



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #1
 October 21, 2014
 BZH-28395

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 804 2nd Street NE (817 Main Street NE)
Project Name: Saint Anthony of Paduca Rectory
Prepared By: [Becca Farrar- Hughes](#), Senior City Planner, (612) 673-3594
Applicant: Catholic Eldercare
Project Contact: Catholic Eldercare, Attn: Michael Shasky
Ward: 3
Neighborhood: St. Anthony West Neighborhood Organization
Request: To allow the demolition of the rectory building. The demolition of the building would allow for Catholic Eldercare’s future campus expansion. The property is not currently locally or nationally designated.

Required Applications:

Demolition of Historic Resource	To allow for the demolition of the rectory building located on the property at 804 2 nd Street NE (817 Main Street NE).
--	--

HISTORIC PROPERTY INFORMATION

Current Name	Saint Anthony of Paduca Rectory
Historic Name	Saint Anthony of Paduca Rectory
Historic Address	804 2 nd Street NE
Original Construction Date	1921
Original Architect	E.J. Fallows, G.O. Huey, William K. Macomber
Original Builder	Peter Giguere
Original Engineer	Unknown
Historic Use	Rectory / Residential parish house
Current Use	Vacant
Proposed Use	Demolition (for future campus expansion for Catholic Eldercare)

Date Application Deemed Complete	September 17, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 16, 2014	End of 120-Day Decision Period	Not applicable

SUMMARY

BACKGROUND. The applicant submitted a wrecking permit to the City in order to demolish the rectory building located on the property at 804 2nd Street NE (817 Main Street NE). Upon review of the wrecking permit, CPED Staff issued a letter informing the applicant that the demolition of the building would require a Demolition of Historic Resource application because it appeared to meet at least one of the local designation criteria as listed in section 599.210 of the Minneapolis Code of Ordinances. In order to pursue demolition, completion of a Demolition of Historic Resource application and a public hearing with the Minneapolis Heritage Preservation Commission (HPC) is required.

The structure, a two-story, brick and tile, approximately 4,500 square foot Georgian Revival (subtype of Colonial Revival) residential parish house was constructed in 1921 for the Saint Anthony of Paduca Catholic Church (the oldest Catholic Church in Minneapolis) located on the property at 813 Main Street NE. It was designed by architects Fallows, Huey and Macomber. A detached three-bay, brick garage was added to the rear of the property in 1939. Several additions to the structure were constructed throughout the years and are located on the north, south and west elevations of the dwelling. In the 1970's and 1980's repairs were made to damaged soffit, fascia and trim.

The rectory is considered a secondary building as the principal built component of the site is the church building itself. The Saint Anthony of Paduca Catholic Church is a Gothic Revival style church that was originally designed by Robert Spence Alden and constructed in 1861 but has since been significantly altered. The first alteration occurred in 1897 as the church received a Renaissance Revival brick façade designed by Anthony Wasielewski that included two 100 foot tall steeples, and again in 1947 when the facades were rebuilt in a simplified Romanesque Revival style designed by Hills Gilbertson & Hayes. The 1947 remodel removed nearly all evidence of the 1861 and 1897 facades. A limestone shrine was also erected on the property, south of the church and west of the rectory during the time of the last exterior remodel in 1947 that is dedicated to Our Lady of Perpetual Help. The church, which previously was a freestanding structure, was connected to the nursing home facility along the east elevation of the building at some point in the past as well.

In this circumstance, the local designation criterion that the building is captured by is the work of a master architect. William Kaluna Macomber (1884-1935) is considered a master architect that was active in Vancouver, British Columbia and in Edmonton, Alberta before coming to Minnesota. He was born in Waichinu, Hawaii, studied architecture at the University of California and the University of Minnesota. It appears that he began to practice in Minneapolis around 1910. His best known work in Minnesota is the Sibley County Courthouse in Gaylord, Minnesota, which is listed in the National Register of Historic Places. Macomber, Fallows and Huey also designed the Minneapolis Masons Cataract Lodge #2 (a potential historic resource), now known as the Aveda Institute, in 1925, which is his best known work in Minneapolis. Fallows and Huey are not considered master architects.

It is important to acknowledge that the property was identified in two separate surveys. In a 2011 reconnaissance survey of the Central Core of Minneapolis, further study was recommended to determine whether the property was eligible for local and/or national designation as a historic property. However, the property identified appears to be focused on the Saint Anthony of Paduca Church not the rectory that is the subject of this review. In a 2013 Historic Resources Inventory Capstone survey of Minneapolis, the property was identified as potential historic resource; however, the potential resource was listed as a church, not a dwelling.

The applicant provided recent correspondence from the State Historic Preservation Office (SHPO) regarding the potential eligibility of the buildings on the site. SHPO acknowledges the storied history of the church but further states that there are substantial integrity issues with the building due to the past façade alterations, as well as the fact that the Catholic Eldercare building attaches to the church and that

building attaches to another building on the premises. All of these components must be evaluated as a whole, and these components are much larger and clearly dominate the site. It is SHPO's position that the church does not retain historic integrity to be eligible for the National Register due to these factors. Regarding the rectory, it also features additions that SHPO has stated somewhat undermines its integrity. A two-story addition is located at the south end, a single-story addition is located on the north end and a single-story addition is located on the west end of the dwelling. SHPO also considered the rectory to be a modest component of the larger complex as the principal built component of a church is the church building itself and the rectory secondary to that. Further, it is uncommon for secondary buildings to achieve National Register status by themselves unless it is because of their architecture/workmanship. In this case, it would be necessary to demonstrate that the rectory is a distinctive example of Georgian Revival architecture when compared/contrasted with other local examples; some of which may have no additions to the original structure. This correspondence has been attached for reference.

The church and rectory are located at the corner of 8th Avenue NE and 2nd Street NE. The subject parcel is a double block bounded by 8th Avenue NE, 2nd Street NE, 10th Avenue NE and Main Street NE. The majority of the block including the property upon which the rectory is located is owned by Catholic Eldercare. Catholic Eldercare operates a large nursing home on the property and after considering various options in order to expand the services offered on the premises, the location of the rectory was deemed as the preferred location for a building expansion.

APPLICANT'S PROPOSAL. The applicant proposes to demolish the structure in order to allow for an expansion of the existing Catholic Eldercare facility that encompasses nearly the entire block. The proposed expansion would include the construction of a 3-story, approximately 20,000 square foot addition to the existing nursing home that would allow a 24-bed transitional care unit, a 2,400 square foot therapy department and a new adult day unit.

PUBLIC COMMENTS. Official correspondence from the St. Anthony West Neighborhood Organization is attached for reference. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

DEMOLITION OF HISTORIC RESOURCE

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations states that before approving the demolition of a property determined to be an historic resource, the commission shall make findings that the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. 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 up to 180 days to allow parties interested in preserving the historic resource a reasonable opportunity to act to protect it.

The Department of Community Planning and Economic Development has analyzed the application to allow the demolition of the Saint Anthony of Paduca Rectory located at 804 2nd Street NE (817 Main Street NE) based on the following [findings](#):

SIGNIFICANCE

In CPED's review, the subject property **does not** appear eligible for local designation.

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

The property in question does not appear to be the site of historically significant events. The rectory, while associated with the Saint Anthony Paduca Catholic Church (considered the oldest Catholic Church in Minneapolis), was constructed in 1921, well after the construction of the church which occurred in 1861. The rectory, historically a residence for priests, is currently vacant (although it remains heated and maintained) and was occupied up until June of 2013. The principal built component of the site is the church building itself as it relates to historical/past events and the rectory is considered a secondary building.

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

The residence located at 804 2nd Street NE (817 Main Street NE) does not appear to be associated with significant people. As previously noted, the rectory was a residence for priests and is considered a secondary building to the primary building which is considered the church.

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

The property in question does not appear to be associated with distinctive elements of city or neighborhood identity. The subject property is the site of a residential parish house, which is common in the City of Minneapolis. The principal built component of the site is the church building itself and the rectory is considered a secondary building. No alterations are proposed to the church. Despite the fact that the rectory is associated with the church this attribute alone does not make it historically significant.

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

The subject property is an example of Georgian Revival style. Several additions have been constructed onto the dwelling, although the original design and character defining features are primarily intact both on the exterior and within the interior of the dwelling. However, it is important to note that other examples of Georgian Revival style dwellings in the City including the Eugene Carpenter House, Elbert Carpenter House, John Lind House and William Hinkle House, as well as the Crosby houses in the Washburn-Fair Oaks Historic District better exemplify the style than the subject structure.

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

A limestone shrine was constructed in 1947 at the same time the façade of the church underwent its second major modification is located south of the church and west of the rectory. No alterations are proposed to the existing shrine. With the exception of this feature, the property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

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

William Kaluna Macomber (1884-1935) is considered a master architect that was active in Vancouver, British Columbia and in Edmonton, Alberta before coming to Minnesota. He was born in Waichinu, Hawaii, studied architecture at the University of California and the University of Minnesota. It appears that he began to practice in Minneapolis around 1910. His best known work in Minnesota is the Sibley County Courthouse in Gaylord, Minnesota, which is listed in the National Register of Historic Places. Macomber, Fallows and Huey also designed the Minneapolis Masons Cataract Lodge #2 (a potential historic resource), now known as the Aveda Institute, in 1925.

While research indicates that some of his professional accomplishments as an architect are documented, there is not a great deal of information that pertains to how prominent he was in Minneapolis' history. His obituary and other sources indicate that he designed the Yeates Building (now known as the Medical Arts Building on Nicollet Mall), the First National Bank Annex, the Fridley Filtration buildings, and the Eagles Lodge, in addition to the Cataract Lodge #2 in Minneapolis. However, other sources of information attribute the above-listed works to other architects; therefore, these works are not conclusively linked to Macomber. Further, Staff has been unable to verify how many residential structures in Minneapolis can be attributed to him, and whether the subject building is one of the few relatively intact residences that he designed.

It is Staff's position that a better example of Macomber's work exist both in Minneapolis, specifically the Cataract Lodge, and outside the City. Further, there are better examples of Georgian Revival style residential dwellings in the City despite the fact that they are not attributed to Macomber.

