within the historic district; be a campus amenity, and; a precursor to a new gateway and main entry for the campus.

- 5. The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.**

Since the proposed project will adapt an area within the district for a new use, the most appropriate treatment standards are the Secretary of the Interior's Standards for Rehabilitation. The applicable rehabilitation standards are as follows:

- A. Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

While the area around 2541 and 2543 was a residential district historically, the loss of buildings from the period of significance and the introduction of new buildings has significantly changed the materials, features, spaces, and spatial relationships in the vicinity. 2541 and 2543 have not served their historic function as a single-family residence in recent years. Moving the houses will not have a major impact under this Standard. Moreover, relocating and rehabilitating the 2541 and 2543 will allow them to be returned to their historic residential context.

- B. Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

The area around the single family houses at 2541 and 2543 Stevens Avenue was historically small-scale residential in character. Demolition of most of the houses and construction of large new structures has already irreversibly altered this character. The relocation of the houses will not have a major impact under this Standard.

As discussed above, there is design precedent for extending the College campus to 26th Street. Incremental growth to the south was anticipated by the College's designer, Japanese architect Kenzo Tange. Tange explained that "The program for the College requires major expansion of activities and facilities. Additional expansion can occur as required, in multiple-stages, to the south, east, and west."

The College's Master Plan requires the removal of 2541 and 2543 for future development and to establish clear campus boundaries and identity. In the short term, the expanded campus space will reinforce the definition of the campus and strengthen the street edge along Stevens Avenue. In the long term, it is necessary to relocate the single family residences in any event to fulfill the Master Plan for MCAD's expansion, following the guidelines established by Tange.

- 6. The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the**

comprehensive plan and applicable preservation policies in small area plans adopted by the city council.

The Certificate of Appropriateness conforms to all applicable regulations of the preservation ordinance and is also consistent with the City's applicable policies. As discussed above and throughout the application, the significance of the single family residences at 2541 and 2543 is at best associated with the overall Historic District and this association has been diminished over time by demolition and new construction in the area.

(b) Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

Not Applicable

(c) Adequate consideration of related documents and regulations. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings that alterations are proposed in a manner that demonstrates that the applicant has made adequate consideration of the following documents and regulations:

1. The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.

MCAD has reviewed all applicable historic regulations and documents with respect to the relocation of the single family residence at 2541 and 2543 and the development of the expanded campus space. While 2541 and 2543 are contributing properties in the Washburn-Fair Oaks Historic District, their relocation will not significantly alter that district. The impact is minor given the buildings' altered setting and relatively isolated location. Furthermore, the architectural and historic merit of the houses was not highlighted in the Washburn-Fair Oaks designation study. Finally, the proposed relocation and rehabilitation provides the opportunity to return the structures at 2541 and 2543 to a more appropriate residential setting.

2. Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.

The Certificate of Appropriateness application for removal of the house adheres to all City Code Site Plan and application requirements. MCAD has conducted meetings with City staff and the neighborhood to ensure not only that the application requirements are met, but that all stakeholders are considered in the application process.

3. The typology of treatments delineated in the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.

The Secretary of the Interior’s Standards for Rehabilitation are discussed above under City Code Sec 599.350(a)(5). The related Guidelines for “Alterations/Additions for the New Use” recommend against “Removing a historic building in a complex of buildings; or removing a building feature, or a landscape feature which is important in defining the historic character of the site.”

MCAD is proposing to relocate the single family residences at 2541 and 2543 rather than remove them altogether. This move will not, however, significantly alter the character of the district given the houses’ isolated location. Moreover, the structures themselves will be placed in a more historically appropriate residential setting. The MCAD Certificate of Appropriateness for 2541 and 2543 is compatible with the above guideline.

(d) *Additional findings for alterations within historic districts.* Before approving a certificate of appropriateness that involves alterations to a property within an historic district, the commission shall make findings based upon, but not limited to, the following:

1. The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.

The single family residences at 2541 and 2543 Stevens Avenue South will be moved. This will not affect the significance and integrity of the other contributing properties in the historic district. The contributing buildings that are in the vicinity of 2541 and 2543 have no direct relationship to the structure; the loss of the houses will have little impact on their settings. The overall design of the expanded open campus space will: reinforce the urban streetscape along Stevens Avenue South; provide views to and from the campus, and; obscure the remaining garage that direction.

2. Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

The essential character of the Historic District will not be affected by the move of the single family residences at 2541 and 2543 Stevens Avenue South. The move will enable the MCAD to expand the campus character and is a step in the long term Master Plan goals of development to the south and a strengthened identity within the historic district. These improvements will support the ongoing viability of MCAD, a large and prominent institution in the historic district which has existed in the same location for 100 years. Moreover, as mentioned above, MCAD has conducted multiple meetings with City staff and the neighborhood to ensure not only that the City Code and HPC requirements are met, but that all stakeholders are considered in the application process, addressing the legal requirements of the City and the spirit and intent of the ordinance designed to protect the Historic District.

3. The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly

preservation of surrounding resources as allowed by regulations in the preservation ordinance.

The move of the 2541 and 2543 Steven Avenue South will not be injurious to the significance and integrity of other resources in the Historic District. The houses are isolated from the surrounding contributing structures. The proposed expanded campus design reinforce the street edge, the campus identity and will mitigate any negative impact from the remaining two car garage structure. The campus space will support the development of MCAD, a historic institution whose arts campus has developed in the neighborhood for the last 100 years. MCAD's continued success will foster, rather than impede, preservation efforts in the district.

In addition to the Heritage Preservation Regulations, the Comprehensive Plan provides specific policies related to historic and pedestrian friendly design.

The Comprehensive Plan provides the following policies:

B. 8.7.4 Encourage relocation of historic resources as a last means of preservation for endangered properties.

MCAD is requesting a Certificate of Appropriateness to relocate the single family houses at 2541 and 2543. This relocation and subsequent renovation will protect the houses, which are currently disassociated from the Washburn-Fair Oaks Historic District. No feasible alternative to relocation exists.

Next, the Comprehensive Plan **encourages development that provides functional and attractive gathering spaces and ensures pedestrian comfort. Policy 10.14 and 10.16.**

MCAD developed a landscape design that reinforces the street edge and campus edge along Stevens Avenue South. Mature trees will remain and public access is provided along Stevens. Moreover, the proposed plan provides extensive landscaping, screens the remaining structures and buffers pedestrians from campus maintenance and parking. This design also adds interest, views to the MCAD Campus and is an aesthetic improvement over what currently exists today.

In conclusion, the relocation of the single family residence at 2541 and 2543 Stevens Avenue South will not have a significant impact on the Washburn-Fair Oaks Historic District. The relocation will actually return the houses to a more historically appropriate residential setting and allow for Tange's vision of the MCAD Campus to develop. This next step of the MCAD Master Plan allows for the development of the College to the south, including on the former site 2541 and 2543 Stevens. The landscape design for the expanded campus space will both mitigate the impact of the remaining two car garage as well as strengthen both the neighborhood connection and historic setting by reinforcing the campus edge and providing more access and views to the MCAD Campus.

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1. MCAD Master Plan - Complete 100-Year Plan