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

Research of the property did not yield information important to prehistory or history, and therefore, should not be evaluated for archeological significance.

INTEGRITY

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. The subject property **does not retain** integrity.

Location: The building remains in its original location, indicating the building maintains integrity of location.

Design: The subject property is designed in the Colonial Revival style, more specifically the subtype known as Georgian Revival. The front/east elevation of the dwelling facing 2nd Street NE is divided into three bays with a central entry. The brick dwelling has limestone elements including a limestone water table, window sills and an entry surround that is flanked by columns. The windows consist of six-over-one wood sash windows with wrapped aluminum casing and replacement storm windows. The gabled roof has three dormers and two end-wall brick chimneys at the north and south elevations. The south elevation of the structure facing 8th Avenue NE, where a two-story addition was constructed, also has three bays and a central entry, although the entry has been filled and the entry stairs removed. This addition is recessed back from the front edge of the original dwelling. The first floor windows are replacement casements in sets of three sashes and the windows at the second story contain the six-over-one wood sash similar to the front façade of the dwelling. A half round window is located in the gable. The west elevation or rear of the dwelling is divided into four

bays with an offset entrance and has a one-story brick addition. There are three dormers and the windows that haven't been filled with aluminum panels on the addition are six-over-one wood sash. The north elevation of the dwelling faces the Catholic Eldercare building. A one-story addition is located on this elevation which may have been an open porch. Windows are wood and metal casement sash in the addition, and on the original brick face they are six-over-one, wood sash. Quarter round windows flank the brick chimney at the gable. The integrity of design has been somewhat compromised due to the additions that have been made to the original structure, the windows and doors that were replaced and/or in-filled.

Setting: The property's integrity of setting remains somewhat intact, however, considerably compromised given the presence of the menagerie of the Catholic Eldercare campus which dominates the block. The building continues to be located proximate to the Saint Anthony Paduca Catholic Church for which it was built to serve throughout its history; however, the historic context no longer exists. The immediate area has changed significantly as the nursing home complex dominates the immediate landscape.

Materials: The dwelling does primarily retain its integrity of materials given most of the original exterior materials and details are present. This is despite the modifications that have occurred over the lifespan of the structure.

Workmanship: Integrity of workmanship has been somewhat retained given the appearance of the structure and the fact that it has been well-maintained. This is despite the modifications that have occurred over the lifespan of the structure.

Feeling: The integrity of feeling has been somewhat retained given most of the original exterior materials and details are present. This is despite the modifications that have occurred over the lifespan of the structure.

Association: Properties retain integrity of association if they retain sufficient physical features to convey historical association to an observer. Given the condition of the building, integrity of association with the church is maintained and remains intact. However, given the diminished integrity of the church, the rectory as the secondary building has diminished integrity as well.

UNSAFE OR DANGEROUS CONDITION

The applicant does not contend that the demolition of the subject property is necessary to correct an unsafe or dangerous condition.

REASONABLE ALTERNATIVES TO DEMOLITION

Reasonable alternatives to demolition exist. The building could be repurposed or could be maintained as a residential dwelling. The dwelling could also be relocated to another site which could be considered a good compromise.

The applicant has explored other options for constructing the addition elsewhere on the site which would allow for the structure to remain on the premises. It is their conclusion based on various factors that the rectory site is the optimal and possibly only location for the addition that they wish to construct, which therefore necessitates the demolition of the rectory building.

The applicant has also explored the possibility of relocating the structure with Castle Building and Remodelers as well as the Greater Metropolitan Housing Corporation (GMHC). Castle Building and Remodelers still has yet to decide whether the project is feasible at the time of printing. GMHC's position is that the cost to move the property (approximately \$300,000 to \$320,000) combined with an estimated rehabilitation cost of well over \$500,000 would make the property cost prohibitive for GMHC to acquire, move and renovate. Correspondence with GMHC is attached.

ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE

As part of the applicant's exploration to find an appropriate area on the property for another addition to the nursing home they did consider and evaluate the rectory for reuse. The rectory was constructed and used as a residence; therefore any adaptive reuse, whether for offices or nursing home related uses would require that the building be made ADA compliant and would need to include an elevator, sprinklers, significant interior reconfiguration/modifications, an exterior ADA ramp, new mechanical systems, etc. The applicant had Frana Construction provide a cost evaluation for Catholic Eldercare to reuse the structure which has been attached for reference. It was the contractor's position that it would be nearly impossible to make the required changes to the building that would satisfy the applicable codes for a medical or healthcare facility. They did believe however, that it would be possible to convert the structure into an office building, however, the appearance of the building would be altered and the costs excessive. The estimates provided in the cost evaluation state a range of \$140 to \$200 per square foot of building area as being based on prior experience with the rectory building falling into the higher cost range of \$200 per square foot or an estimated cost of transforming it into offices for approximately \$1,318,400.00.

FINDINGS

1. On August 6, 2014, the Planning Director determined that the building located at 804 2nd Street NE (817 Main Street NE), meets the Heritage Preservation Regulations' definition of a historic resource.
2. The property was included in a 2011 historic reconnaissance survey of the central core of the city known as the Historic Resources Inventory survey that was contracted by Mead & Hunt. However, the property identified appears to be focused on the Saint Anthony of Paduca Church not the rectory that is the subject of this review.
3. The property was also included in a 2013 Historic Resources Inventory Capstone survey of Minneapolis, the property was identified as a potential historic resource; however, the potential resource was listed as a church, not a dwelling.
4. The rectory was constructed in 1921 to serve the Saint Anthony Paduca Catholic Church, constructed in 1861, which is considered the oldest Catholic Church in Minneapolis.
5. Despite the properties association with a master architect, the property does not appear to individually meet any of the designation criteria listed in section 599.210, thus the subject property does not appear to be eligible for designation as a landmark.
6. While the structure generally remains largely intact, alterations to the building have compromised the integrity of design, setting, materials, workmanship and feeling. As such, the building does not fully retain integrity.
7. The demolition is not necessary to correct an unsafe or dangerous condition on the property.
8. Reasonable alternatives to demolition exist that include repurposing the dwelling for an alternative use or maintaining the structure as a residential dwelling. The dwelling could also be relocated to another site which could be considered a good compromise.

9. The applicant has not demonstrated that the building in question has no economic value or usefulness, but the estimate provided to convert it to an office use is in the range of approximately \$200 per square foot. Additionally, the alterations required to meet the applicable building and health codes including an elevator, sprinklers, significant interior reconfiguration/modifications, an exterior ADA ramp, new mechanical systems, etc., could end up greatly diminishing the aesthetics of the rectory building.
10. The commission may delay a final decision for up to 180 days to allow parties interested in preserving the historic resource a reasonable opportunity to act to protect it.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development for the Demolition of Historic Resource:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Demolition of Historic Resource application for the property located at 804 2nd Street NE (817 Main Street NE), subject to the following conditions:

- I. By ordinance, approvals are valid for a period of two years from the date of the decision. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than October 21, 2016.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Correspondence – SHPO, Frana, GMHC, CM & Nhd notification, STAWNO letter
3. Historic Evaluation report by Landscape Research, LLC
4. Zoning Map
5. Plans – future indicating Catholic Eldercare’s proposed expansion

Catholic Eldercare

For over 30 years, Catholic Eldercare has served as a resource to Northeast Minneapolis and surrounding communities as they care for older neighbors, friends and loved ones. Services include independent housing, 52 market-rate units, 35 affordable units, 122 assisted-living units with 25 units for Section 8 assignment, an adult day program and 150-bed nursing home. Our programming occupies two campuses, one in the 3rd Ward on Main Street between 8th and 10th Avenue N.E. and a second campus in the 1st Ward on Randolph St. N.E.

We employ 350 staff, enjoy the service of approximately 200 volunteers and have an annual operating budget of 18 million dollars. As a major Northeast employer, we anticipate a continued role in the local economy in serving our city as a good corporate neighbor, a friend to our seniors, and an asset to the community.

Spiritual care is a high priority. Both campuses are attached to Catholic Churches, reflecting the historic Catholic tradition of the community. The parent campus on Main St. is attached to St. Anthony of Padua, the oldest Catholic Church in Minneapolis, now consolidated with Holy Cross. Catholic Eldercare was able to purchase the church and related property and maintains it as a chapel that provides inclusive worship experiences for those we serve, their families and those living nearby. Seventy-five percent of those we serve are Catholic and chose us as a Catholic provider of long-term care, as well as our reputation for quality. The remaining 25% reflect the religious diversity of our community.

Catholic Eldercare Strategic Plan

Our strategic commitment is to build on our continuum of services to meet the current and future needs of the community. We believe that to accomplish this, we must take on the following:

1. Move increasingly towards effective home and community-based care strategies.
2. Create a 24-bed transitional care/short term stay (TCU) service to accommodate the post-acute care needs of those we serve who will be discharged back to their homes following hospitalization. We do not currently have such a unit.
3. Expand our therapies to accommodate a more aggressive model of care needed in rehabilitation, extend care to our assisted-living and independent apartment buildings and create a robust outpatient service.
4. Because adult day service is supportive of families caring for an older loved one at home, we plan to revitalize and update our adult day service currently licensed to serve 39 at any given time.

Catholic Eldercare Site Conditions

To accomplish this, we plan to construct a 20,000 square-foot, three-story addition to the nursing home on Main Street with an additional 20,000 square-foot remodel within the existing footprint. This development will host a 24-bed transitional care unit, a 2,400 square foot therapy department and a new adult day unit.

We worked with Senior Housing Partners and Pope Architects to develop this proposal and considered four possible locations for the addition: 1) an off-site location, 2) a development within the current footprint that repurposed the existing beds, 3) a location on the Northeast side of the campus and 4) the rectory site. At the same time, we retained the services of Landscape Research LLC to evaluate the historic significance of the entire two-block site occupied by Catholic Eldercare.

After careful study, we believe the Rectory site to be the optimal and possibly only location for this addition and the rectory's demolition a necessary step. The following factors are relevant to our consideration.

1. An addition attached to the nursing home has clear advantages. The TCU must be licensed. Per the State Department of Health regulations, if the new structure is physically attached to our currently licensed care facility, it falls under that license and can take advantage of the oversight of our current administrator and director of nursing. A separate freestanding facility would need to hold its own license, which would require us to employ an additional administrator and another director of nursing. A free-standing facility would not be able to take advantage of services and supports currently available in the nursing home such as dining, maintenance, housekeeping, pastoral care, therapeutic recreation, elevators and rehabilitation services. Provision of these services and supports without the efficiencies available to an attached structure will dramatically increase the cost of the service, making the project unfeasible unless revenue can be increased. Increasing revenue would require increasing the number of beds to 40 or more beds. Such a large freestanding unit would exceed demand, making it more difficult to maintain census. In other words, it increases the likelihood of creating a service unit that loses money and puts the larger organization at risk. Our goals are best served if this new facility is attached to the current care center.
2. The transitional care/short-term-stay market is very competitive. In order to compete, our TCU needs to be distinct and separate from the nursing home, a traditional long-term-care center. In today's market, blending younger seniors admitted for a three-week rehabilitation or short-term stay with very frail seniors needing long-term care is an undesirable mix. Long-term seniors often have multiple chronic conditions, and a significant percentage have early or mid-stage dementia.

To be competitive, transitional care rooms must be private rooms. The majority of rooms in the nursing home are not private. Rooms are large and somewhat separate but divided only by a curtain, and two residents share a bathroom. Attempting to use our current facility to serve a short-term stay population will not meet the need or expectation of our prospective patients. To be competitive, we need new space that will allow us to offer private rooms.

A transitional care unit must embrace a care model focused on rehabilitation that leads to independence, where the therapeutic goal is to return the patient to his or her home. This model of care differs from that provided in the nursing home and is best provided as a separate, albeit attached, unit.

3. The possibility of housing short-term stay beds in an addition located on the northeast corner or near the center of the nursing home on the 2nd Street side was rejected because of the loss of significant parking spaces used by employees and tenants at MainStreet Lodge. Such would make it very difficult to meet zoning code requirements related to parking and would unduly burden the surrounding neighborhood with street parking. In addition, the storm sewer from the vacated 9th Avenue runs under that parking lot, also making it an unacceptable site for construction.
4. When Catholic Eldercare acquired the decommissioned St. Anthony of Padua Church and Rectory from the Parish, it was clear that our first commitment was to preserve the church. St. Anthony of Padua Church enjoys the distinction of being the oldest Catholic parish in Minneapolis and is an integral part of the history of the City. The park-like green space south of the church along 8th Avenue is also an asset valued by Catholic Eldercare and the community. Maintaining this open space maintains the view of the remaining historic elevation of the church. That expanse also must be preserved if at all possible for the enjoyment of those we serve and the community. It was with this in mind that we limited the footprint of the addition to the land occupied by the rectory. By selecting the rectory site, we are able to preserve the church and leave the green space essentially intact with the exception of moving the grotto (1947) 10 feet south of its present location.

St. Anthony of Padua Church Rectory Evaluation

Upon concluding that the rectory site was the best option for expansion, Catholic Eldercare met with community members and surrounding neighbors. Landscape Research LLC was retained in 2013 to evaluate the entire Catholic Eldercare site, and reuse potential was evaluated.

Historic Significance:

Landscape Research LLC completed a historic evaluation of St. Anthony of Padua Catholic Church and Rectory in December 2013 (see Attachment A). The report concluded that St. Anthony of Padua Catholic Church is not eligible for local or National Register of Historic Places listing due to

the integrity challenges of the 1947 façade addition. The report also concluded that the rectory is directly associated with the church and does not have individual significance separate from the church. The State Historic Preservation Office historian, Denis Gardner, agreed with the evaluation in a letter dated February 4, 2014 (see Attachment B). The rectory has integrity issues with additions to three sides, and better examples of Georgian Revival residences remain in Minneapolis. In fact, Minneapolis has designated a number of houses that exemplify the Georgian Revival style including the Eugene Carpenter House, John Lind House, William Hinkle House and Elbert Carpenter House.

Reuse:

The rectory, built in 1921, consists of 4500 s.f. plus an unfinished basement. For the past few years, the house was occupied by a single priest. St. Anthony of Padua Catholic Church was decommissioned and merged with Holy Cross Church on January 1, 2012; the remaining priest left the rectory in June 2013. The church is connected to the Catholic Eldercare nursing home and is used by the Catholic Eldercare residents and guests. The rectory has been vacant for over a year, but remains heated and maintained to avoid deterioration and the resulting negative consequences of a neglected property. If it continues to be unused, it will prove to be a drain on scarce resources. The church and rectory do not generate property taxes.

Catholic Eldercare evaluated the rectory for reuse; the house was built specifically for residential use and has six bedrooms and three baths. Under any scenario, given our purpose as an organization, repurposing the rectory will require meeting ADA standards. The interior is poorly configured for office space and would require significant remodeling for that use. Use as a memory unit, hospice, respite care, etc. is inappropriate. The State Department of Health and City require an elevator, sprinklers, widening of the halls and doorways, reconfiguration and enlargement of the bathrooms, kitchen redesign and ADA exterior ramps/door openers. Also the building is in need of a new boiler and is not air-conditioned. Frana Construction provided a cost evaluation for Catholic Eldercare reuse (see Attachment C).

The rectory is not eligible for the National Register of Historic Places, and therefore, historic rehabilitation tax credits are not available to assist in the renovation.

We invited Stubbs Movers to identify the cost of moving the three-story, brick rectory. We have also been working with Castle Building and Remodelers and the Greater Metropolitan Housing Corporation (GMHC) client on moving the rectory. Moving requires that some party accept the building in exchange for removing it from the site, and it assumes that the receiving lot is large enough and reasonably close. While there has been some interest in moving the building, we have not secured a purchase agreement for removal and relocation (contingent upon city approval) with an agreed timeframe and letter of credit. GMHC had declined the opportunity and provided a letter to that effect (see Attachment D). Castle Builders has yet to decide whether the project is feasible. Moreover, moving the rectory off-site would be of limited benefit because its historic association with St. Anthony of Padua Church would be severed.

New Construction:

The proposed new addition will provide 24 short-term rehabilitation beds in the community as well as a 39-person memory day care service. Catholic Eldercare has met with the St. Anthony West Neighborhood Organization on the proposed project and they do not object to the demolition (see Attachment E). The neighborhood is also reviewing the draft proposed design of the new addition (see Attachment F).

In summary, our future capacity to serve this community hinges in part on creation of a mid-sized transitional care unit attached to and yet distinct from the nursing home. The optimal approach is new construction on the rectory site. The rectory cannot be reasonably and economically incorporated into the new use. Moving the rectory to a new site is expensive, but is still being investigated by outside parties. As a secondary building, the rectory does not have significance of its own and has undergone several additions and alterations that affect its architectural integrity. We see no reasonable alternative to demolition of the structure.

February 4, 2014

Mr. Dan Johnson
President and Chief Executive Officer
Catholic Eldercare
817 Main Street NE
Minneapolis, MN 55413-1900

Dear Mr. Johnson:

The Minnesota State Historic Preservation Office has completed review of the documentation for St. Anthony of Padua Catholic Church in Minneapolis.

While the church clearly has a rich and storied history, there are substantial historic integrity issues with the buildings. The church building itself has a principal facade that dates from 1947. As the original face of the church which greeted parishioners for generations is no longer apparent, this means that a period of significance for the building would need to begin in 1947. But even assuming that it is possible to begin a period of significance at that time, we still have a major integrity issue: the Catholic Eldercare building is attached to the church. For purposes of National Register listing, the Catholic Eldercare building is an addition, and the Main Street Lodge building is attached to the Catholic Eldercare building, which extends the addition. All of this must be taken as a whole; we cannot slice off these large pieces. More, these large components clearly dominate the site (which also is an integrity of setting concern). As a result, the church building does not retain historic integrity to be eligible for the National Register.

The Rectory is an attractive building, but it too features additions that could undermine its integrity. A two story addition is at the south end, a single story addition is at the north end, and a single story addition is located at the west rear. It would be difficult to make a Criterion A (history) argument for the Rectory because this building is but one modest component of a larger complex. The principal built component of a church is the church building itself—the rectory is secondary to that. It is challenging to make a historic significance argument for a secondary building. When secondary buildings achieve the National Register entirely by themselves (such as a barn), it is typically because of their architecture/workmanship, etc. In other words, a Criterion C (architecture/engineering) case is made for such buildings. Making a Criterion C case for the Rectory nevertheless remains challenging because this criterion assumes that

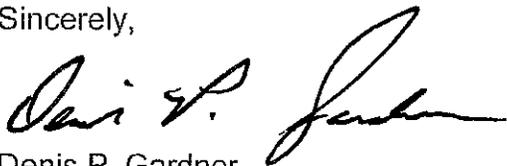
the architecture/design/workmanship, etc., is quite good, distinctive. With Criterion C, we expect the historic integrity of the property to be greater than with Criterion A, thus additions undermine the argument. That is not to say that the Rectory cannot be eligible under Criterion C, but it would be necessary to demonstrate that the Rectory is a distinctive example of Georgian Revival architecture when compared/contrasted with other local examples of the style. And there may be other nice local examples with no additions.

The shrine possibly could be individually eligible for the National Register, and this would also most likely need to be a Criterion C argument. Again, however, it would need to be compared/contrasted with other similar objects.

Unless it can be shown that the garage reveals unique construction or design, etc., I do not expect that it will be eligible for listing in the National Register.

If you have questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Denis P. Gardner". The signature is fluid and cursive, with a large initial "D" and "G".

Denis P. Gardner
MN State Historic Preservation Office
651.259.3451
denis.gardner@mnhs.org



FRANA
companies

Frana Companies General Contractors
633 Second Avenue South Hopkins, Minnesota 55343
Phone: 952.935.8600 • Fax: 952.935.8644 • www.frana.com

August 26, 2014

Mr. Dan Johnson
Catholic Eldercare
817 Main Street NE
Minneapolis, MN 55413-1900

Re: Catholic Eldercare – Rectory Building Remodel

Dear Dan,

Thank you for the opportunity to submit budget pricing for the remodel of the Rectory Building on the Catholic Eldercare campus. We have extensive experience with working on historic renovations and we work well with historic preservation groups.