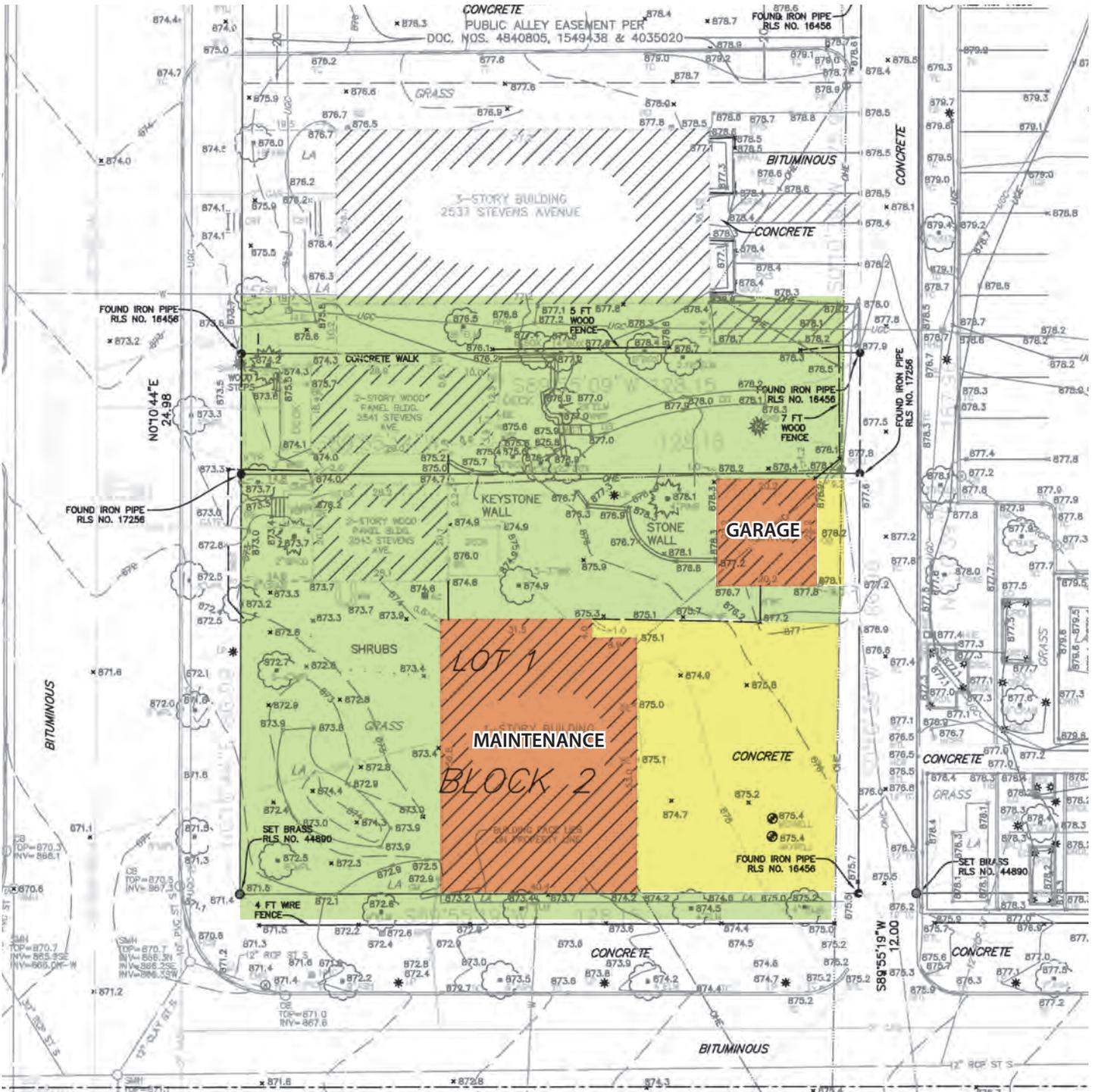
2. MCAD Existing Site Plan



3. MCAD Proposed Site Plan

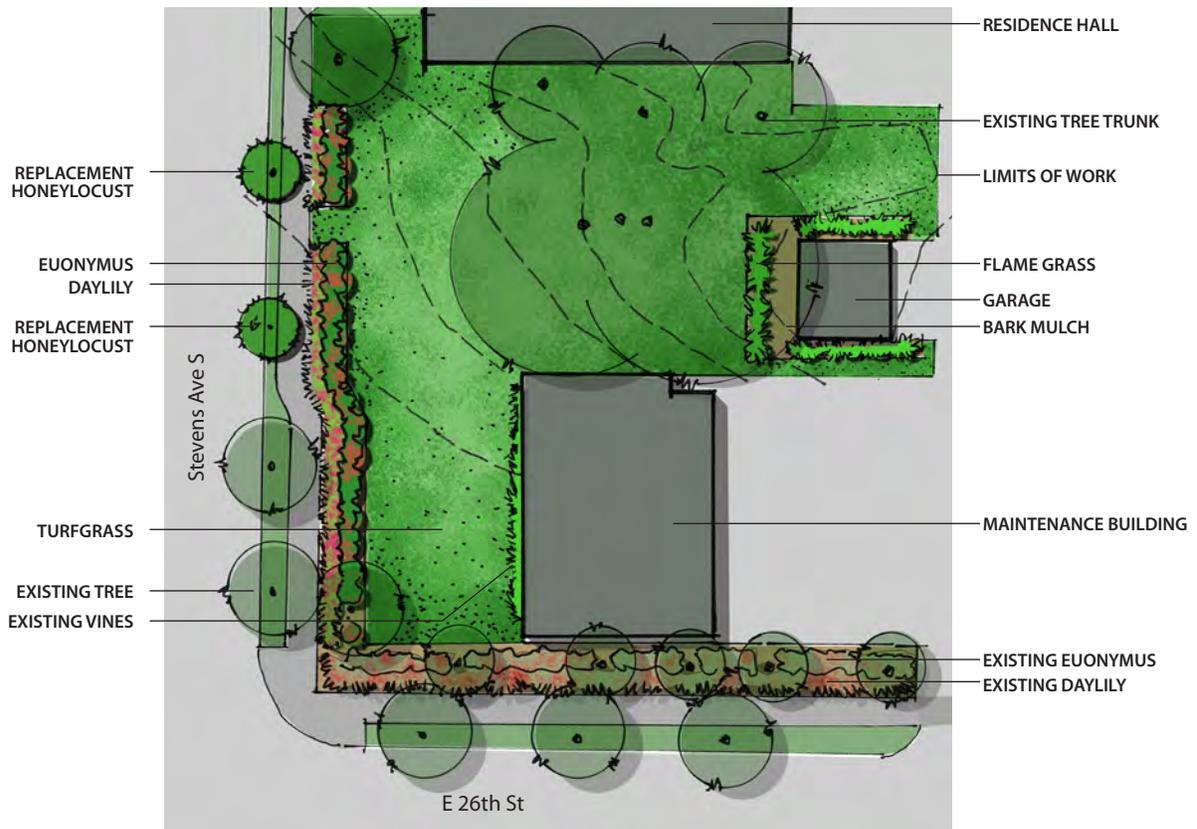


4.2. MCAD Site Survey: Proposed



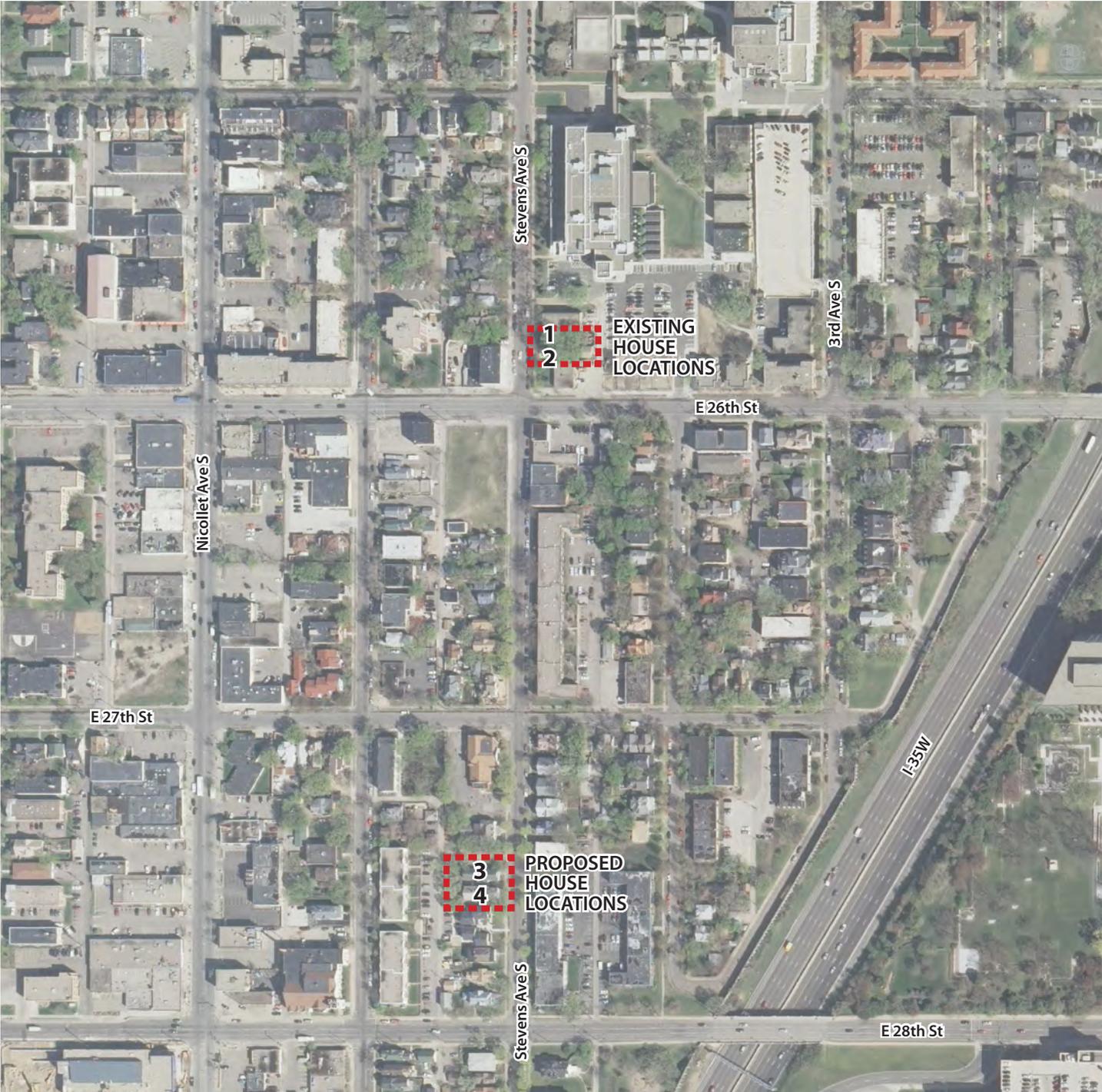
Building	Building Footprint Existing	Total Building Area Existing	Building Area Proposed	Building Area Total	Landscaped Area Existing	Landscaped Area Proposed	Landscaped Area Total	Impervious Surface Existing	Impervious Surface Proposed	Impervious Surface Total
2541 House	690 SF	1222 SF	-1222 SF	0 SF	2069 SF	+ 1133 SF	3202 SF	1133 SF	- 1133 SF	0 SF
2543 House	566 SF	1132 SF	-1132 SF	0 SF	4873 SF	+ 759 SF	5632 SF	6274 SF	- 759 SF	5515 SF
2543 Garage	450 SF	450 SF	- 0 SF	450 SF						
2543 Maintenance	2262 SF	2262 SF	- 0 SF	2262 SF						

4.4. MCAD Site Rendering



PROPOSED LANDSCAPE SITE PLAN
SCALE: 1"=20'-0"

5. Aerial View of Existing & Proposed House Locations



Existing House Locations

1	2541 Stevens Ave S
2	2543 Stevens Ave S

Proposed House Locations

3	2726 Stevens Ave S
4	2728 Stevens Ave S

5.1. Hennepin County Lot Information for Existing Locations 2541 Stevens Avenue S

Hennepin County, Minnesota



[SEARCH TIPS](#)

Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

- Search By:**
- [PROPERTY ID](#)
 - [ADDRESS](#)
 - [ADDITION NAME](#)
 - [INTERACTIVE MAP](#)

HOUSE or BUILDING #:

STREET NAME:
(at least first 3 characters)

UNIT # (if applicable)

records per page

Parcel Data for Taxes Payable 2013

Print	VIEW MAP	TAXES DUE	PAYMENT OPTIONS	CURRENT YEAR VALUES	PRIOR YEAR TAXES
Property ID:	34-029-24-13-0110				
Address:	2541 STEVENS AVE S				
Municipality:	MINNEAPOLIS				
School Dist:	001	Construction year: 1900			
Watershed:	6	Approx. Parcel Size: 25 X 128.4			
Sewer Dist:					
Owner Name:	MPLS COLLEGE OF ART & DESIGN				
Taxpayer Name & Address:	MPLS COLLEGE OF ART & DESIGN 2501 STEVENS AVE S MINNEAPOLIS MN 55404				

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.	
Sale Date:	September, 1983
Sale Price:	\$63,650
Transaction Type:	Other - See Certificate of Real Estate Value (CRV)

Tax Parcel Description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition Name:	GEO. GALPIN'S ADDITION TO MINNEAPOLIS
Lot:	007
Block:	007
First Line Metes & Bounds:	N 25 FT
Full Metes & Bounds:	Note: To read full tax parcel description, click here.
Abstract or Torrens:	ABSTRACT

Value and Tax Summary for Taxes Payable 2013 Values Established by Assessor as of January 2, 2012

Estimated Market Value:	
Taxable Market Value:	
Total Improvement Amount:	
Total Net Tax:	Expand for details
Total Special Assessments:	
Solid Waste Fee:	
Total Tax:	TAXES DUE

5.2. Hennepin County Lot Information for Existing Locations 2543 Stevens Avenue South

Hennepin County, Minnesota



[Home](#)

[SEARCH TIPS](#)

Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

- Search By:**
- [PROPERTY ID](#)
 - [ADDRESS](#)
 - [ADDITION NAME](#)
 - [INTERACTIVE MAP](#)

HOUSE or BUILDING #:

STREET NAME:
(at least first 3 characters)

UNIT # (if applicable)

records per page

Parcel Data for Taxes Payable 2013

<p> Print</p> <p>VIEW MAP</p>	<p>TAXES DUE</p> <p>PAYMENT OPTIONS</p> <p>CURRENT YEAR VALUES</p> <p>PRIOR YEAR TAXES</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Property ID:</td> <td>34-029-24-13-0313</td> </tr> <tr> <td>Address:</td> <td>2543 STEVENS AVE S</td> </tr> <tr> <td>Municipality:</td> <td>MINNEAPOLIS</td> </tr> <tr> <td>School Dist:</td> <td>001</td> </tr> <tr> <td>Watershed:</td> <td>6</td> </tr> <tr> <td>Sewer Dist:</td> <td></td> </tr> <tr> <td>Owner Name:</td> <td>MPLS COLLEGE OF ART & DESIGN</td> </tr> <tr> <td>Taxpayer Name & Address:</td> <td>MPLS COLLEGE OF ART & DESIGN 2501 STEVENS AVE S MINNEAPOLIS MN 55404</td> </tr> </table> <p style="text-align: right; margin-top: 10px;">Construction year: 1900 Approx. Parcel Size: W 87 X 128</p>	Property ID:	34-029-24-13-0313	Address:	2543 STEVENS AVE S	Municipality:	MINNEAPOLIS	School Dist:	001	Watershed:	6	Sewer Dist:		Owner Name:	MPLS COLLEGE OF ART & DESIGN	Taxpayer Name & Address:	MPLS COLLEGE OF ART & DESIGN 2501 STEVENS AVE S MINNEAPOLIS MN 55404
Property ID:	34-029-24-13-0313																	
Address:	2543 STEVENS AVE S																	
Municipality:	MINNEAPOLIS																	
School Dist:	001																	
Watershed:	6																	
Sewer Dist:																		
Owner Name:	MPLS COLLEGE OF ART & DESIGN																	
Taxpayer Name & Address:	MPLS COLLEGE OF ART & DESIGN 2501 STEVENS AVE S MINNEAPOLIS MN 55404																	

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax Parcel Description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition Name:	MCAD ADDITION
Lot:	001
Block:	002
First Line Metes & Bounds:	
Full Metes & Bounds:	
Abstract or Torrens:	TORRENS

Note: To read full tax parcel description, [click here](#).

Value and Tax Summary for Taxes Payable 2013 Values Established by Assessor as of January 2, 2012

Estimated Market Value:		
Taxable Market Value:		
Total Improvement Amount:		
Total Net Tax:		Expand for details
Total Special Assessments:		
	\$2,111.54	
Solid Waste Fee:		
Total Tax:	\$2,111.54	TAXES DUE

5.3. Hennepin County Lot Information for Proposed Locations 2726 Stevens Avenue South

Hennepin County, Minnesota



[SEARCH TIPS](#)

Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Search By:

HOUSE or BUILDING #:

STREET NAME:
(at least first 3 characters)

UNIT # (if applicable)

records per page

Parcel Data for Taxes Payable 2013

Print

[VIEW MAP](#)

[TAXES DUE](#)

[PAYMENT OPTIONS](#)

[CURRENT YEAR VALUES](#)

[PRIOR YEAR TAXES](#)

Property ID:	34-029-24-42-0157
Address:	2726 STEVENS AVE S
Municipality:	MINNEAPOLIS
School Dist:	001
Watershed:	6
Sewer Dist:	
Owner Name:	HENNEPIN FORFEITED LAND
Taxpayer Name & Address:	HENNEPIN FORFEITED LAND PRIVATE SALE PEND TO CITY RES#2013R-021
Construction year:	
Approx. Parcel Size:	37.00 X 126.00

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale Date:	December, 2000
Sale Price:	\$249,000
Transaction Type:	Warranty Deed

Tax Parcel Description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition Name:	CRIM'S ADDITION TO MINNEAPOLIS
Lot:	004
Block:	003
First Line Metes & Bounds:	N 37 FT
Full Metes & Bounds:	Note: To read full tax parcel description, click here.
Abstract or Torrens:	ABSTRACT

Value and Tax Summary for Taxes Payable 2013 Values Established by Assessor as of January 2, 2012

Estimated Market Value:	
Taxable Market Value:	
Total Improvement Amount:	
Total Net Tax:	Expand for details
Total Special Assessments:	
Solid Waste Fee:	
Total Tax:	TAXES DUE

5.4. Hennepin County Lot Information for Proposed Locations 2728 Stevens Avenue South

Hennepin County, Minnesota



[SEARCH TIPS](#)

Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

- Search By:**
- [PROPERTY ID](#)
 - [ADDRESS](#)
 - [ADDITION NAME](#)
 - [INTERACTIVE MAP](#)

HOUSE or BUILDING #:

STREET NAME:
(at least first 3 characters)

UNIT # (if applicable)

records per page

Parcel Data for Taxes Payable 2013

Print	VIEW MAP	TAXES DUE	PAYMENT OPTIONS	CURRENT YEAR VALUES	PRIOR YEAR TAXES
Property ID:	34-029-24-42-0158				
Address:	2728 STEVENS AVE S				
Municipality:	MINNEAPOLIS				
School Dist:	001	Construction year:			
Watershed:	6	Approx. Parcel Size: 40.50 X 126.00			
Sewer Dist:					
Owner Name:	CITY OF MINNEAPOLIS				
Taxpayer Name & Address:	CITY OF MINNEAPOLIS DEPT OF COMM PLAN/ECON DEV 105 5TH AVE S #200 MINNEAPOLIS MN 55401-2521				

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale Date:	March, 2004
Sale Price:	\$370,000
Transaction Type:	Warranty Deed

Tax Parcel Description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition Name:	CRIM'S ADDITION TO MINNEAPOLIS
Lot:	
Block:	003
First Line Metes & Bounds:	LOT 5 AND THE SOUTH 13 FT OF LOT 4
Full Metes & Bounds:	Note: To read full tax parcel description, click here .
Abstract or Torrens:	ABSTRACT

Value and Tax Summary for Taxes Payable 2013 Values Established by Assessor as of January 2, 2012

Estimated Market Value:	
Taxable Market Value:	
Total Improvement Amount:	
Total Net Tax:	Expand for details
Total Special Assessments:	
Solid Waste Fee:	
Total Tax:	TAXES DUE