We understand that you are considering turning the building into a medical facility, healthcare facility or a business office building. Our review of the current building leads us to believe it is impossible to make the required changes to the existing building that would satisfy the State and Health Codes for a medical or healthcare facility.

We do believe the building could be transformed into an office building. However, the aesthetic appearance of the building would be dramatically changed and the costs would be excessive.

The exterior of the building will require numerous additions. ADA accessible ramps will need to be installed at the building entrances. The ramps will tie into the exterior stairs leading into the building. A four stop elevator will be installed adjacent to the building and it will rise 16ft. above the existing eave line of the building. This additional 16ft. height is required due to the elevator over run. An additional stair tower will be needed to meet egress requirements. The stair tower should be located adjacent to the elevator. The addition of the elevator and stair tower will require significant changes to the interior layout of the existing rooms. A new air handling unit will be required for fresh air to the offices. The air handling unit will need to be located adjacent to the building.

Interior work will include extensive structural upgrades. The bearing walls and floor joist systems will need to be beefed up to accommodate commercial loading requirements. Columns and beams will be added throughout the building. The beams will extend down into the room and will be wrapped with drywall.

Fire ratings for the floor and walls will need to be addressed. It is hoped that only a few walls or ceilings may need to be revised to achieve the proper ratings. If the ratings cannot be achieved, the entire project may be at risk.

New systems for mechanical, plumbing, fire sprinkler, electrical and life safety will be required. The new fire sprinkler system will be installed as a surface mount system and it will have to hang from many of the ceilings throughout the building.

Dimensional requirements for ADA mandated toilets on all levels will be problematic. The bathroom walls will need to be moved and the adjacent rooms will become smaller. Structural considerations will come into play if bearing walls are to be relocated.

The existing stairs in the building will need to be checked for code compatibility. We do not think the rise and run of the stairs meets current code. Head height clearances for the basement stairs are not correct. The basement stairs will need to be reconfigured.

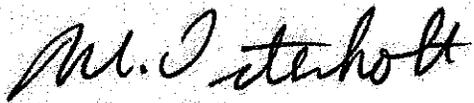
Our past experience with costs for this type of project fall into the range of \$140 to \$200 per square foot of building area. We believe the Rectory Building falls into the higher cost range and have used \$200/s.f. in our pricing. The building areas are as follows:

Basement	1,770 sf
1 st floor	2,172 sf
2 nd floor	1,850 sf
3 rd floor	<u>850 sf</u>
Total	6,592 sf

Therefore, our budgeted cost for transforming the Rectory Building into business offices is \$1,318,400 (6,592s.f. x \$200/s.f.). This cost is much higher than if we were pricing a new building.

Please feel free to contact us if you have any questions or need additional information.

Sincerely,



Mitch Osterholt
Vice President
Frana Companies

cc: Pete Donnino Frana Companies



GREATER METROPOLITAN HOUSING CORPORATION

15 South Fifth Street, Suite 710
Minneapolis, MN 55402
info@gmhchousing.org

phone: (612) 339-0601
fax: (612) 339-0608
www.gmhchousing.org

September 15, 2014

Catholic Eldercare
817 Main Street Northeast
Minneapolis, MN 55413

To: Mr. Dan Johnson

Re: Former Rectory building

Thank you for the invitation to inspect the Rectory on the Catholic Eldercare property for possible acquisition. We were able to tour the property on Thursday, September 4th.

The property is a wide, two story, all brick home that will require a minimum 60 foot wide lot to accommodate the house. Due to the size and materials of the house, the cost of moving the home from its current location will be very expensive, with a preliminary estimate of \$300,000 - \$320,000 to move it within two to three blocks. Our review of available property in the immediate vicinity determined that, at this time, there are no potential sites within that distance to the Catholic Eldercare campus.

Even if there was a potential site, the cost to move the property combined with an estimated rehab cost of well over \$500,000 makes the property cost prohibitive for GMHC to acquire, move, and renovate.

Unfortunately, while it is a great property, it will not be feasible for GMHC to acquire this property.

Sincerely,

Eden Spencer
Project Manager

September 15, 2014

BOARD OF DIRECTORS

OFFICERS

William J. O'Brien
Chair

Dan Johnson
President & CEO

Thomas M. Beck
Vice Chair

Stewart W. Laird
Treasurer

Suzanne J. Snyder
Secretary

Michael J. Shasky
Chief Financial Officer

DIRECTORS

Kenneth G. Baltes

Rev. John Bauer

Richard Brustad

Kari Dziedzic

Mark T. Glodek

Jean Wilson Greener

Albert J. Hofstede, Jr.

Anthony A. Hofstede

Rev. Glen Jenson

Ruth Kildow

Marcus Merz

Penelope A. Moyers

James J. Murzyn

Robert K. Spinner

Mark Stenglein

Lores J. Vlaminc

Beth A. Waterman

Ward 3 Council Member Jacob Frey
City of Minneapolis
350 S 5th St, Rm 307 City Hall
Minneapolis, MN 55415

St. Anthony West Neighborhood Organization
909 Main St NE, Lower Level
Minneapolis, MN 55413

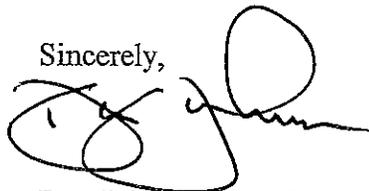
RE: Minneapolis Heritage Preservation Commission Review
Rectory of St. Anthony of Padua Church, 804 Second St. N.E.

Dear Council Member Frey and members of the St. Anthony West
Neighborhood Organization,

Catholic Eldercare is applying to the Minneapolis Heritage Preservation
Commission (HPC) for a demolition permit for the Rectory building associated
with the St. Anthony of Padua Church. At the hearing, the HPC will decide if
the Rectory at 804 Second Street N.E. is a "potential historic resource" and
should be recommended for local designation, OR the HPC may decide that the
Rectory does not meet local designation criteria and approve the demolition.
We anticipate that this public hearing will take place in October 2014.

If you have any questions regarding this process or would like to review the
historic report, please call our historic consultant, Amy Lucas of Landscape
Research LLC, at (612) 414-7949. Also feel free to call Catholic Eldercare
President Dan Johnson at
612-362-2425.

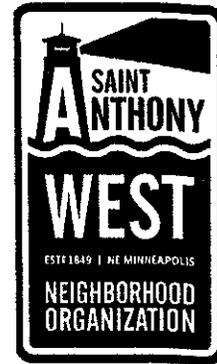
Sincerely,



Dan Johnson, President and CEO
Catholic Eldercare



Saint Anthony West Neighborhood Organization
909 Main St. NE, Lower Level
Minneapolis, MN 55413
(612) 378-8886
neighbors@stawno.org
www.stawno.org



September 11, 2014

To: Minneapolis Heritage Preservation Commission
Minneapolis City Council

From: St. Anthony West Neighborhood Organization

Re: Demolition of the St Anthony of Padua Rectory

Dear Members of the Minneapolis Historic Preservation Commission,

The St. Anthony West Neighborhood Organization (STAWNO) Land use and Development Committee has met with Catholic Eldercare's Executive Director, Mr. Dan Johnson, over the course of the past 5-6 months regarding their plans to develop the site occupied by the former St Anthony of Padua rectory. Both the Board and the committee are supportive of their plans to develop a 24 bed Transitional Care Unit with an expanded therapies space and new adult day center. We've enjoyed significant opportunity for input, much of which has been incorporated into the plans.

We are grateful for Catholic Eldercare's commitment to maintain the church as a chapel and the green space along 8th Avenue and Main Street as both are valued resources in our community. We understand their need for land to accommodate the additional space required meet a much needed facility to our community.

As one of the oldest neighborhoods in the City of Minneapolis we value the prominent and significance of the architecture, superior high quality design, and high quality building materials of the St. Anthony of Padua rectory. Our neighborhood is proud of the investment made in our community that has graced a primary corner of our community and the church property.

Mr. Johnson attended the Land Use Committee meeting on September 4th, and offered to make every effort to save the rectory by selling the structure for re location to another site. We support his proposal and request that all options be explored to relocate the rectory within the next 30 days beginning today, Tuesday, September 9, 2014. If a purchase agreement for the sale of the rectory, to another owner, willing to relocate the structure, does not occur within 30 days, including discussions with the land use committee, then reluctantly the Land Use Committee and the St. Anthony West Board will support the demolition of the rectory and garage. We understand the need to move ahead with the project and the proposed funding structure which must be secured by the end of 2014. Our request should not delay the planned construction, application or approval of the Transitional Care Unit project from moving forward in the City of Minneapolis approval process. We support a dual track that would allow another 30 days for the sale of the rectory.

The St. Anthony West Board requests that the Minneapolis Historic Preservation Commission, as a condition of approval, include the delay of the demolition for 30 days, beginning on Tuesday, September 9, 2014, in order to accommodate the sale of the rectory. The relocation of the rectory would need to occur before the land preparation for the construction of the Transition Care Unity start of construction.

We appreciate your attention to our request, and your service to our City.

Thank you.

A handwritten signature in cursive script that reads "Peter Gamades". The signature is written in black ink and includes a small flourish at the end.