6. Street Views of Proposed House Locations
(houses shown no longer exist; lots are vacant)



2728 Stevens Ave S

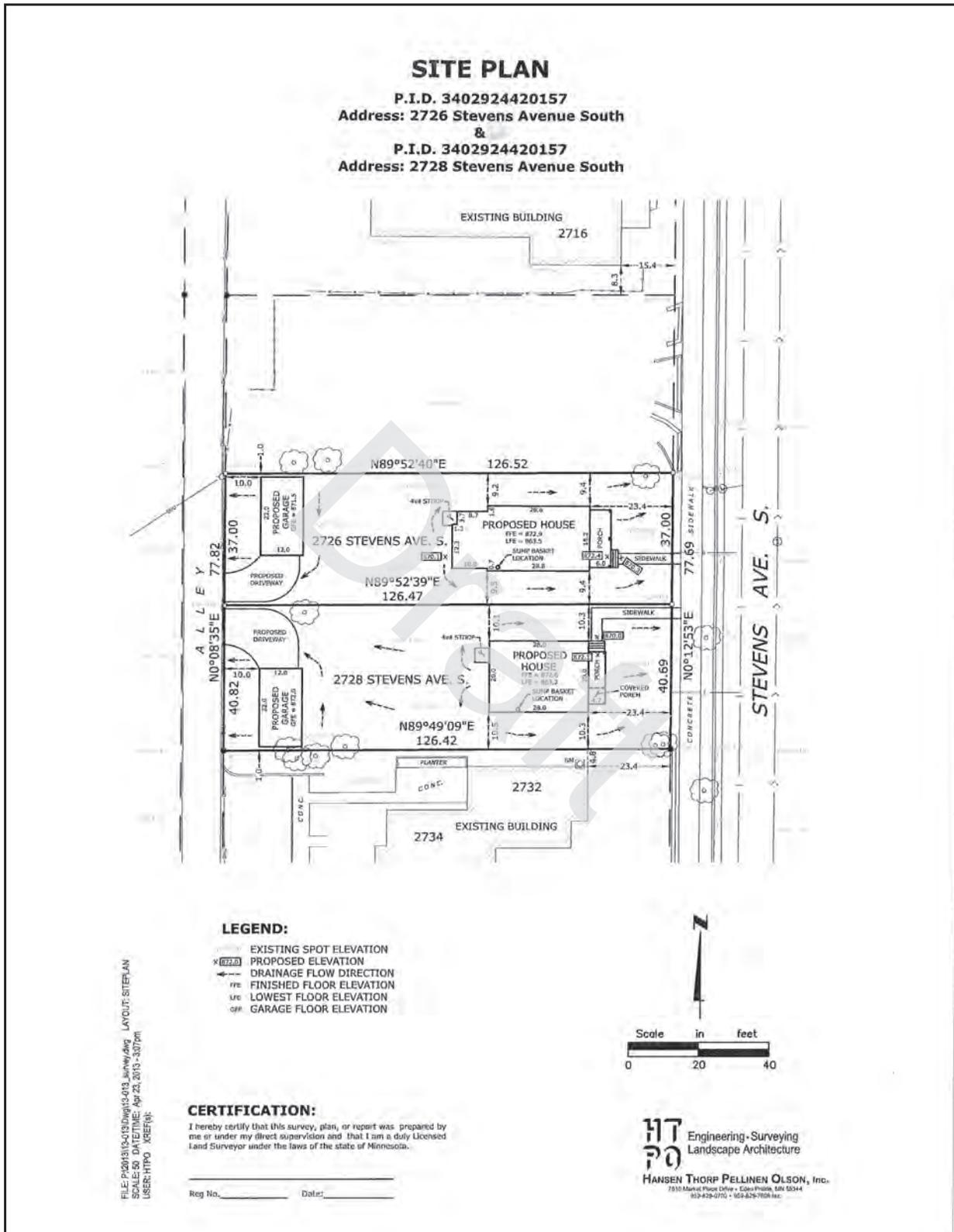
2726 Stevens Ave S



2728 Stevens Ave S

2726 Stevens Ave S

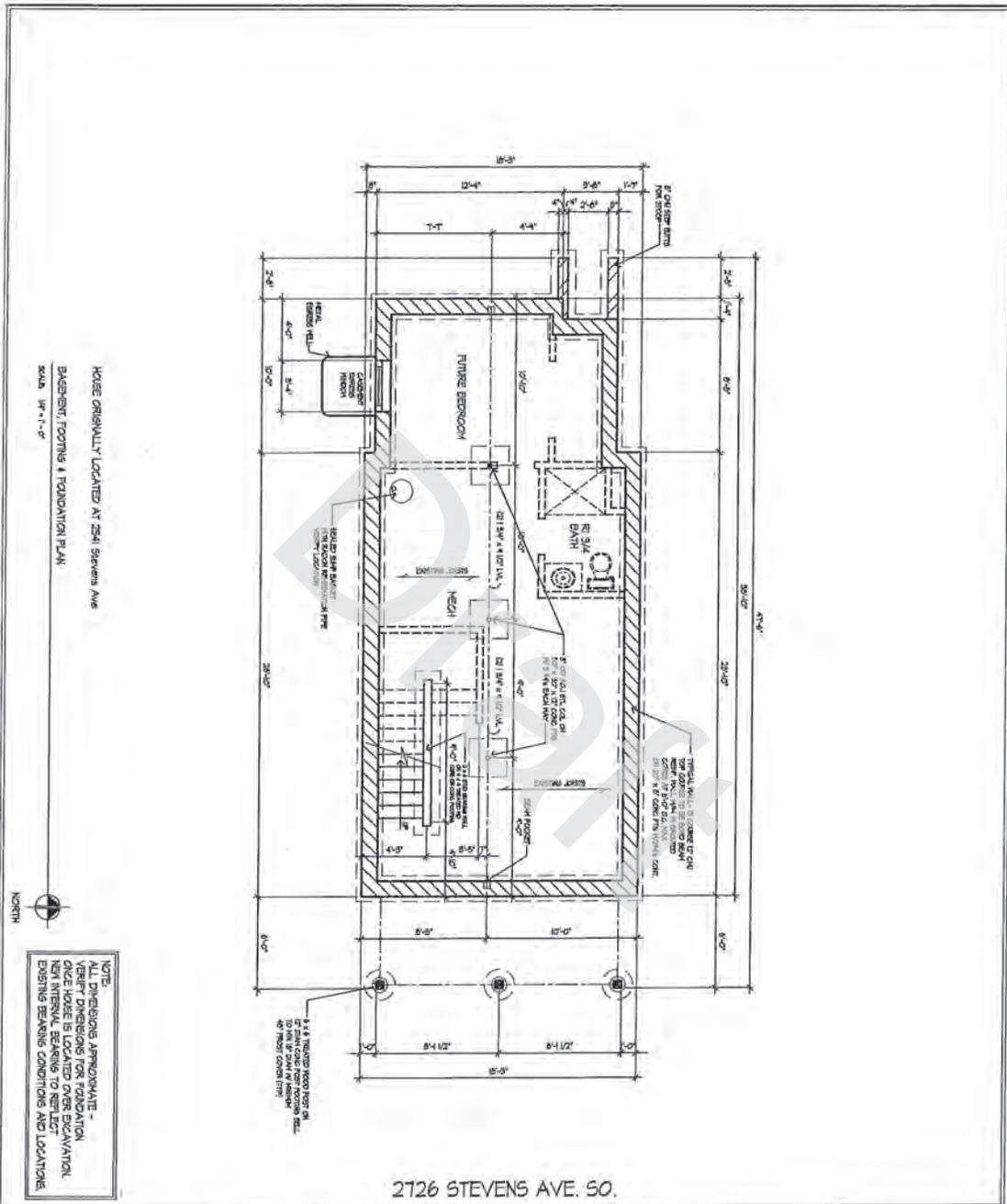
7. Site Plan for Proposed House Locations



FILE: P20241510.DWG DATE: 04/23/24 LAYOUT: SITEPLAN
 SCALE: 80 DATE/TIME: Apr 23, 2024 3:07 PM
 USER: HTPO YEEF(Y)

7. Site Plan for Proposed House Locations

4-24-B 2541



Basement Footing and Foundation Plan

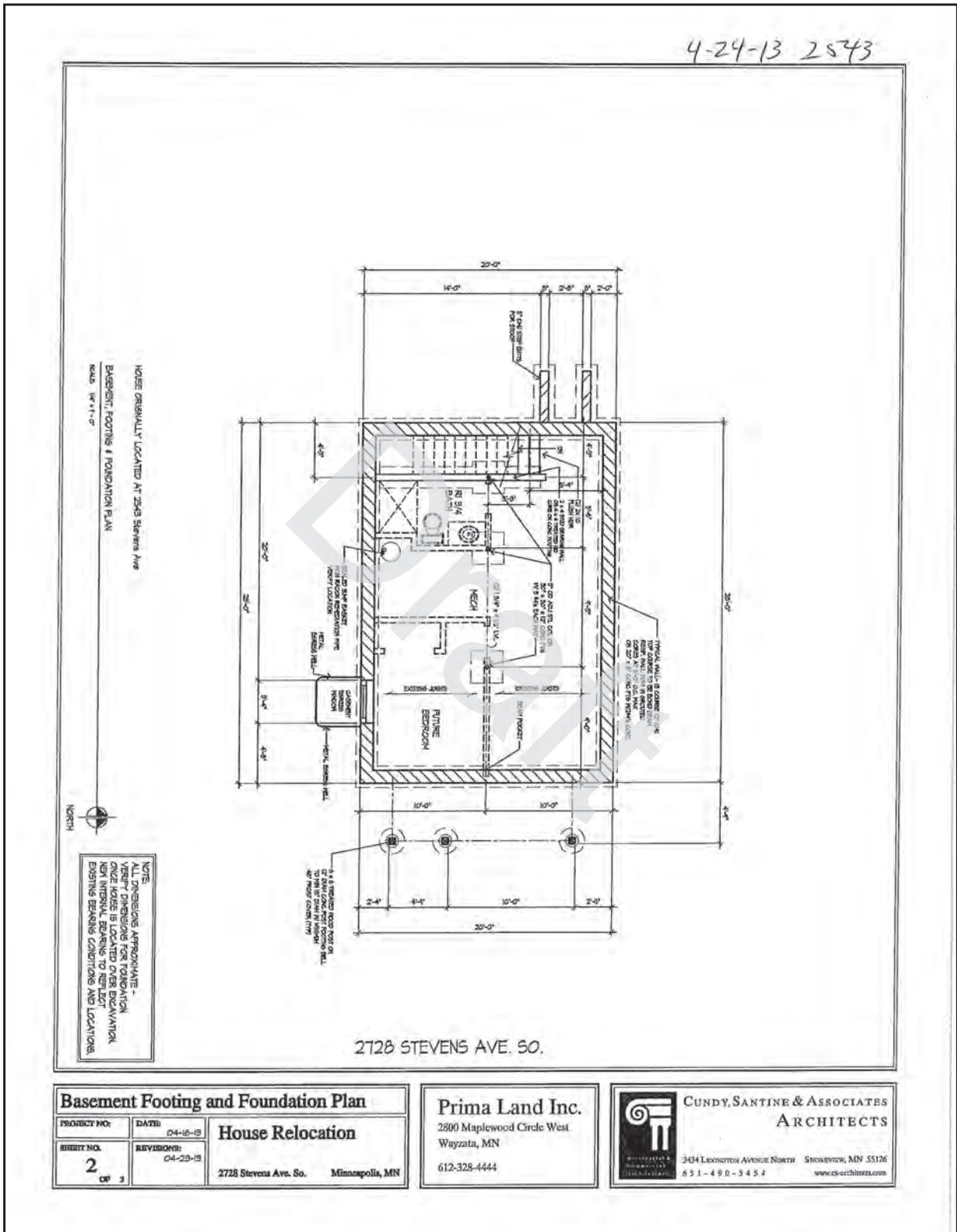
PROJECT NO:	DATE:	House Relocation
	04-16-15	
SHEET NO:	REVISIONS:	2726 Stevens Ave. So. Minneapolis, MN
1	04-23-15	
OP 3		

Prima Land Inc.
 2800 Maplewood Circle West
 Wayzata, MN
 612-328-4444

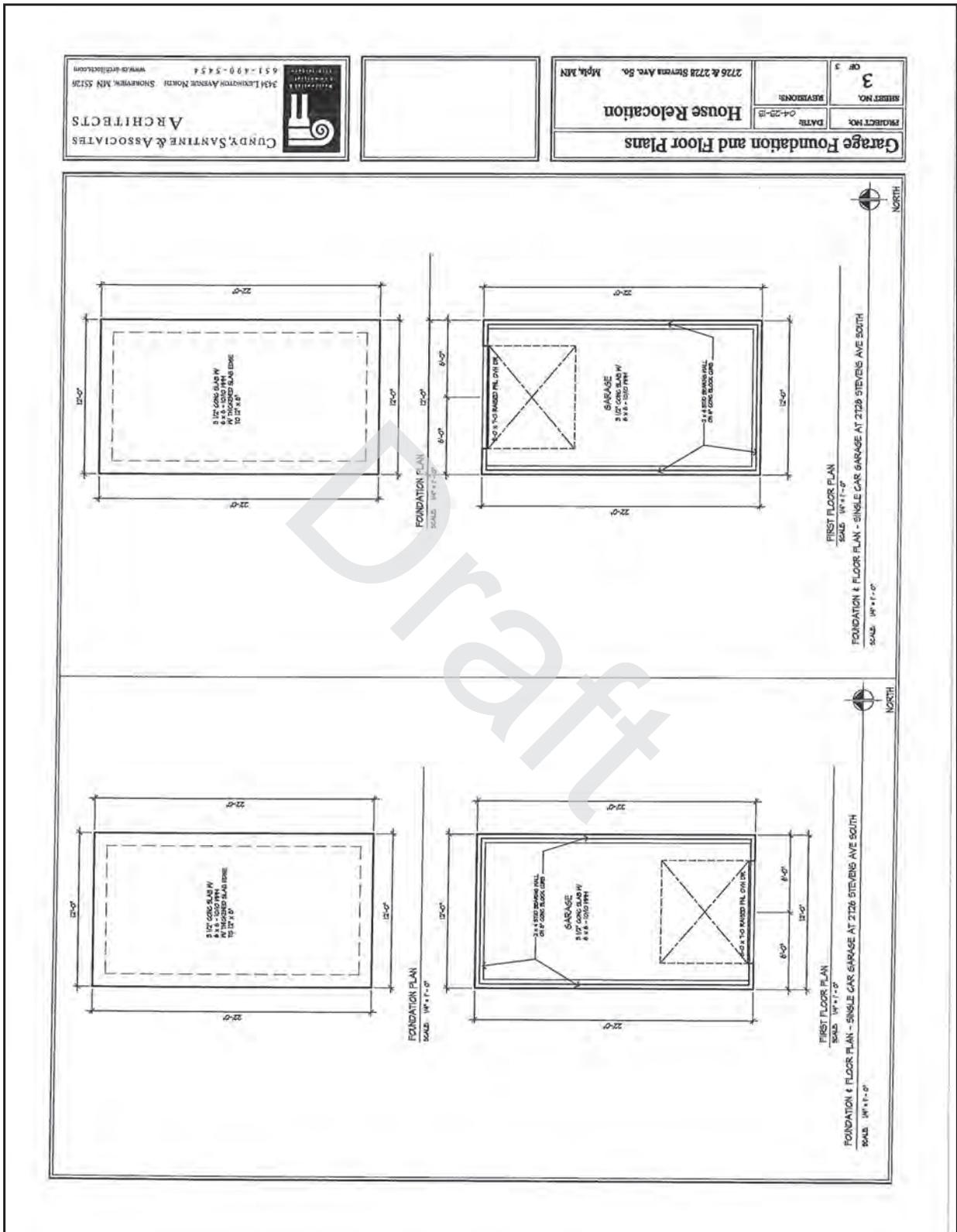
CUNDY, SANTINE & ASSOCIATES ARCHITECTS

3434 Lexington Avenue, North
 651-490-5454
 SUCKENY, MN 55126
 www.cs-architect.com

7. Site Plan for Proposed House Locations

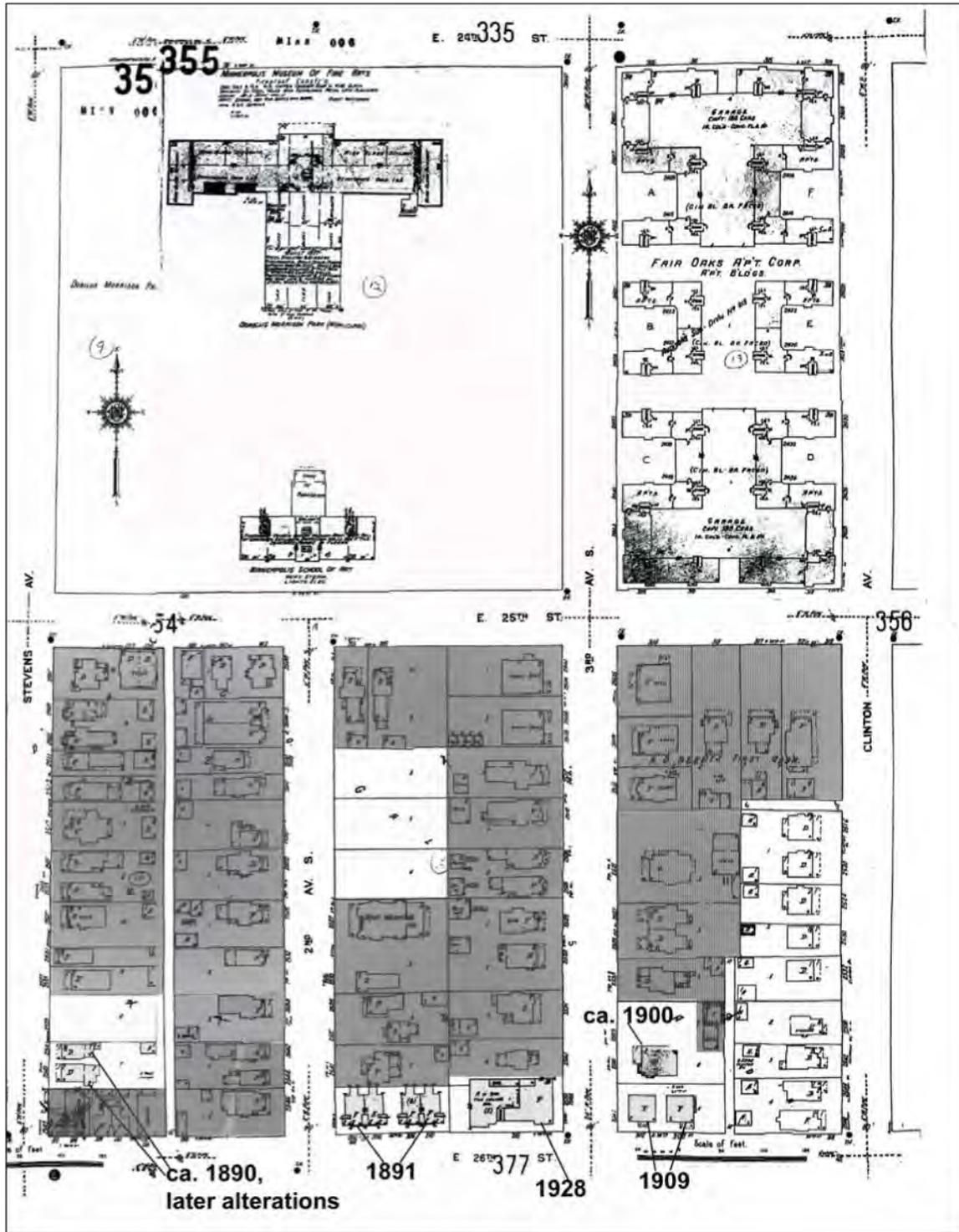


7. Site Plan for Proposed House Locations



8. Historic Context - Sanborn Insurance Map (1912, updated to 1951)

From Stevens Ave. (west) to Clinton Ave. (east) and 24th St. (north) to 26th St. (south)
Shaded area indicates properties that are now demolished



8.1. Historic Report: 2541 Stevens Avenue South

Original or Addendum No. ___

Historic District Name:

**Minnesota Historic Property Record
Background Data Form**

1. Name of Property

Historic name: 2541 Stevens Avenue South

SHPO inventory no.: HE-MPC-7798

Current name: NA

2. Location

Street & number: 2541 Stevens Avenue South

City or township: Minneapolis

County: Hennepin

State: MN

Zip code: 55404

Legal description:

UTM Reference: Zone 15

Easting 478312

Northing 4978090

NAD 1983

3. Description

Style/form/structure/landscape type: vernacular Queen Anne

4. National Register of Historic Places (NRHP) status

NRHP, individually listed or eligible :

Date of designation:

NRHP, in listed or eligible historic district:

Date of designation:

Washburn-Fair Oaks Historic District

National Historic Landmark:

5. Previous Designation or Recordation

Local designation program: Date of designation:

Name of program:

Name and location of repository:

Other (e.g. HABS/HAER/HALS): Date of designation:

Name of program:

Name and location of repository:

6. Preparer's Information

Federal or State agency:

Date MHPR prepared: November 2012

Preparer's name/title: Jessica Berglin and
Charlene Roise, Historians

Company/organization: Hess, Roise and Company

Email address: berglin@hessroise.com, roise@hessroise.com

Street & number: 100 North First Street

Telephone: (612) 338-1987

City or township: Minneapolis

State: MN

Zip code: 55401

Photographer's name: Jerry Mathiason

Company/organization: Jerry Mathiason Photography

Email address: jerry@jerryathiason.com

Street & number: 2525 East Franklin Avenue

Telephone: (612) 388-8132

City or township: Minneapolis

State: MN

Zip code: 55406

MINNESOTA HISTORIC PROPERTY RECORD
2541 Stevens Avenue South
HE-MPC-7798

DESCRIPTION

A. General statement

1. Architectural character: The one-and-one-half-story, gable-front dwelling has been dramatically altered throughout the twentieth century. No historic images offer evidence of the house's original appearance, but shingles in the gable on the west facade suggest the house featured elements of a vernacular Queen Anne style.
2. Condition of fabric: The property has been significantly altered and retains little historic integrity. Many original materials have been replaced throughout extensive modifications.

B. Description of exterior

1. Overall dimensions: The house is approximately 20' wide and 30' long. It is oriented along an east-west axis, with the primary (west) facade fronting Stevens Avenue South. A one-story porch measuring approximately 15' x 5' extends along the west facade. A rear addition measures approximately 12' x 18'.
2. Foundation: The foundation is rubble limestone, with sections of concrete block and brick infill.
3. Walls: Exterior walls are clad in modern composite siding. Corners of the house are marked with vertical boards. Horizontal stringcourses span the gables on both the east and west facades. The stringcourses feature decorative rosettes, which are modern decorative elements. Patterned wood shingles, which are likely original, fill the gable on the west facade. Patterned shingles in the east gable contrast from shingles on the west facade and appear to be modern.
4. Structural system, framing: The house is of frame construction.
5. Porches and additions: A one-story porch with a hipped roof and screened with lattice extends across the west facade. A Sanborn map from 1912 clearly show a one-story porch at the property, however, the railings and posts appear to be of recent vintage.

A rear addition measuring approximately 12' x 18' extends from the east wall. It is possibly the addition visible in the 1912 Sanborn map. The southernmost part of the addition has been framed into a storage shed.
6. Chimneys: A non-historic metal chimney extends from the roof of the rear addition.

7. Openings

- a. Doorways and doors: A modern wood door with a circular, leaded-glass panel marks the front entry in the northwest corner of the house. The door surround features painted trim and decorative rosettes, which are non-historic.

On the rear addition, modern French doors open to the patio, and the storage shed is accessed through a historic door with wood and glass panels.

- b. Windows and shutters: The first floor of the west facade features an original picture window. A transom window with stained-glass rectangles around the perimeter caps the picture window, typical of the Queen Anne style. A one-over-one replacement window is centered on the second story of the west facade, which is likely the original window location.

A single, fixed, replacement window is located on the east half of the south facade in a modern opening.

In the west corner of the north facade, two fixed windows span the height of the house to create a modern two-story light well. The north facade also features two one-over-one replacement windows in modern openings.

The east facade contains a single one-over-one replacement window on the second story, which is possibly an original opening.

Two modern skylights have been cut into the roof on the south side of the gable. A skylight was installed in the rear addition as well.

8. Roof

- a. Shape, covering: The house has a front-gabled roof covered in rolled asphalt, which also covers the front porch and the gabled roof of the rear addition.

C. Description of interior

1. Floor plans: The interior appears to have been extensively remodeled in the late twentieth century to create a modern, open floor plan. Except for the placement of the staircase, there is no evidence of the original spatial configuration. In the northwest corner, the ceiling was opened to create a two-story entrance foyer. A single, long room spans the length of the south wall for a combined living and dining room on the first floor. The dining room opens to a contemporary galley kitchen along the north wall. The rear addition is accessed through an opening on the east wall of the kitchen, and a small cellar is accessed via a stairway through a door on the west wall of the kitchen.

Similarly, the second floor shows no evidence of its original configuration. Walls and doors were removed to form an open loft with a bathroom and utility closet at the center. Attic joists were removed to create a cathedral ceiling on the second floor.

2. Stairways: The stairway is in its original location in the northwest corner of the house, although it appears that a new staircase was erected—a ghost mark of former stair nosing

is visible in the wood trim. The bannister features a non-historic wood railing and modern, wood, turned spindles. Similarly, the wood newel post is a modern feature.

3. Flooring: On the first floor, original floors have been replaced with modern hardwood floors while the vestibule is ceramic tile. The second floor is covered in carpet, except for the bathroom, which is ceramic tile.
4. Wall and ceiling finishes: The walls and ceilings are drywall.
5. Interior doors: The only interior door on the first floor leads to the cellar. It is a modern, wood, slab door. Consistent with the house's open-concept renovations, wide openings in the walls—without doors—lead to the kitchen and the addition.

On the second floor, the lofted space does not have doors except for those leading to the bathroom and utility closet, which are modern, wood, slab doors.

6. Decorative features and trim:
 - a. Fireplace: A modern fireplace and chimney have been constructed in the rear addition. The fireplace has a ceramic tile surround and hearth.
 - b. Baseboards: Baseboards along the stairs and the first-floor landing are possibly original. Measuring approximately 6" in height and featuring a beveled top edge, they contrast in height and profile with modern baseboards found throughout the rest of the house, which are 3" tall.
 - c. Door and window surrounds: Some windows and doors retain original surrounds. The trim around the picture window features molded casings. The front door surround retains similar trim, with molding along the outside edges of its vertical casings. A former transom window opening above the door features a molded head casing.

The bathroom and closet doors on the second floor are surrounded by similar molding, which was possibly salvaged from original doorways and reinstalled at new locations.

Windows in the two-story foyer share one continuous surround that extends the full height of the windows. Vertical casings with molded outer edges have been replicated from the original trim profile.

7. Mechanical equipment
 - a. Heating, air conditioning, ventilation: The house is heated and cooled with a modern forced-air system.
 - b. Lighting: The house features modern electric light fixtures.

- c. Plumbing: The house has been updated with a modern plumbing system and fixtures.

D. Site

1. Historic site design: The house shares a standard urban lot with the neighboring house to the south, 2543 Stevens Avenue South. Heavy vegetation and mature trees surround both houses, which front Stevens Avenue.
2. Outbuildings: A separate one-story shed or carriage house is visible in a 1912 Sanborn map. The outbuilding was removed at an unknown date.

HISTORY AND CONTEXT

The house at 2541 Stevens Avenue South, which appears to date from the late nineteenth century, reflects the history of residential development in the Whittier neighborhood as Minneapolis experienced tremendous expansion beginning in the 1880s.¹ Both grand mansions and modest workers' houses filled the streets of the Whittier neighborhood, which is bounded by Franklin Avenue on the north, Lyndale Avenue on the west, Lake Street on the south, and present-day Interstate 35W on the east.²

The area that is now Whittier was part of the Fort Snelling Military Reservation, established in 1819. The reservation was located on the west side of the Mississippi River and encompassed all of downtown Minneapolis, south Minneapolis, and a section of north Minneapolis. It extended south into Richfield and Bloomington. No legal land claims could be made within the reservation by private citizens.³

Minnesota became a territory in 1849. When Hennepin County was established in 1852, it comprised eighteen townships including the Town of Minneapolis, which was much larger than the city that was founded in 1856. The southern boundary of the city of Minneapolis originally extended to Franklin Avenue, the northern boundary of today's Whittier neighborhood. Additional land was annexed as far south as Twenty-sixth Street in 1867, including the portion of Whittier bounded by Nicollet Avenue on the west and extending to Portland Avenue on the east.⁴

Prior to residential development, agriculture—especially dairy farming—was a major land use in south Minneapolis. In 1855, two years after the area was removed from military jurisdiction and made available for settler claims, John T. Blaisdell and Robert Blaisdell, Jr., each filed claims for 160-acre farms. John built a log cabin near present-day Twenty-fourth Street, between Pleasant and Lyndale, that was replaced by a six-room frame house in the 1860s.⁵

Two plats—Sutton and Pratt's Addition and Post's Addition to Minneapolis—were filed just south of Franklin Avenue in 1857. This was the start of a more urban settlement pattern. The first

¹ Much of the following contextual information has been excerpted from "The Evolution of the Whittier Neighborhood," prepared for the Whittier Alliance in December 2009, as well as "Historical Assessment of Selected Residential Buildings," prepared for the Minneapolis College of Art and Design in July 2008, both prepared by Hess, Roise and Company. Additional information was collected through site visits conducted by Jessica Berglin in October 2012.

² The Whittier boundaries were defined by the Minneapolis Planning Department in 1959 when the city was divided into communities and further subdivided into neighborhoods, which were named after geographic features, parks, or public buildings such as schools. Whittier is one of the latter. The school was named in honor of John Greenleaf Whittier, a nineteenth-century poet and abolitionist, and the building still stands at 2749 Blaisdell Avenue, although it has been converted into apartments. For information on the 1959 planning process, see *Whittier Neighborhood: Planning Information Base* (Minneapolis: Office of City Coordinator, Minneapolis Planning Department, spring 1991), 1.

³ William W. Folwell, *A History of Minnesota*, rev. ed. (Saint Paul: Minnesota Historical Society, 1956), 1:29-30, 73-79, 90-93, 136-140.

⁴ George E. Warner and Charles M. Foote, eds., *History of Hennepin County and the City of Minneapolis* (Minneapolis: North Star Publishing Company, 1881), 343, 378.

⁵ Isaac Atwater, *History of Minneapolis, Minn.* (New York: Munsell Company, 1893), 36-37, 44; "Talk of Renaming Blaisdell Avenue Calls to Mind Study Pioneer Who Helped Build Up Minneapolis," *Minneapolis Tribune*, March 7, 1920.

grand estate appeared a year later when Dorilus Morrison, a wealthy industrialist, built an Italianate mansion on ten acres of land near Third Avenue South and East Twenty-fourth Street. Morrison's estate, Villa Rosa, is now the site of the Minneapolis Institute of Arts.⁶

Additional land plats were filed with Hennepin County between 1872 and 1879. A rare surviving example of construction from this period is the Elisha Morse House, an Italianate villa with a cupola and simulated-stone facing, dating from 1872. Originally located at 2404 Fourth Avenue South, it was moved to 2325 Pillsbury Avenue in 1991.⁷

As the city expanded southward away from the initial core, the street grid shifted from its original orientation to the Mississippi River and adopted a true north-south, east-west pattern. In 1878, a horse-drawn street railway was inaugurated along Fourth Avenue South as far as Twenty-fourth Street. Beginning in 1879, the Lyndale Railway Company operated steam locomotives from downtown along Lyndale Avenue as far as Thirty-first Street, where the route turned west and terminated on the east shore of Lake Calhoun. The line stimulated construction along Lyndale, Whittier's western boundary.⁸

Around 1880, an era of great expansion began in Minneapolis, manifested in the growth of the city's geographic boundaries, a jump in population, and a dramatic increase in building activity. The residential areas of south Minneapolis largely assumed their present form during this period.

By April 1883, the state legislature had authorized the extension of the Minneapolis city limits to encompass all of today's Whittier neighborhood, as well as many other areas. This annexation stimulated the filing of more than twenty plats with the Hennepin County recorder during the 1880s. Still, plats did not necessarily indicate development. A review of an 1885 plat book shows extensive platting south of Franklin Avenue, but very little construction.⁹

Development in Whittier began rather slowly in the 1880s, but soon picked up with the construction of new electric streetcar lines along Nicollet Avenue, Franklin Avenue, and Lake Street. Many Minneapolitans moved out of the increasingly congested and rapidly changing downtown. Due to the lack of geographic barriers, the area south of the original core was easily accessible. Residential development took two forms: single-family residences and multiple dwellings. Single-family residences were typically modest in size prior to 1900, but became

⁶ Hennepin County deeds and mortgage books, cards dated March 23, 1857, and June 30, 1857; Atwater, *History of Minneapolis*, 614-618.

⁷ Gail Bronner, "Washburn-Fair Oaks: A Study for Preservation," 1976, prepared for Minneapolis Heritage Preservation Commission and Minneapolis City Planning Commission, 9; "Elisha Morse House," Minneapolis Heritage Preservation Commission Landmarks and Historic Districts, http://www.minneapolismn.gov/hpc/landmarks/hpc_landmarks_pillsbury_ave_s_2325-7_elisha_morse_house.

⁸ John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis and London: University of Minnesota Press, 2007), 18, 28; "Our Street Railways," *Minneapolis Tribune*, May 31, 1880; Warner and Foote, *History of Hennepin County and the City of Minneapolis*, 344, 430; "Sub-Context: Street Railways, 1873-1954," 4-5, in Thomas R. Zahn, "Preservation Plan for the City of Minneapolis," 1990 and 1991, prepared by Thomas R. Zahn and Associates for the City of Minneapolis.