Peter Gamades
Chair, St. Anthony West Neighborhood Organization

**St. Anthony of Padua Catholic Church and Rectory
Historic Evaluation
804 Second Street N.E.
Minneapolis, Minnesota**



**Prepared for
Catholic Eldercare**

**by
Amy M. Lucas M.S.
Landscape Research LLC
St. Paul, MN**

December 2013

**St. Anthony of Padua Catholic Church and Rectory
Historic Evaluation**

**804 Second Street N.E.
Minneapolis, Minnesota**

**Prepared for
Catholic Eldercare
817 Main Street N.E.
Minneapolis, MN 55413**

By

**Amy M. Lucas M.S.
Landscape Research, LLC
1466 Hythe Street
St. Paul, MN 55108**

December 2013

TABLE OF CONTENTS

List of Figures	5
1.0 STUDY OBJECTIVES AND METHODS	8
2.0 PROPERTY DESCRIPTION	9
3.0 HISTORIC CONTEXT: Parish of St. Anthony of Padua, 1851-2013	21
3.1 Early Development of St. Anthony	21
3.2 Catholicism in Upper St. Anthony, 1850-1900	23
4.0 PROPERTY HISTORY	26
4.1 First St. Anthony of Padua Catholic Church, 1851-1861	26
4.2 Second St. Anthony of Padua Catholic Church, 1861-2013	28
5.0 EVALUATION	37
5.1 Previous Evaluations	38
5.2 Integrity	39
5.3 Evaluation	40
5.4 Recommendation	43
6.0 SOURCES CONSULTED	44
7.0 APPENDIX	47

List of Figures

Cover:	St. Anthony of Padua Catholic Church and Rectory (Lucas, May 2013)	
Fig. 1.	Location Map (City of Minneapolis).	7
Fig. 2.	Aerial, 2012. (Google maps).	8
Fig. 3.	Detail of church and rectory. (Google, 2013)	9
Fig. 4.	St. Anthony of Padua Catholic Church, west elevation, facing east. (Lucas, May 2013)	10
Fig. 5.	St. Anthony of Padua Catholic Church, west and south elevation, facing north. (Lucas, May 2013)	11
Fig. 6.	St. Anthony of Padua Catholic Church, west and south elevation, facing north. (Lucas, May 2013)	11
Fig. 7.	St. Anthony of Padua Catholic Church, east elevation, facing north. (Lucas, August 2013)	12
Fig. 8.	St. Anthony of Padua Catholic Church, interior, facing east. (Lucas, May 2013)	13
Fig. 9.	St. Anthony of Padua Catholic Church, interior, facing west. (Lucas, May 2013)	13
Fig. 10.	St. Anthony of Padua Catholic Church Rectory, east elevation, facing west. (Lucas, May 2013)	14
Fig. 11.	St. Anthony of Padua Catholic Church Rectory, south elevation, facing north. (Lucas, May 2013)	15
Fig. 12.	St. Anthony of Padua Catholic Church Rectory, south elevation, facing north. (Lucas, August 2013)	15
Fig. 13.	St. Anthony of Padua Catholic Church Rectory, north elevation, facing west. (Lucas, May 2013)	16
Fig. 14.	St. Anthony of Padua Catholic Church Rectory, west elevation, facing east. (Lucas, May 2013)	16
Fig. 15.	Our Lady of Perpetual Help Shrine, facing east. (Lucas, May 2013)	17
Fig. 16.	Catholic Eldercare, west elevation, entrance and connection to St. Anthony of Padua Church. (Lucas, August 2013)	18
Fig. 17.	Catholic Eldercare, north and west elevations, facing southeast. (Lucas, May 2013)	18
Fig. 18.	Catholic Eldercare, north and east elevations, facing southwest. (Lucas, May 2013)	18
Fig. 19.	Catholic Eldercare, east elevation with 1959 school at left. (Lucas, May 2013)	19
Fig. 20.	St. Anthony of Padua Catholic Church Rectory at left and Catholic Eldercare at right, facing west. (Lucas, May 2013)	19
Fig. 21.	MainStreet Lodge, south elevation, facing north. (Lucas, August 2013)	20

Fig. 22. Bottineau’s Addition of 1850. (Hennepin County Clerk)	22
Fig. 23. 1872 Map of St. Anthony. (<i>Minnesota History</i> , Summer 1984)	23
Fig. 24. St. Anthony of Padua Catholic Church, ca. 1851-1853. (Sisters of St. Joseph of Carondelet archives)	26
Fig. 25. St. Anthony Padua Catholic Church, with bell tower, 1853-1861. (Sisters of St. Joseph of Carondelet Archives, <i>Insight</i>)	27
Fig. 26. St. Mary’s Convent, ca. 1854-1886. (MHS)	28
Fig. 27. St. Anthony Padua Catholic Church, ca. 1861-1898. (Sisters of St. Joseph of Carondelet Archives, <i>Insight</i>)	29
Fig. 28. St. Anthony, ca. 1861 with wood-frame church adjacent to stone church. (R. F. Cook, Borchert Library)	29
Fig. 29. Detail of Block 8 in 1885 featuring wood-frame church building converted into school house at corner. (Sanborn Insurance Co. Map, 1885, Vol. 2, Sheet 65)	30
Fig. 30 St. Anthony Parish Schools, 1890 school at left and 1884 school at right. (Sisters of St. Joseph of Carondelet Archives, <i>Insight</i>)	31
Fig. 31. Detail of 1892 Map Featuring Block 8 with St. Anthony of Padua Church and St. Anthony Parish Schools. (C. M. Foote, 1892, Plate 8)	31
Fig. 32. St. Anthony Convent, ca. 1960. (Sisters of St. Joseph of Carondelet archives)	32
Fig. 33. St. Anthony School, ca. 1915. (Sisters of St. Joseph of Carondelet, “St. Anthony High School” booklet)	33
Fig. 34. St. Anthony School with 1959 addition in progress. (Sisters of St. Joseph of Carondelet, “St. Anthony High School” booklet)	33
Fig. 35. St. Anthony of Padua Catholic Church, ca. 1900. (MHS)	34
Fig. 36. St. Anthony of Padua Catholic Church interior, ca. 1928. (St. Anthony of Padua Catholic Church archives)	35
Fig. 37. Aerial from 1938 features church with 1898 towers, 1915 school and 1921 rectory. (U of M, Borchert Map Library)	36
Fig. 38. Sanborn Insurance Map Co., 1885, Vol. 2, Sheet 65a.	47
Fig. 39. Sanborn Insurance Map Co., 1912, Vol. 7, Sheet 763.	48



Fig. 1. Location Map

1.0 STUDY OBJECTIVES AND METHODS

The objective of this study was to conduct historical research on the development of St. Anthony of Padua Catholic Church at 804 Second Street N.E. (PIN 1402924320139) and associated properties to determine if they meet the Minneapolis Heritage Preservation Commission local designation criteria and/or National Register of Historic Places designation criteria. The church complex is situated on two blocks bounded by Tenth Avenue N.E. at the north, Second Street N.E. at the east, Eighth Avenue N.E. at the south and Main Street N.E. at the west.

The properties were photographed during site visits in May and August 2013. Historical research relied on Minneapolis maps and atlases, building permits, city directories, property abstracts and newspapers. Archives at the Minnesota Historical Society, Hennepin History Museum, University of Minnesota-Northwest Architectural Archives (NWA), Archive Department of the Sisters of St. Joseph of Carondelet (SJC), St. Paul Province, and the Hennepin County Library-Minneapolis Collection were utilized. Several local historic context studies, including “The Minneapolis Riverfront as Birth Place and First Place” (Landscape Research 2008); “Northeast Minneapolis, 1848-1970” (Landscape Research 1998); “Merrily Over the Prairie: The Grand Excursion Ventures to Saint Anthony Falls” (Hess Roise 2004) and “Religion, 1850-1950” (Landscape Research 1990), provide an overview of the area’s development history and property types. Frederic J. Fleming’s 1955 dissertation, “A History of the Parish of Saint Anthony of Padua, Minneapolis, Minnesota, to 1886,” proved to be a valuable resource.

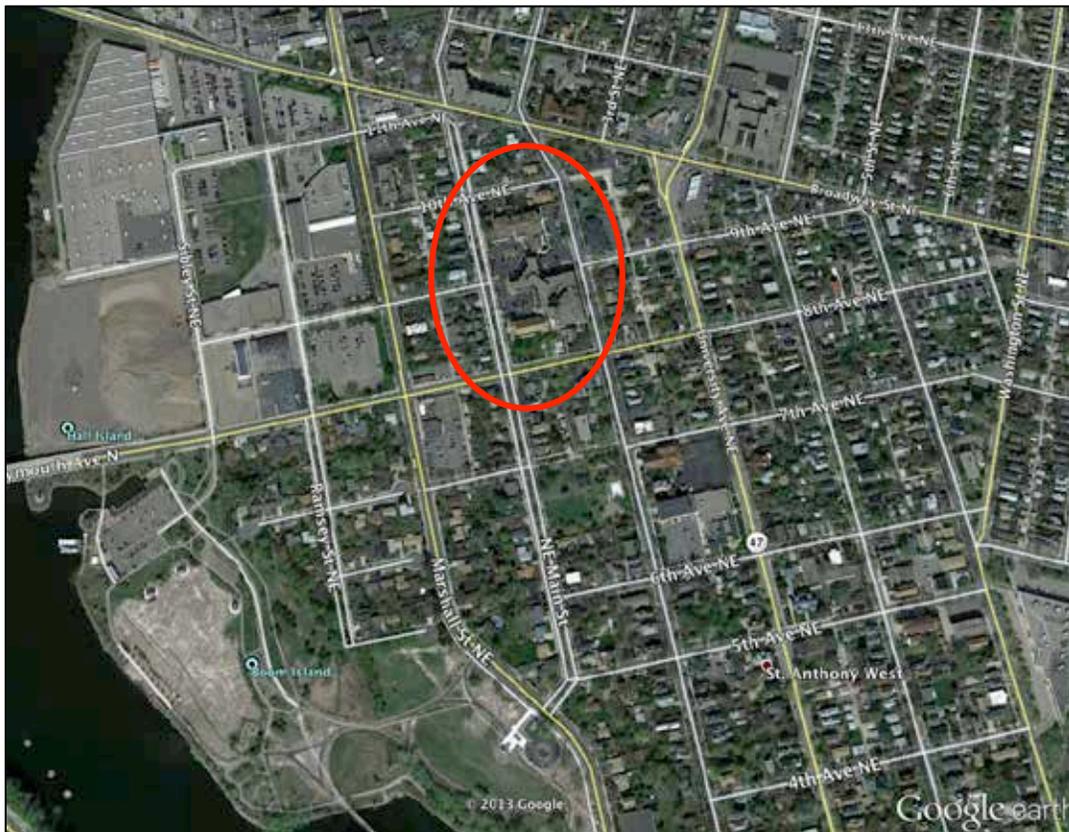


Fig. 2. Aerial. (Google, 2013)

2.0 PROPERTY DESCRIPTION

Location

St. Anthony of Padua Catholic Church and Rectory are located in the St. Anthony West neighborhood of Northeast Minneapolis and occupy Block 8 of Bottineau's Addition to St. Anthony. The block was originally bounded by Ninth Avenue N.E. at the north, Main Street N.E. at the west, Eighth Avenue N.E. at the south and Second Street N.E. at the east. In 1959 the west portion of Ninth Avenue N.E. was vacated and in 1981 the east portion of the street was vacated. Today the parcel covers two blocks and extends to Tenth Avenue N.E. at the north.