⁹ "Limits of Minneapolis," *Minneapolis Tribune*, February 7, 1883; *Minneapolis Tribune*, April 17, 1883; John R. Borchert, David Gebhard, David Lanegran, and Judith A. Martin, *Legacy of Minneapolis: Preservation Amid Change* (Minneapolis: Voyageur Press, 1983), 73; G. M. Hopkins, *A Complete Set of Surveys and Plats of Properties in the City of Minneapolis* (Minneapolis: G. M. Hopkins, 1885).

increasingly large in the twentieth century. Multiple-family dwellings became more common after 1900.¹⁰

Single-family Residences in Whittier in the Late Nineteenth Century

The most notable residence erected in the last two decades of the nineteenth century was Fair Oaks, built in 1883 by Senator William Drew Washburn on ten acres at Third Avenue South and East Twenty-fourth Street, north of Villa Rosa. Designed by Milwaukee architect Edward Townsend Mix, it was a large and imposing mansion that exemplified the best in contemporary residential architecture according to a writer in 1890.¹¹

Other houses, big and small, began filling in other blocks. Sometime in the 1880s, long-time resident John Blaisdell built a large brick residence surrounded by extensive grounds at Nicollet Avenue and Twenty-fourth Street, replacing his earlier, more modest frame house. A Queen Anne style house, now often referred to as the John Donahue House, was built in about 1882 on Stevens Avenue south of Twenty-fifth Street, across the street from its present location at 2536 Stevens Avenue. In about 1883, John W. Johnson built a house at 2200 Stevens Avenue that was designed by Kees and Fisk. (The house was demolished 1937 and the site now holds the First Christian Church.) Johnson sold the house to Charles Alfred Pillsbury, one of the founders of the Pillsbury Flour Company.¹²

The following year saw a continued flurry of construction. Residences dating from 1885 include the Dr. Hyatt Waterhouse House at 2018 Second Avenue South, which was designed by L. Greff and converted to a duplex in 1917 by William Channing Whitney; the Queen Anne style Charles E. Brewster House at 2418 Stevens Avenue South; the Amelia Hammond House at 2420 Stevens Avenue South, built by contractor James McMillan and designed by Edward Stebbins; the Henry Balch House at 2001 Second Avenue South; the W. H. Groff House at 2015 Second Avenue South; and the Queen Anne style Charles Harris House at 2208 Grand Avenue.¹³

John Washburn, the nephew of the senator, built a house at 2218 First Avenue South in 1887. Designed by William Channing Whitney, it has been altered over the years. Also from 1887 and subsequently altered is the Queen Anne style S. E. Hatfield House at 2408 First Avenue South. Built about the same time is the Queen Anne style P. M. Gore House at 2600 Third Avenue South and an Italianate-Queen Anne style house that was moved to 2801 Pleasant Avenue South in 1888. From 1889 are the Sam Wallace House at 2700 Pillsbury Avenue, which was designed

¹⁰ Zahn, "Sub-Context: Street Railways, 1873-1954," 4-7, 15-16.

¹¹ William Watts Folwell, "Minneapolis in 1890," *New England Magazine*, September 1890, 97; George W. Sheldon, ed., *Artistic Country Seats* (New York: D. Appleton and Company, 1886-1890), vol. 2, part 4, 55-57.

¹² Granger, Kelly, and Murphy, "Final Report of the I-35W Standing Structures Survey," 86; Bronner, "Washburn-Fair Oaks," 10, 65-66, 69-70; Michael Conforti, ed., *Art and Life on the Upper Mississippi, 1890-1915* (Newark: University of Delaware Press, 1994), 88, 91; Sheldon, *Artistic Country Seats*, vol. 2, part 4, 77-80; "Talk of Renaming Blaisdell Avenue."

¹³ Granger, Kelly, and Murphy, "Final Report of the I-35W Standing Structures Survey," 84 (Waterhouse); 85 (Brewster), 87 (Hammond); Minneapolis Building Permit B3455, April 24, 1885 (McMillan); Minneapolis Building Permit B5494, December 4, 1885 (Harris); and Minneapolis Building Permit B2724, February 21, 1885 (Groff). The latter assumes that the address of the Groff House was 2017 Second Avenue South; addresses have shifted slightly since then.

by an architect named Vogerli, and the two-story brick W. Smith House at 2719 Pillsbury Avenue, designed by Alexander Murrie.¹⁴

Notable residences from the following decade include the 1893 Peter A. Dague House, built by a contractor-builder at 2520 Stevens Avenue South on the site of his shop, and the J. Lewis House, built in 1899 at 2117 Second Avenue South. Contractor Theron P. Healy was responsible for erecting the Queen Anne style L. E. Smith House at 2412 First Avenue South in 1891 and another house at 2220 Pleasant Avenue in 1895. Healy, who exemplifies the residential contractor-builder tradition, also constructed a block of houses along Second Avenue South between East Thirty-first and East Thirty-second Streets during the same time period. This block is now designated as a historic district by the Heritage Preservation Commission and the National Register.

While much attention is given to large residences for well-to-do owners, many houses were built for the working class. Whittier has some noteworthy examples including the Italianate style B. Cooper House, built in 1886 at 118 West Twenty-ninth Street. This house, along with the four houses across the street at 117, 119, 121, and 125 West Twenty-ninth Street, “form an intact cluster of late nineteenth century working class homes in the Whittier neighborhood,” according to architectural historian Susan Granger.¹⁵

2541 Stevens Avenue South

The house at 2541 Stevens Avenue is another example of the modest single-family dwellings that were constructed during this time. Although severely altered in recent years, its gable-front design shows evidence of the Queen Anne style, one of the most common styles before 1900. Its history is difficult to trace because the house shares a city lot with the adjacent 2543 Stevens Avenue. Both are included on a single building permit index card and the entries are not clearly differentiated between the two addresses. It seems that parts of this residence may have been built prior to 1887. The first entry on the joint building permit card is in 1887 for repairing a building after a fire. The owner is given as James McKinney Jr. Although the building permit does not give a specific address, it identifies the site as the north half of Lot 7, Block 7, George Galphin’s Addition. An 1898 permit authorizes the construction of a one and one-half-story frame dwelling, either to replace the earlier building or perhaps augment it. The permit gives two dimensions: 20' x 28', and 12' x 8'. The contractor was G. W. Morong and the owner D. D. Wright. A 1912 Sanborn insurance map clearly shows a one-and-one-half-story house at 2541

¹⁴ Minneapolis Building Permit B11170, no date given; Bronner, “Washburn-Fair Oaks,” 81-82 (Washburn); Minneapolis Building Permit B10648, May 21, 1887; Granger, Kelly, and Murphy, “Final Report of the I-35W Standing Structures Survey,” 84 (Hatfield); Minneapolis Building Permit B16030, August 9, 1888, for repairs to an existing structure; Granger, Kelly, and Murphy, “Final Report of the I-35W Standing Structures Survey,” 93 (Gore); Minneapolis Building Permit B17471, January 10, 1889; Granger, Kelly, and Murphy, “Final Report of the I-35W Standing Structures Survey,” 92 (Wallace); Minneapolis Building Permit B17420, January 2, 1889 (Smith).

¹⁵ Minneapolis Building Permit B8770, October 6, 1886; Granger, Kelly, and Murphy, “Final Report of the I-35W Standing Structures Survey,” 91.

Stevens Avenue with an open porch on the front and one-story extension to the rear, as well as a one-story outbuilding at the back of the lot.¹⁶

Few permits exist to document alterations made throughout the late twentieth century. A permit dated July 25, 1983, was issued to Fred Vogt and Company to make the house code-compliant, although the work was estimated to cost \$300, suggesting the improvements were not large. A permit dated November 15, 1983, was issued to William F. Ridler Plumbing and Heating for installing new plumbing fixtures estimated to cost \$500 throughout the house. Most recently, a permit issued November 8, 2001, indicates that a new water heater was installed. Based on the house's interior finishes and modern configuration, current features likely coincide with permits pulled in the 1980s, although the alterations are not documented by building permits. Interior spaces were renovated to create an open floor plan on both the first and second floors, eliminating the original spatial configuration of the house. On the first floor, rooms are delineated by oversized wall openings rather than doorways, while on the second floor a main space opens to the stair landing. Attic joists in the second floor were removed to create a cathedral ceiling that includes three skylights. Original windows were reconfigured and an opening was cut in the second floor to create a two-story foyer.¹⁷

The Minneapolis College of Art and Design (MCAD) purchased 2541 Stevens Avenue South from Dean Jay Kallenbach in 2011. MCAD's campus is to the north and east, sharing with the Minneapolis Institute of Arts and the Children's Theater a superblock between Twenty-fourth and Twenty-sixth Streets and Stevens and Third Avenues. The house, along with the cultural mega-complex, are part of the locally designated Washburn-Fair Oaks Historic District.

Minneapolis Institute of Arts / Minneapolis College of Art and Design

The Minneapolis College of Art and Design grew out of the Minneapolis Society of Fine Arts, which was organized in 1883 and established the Minneapolis School of Fine Arts in 1886. Focusing on traditional fine arts such as painting and sculpture, the school held classes in a rented house for several years, and then moved into the new public library building at Hennepin Avenue and Tenth Street when it opened in 1889.

By the turn of the century, the Minneapolis School of Fine Arts had expanded its initial curriculum in fine arts to include industrial and decorative arts. In 1899, Robert Koehler, a German-born artist and director of the school from 1894 to 1914, introduced the new Department of Decorative Design, which focused on applied arts and handicrafts. As the society widened its educational mission throughout the early twentieth century, it rechristened the school as the Minneapolis School of Art in 1910.¹⁸

At the same time the art school was redefining its identity, the society was solidifying its presence as a Minneapolis cultural institution. Although the society occasionally held temporary

¹⁶ Minneapolis Building Permit B11591 dated July 23, 1887, and B42047 dated October 21, 1898; *Sanborn Insurance Map, 1912–1930*, 354.

¹⁷ Minneapolis Building Permits Q023623 dated July 25, 1983, D855176 dated November 15, 1983, and 5026161 dated November 8, 2001.

¹⁸ Jeffrey A. Hess, *Their Splendid Legacy: The First One-hundred Years of the Minneapolis Society of Fine Arts* (Minneapolis: Minneapolis Society of Fine Arts, 1985), 13-17

art exhibits, it was not until the early twentieth century that the board resolved to create a permanent collection and build an art museum. Adopting the model of other large art museums in the country, the society “strongly support[ed] municipal ownership of the new museum site so that it could be administered and maintained as a public park.” In 1911, in a prearranged transaction, the city accepted the donation of the site of Villa Rosa from Clinton Morrison, the son of Dorilus, who had died the previous year. The city then granted the society the right to erect an art museum on the land.¹⁹

In December 1911, the board retained the New York architectural firm McKim, Mead and White to design the large Neo-Classical complex that fronts on East Twenty-fourth Street. The cornerstone was laid in 1913, and the first section of the Minneapolis Institute of Arts opened in 1915. The original marble and granite facade, with its colonnaded portico approached by a monumental staircase, is flanked by simpler gallery wings. A central wing to the south that contains an auditorium was added in 1926. The original building housed the school until 1916, when the Julia Morrison Memorial Building was erected to the south. Named in honor of Clinton Morrison’s wife, the building was designed by Hewitt and Brown.²⁰

Much as the McKim, Mead and White landmark amplified the society’s status in the museum world, changes to the school in the mid-century redefined its academic identity. Beginning in 1949, director Edmund J. Kopietz began reevaluating the school’s educational role. According to *Their Splendid Legacy: The First 100 Years of the Minneapolis Society of Fine Arts*, the school “had been primarily a vocational training institution,” without offering any terminal degree. Director Kopietz recommended offering a Bachelor of Fine Arts degree for students who successfully completed four years of arts education supplemented by studies in the humanities and sciences. By the end of 1950, the school was granted permission to institute a four-year degree program. When the four-year curriculum went into effect in 1954, the program was divided into two-year blocks. Students enrolled in academic and studio foundation classes in the first two years, while in the second two years they concentrated on courses in their chosen media. Over the next decades, the school grew from a regional vocational program to a nationally recognized college for the arts. Reflecting this transformation, the school was renamed the Minneapolis College of Art and Design in 1970.²¹

In the meantime, the neighborhood surrounding this cultural complex was confronting troubling changes. Like many other cities, Minneapolis’s urban neighborhoods faced decline during the mid-twentieth century as residents relocated to suburbs surrounding the city. In Whittier, this flight was escalated by the construction of Interstate 35W through south Minneapolis starting in 1959. Expansion of the arts campus had a stabilizing influence on the neighborhood. By the early 1970s, the Minneapolis Institute of Arts and MCAD had outgrown their existing facilities. The

¹⁹ Ibid., 11, 13, 19-20, 28.

²⁰ Ibid., 29; “‘Villa Rosa’ the House that Stood on Morrison Site Till a Year Ago,” *Minneapolis Tribune*, January 11, 1911; “City Takes Big Step Toward Artistic Goal,” *Minneapolis Tribune*, July 31, 1913; “Opening of New Year Marks New Era in Local Art World,” *Minneapolis Tribune*, January 3, 1915; “Home of Art School Will Be Ready Soon,” *Minneapolis Tribune*, August 27, 1916; “More than Thousand at Formal Opening of New Art School,” *Minneapolis Tribune*, November 26, 1916; Larry Millett, *AIA Guide to the Twin Cities* (Saint Paul: Minnesota Historical Society Press, 2007), 207; Bronner, “Washburn-Fair Oaks,” 107.

²¹ Hess, *Their Splendid Legacy*, 65-67; 70.

Children’s Theatre Company, which as the Moppet Players had begun offering plays in the museum’s auditorium in 1965, also needed its own space. To cope, the Society of Fine Arts acquired several of the large houses in the immediate neighborhood for office space. The society occupied the former Charles S. Pillsbury House at 106 East Twenty-second Street, while the offices of the theater were in the Caroline Crosby House at 2105 First Avenue.²²

The organizations launched a major expansion to accommodate their space needs by extending the existing campus to the south. The complex was christened the Fine Arts Park. Japanese architect Kenzo Tange was commissioned to design additions to the galleries, a new theater space, and a free-standing building for the college. Parker Klein Associates were the local architects for the project, which opened in 1974. The art institute and theater, which was incorporated as the Children’s Theatre Company in 1975, remained under the same roof. The college, on the other hand, became an independent institution in 1988. The children’s theater—as well as the museum—eventually found itself cramped again and commissioned another expansion from architect Michael Graves, with RSP Architects as the local associates. Additional gallery space and expanded theater facilities opened in 2006.²³

The new facilities required additional space for parking, which displaced MCAD’s leased parking arrangement with the Minneapolis Institute of Arts. In 2009, MCAD relocated a duplex it owned at 2538 Second Avenue South to accommodate a surface parking lot and sculpture garden. The duplex, which was used as student housing and commonly known as the “Blue House” because of its distinct color, was built in the 1890s and contributed to the locally designated Washburn-Fair Oaks Historic District. The Blue House was moved overnight on August 28, 2009, to a vacant lot at 3245 Nicollet Avenue in the adjacent Lyndale neighborhood that had been empty for two years after a fire destroyed a duplex on the property.²⁴

MCAD has continued to need space for expansion. It acquired 2541 and 2543 Stevens Avenue South in 2011 and 2008, respectively, and has worked with the Whittier Alliance to find a suitable site in the neighborhood to relocate the houses. This effort has resulted in plans to move the houses to vacant lots in a comparable setting at 2726 and 2728 Stevens Avenue South.

²² Bronner, “Washburn-Fair Oaks,” 65-68.

²³ Mary Abbe Martin, “Arts Society Trustees Give Independence to Museum and College,” *Minneapolis Star Tribune*, December 29, 1987; Bronner, “Washburn-Fair Oaks,” 107; Millett, *AIA Guide*, 206-207.

²⁴ Elizabeth Sias, “A New Home for a House,” *Southwest Journal*, September 7-20, 2009.

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MINNESOTA HISTORIC PROPERTY RECORD

INDEX TO PHOTOGRAPHS

2541 STEVENS AVENUE SOUTH
Minneapolis
Hennepin County
Minnesota

MHPR No. HE-MPC-7798

Documentation: 8 photographs
13 data pages

Jerry Mathiason, photographer, October 2012

HE-MPC-7798-01	WEST AND NORTH FACADES OF HOUSE. VIEW TO SOUTHEAST.
HE-MPC-7798-02	WEST AND SOUTH FACADES OF HOUSE. VIEW TO NORTHEAST.
HE-MPC-7798-03	NORTH AND EAST FACADES OF HOUSE, WITH REAR ADDITION. VIEW TO SOUTHWEST.
HE-MPC-7798-04	SOUTH AND EAST FACADES OF HOUSE, WITH REAR ADDITION. VIEW TO NORTHWEST.
HE-MPC-7798-05	FIRST FLOOR FROM SOUTHWEST CORNER. VIEW TO NORTHEAST.
HE-MPC-7798-06	FIRST FLOOR FROM NORTHEAST CORNER. VIEW TO SOUTHWEST.
HE-MPC-7798-07	DETAIL OF ORIGINAL PICTURE WINDOW WITH DECORATIVE STAINED-GLASS TRANSOM. VIEW TO WEST.
HE-MPC-7798-08	SECOND FLOOR FROM NORTHEAST CORNER. VIEW TO SOUTHWEST.