Block 8 is located in a district of residential buildings that date from multiple periods that span 1870-2010. The main thoroughfare, Broadway Street N.E., is one block to the north of the church site and runs east-west. University Avenue N.E., also a busy thoroughfare, is one block to the east of the church site and runs north-south. The Mississippi River is four blocks to the west. Graco Inc, a manufacturing plant, occupies the blocks along the riverfront between Eighth and Eleventh avenues N.E.



Fig. 3. Detail of church and rectory. (Google, 2013)

St. Anthony of Padua Catholic Church, Main Street

St. Anthony of Padua Catholic Church was built in 1861 and sits on Lot 8, Block 8 of Bottineau's Addition. The Gothic Revival style church was designed by Robert Spencer Alden and faces Main Street N.E. The church is rectangular in plan and measures 140 by 60 feet. The church is faced with buff-colored limestone and has a gable roof with aluminum soffits and composition shingles.

The west elevation (Main Street N.E.) was rebuilt in 1947 and designed by the local architecture firm, Hills, Gilbertson & Hayes. The simplified Romanesque Revival style façade is clad in buff stone. A square, flat-roofed stone tower is placed at the north of the covered entry. The one-story entry addition is finished in buff limestone with a shed roof and three wood doors flanked by frosted glass panels. Three circular windows in the gable are filled with decorative stained glass. The tower has two square windows at the south elevation, one square window at the west elevation and three square windows at the north elevation. The 1947 remodeling erased all evidence of the 1861 and 1897 façades.



Fig. 4. St. Anthony of Padua Catholic Church, west elevation, facing east. (Lucas, May 2013)

The south elevation (Eighth Avenue N.E.) is clad in buff limestone and retains seven bays of Gothic Revival lancet-arched window openings from the 1861 building design. The windows have stone sills and are filled with stained glass; the decorative stained glass dates from the 1897 church renovation. All windows have aluminum-wrapped sash around the storm windows. A one-story, stone sacristy addition projects at the east corner of the south elevation. The sacristy has two lancet-arched windows filled with stained glass and an open porch addition with a flat roof. A secondary entrance at the open porch enters the church nave directly and cuts through an 1861 window sill.



Fig. 5. St. Anthony of Padua Catholic Church, west and south elevation, facing north. (Lucas, May 2013)

The north elevation faces the Catholic Eldercare nursing facility (1983) and parking lot. The north elevation is similar to the south elevation in window arrangement and treatment. The stone tower (1947) at the façade projects at this elevation. The Catholic Eldercare building connects to the church nave at the east window bay.



Fig. 6. St. Anthony of Padua Catholic Church, west and south elevation, facing north. (Lucas, May 2013)

The west elevation of the church has sacristy additions with multiple rooflines. The center portion of the sacristy has three lancet-arched windows and the side rooms have singular lancet-arch windows. One window opening has been filled with brick at this elevation. The west elevation is partially covered by the addition of the Catholic Eldercare building and the HVAC system for Catholic Eldercare.



Fig. 7. St. Anthony of Padua Catholic Church, east elevation, facing north. (Lucas, August 2013)

The church interior features an open nave with an apse at the east end and a choir balcony at the west end. The oak pews are arranged with a center aisle and side aisles; current pews were installed during the 1947 renovation. Plaster sculptures representing the Stations of the Cross are applied to the walls between the windows. Ten pendant lights dating from 1966 hang in two rows over the pews. A wood altar in the apse dates from the 1947 renovation. The choir balcony extends the width of the church and is placed against the west bay of windows. Floors are carpeted throughout.



Fig. 8. St. Anthony of Padua Catholic Church, interior, facing east. (Lucas, May 2013)



Fig. 9. St. Anthony of Padua Catholic Church, interior, facing west. (Lucas, May 2013)

St. Anthony of Padua Church Rectory, Second Street N.E.

The St. Anthony of Padua Catholic Church Rectory occupies Lot 1, Block 8 of Bottineau's Addition to St. Anthony. The rectory was designed by the local architecture firm, Fallows, Huey & Macomber, in 1921 and sits at the northwest corner of Eighth Avenue N.E. and Second Street N.E. The two-story, Georgian Revival style building measures 64 by 37 feet. The brown brick façade (east elevation) is divided into three bays with a central entry. A two-story addition at the south elevation is stepped back. A limestone water table wraps the building and all windows sills are smooth finished limestone. The limestone entry surround has a pediment and is flanked by stone columns. Windows contain six-over-one wood sash; all windows have wrapped aluminum casing and replacement aluminum storm windows. The gable roof has three dormers and brick end-wall chimneys at the north and south elevations. The roof is clad in composition shingles and soffits are aluminum.



Fig. 10. St. Anthony of Padua Catholic Church Rectory, east elevation, facing west. (Lucas, May 2013)

The south elevation has three bays and a central entry at the first floor. The entry has been filled with a fixed aluminum panel and the entry stairs have been removed. Windows at the first floor are replacement casements grouped in sets of three sashes. Windows at the second story contain six-over-one wood sash. A half-round window is located in the gable.



Fig. 11. St. Anthony of Padua Catholic Church Rectory, south elevation, facing north. (Lucas, May 2013)

The rear (west elevation) has a one-story brick addition with a flat roof at the south bay. Windows at the addition have been filled with aluminum panels. The limestone water table wraps the one-story addition. The west elevation is divided into four bays with an offset entrance. The entrance has a wood canopy and concrete stairs. Windows are rectangular, six-over-one wood sash. The window above the entrance has an arched header. There are three dormers at the gabled roof.



Fig. 12. St. Anthony of Padua Catholic Church Rectory, south elevation, facing north. (Lucas, August 2013)

The north elevation faces the Catholic Eldercare building. There is a one-story addition at the north elevation, which may have originally been an open porch. The addition has a brick foundation and is clad in aluminum siding. Windows at this elevation are wood and metal casement sash. Windows at the brick face are six-over-one double hung wood sash. Quarter round windows flank the brick chimney at the gable.



Fig. 13. St. Anthony of Padua Catholic Church Rectory, north elevation, facing west. (Lucas, May 2013)

A three-bay, brown brick garage is west of the rectory. Built in 1939, it has wood panel doors and a hip roof clad with composite shingles.



Fig. 14. St. Anthony of Padua Catholic Church Rectory, west elevation, facing east. (Lucas, May 2013)

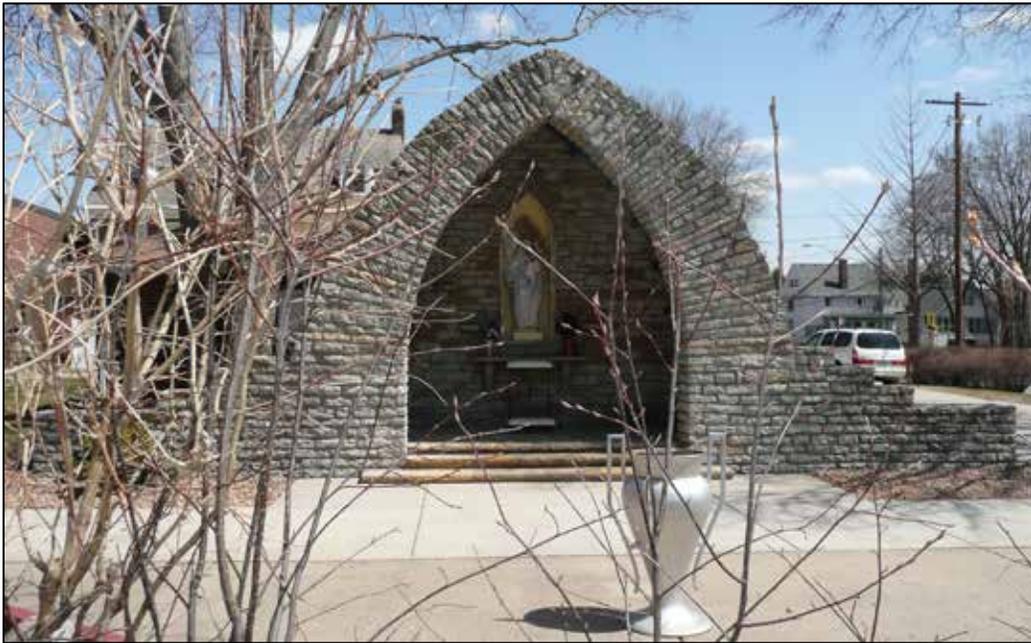


Fig. 15. Our Lady of Perpetual Help Shrine, facing east (Lucas, May 2013)

A shrine dedicated to Our Lady of Perpetual Help is south of the church and west of the rectory. Built in 1947, the coursed limestone structure has a full-height pointed arch opening that shelters a sculpture of the Virgin Mary protected in a plexiglass case. The arch is flanked by stepped buttresses and entered by two stone steps. The roof is clad in composition shingles.

Catholic Eldercare on Main

The Catholic Eldercare on Main building is a 24-hour elderly nursing facility that occupies Lots 2-7 of Block 8 and Lots 8-10 of Block 7 of Bottineau's Addition to St. Anthony. The three-story building was built in 1983 and features an X-shaped plan. The two-story brick gymnasium and classroom wing of the 1959 parish school was incorporated into the Catholic Eldercare building at the southeast corner. The building has a flat roof and is clad in cast-concrete panels and brown brick; the fenestration has a horizontal pattern and windows contain square fixed sash. The main entrance, set back from Main Street, is a three-story, metal and glass addition that connects to the northeast corner St. Anthony of Padua Catholic Church. Parking lots are located at the entrance and north of the building.



Fig. 16. Catholic Eldercare, west elevation, entrance and connection to St. Anthony of Padua Church. (Lucas, August 2013)



Fig. 17. Catholic Eldercare, north and west elevations, facing southeast. (Lucas, May 2013)



Fig. 18. Catholic Eldercare, north and east elevations, facing southwest. (Lucas, May 2013)



Fig. 19. Catholic Eldercare, east elevation with 1959 school building at left. (Lucas, May 2013)



Fig. 20. St. Anthony of Padua Catholic Church Rectory at left and Catholic Eldercare at right, facing west. (Lucas, May 2013)

MainStreet Lodge

The MainStreet Lodge building is an assisted living facility attached to Catholic Eldercare on Main at the north elevation. The building occupies Lots 1-8 of Block 7 of Bottineau's Addition to St. Anthony. The three-story building is rectangular in plan and was built in 1995. The building has a hipped roof and is clad in stucco and brown brick. Windows are aluminum, double-hung sash. The main entrance is on the south elevation and faces a circle drive. A one-story brick wing attaches MainStreet Lodge to Catholic Eldercare on Main.



Fig. 21. MainStreet Lodge, south elevation, facing north. (Lucas, August 2013)

3.0 HISTORIC CONTEXT: Parish of St. Anthony of Padua, 1851-2013

The Parish of St. Anthony of Padua traces its birth to the first Euro-American settlement of Minneapolis. The first St. Anthony of Padua Catholic Church was built on the Mississippi River near St. Anthony Falls in 1851. Three years later the Sisters of St. Joseph were educating the children of the first settlers in a convent school on the neighboring block. The church, located in Northeast Minneapolis, is the first church built in an enduring Catholic community of multiple ethnicities. St. Anthony of Padua Catholic Church is the first Catholic church in Minneapolis and the second oldest church in the Diocese of St. Paul.

3.1 Early Development of St. Anthony

Long before fur traders and Europeans visited the Mississippi River cataract at present-day Minneapolis the waterfall was considered a sacred place to Native Americans. The Ojibwe called the falls Kakabikah (severed rock) and Minirar (curling water) and the Dacotah referred to the falls as Owahmenah (falling water).¹

In 1680 Father Louis Hennepin (b.1640), a priest with the Recollect branch of the Franciscan Order, was the first European to record his vision of the falls.² While being held captive by Dacotah, Hennepin, along with his traveling partner and French fur trader, Anthony Auguelle, “paused in admiration before the falling water” and recorded his vision.³

Navigation is interrupted ten or twelve leagues upstream by a waterfall. I named it the Falls of St. Anthony of Padua in gratitude for favors God did me through the intercession of that great saint, whom we chose as patron and protector of all our enterprises. The waterfall is forty or fifty feet high and has a small rocky island, shaped like a pyramid, in the center.⁴

The falls remained a significant part of all further navigation and land claims. The Louisiana Purchase (1803) opened the land to white settlement and in 1805 United States Army Lieutenant Zebulon Pike negotiated with Native Americans for land at the confluence of the Mississippi and St. Croix rivers extending to the Falls of St. Anthony.⁵

While there were preemptive claims to the land around the falls, in 1838 Franklin Steele (1813-1880), a resident of Fort Snelling, made official claim to 322 acres. There were approximately 45 residents around St. Anthony Falls in 1845 and, by 1848, when Minnesota Territory was established, Steele constructed a sawmill by the falls, which boosted the economy and population growth.⁶ The plat of the original town of St. Anthony, comprising fifty-six blocks, was recorded in 1849 as “St. Anthony Falls.”

¹ Lucille Kane, *The Falls of St. Anthony: The Waterfall that Built Minneapolis* (St. Paul: Minnesota Historical Society, 1987), 2.

² James Michael Reardon, *The Basilica of St. Mary of Minneapolis* (St. Paul: n.p. 1955), 3.

³ *Ibid.*, 4.

⁴ Louis Hennepin, *Father Louis Hennepin's Description of Louisiana: newly discovered to the southwest of New France by order of the king* (Minneapolis: University of Minnesota Press, 1980), 90.

⁵ Penny Petersen, *Hiding in Plain Sight: Minneapolis's First Neighborhood* (Minneapolis: Marcy-Holmes Neighborhood Association/NRP, 1999), 10.

⁶ *Ibid.*, 14; Isaac Atwater, ed., *History of the City of Minneapolis, Minnesota* (New York: Munsell & Co., 1893), 231.

In 1845 Pierre Bottineau purchased the claim to the north of Steele’s plat. Bottineau (1817-1895), son of a French trader and an Ojibwe mother, was a resident at Fort Snelling in 1837 and worked for the American Fur Company.⁷ Bottineau settled in St. Anthony in 1845 and purchased the claims of Sergeant Nathaniel Carpenter, north of Steele’s land.⁸ “Bottineau’s Addition” of 1850 extended north from St. Anthony Street (present-day Eighth Avenue N.E.) to present-day Broadway and was known as Upper St. Anthony.⁹ (See Fig. 22)

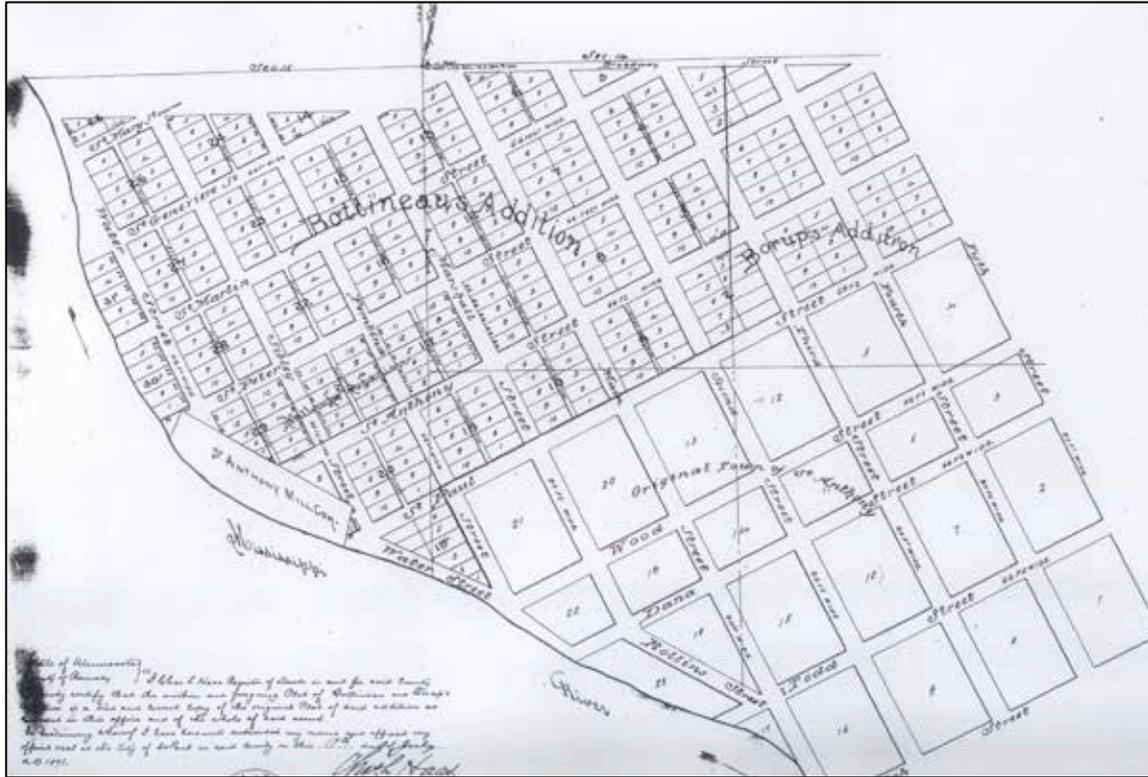


Fig. 22. Bottineau’s Addition of 1850 (Hennepin County Clerk)

St. Anthony’s population grew from 300 in 1848 to 3,000 in 1855.¹⁰ Kane writes that “Steele’s village rapidly took on the appearance of a thriving town” with the addition of stores, schools and churches.¹¹ By 1849, Catholic, Methodist, Episcopal, Presbyterian, and Congregational missions were represented in St. Anthony; but the congregations were meeting in houses and school buildings.¹² In 1851, St. Anthony of Padua Catholic Church was the first church building constructed in St. Anthony. It was a simple, wood-frame building located on the lot directly north of the present church. It was followed by Holy Trinity Episcopal (1852, razed) at Second Street, First Congregational Church (ca. 1853, razed) at Central and Fourth Street S.E., First Methodist

⁷ June Drenning Holmquist, ed., *They Chose Minnesota: A Survey of the State’s Ethnic Groups* (St. Paul: Minnesota Historical Society Press, 1981), 40.

⁸ Bottineau purchased the claim from Roswell P. Russell and Samuel Findley for \$150; George Warner and Charles M. Foote, eds., *History of Hennepin County and the City of Minneapolis* (Minneapolis: North Star, 1881), 513-517.

⁹ “Bottineau’s Addition” bears no official date, but 1850 appears to be the accepted year. Bottineau’s Second Addition was platted May 21, 1855.

¹⁰ Carole Zellie and Garneth Peterson. “Northeast Minneapolis: Minneapolis Historic Context Study,” (Prepared by Landscape Research for the City of Minneapolis, 1998), 9.

¹¹ Kane, 28; Zellie and Peterson, 7.

¹² Zellie and Peterson, 3; Atwater, 170-239.

Episcopal Church (1852, razed) on University Avenue, and the First Universalist Church (1857, extant) on Prince Street.¹³



Fig. 23. 1872 Map of St. Anthony (*Minnesota History*, Summer 1984)

In 1855 St. Anthony was incorporated as a city. Across the river, the burgeoning Minneapolis was platted in 1855 and incorporated the following year. By 1865, the population of Minneapolis was 4,607 and St. Anthony was 3,499.¹⁴ The cities merged to form Minneapolis in 1872 and within ten years the population exceeded that of St. Paul.