Note: Interior photographs to be included with final submission.

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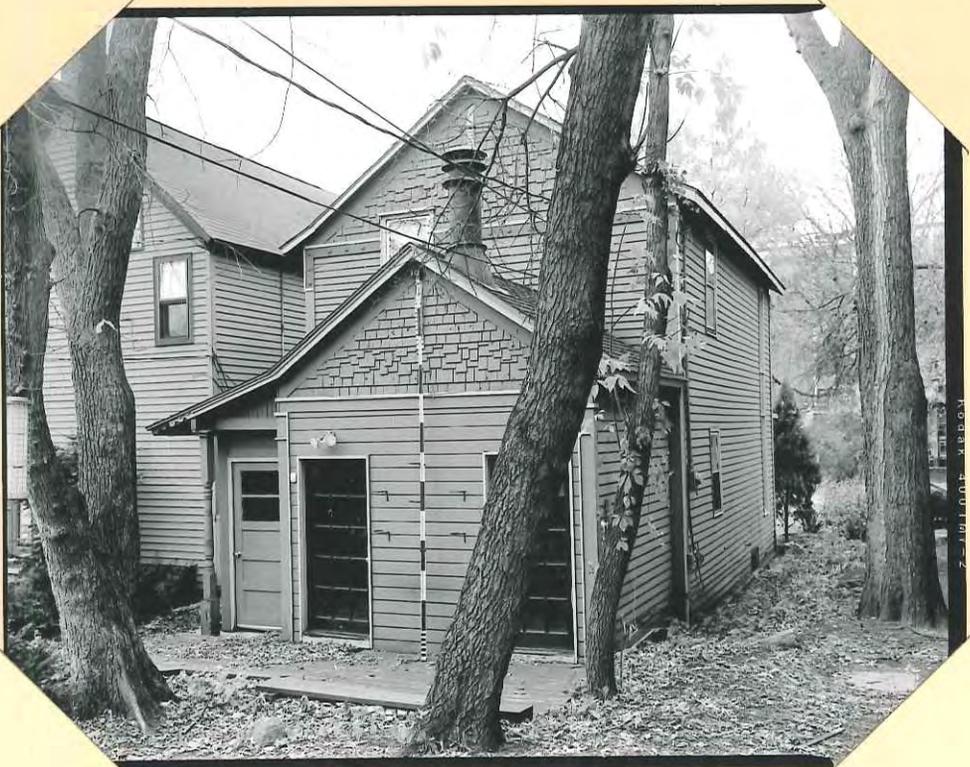
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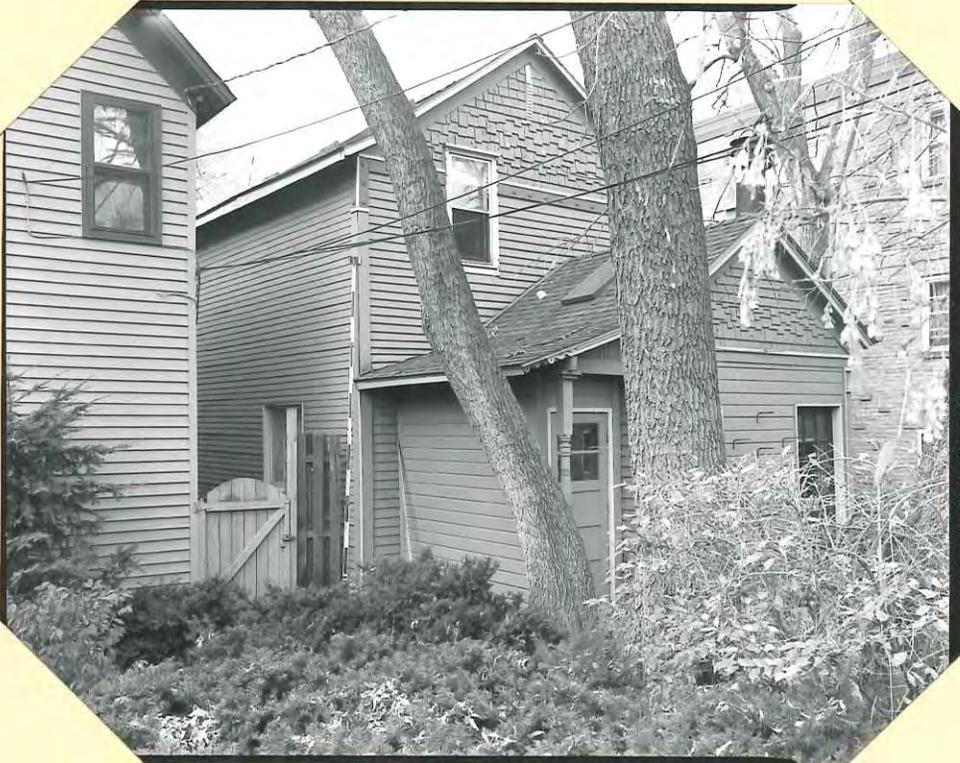
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MINNESOTA HISTORIC PROPERTY RECORD
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MHPR No. HE-MPC-7798-08



8.2. Historic Report: 2543 Stevens Avenue South

Minnesota Historic Property Record
Background Data Form

1. Name of Property

Historic name: 2543 Stevens Avenue South

SHPO inventory no.: HE-MPC-7799

Current name: NA

2. Location

Street & number: 2543 Stevens Avenue South

City or township: Minneapolis

County: Hennepin

State: MN

Zip code: 55404

Legal description:

UTM Reference: Zone 15

Easting 478312

Northing 4978082

NAD 1983

3. Description

Style/form/structure/landscape type: vernacular Queen Anne

4. National Register of Historic Places (NRHP) status

NRHP, individually listed or eligible :

Date of designation:

NRHP, in listed or eligible historic district:

Date of designation:

Washburn-Fair Oaks Historic District

National Historic Landmark:

5. Previous Designation or Recordation

Local designation program: Date of designation:

Name of program:

Name and location of repository:

Other (e.g. HABS/HAER/HALS): Date of designation:

Name of program:

Name and location of repository:

6. Preparer's Information

Federal or State agency:

Date MHPR prepared: November 2012

Preparer's name/title: Jessica Berglin and Charlene Roise, Historians

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State: MN

Zip code: 55401

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Company/organization: Jerry Mathiason Photography

Email address: jerry@jerryathiason.com

Street & number: 2525 East Franklin Avenue

Telephone: (612) 388-8132

City or township: Minneapolis

State: MN

Zip code: 55406

MINNESOTA HISTORIC PROPERTY RECORD
2543 Stevens Avenue South
HE-MPC-7799

DESCRIPTION

A. General statement:

1. Architectural character: The two-story, gable-front dwelling has been dramatically altered throughout the twentieth century. No historic images offer evidence of the house's original appearance, but narrow clapboard siding and a decorative sunburst detail in the west gable suggest the house featured elements of a vernacular Queen Anne style.
2. Condition of fabric: The property has been significantly altered and retains little historic integrity. Many original materials have been replaced throughout extensive modifications.

B. Description of exterior

1. Overall dimensions: The house is approximately 22' wide and 30' long. It is oriented along an east-west axis, with the primary (west) facade fronting Stevens Avenue South.
2. Foundation: The foundation is rubble limestone.
3. Walls: Except for the gable on the west facade, which features clapboard siding, exterior walls are clad in modern composite siding. Corners of the house are marked with vertical boards.
4. Structural system, framing: The house is of frame construction.
5. Porches, stoops, balconies, additions: According to a 1912 Sanborn map, a one-story porch ran the full width of the house on the west facade. The 1912 map also shows a rear addition on the east side of the house. Both of these features have been removed. Currently, a front stoop and second-story balcony mark the house's entrance in the northwest corner. The stoop features two turned posts that support the second-story balcony above the front door.
6. Chimneys: A brick chimney is located along the peak of the east gable.
7. Openings
 - a. Doorways and doors: The front door is in the northwest corner of the house on the west facade. It is a modern, wood, paneled door with a glass fanlight. Glass double-doors on the east facade open to the back patio. An exterior door in the east corner of the north wall opens to the space between this property and the adjacent property at 2541 Stevens Avenue South.

On the second floor, a modern, glass double-door has been added above the front door to access the balcony.

- b. Windows: All historic windows have been replaced and modern configurations have eliminated the original window arrangement. On the west facade, oversized fixed windows span the two stories of the house. Two double-hung replacement windows on the second story of the east facade are located along the edges of the wall rather than evenly spaced, as they would have been historically. Two fixed windows in the east gable flank the chimney. The tops of these windows are angled to follow the triangular shape of the gable. A modern skylight has been installed on the west half of the south side of the roof.

8. Roof

- a. Shape, covering: The house has a front-gabled roof covered in rolled asphalt.

C. Description of interior

1. Floor plans: The interior was severely altered in the late twentieth century to create a modern, open floor plan. Because of extensive modifications, there is no evidence of the original spatial configuration. In the southwest corner of the house, the attic and second floor were opened to create a two-story light well. A single, long room spans the length of the south wall to create a combined living and dining room on the first floor. The dining room opens to a contemporary kitchen along the north wall. A full basement is accessed through the kitchen by a stairway in the northeast corner of the house.

The second floor also shows no evidence of its original configuration. It was redesigned to create an open loft. Openings were cut in the floor to create a two-story light well and an open stairwell, both of which are partitioned with half-walls. A bathroom has been enclosed in the southeast corner of the floor. Attic joists were removed to create a cathedral ceiling and heavy timber beams span the space.

2. Stairways: An original wood stairway is located in the northwest corner of the house. It begins on the first floor and makes a ninety-degree turn at an intermediate landing before reaching the second floor. The newel posts and bannister are original elements, but modern finials and newel drops have been added.

Modern wood stairs in the northeast corner of the house lead from the first floor to the basement.

3. Flooring: The first floor features modern hardwood floors except for the vestibule, which is ceramic tile. The stairs, as well as the main room on the second floor, are carpeted. The bathroom floor is ceramic tile.
4. Wall and ceiling finishes: The walls and ceilings are drywall.

5. Interior doors: Two modern, wood, paneled doors are on the first floor. One separates the kitchen from the basement stair landing, and the other opens to an interior closet along the east wall. A modern, wood, paneled door leads to the bathroom on the second floor.
6. Decorative features and trim:
 - a. Baseboards: Modern baseboards throughout the house have a rounded edge.
 - b. Door and window surrounds: Modern trim with rounded edges surround all of the doors and windows in the house.
7. Hardware: No original hardware remains.
8. Mechanical equipment
 - a. Heating, air conditioning, ventilation: The house is heated and cooled with a modern forced-air system.
 - b. Lighting: The house features modern electric light fixtures.
 - c. Plumbing: The house has been updated with a modern plumbing system and fixtures.

D. Site

1. Historic site design: The house shares a standard urban lot with the neighboring house to the north, 2541 Stevens Avenue South. Heavy vegetation and mature trees surround both houses, which front Stevens Avenue.
2. Outbuildings: A new two-car garage is located at the rear of the lot.

HISTORY AND CONTEXT

The house at 2543 Stevens Avenue South, which appears to date from the late nineteenth century, reflects the history of residential development in the Whittier neighborhood as Minneapolis experienced tremendous expansion beginning in the 1880s.¹ Both grand mansions and modest workers' houses filled the streets of the Whittier neighborhood, which is bounded by Franklin Avenue on the north, Lyndale Avenue on the west, Lake Street on the south, and present-day Interstate 35W on the east.²

The area that is now Whittier was part of the Fort Snelling Military Reservation, established in 1819. The reservation was located on the west side of the Mississippi River and encompassed all of downtown Minneapolis, south Minneapolis, and a section of north Minneapolis. It extended south into Richfield and Bloomington. No legal land claims could be made within the reservation by private citizens.³

Minnesota became a territory in 1849. When Hennepin County was established in 1852, it comprised eighteen townships including the Town of Minneapolis, which was much larger than the city that was founded in 1856. The southern boundary of the city of Minneapolis originally extended to Franklin Avenue, the northern boundary of today's Whittier neighborhood. Additional land was annexed as far south as Twenty-sixth Street in 1867, including the portion of Whittier bounded by Nicollet Avenue on the west and extending to Portland Avenue on the east.⁴

Prior to residential development, agriculture—especially dairy farming—was a major land use in south Minneapolis. In 1855, two years after the area was removed from military jurisdiction and made available for settler claims, John T. Blaisdell and Robert Blaisdell, Jr., each filed claims for 160-acre farms. John built a log cabin near present-day Twenty-fourth Street, between Pleasant and Lyndale, that was replaced by a six-room frame house in the 1860s.⁵

Two plats—Sutton and Pratt's Addition and Post's Addition to Minneapolis—were filed just south of Franklin Avenue in 1857. This was the start of a more urban settlement pattern. The first

¹ Much of the following contextual information has been excerpted from "The Evolution of the Whittier Neighborhood," prepared for the Whittier Alliance in December 2009, as well as "Historical Assessment of Selected Residential Buildings," prepared for the Minneapolis College of Art and Design in July 2008, both prepared by Hess, Roise and Company. Additional information was collected through site visits conducted by Jessica Berglin in October 2012.

² The Whittier boundaries were defined by the Minneapolis Planning Department in 1959 when the city was divided into communities and further subdivided into neighborhoods, which were named after geographic features, parks, or public buildings such as schools. Whittier is one of the latter. The school was named in honor of John Greenleaf Whittier, a nineteenth-century poet and abolitionist, and the building still stands at 2749 Blaisdell Avenue, although it has been converted into apartments. For information on the 1959 planning process, see *Whittier Neighborhood: Planning Information Base* (Minneapolis: Office of City Coordinator, Minneapolis Planning Department, spring 1991), 1.

³ William W. Folwell, *A History of Minnesota*, rev. ed. (Saint Paul: Minnesota Historical Society, 1956), 1:29-30, 73-79, 90-93, 136-140.

⁴ George E. Warner and Charles M. Foote, eds., *History of Hennepin County and the City of Minneapolis* (Minneapolis: North Star Publishing Company, 1881), 343, 378.

⁵ Isaac Atwater, *History of Minneapolis, Minn.* (New York: Munsell Company, 1893), 36-37, 44; "Talk of Renaming Blaisdell Avenue Calls to Mind Study Pioneer Who Helped Build Up Minneapolis," *Minneapolis Tribune*, March 7, 1920.

grand estate appeared a year later when Dorilus Morrison, a wealthy industrialist, built an Italianate mansion on ten acres of land near Third Avenue South and East Twenty-fourth Street. Morrison's estate, Villa Rosa, is now the site of the Minneapolis Institute of Arts.⁶

Additional land plats were filed with Hennepin County between 1872 and 1879. A rare surviving example of construction from this period is the Elisha Morse House, an Italianate villa with a cupola and simulated-stone facing, dating from 1872. Originally located at 2404 Fourth Avenue South, it was moved to 2325 Pillsbury Avenue in 1991.⁷

As the city expanded southward away from the initial core, the street grid shifted from its original orientation to the Mississippi River and adopted a true north-south, east-west pattern. In 1878, a horse-drawn street railway was inaugurated along Fourth Avenue South as far as Twenty-fourth Street. Beginning in 1879, the Lyndale Railway Company operated steam locomotives from downtown along Lyndale Avenue as far as Thirty-first Street, where the route turned west and terminated on the east shore of Lake Calhoun. The line stimulated construction along Lyndale, Whittier's western boundary.⁸

Around 1880, an era of great expansion began in Minneapolis, manifested in the growth of the city's geographic boundaries, a jump in population, and a dramatic increase in building activity. The residential areas of south Minneapolis largely assumed their present form during this period.

By April 1883, the state legislature had authorized the extension of the Minneapolis city limits to encompass all of today's Whittier neighborhood, as well as many other areas. This annexation stimulated the filing of more than twenty plats with the Hennepin County recorder during the 1880s. Still, plats did not necessarily indicate development. A review of an 1885 plat book shows extensive platting south of Franklin Avenue, but very little construction.⁹

Development in Whittier began rather slowly in the 1880s, but soon picked up with the construction of new electric streetcar lines along Nicollet Avenue, Franklin Avenue, and Lake Street. Many Minneapolitans moved out of the increasingly congested and rapidly changing downtown. Due to the lack of geographic barriers, the area south of the original core was easily accessible. Residential development took two forms: single-family residences and multiple dwellings. Single-family residences were typically modest in size prior to 1900, but became

⁶ Hennepin County deeds and mortgage books, cards dated March 23, 1857, and June 30, 1857; Atwater, *History of Minneapolis*, 614-618.

⁷ Gail Bronner, "Washburn-Fair Oaks: A Study for Preservation," 1976, prepared for Minneapolis Heritage Preservation Commission and Minneapolis City Planning Commission, 9; "Elisha Morse House," Minneapolis Heritage Preservation Commission Landmarks and Historic Districts, http://www.minneapolismn.gov/hpc/landmarks/hpc_landmarks_pillsbury_ave_s_2325-7_elisha_morse_house.

⁸ John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis and London: University of Minnesota Press, 2007), 18, 28; "Our Street Railways," *Minneapolis Tribune*, May 31, 1880; Warner and Foote, *History of Hennepin County and the City of Minneapolis*, 344, 430; "Sub-Context: Street Railways, 1873-1954," 4-5, in Thomas R. Zahn, "Preservation Plan for the City of Minneapolis," 1990 and 1991, prepared by Thomas R. Zahn and Associates for the City of Minneapolis.

⁹ "Limits of Minneapolis," *Minneapolis Tribune*, February 7, 1883; *Minneapolis Tribune*, April 17, 1883; John R. Borchert, David Gebhard, David Lanegran, and Judith A. Martin, *Legacy of Minneapolis: Preservation Amid Change* (Minneapolis: Voyageur Press, 1983), 73; G. M. Hopkins, *A Complete Set of Surveys and Plats of Properties in the City of Minneapolis* (Minneapolis: G. M. Hopkins, 1885).

increasingly large in the twentieth century. Multiple-family dwellings became more common after 1900.¹⁰

Single-family Residences in Whittier in the Late Nineteenth Century

The most notable residence erected in the last two decades of the nineteenth century was Fair Oaks, built in 1883 by Senator William Drew Washburn on ten acres at Third Avenue South and East Twenty-fourth Street, north of Villa Rosa. Designed by Milwaukee architect Edward Townsend Mix, it was a large and imposing mansion that exemplified the best in contemporary residential architecture according to a writer in 1890.¹¹

Other houses, big and small, began filling in other blocks. Sometime in the 1880s, long-time resident John Blaisdell built a large brick residence surrounded by extensive grounds at Nicollet Avenue and Twenty-fourth Street, replacing his earlier, more modest frame house. A Queen Anne style house, now often referred to as the John Donahue House, was built in about 1882 on Stevens Avenue south of Twenty-fifth Street, across the street from its present location at 2536 Stevens Avenue. In about 1883, John W. Johnson built a house at 2200 Stevens Avenue that was designed by Kees and Fisk. (The house was demolished 1937 and the site now holds the First Christian Church.) Johnson sold the house to Charles Alfred Pillsbury, one of the founders of the Pillsbury Flour Company.¹²

The following year saw a continued flurry of construction. Residences dating from 1885 include the Dr. Hyatt Waterhouse House at 2018 Second Avenue South, which was designed by L. Greff and converted to a duplex in 1917 by William Channing Whitney; the Queen Anne style Charles E. Brewster House at 2418 Stevens Avenue South; the Amelia Hammond House at 2420 Stevens Avenue South, built by contractor James McMillan and designed by Edward Stebbins; the Henry Balch House at 2001 Second Avenue South; the W. H. Groff House at 2015 Second Avenue South; and the Queen Anne style Charles Harris House at 2208 Grand Avenue.¹³

John Washburn, the nephew of the senator, built a house at 2218 First Avenue South in 1887. Designed by William Channing Whitney, it has been altered over the years. Also from 1887 and subsequently altered is the Queen Anne style S. E. Hatfield House at 2408 First Avenue South. Built about the same time is the Queen Anne style P. M. Gore House at 2600 Third Avenue South and an Italianate-Queen Anne style house that was moved to 2801 Pleasant Avenue South in 1888. From 1889 are the Sam Wallace House at 2700 Pillsbury Avenue, which was designed

¹⁰ Zahn, "Sub-Context: Street Railways, 1873-1954," 4-7, 15-16.

¹¹ William Watts Folwell, "Minneapolis in 1890," *New England Magazine*, September 1890, 97; George W. Sheldon, ed., *Artistic Country Seats* (New York: D. Appleton and Company, 1886-1890), vol. 2, part 4, 55-57.

¹² Granger, Kelly, and Murphy, "Final Report of the I-35W Standing Structures Survey," 86; Bronner, "Washburn-Fair Oaks," 10, 65-66, 69-70; Michael Conforti, ed., *Art and Life on the Upper Mississippi, 1890-1915* (Newark: University of Delaware Press, 1994), 88, 91; Sheldon, *Artistic Country Seats*, vol. 2, part 4, 77-80; "Talk of Renaming Blaisdell Avenue."

¹³ Granger, Kelly, and Murphy, "Final Report of the I-35W Standing Structures Survey," 84 (Waterhouse); 85 (Brewster), 87 (Hammond); Minneapolis Building Permit B3455, April 24, 1885 (McMillan); Minneapolis Building Permit B5494, December 4, 1885 (Harris); and Minneapolis Building Permit B2724, February 21, 1885 (Groff). The latter assumes that the address of the Groff House was 2017 Second Avenue South; addresses have shifted slightly since then.

by an architect named Vogerli, and the two-story brick W. Smith House at 2719 Pillsbury Avenue, designed by Alexander Murrie.¹⁴

Notable residences from the following decade include the 1893 Peter A. Dague House, built by a contractor-builder at 2520 Stevens Avenue South on the site of his shop, and the J. Lewis House, built in 1899 at 2117 Second Avenue South. Contractor Theron P. Healy was responsible for erecting the Queen Anne style L. E. Smith House at 2412 First Avenue South in 1891 and another house at 2220 Pleasant Avenue in 1895. Healy, who exemplifies the residential contractor-builder tradition, also constructed a block of houses along Second Avenue South between East Thirty-first and East Thirty-second Streets during the same time period. This block is now designated as a historic district by the Heritage Preservation Commission and the National Register.

While much attention is given to large residences for well-to-do owners, many houses were built for the working class. Whittier has some noteworthy examples including the Italianate style B. Cooper House, built in 1886 at 118 West Twenty-ninth Street. This house, along with the four houses across the street at 117, 119, 121, and 125 West Twenty-ninth Street, “form an intact cluster of late nineteenth century working class homes in the Whittier neighborhood,” according to architectural historian Susan Granger.¹⁵

2543 Stevens Avenue South

The house at 2543 Stevens Avenue is another example of the modest single-family dwellings that were constructed during this time. Although severely altered in recent years, its gable-front design shows evidence of the Queen Anne style, one of the most common styles before 1900. Its history is difficult to trace because the house shares a city lot with the adjacent 2541 Stevens Avenue. Both are included on a single building permit index card and the entries are not clearly differentiated between the two addresses. It appears that the house was erected prior to 1890 and might have originally served as a shop. The second entry on the building permit index card is for moving an existing meat shop within the same lot. A 1912 Sanborn insurance map depicts the property as a two-story dwelling with a full-width front porch and a large, one-story addition on the rear. There is a front entry porch with a second-floor balcony above. The lower section might be a remnant of the 5' x 7' “vestibule in front of dwlg.” that a building permit allowed to be “glaze[d] in” in 1951.¹⁶

The building has been altered since that time, especially on the interior of the house, although these changes are rarely documented by building permits. Based on the house’s interior finishes,

¹⁴ Minneapolis Building Permit B11170, no date given; Bronner, “Washburn-Fair Oaks,” 81-82 (Washburn); Minneapolis Building Permit B10648, May 21, 1887; Granger, Kelly, and Murphy, “Final Report of the I-35W Standing Structures Survey,” 84 (Hatfield); Minneapolis Building Permit B16030, August 9, 1888, for repairs to an existing structure; Granger Kelly, and Murphy, “Final Report of the I-35W Standing Structures Survey,” 93 (Gore); Minneapolis Building Permit B17471, January 10, 1889; Granger, Kelly, and Murphy, “Final Report of the I-35W Standing Structures Survey,” 92 (Wallace); Minneapolis Building Permit B17420, January 2, 1889 (Smith).

¹⁵ Minneapolis Building Permit B8770, October 6, 1886; Granger, Kelly, and Murphy, “Final Report of the I-35W Standing Structures Survey,” 91.

¹⁶ Minneapolis Building Permits B319691 dated May 15, 1951, B511892 dated December 9, 1981, B512793 dated March 23, 1982.

current features likely coincide with the permits pulled throughout the 1980s. In 1981, the city issued a permit for miscellaneous alterations estimated to cost \$15,000 to bring the building up to code. A series of electrical, plumbing, and other permits followed in that year and the next, including a building permit that was approved by the Heritage Preservation Commission for a \$6,000 exterior remodeling project. The original spatial configuration was eliminated through the creation of an open floor plan on both the first and second floors. A large opening was cut in the second floor and attic joists were removed to create a cathedral ceiling on the second floor. A skylight was installed in the roof and the original front windows were removed and reconfigured, as were windows on the rear facade. In 1997, a permit was taken out for a new garage measuring 22' x 20', which was estimated to cost \$8,100. The permit identifies Wayne Stevens as the owner.¹⁷

The Minneapolis College of Art and Design (MCAD) purchased 2543 Stevens Avenue South in 2008. MCAD's campus is to the north and east, sharing with the Minneapolis Institute of Arts and the Children's Theater a superblock between Twenty-fourth and Twenty-sixth Streets and Stevens and Third Avenues. The house, along with the cultural mega-complex, are part of the locally designated Washburn-Fair Oaks Historic District.

Minneapolis Institute of Arts / Minneapolis College of Art and Design

The Minneapolis College of Art and Design grew out of the Minneapolis Society of Fine Arts, which was organized in 1883 and established the Minneapolis School of Fine Arts in 1886. Focusing on traditional fine arts such as painting and sculpture, the school held classes in a rented house for several years, and then moved into the new public library building at Hennepin Avenue and Tenth Street when it opened in 1889.

By the turn of the century, the Minneapolis School of Fine Arts had expanded its initial curriculum in fine arts to include industrial and decorative arts. In 1899, Robert Koehler, a German-born artist and director of the school from 1894 to 1914, introduced the new Department of Decorative Design, which focused on applied arts and handicrafts. As the society widened its educational mission throughout the early twentieth century, it rechristened the school as the Minneapolis School of Art in 1910.¹⁸

At the same time the art school was redefining its identity, the society was solidifying its presence as a Minneapolis cultural institution. Although the society occasionally held temporary art exhibits, it was not until the early twentieth century that the board resolved to create a permanent collection and build an art museum. Adopting the model of other large art museums in the country, the society "strongly support[ed] municipal ownership of the new museum site so that it could be administered and maintained as a public park." In 1911, in a prearranged transaction, the city accepted the donation of the site of Villa Rosa from Clinton Morrison, the

¹⁷ Minneapolis Moving Permit E1887 dated April 30, 1890; Minneapolis Building Permit B650052 dated December 1, 1997; *Sanborn Insurance Map, 1912-1930*, 354.

¹⁸ Jeffrey A. Hess, *Their Splendid Legacy: The First One-hundred Years of the Minneapolis Society of Fine Arts* (Minneapolis: Minneapolis Society of Fine Arts, 1985), 13-17

son of Dorilus, who had died the previous year. The city then granted the society the right to erect an art museum on the land.¹⁹

In December 1911, the board retained the New York architectural firm McKim, Mead and White to design the large Neo-Classical complex that fronts on East Twenty-fourth Street. The cornerstone was laid in 1913, and the first section of the Minneapolis Institute of Arts opened in 1915. The original marble and granite facade, with its colonnaded portico approached by a monumental staircase, is flanked by simpler gallery wings. A central wing to the south that contains an auditorium was added in 1926. The original building housed the school until 1916, when the Julia Morrison Memorial Building was erected to the south. Named in honor of Clinton Morrison's wife, the building was designed by Hewitt and Brown.²⁰

Much as the McKim, Mead and White landmark amplified the society's status in the museum world, changes to the school in the mid-century redefined its academic identity. Beginning in 1949, director Edmund J. Kopietz began reevaluating the school's educational role. According to *Their Splendid Legacy: The First 100 Years of the Minneapolis Society of Fine Arts*, the school "had been primarily a vocational training institution," without offering any terminal degree. Director Kopietz recommended offering a Bachelor of Fine Arts degree for students who successfully completed four years of arts education supplemented by studies in the humanities and sciences. By the end of 1950, the school was granted permission to institute a four-year degree program. When the four-year curriculum went into effect in 1954, the program was divided into two-year blocks. Students enrolled in academic and studio foundation classes in the first two years, while in the second two years they concentrated on courses in their chosen media. Over the next decades, the school grew from a regional vocational program to a nationally recognized college for the arts. Reflecting this transformation, the school was renamed the Minneapolis College of Art and Design in 1970.²¹

In the meantime, the neighborhood surrounding this cultural complex was confronting troubling changes. Like many other cities, Minneapolis's urban neighborhoods faced decline during the mid-twentieth century as residents relocated to suburbs surrounding the city. In Whittier, this flight was escalated by the construction of Interstate 35W through south Minneapolis starting in 1959. Expansion of the arts campus had a stabilizing influence on the neighborhood. By the early 1970s, the Minneapolis Institute of Arts and MCAD had outgrown their existing facilities. The Children's Theatre Company, which as the Moppet Players had begun offering plays in the museum's auditorium in 1965, also needed its own space. To cope, the Society of Fine Arts acquired several of the large houses in the immediate neighborhood for office space. The society

¹⁹ Ibid., 11, 13, 19-20, 28.

²⁰ Ibid., 29; "'Villa Rosa' the House that Stood on Morrison Site Till a Year Ago," *Minneapolis Tribune*, January 11, 1911; "City Takes Big Step Toward Artistic Goal," *Minneapolis Tribune*, July 31, 1913; "Opening of New Year Marks New Era in Local Art World," *Minneapolis Tribune*, January 3, 1915; "Home of Art School Will Be Ready Soon," *Minneapolis Tribune*, August 27, 1916; "More than Thousand at Formal Opening of New Art School," *Minneapolis Tribune*, November 26, 1916; Larry Millett, *AIA Guide to the Twin Cities* (Saint Paul: Minnesota Historical Society Press, 2007), 207; Bronner, "Washburn-Fair Oaks," 107.

²¹ Hess, *Their Splendid Legacy*, 65-67; 70.

occupied the former Charles S. Pillsbury House at 106 East Twenty-second Street, while the offices of the theater were in the Caroline Crosby House at 2105 First Avenue.²²

The organizations launched a major expansion to accommodate their space needs by extending the existing campus to the south. The complex was christened the Fine Arts Park. Japanese architect Kenzo Tange was commissioned to design additions to the galleries, a new theater space, and a free-standing building for the college. Parker Klein Associates were the local architects for the project, which opened in 1974. The art institute and theater, which was incorporated as the Children's Theatre Company in 1975, remained under the same roof. The college, on the other hand, became an independent institution in 1988. The children's theater—as well as the museum—eventually found itself cramped again and commissioned another expansion from architect Michael Graves, with RSP Architects as the local associates. Additional gallery space and expanded theater facilities opened in 2006.²³

The new facilities required additional space for parking, which displaced MCAD's leased parking arrangement with the Minneapolis Institute of Arts. In 2009, MCAD relocated a duplex it owned at 2538 Second Avenue South to accommodate a surface parking lot and sculpture garden. The duplex, which was used as student housing and commonly known as "Blue House" because of its distinct color, was built in the 1890s and contributed to the locally designated Washburn-Fair Oaks Historic District. The Blue House was moved overnight on August 28, 2009, to a vacant lot at 3245 Nicollet Avenue in the adjacent Lyndale neighborhood that had been empty for two years after a fire destroyed a duplex on the property.²⁴

MCAD has continued to need space for expansion. It acquired 2543 and 2541 Stevens Avenue South in 2008 and 2011, respectively, and has worked with the Whittier Alliance to find a suitable site in the neighborhood to relocate the houses. This effort has resulted in plans to move the houses to vacant lots in a comparable setting at 2726 and 2728 Stevens Avenue South.

²² Bronner, "Washburn-Fair Oaks," 65-68.

²³ Mary Abbe Martin, "Arts Society Trustees Give Independence to Museum and College," *Minneapolis Star Tribune*, December 29, 1987; Bronner, "Washburn-Fair Oaks," 107; Millett, *AIA Guide*, 206-207.

²⁴ Elizabeth Sias, "A New Home for a House," *Southwest Journal*, September 7-20, 2009.

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MINNESOTA HISTORIC PROPERTY RECORD

INDEX TO PHOTOGRAPHS

2543 STEVENS AVENUE SOUTH
Minneapolis
Hennepin County
Minnesota

MHPR No. HE-MPC-7799

Documentation: 10 photographs
12 data pages

Jerry Mathiason, photographer, October 2012

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HE-MPC-7799-02	WEST AND NORTH FACADES OF HOUSE. VIEW TO SOUTHEAST.
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HE-MPC-7799-07	DETAIL OF ORIGINAL STAIR RAILING AND BANNISTER. VIEW TO NORTH.
HE-MPC-7799-08	SECOND FLOOR FROM NORTHWEST CORNER. VIEW TO SOUTHEAST.
HE-MPC-7799-09	SECOND FLOOR FROM NORTHEAST CORNER. VIEW TO SOUTHWEST.
HE-MPC-7799-10	BASEMENT FROM SOUTHWEST CORNER. VIEW TO NORTHEAST.

Note: Interior photographs to be included with final submission.

MINNESOTA HISTORIC PROPERTY RECORD
SEE INDEX TO PHOTOGRAPHS FOR CAPTION
MHPR No. HE-MPC-7799-01



MINNESOTA HISTORIC PROPERTY RECORD
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

MHPR No. HE-MPC-7799-02



MINNESOTA HISTORIC PROPERTY RECORD
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

MHPR No. HE-MPC-7799-03



MINNESOTA HISTORIC PROPERTY RECORD
SEE INDEX TO PHOTOGRAPHS FOR CAPTION
MHPR No. HE-MPC-7799-04



MINNESOTA HISTORIC PROPERTY RECORD
SEE INDEX TO PHOTOGRAPHS FOR CAPTION
MHPR No. HE-MPC-7799-05



MINNESOTA HISTORIC PROPERTY RECORD
SEE INDEX TO PHOTOGRAPHS FOR CAPTION
MHPR No. HE-MPC-7799-06



MINNESOTA HISTORIC PROPERTY RECORD
SEE INDEX TO PHOTOGRAPHS FOR CAPTION
MHPR No. HE-MPC-7799-07



MINNESOTA HISTORIC PROPERTY RECORD
SEE INDEX TO PHOTOGRAPHS FOR CAPTION
MHPR No. HE-MPC-7799-08



KODAK 400TMV-2

MINNESOTA HISTORIC PROPERTY RECORD
SEE INDEX TO PHOTOGRAPHS FOR CAPTION
MHPR No. HE-MPC-7799-09



MINNESOTA HISTORIC PROPERTY RECORD
SEE INDEX TO PHOTOGRAPHS FOR CAPTION
MHPR No. HE-MPC-7799-10



9. Letter of Confirmation from Whittier Alliance



December 10, 2012

Pam Newsome
Minneapolis College of Art and Design
2501 Stevens Avenue
Minneapolis, MN 55404

Dear Pam,

I am writing to inform you of the action taken at the November 29, 2012 Whittier Alliance Board Meeting regarding the Historic Preservation Certificate of Appropriateness.

Motion: The Whittier Alliance approves a Certificate of Appropriateness allowing the relocation of 2542 & 2543 Stevens Ave S located in the WFO Historic District on the MCAD campus to 2542 & 2543 Stevens Ave S.
Motion Carried 2 abstentions due to conflict of interest

The Whittier Alliance appreciates the chance to partner with the Minneapolis College of Art and Design in preserving these two single family homes in the Whittier neighborhood. This is a unique situation and moving the houses, albeit outside the WFO Historic District, is a positive outcome for the neighborhood. Since the Mpls College of Art and Design does not anticipate the homes functioning as part of their campus, the Whittier Alliance welcomes the opportunity to move, restore and rehab the homes and return them to owner occupancy. The Alliance is working with the City of Mpls to secure side-by-side lots two block to the south. The new location is appropriate for single family homes and will transform long-vacant lots into functioning, tax-paying properties. The homes will be rehabbed with care and attention to retaining the existing traces of 1890s charm.

The Whittier Alliance acknowledges that this is an unusual circumstance as we usually favor maintaining the integrity of the Historic District. However, the Whittier Alliance board has toured the homes and recognizes that little remains of the exterior or interior that reflect the WFO period of significance. The few vacant lots that exist in the WFO Historic District are privately owned and not available for this project. The Alliance is only able to move and rehab the houses with the generous cooperation of MCAD and the availability of two city-owned lots.

We look forward to the successful outcome of this project.

Sincerely,

A handwritten signature in cursive script that reads "Marian Biehn".

Marian Biehn
Executive Director

Cc: Councilman Robert Lilligren
Aaron Hanauer, City Planner HPC
Jeffrey Mandyke, Cunningham & Assoc.
Jay Coogan, President, MCAD
Brock Rasmussen, Facilities Manager, MCAD
Edie Oliveto-Oates

Whittier Alliance 10 E. 25th St. Minneapolis, MN 55404 Ph: 612-871-7756 Fax: 612-871-0650 www.whittieralliance.org

10. Whittier Alliance Project Scope and Goals



Whittier Alliance Project Scope and Goals for 2541 & 2543 Stevens Ave S (aka MCAD homes)

For the past year, the Whittier Alliance has been in discussion with the Minneapolis College of Art and Design regarding the houses at 2541 & 2543 Stevens Ave S. These 2 homes are on the MCAD campus. MCAD has offered to sell the homes to the Whittier Alliance for \$1 each.

The Whittier Alliance (WA) has also been in discussion with Edie Oats at CPED regarding the purchase of 2 tax forfeited vacant lots at 2726 & 2728 Stevens Ave S. to relocate the MCAD houses. One of the lots is currently owned by the City and has been earmarked for the WA. The City is in the process of transferring the other lot (2726 Stevens Ave S) to City ownership which is anticipated by early April. Prior to that the Whittier Alliance will submit the necessary paperwork to purchase the two lots. A site plan and marketing plan are needed as part of that submission.

Concurrently, the Alliance has been working with Jim Dowds of PrimaLand getting bids and contracts to move the houses; site preparation, foundation build outs, sewer connections; rehab including code compliant and architectural improvements; cost confirmations, etc.

The Whittier Alliance is developing a Substantial Rehabilitation and Re-Sale Program contract through CPED and the Center for Energy and Environment (CEE) to finance the project. The funding source is Whittier's NRP Phase 2 housing improvement loan funds currently administered by CEE. The program guidelines will allow for a construction loan with repayment upon sale of the homes. The ultimate goal is to offer the homes for sale to an owner occupant with a sales caveat specifying owner occupancy. Our attorney will craft the appropriate language for the sales agreement.

The Whittier Alliance will use the next couple months to work out the contract language, negotiate the transfer of the vacant lots, and participate in the HPC and other City processes.

The Alliance views the MCAD houses as an opportunity to achieve several neighborhood goals. The Whittier neighborhood is lacking in housing choice. Whittier is 90% rental with very few remaining single family homes that have not been converted to multiple dwelling. Due to this very shallow inventory of modest size single family homes, we lose many residents each year who would prefer to stay in Whittier and would add stability to the neighborhood. This initiative supports Whittier's NRP Housing goals as well as the Housing, Preservation and Environmental goals of the more recently adopted Whittier Strategic Plan 2012-17. Both plans are available for review on our website

Our goals are to:

- Set an example for home rehab
- Retain the remaining and restore some of the lost historical features on the homes exteriors
- Return rental and/or vacant homes into single family residences
- Sell to an owner occupant
- Increase housing choice in Whittier
- Return to vacant tax forfeited lots to occupied and tax paying status
- Offer affordable homes (without the official affordable housing designation) to buyers who are looking to transition from an apartment to a home
- Improve and activate a delinquent streetscape (in this case Stevens Ave.)

1-13

11. Neighborhood Group Contact E-Mail

Jeffrey Mandyck

From: Jeffrey Mandyck
Sent: Thursday, April 25, 2013 2:47 PM
To: marian@whittieralliance.org
Cc: Brock Rasmussen
Subject: MCAD - HPC CofA 2541 and 2543 Stevens Avenue
Attachments: 2013-03-21 MCAD HPC concept.pdf

Hi Marian,

Attached is a copy of the draft Certificate of Appropriateness (CofA) for the relocation of the houses at 2543 and 2541 Stevens Avenue South to the vacant lots at 2728 and 2726 Stevens Avenue South. The conceptual review of the project and the attached was presented to the Heritage Preservation Commission on the 2nd of April.

As you know, we have been working with Aaron Hanauer and will be submitting the official CofA to him for staff review next week. The public hearing with the HPC will be on the 4th of June.

Please contact me with any questions.

Wishing you all the best,

Jeff

Jeffrey K. Mandyck AIA, LEED AP, NCARB
Associate

Cunningham Group Architecture, Inc.
Tel: 612 379 3400 Cell: 612 408 3149
St. Anthony Main, 201 Main Street SE, Suite 325, Minneapolis, MN 55414

Collaborate + Invent + Grow
visit our website www.cunningham.com

Please consider the environment before printing this email.

12. Council Member Contact E-Mail

Jeffrey Mandyck

From: Jeffrey Mandyck
Sent: Thursday, March 21, 2013 1:02 PM
To: Robert Lilligren (robert.lilligren@minneapolismn.gov)
Subject: FW: MCAD draft HPC submission for relocation of houses
Attachments: 2013-03-21 MCAD HPC concept.pdf

Dear Council Member Lilligren,

As you may know, MCAD has been working with the Whittier Alliance and the City of Minneapolis coordinating the relocation of the houses at 2543 and 2541 Stevens Avenue South to the vacant lots at 2728 and 2726 Stevens Avenue South. For your information attached is a copy of the informational packet being submitted to the Heritage Preservation Commission today. This packet will be discussed at the HPC meeting on the 2nd of April. Please contact me with any questions.

All the best,

Jeff

Jeffrey K. Mandyck AIA, LEED AP, NCARB
Associate

Cunningham Group Architecture, Inc.
Tel: 612 379 3400 Cell: 612 408 3149
St. Anthony Main, 201 Main Street SE, Suite 325, Minneapolis, MN 55414

Collaborate + Invent + Grow
visit our website www.cunningham.com

Please consider the environment before printing this email.

13. Prima Land Inc. Credentials



Prima Land, Inc. was formed in 1992 to perform development and construction work in Minnesota. The company has received numerous awards for its development of accessible housing. In the past 14 years, Prima Land, Inc. has completed more than \$35 million in residential, commercial and industrial development projects in the State of Minnesota.

Single Family



Throughout South Minneapolis and the western suburbs, Prima Land, Inc. has developed, moved, and restored many homes. The homes provide great value for the consumer who purchases them as well as the surrounding neighborhood. Our homes are affordable to every day working class people who deserve a good home to live in. We try to provide as much assistance as possible to keep our home prices affordable for our buyers. We have received numerous compliments from our home buyers and continue to have success in the single family housing market. Below is a list of all the single family homes to date that Prima Land, Inc. has been involved in.

13. Prima Land Inc. Credentials

Boarded and Rehab; 14 projects; \$950,000		
2319 Sheridan Ave N.	2436 Chicago Ave.	2741 Columbus Ave.
2401 Elliot Ave. S.	2428 Chicago Ave.	2745 Columbus Ave.
1203-5 21 st St. E.	2616 Chicago Ave.	2737 Columbus Ave.
2440 Chicago Ave.	2620 Chicago Ave.	2108 14 th Ave. S.
2637 17 th Ave. S	2748 Chicago Ave.	

New Homes (MCDA in fill homes); 15 projects; \$4.8 million		
2733 Harriet Ave.	2932 Grand Ave.	3608 Chicago Ave.
2737 Harriet Ave.	200 W. 27 th St .	3237 2 nd Ave. S.
2809 Harriet Ave.	2519 1 st St .	201 W. 31 st St .
2933 Harriet Ave.	3633 Columbus Ave.	301 W. 31 st St .
2734 Grand Ave.	3601 Portland Ave.	2657 14 th Ave. S.

House Moves; \$1 million		
3347 3 rd Ave.	3917 4 th Ave.	2519 1st Ave.
1014 25 th St. E		

More information available at www.primalandinc.com.

14. MCAD House Purchase Brochures



2501 Stevens Avenue
Minneapolis, MN 55404
www.mcad.edu



UNIQUE OPPORTUNITY!

MCAD will donate this home to qualified individuals/organizations who are willing to relocate it within the Whittier Neighborhood. Preference will be given to those interested in owning and occupying the home.

SUMMARY

Presently located at 2541 Stevens Avenue
Minneapolis, MN 55404

Year Built: 1900

Aprox. Sq. Ft: 1st Floor - 579, 2nd Floor 410

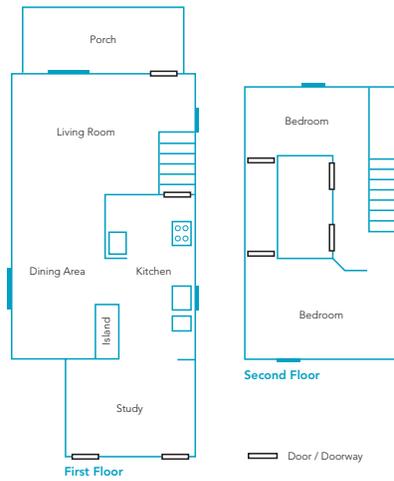
FEATURES

- 2 Bedrooms
- Newer Kitchen Cabinets
- Front Porch
- Hardwood Floors
- Plenty of character and charm

CONTACT

Jim Dowds
Primaland Inc.
(612) 328-4444

FLOOR PLAN



14. MCAD House Purchase Brochures



2501 Stevens Avenue
 Minneapolis, MN 55404
 www.mcad.edu



UNIQUE OPPORTUNITY!

MCAD will donate this home to qualified individuals/organizations who are willing to relocate it within the Whittier Neighborhood. Preference will be given to those interested in owning and occupying the home.

SUMMARY

Presently located at 2543 Stevens Avenue
 Minneapolis, MN 55404

Year Built: 1900

Aprox. Sq. Ft: 1st Floor - 484, 2nd Floor 399

FEATURES

- 1 Bedroom
- Newer Kitchen Cabinets
- Hardwood Floors
- Open Floorplan
- 2nd Flr. Balcony
- Plenty of character and charm

CONTACT

Jim Dowds
 Primaland Inc.
 (612) 328-4444

FLOOR PLAN