3.2 Catholicism in Upper St. Anthony, 1850-1900

By the time permanent settlement was underway in the Minnesota Territory in the 1850s, French Canadians who had earlier worked in the fur trade or lumber industry became the first to settle the river valleys.¹⁵ The 1850 census of St. Anthony lists twenty-nine residents from Canada, presumably French speaking and Catholic.¹⁶

Father Lucien Galtier (1811-1866), a priest from the Diocese of Dubuque and stationed at St. Peter (present-day Mendota) from 1840 to 1844, ministered to the Catholics at St. Anthony as

¹³ Zellie and Peterson, 9; Petersen, 28-41.

¹⁴ Zellie and Peterson, 8.

¹⁵ Holmquist, 37.

¹⁶ Frederic Fleming, *A History of the Parish of Saint Anthony of Padua, Minneapolis, Minnesota, to 1886*. M.A. Thesis (St. Paul, MN: The Saint Paul Seminary, 1955), 11.

early as 1841.¹⁷ Father Florimund Bonduel, a priest from the Diocese of Milwaukee, visited the region in 1847 and wrote that there were approximately eight hundred Catholics settled in St. Paul and St. Anthony.¹⁸ The Grey Nuns of Montreal traveled through St. Anthony on their way to the mission at St. Boniface in Canada in 1846 and 1849 and in 1850 they stayed with Pierre Bottineau, who entrusted his daughter Marie to them.¹⁹

In 1844, Father Augustine Ravoux (1815-1906), previously a missionary with the Dacotah, succeeded Galtier at Mendota and also ministered to the Catholics at St. Paul, Lake Pepin, St. Croix and St. Anthony.²⁰ Churches at St. Paul (1841) and St. Anthony (1851) were constructed during his tenure.

The region was split between the Bishops of Milwaukee and Dubuque until the Territory of Minnesota was organized on March 3, 1849, which led to the creation of the Diocese of St. Paul and the appointment of Bishop Joseph Cretin (1799-1857).²¹ In 1850, it was estimated that 1,000 Catholics were living in the territory covered by Bishop Cretin.²² Cretin began construction of a new Cathedral in St. Paul and, at the same time, requested funds for missionaries and to pay the debt on St. Anthony of Padua Catholic Church (1851) writing “a church built before my arrival, near the falls of Mississippi shall be sold soon if I do not pay 4,000 frs. debt.”²³

In 1851, Cretin appointed Father Denis Ledon (1824-1881) to lead St. Anthony of Padua Catholic Church. With additional funds, which Cretin approved, a rear addition was completed at St. Anthony of Padua Catholic Church; Cretin presided over the church dedication on July 20, 1852.²⁴ At the request of Bishop Cretin, the Sisters of St. Joseph started a school next to St. Anthony of Padua Catholic Church in 1853. In ca. 1850, Bottineau and Louis Desjarlois donated three acres at the Mississippi River and Fourteenth Avenue N.E. for the first Catholic cemetery in St. Anthony.²⁵

With the arrival of numbers of Irish and German immigrants, French dominance began to fade in the early settlement and its Catholic church.²⁶ The Diocesan Directory of 1855 noted “many German Catholic families have selected good land on the bank of the Mississippi, above the Falls of St. Anthony.”²⁷ In 1858 a second parish church, St. Boniface, at Third Street N.E. and Fifteenth Avenue N.E. (razed), was constructed for the growing German population in St. Anthony. The first baptismal records of 1851 at St. Anthony Padua Catholic Church contain an equal number of Irish and French parishioner surnames. There was discontent, however, between

¹⁷Fleming, 7-8. By 1843 the land east of the Mississippi River was assigned to the Diocese of Milwaukee and land west of the Mississippi was part of the Diocese of Dubuque. A shortage of priests in the Diocese of Milwaukee allowed the Diocese of Dubuque to send Fr. Galtier to the territory in 1840.

¹⁸ Fleming, 9.

¹⁹ Ibid, 12.

²⁰ James Michael Reardon, *The Catholic Church in the Diocese of St. Paul* (St. Paul: North Central Publishing Company, 1952), 54.

²¹ Reardon, *The Catholic Church in the Diocese of St. Paul*, 57. The Diocese of St. Paul was officially sanctioned July 19, 1850.

²² Reardon, *The Catholic Church in the Diocese of St. Paul*, 75.

²³ Reardon, *The Catholic Church in the Diocese of St. Paul*, 77; Saint Anthony of Padua Parish, *The One Hundredth Anniversary of St. Anthony of Padua Parish 1849-1949* (Minneapolis: Saint Anthony of Padua Parish, 1949).

²⁴ Reardon, *The Catholic Church in the Diocese of St. Paul*, 85.

²⁵ Fleming 16-17. It appears that Bishop Cretin may have paid \$200 for the cemetery site. In 1857 Father Fayolle sold the cemetery on the Mississippi River and purchased a fifteen-acre cemetery site at 27th and Central avenues N.E. The cemetery served as the parish cemetery until 1889, when it was transferred to the Diocese.

²⁶ Holmquist, 39.

²⁷ Reardon, *The Catholic Church in the Diocese of St. Paul*, 101.

the two groups and in 1877 the French-speaking parishioners purchased the defunct Universalist Church (1857) on Prince Street and established Our Lady of Lourdes Catholic Church (NRHP, 1971).²⁸

In 1866, the Sisters of St. Joseph, with the financial assistance of Bishop Cretin, opened a school in Minneapolis. They commuted across the river from the convent in St. Anthony. Two years later a shed at the rear of the school became Minneapolis's first Catholic church (razed). The new church, the Immaculate Conception of the Blessed Virgin, eventually developed into the Basilica of St. Mary.²⁹ St. Anthony of Padua Catholic Church must have been satisfied with their architect, Robert Spencer Alden, because he also designed the first Church of Immaculate Conception.

By 1889, the Diocese of St. Paul had eleven Catholic churches located on both sides of the river in Minneapolis. St. Anthony of Padua (1851), St. Boniface (1858), Our Lady of Lourdes (1877) and Holy Cross (1884), were located near the original townsite of St. Anthony.³⁰ Following the Basilica of St. Mary and Church of the Holy Rosary, St. Anthony had the third largest congregation with 500 parishioners.³¹

Upper St. Anthony, grew into an industrialized region of Northeast Minneapolis, with breweries, mills, railroads and factories and housing for skilled and unskilled immigrants. At the turn of the century, diverse immigrant groups continued to settle in Northeast Minneapolis and Catholic churches reflected the changing community. St. Cyril (1891), originally at Main Street and Sixteenth Avenue N.E., ministered to the Slovak Catholics and St. Mary's (1888) at Fifth Street and Seventeenth Avenue N.E. was built for the Greek Orthodox community.³² St. Clement (1902) was originally known as New Boston because of its Irish congregants.³³ The Church of Our Lady of Mount Carmel (1907) purchased a defunct German Lutheran Church on Main Street and Seventh Avenue N.E., for its predominately Italian congregation.³⁴ In addition to religious services these churches provided parish school education and social events, which helped maintain a sense of community and ethnic customs.

²⁸ Mary Hawker Bakeman, trans., "Hennepin County Baptisms: St. Anthony of Padua Catholic Church, 1851-1856," *Minnesota Genealogical Journal*: 36; Nicholas A. Weber, *A Short History of the French Catholic Congregation of East Minneapolis in Minnesota 1849-1949*, (Minneapolis: Lund Press, 1949), 9. Discontent was heightened at the switch from French priests Ledon (1851-1855) and Fayolle (1855-1860) to the first Irish priest McDermott (1860-1866).

²⁹ Reardon, *The Catholic Church in the Diocese of St. Paul*, 165-166.

³⁰ The other seven churches included the Basilica of St. Mary (1868), St. Joseph (1870), Church of the Holy Rosary (1878), St. Elizabeth (1882), St. Clotilde (1884), St. Stephen (1885), and St. Lawrence (1887).

³¹ Reardon, *The Catholic Church in the Diocese of St. Paul*, 593-596; "The Catholic Fold: The Growth of the Catholic Churches in Minneapolis," *Minneapolis Tribune*, 11 February 1889, 5.

³² Reardon, *The Catholic Church in the Diocese of St. Paul*, 596; Atwater, 218-219.

³³ *Ibid*, 596.

³⁴ *Ibid*, 597.

4.0 PROPERTY HISTORY: St. Anthony of Padua Catholic Church, 1851-2013

4.1 First St. Anthony of Padua Catholic Church, 1851-1861

Diocese records of 1850 indicate that St. Anthony of Padua Parish received fourteen lots in Bottineau's Addition from Pierre Bottineau.³⁵ Only ten lots were platted in Block 8 of Bottineau's Addition so the location of the remaining four blocks is unclear.³⁶ Most accounts maintain that Bottineau donated the land to the church for the construction, but deeds at the Archdiocese of St. Paul indicate that Bishop Cretin paid Bottineau \$2,000 for the land in 1851.³⁷ The block was bounded by St. Peter's Street (later Ninth Avenue N.E.) at the north, Second Street N.E. at the east, St. Anthony Street (present-day Eighth Avenue N.E.) at the south and Main Street at the west.

Father Augustine Ravoux, although stationed at St. Peter's (Mendota), oversaw construction, which began on February 21, 1850. The stone foundation, measuring 55 by 35 feet, was laid in April.³⁸ Due to insufficient funds, plans for a stone church were scrapped for a wood-frame building. With additional funds donated by Bottineau, the church was completed in 1851 in time for the July visit of Bishop Joseph Cretin.³⁹ Upon completion, Father Ledon was appointed first resident priest at the new church.⁴⁰ The simple, one-story frame building had a gable roof and a central entry sheltered by a gable-roofed portico at the west end. (see Fig. 24) Two round-arch windows decorated the façade.



Fig. 24. St. Anthony of Padua Catholic Church, ca. 1851-1853.
(Sisters of St. Joseph of Carondelet archives)

³⁵ Fleming, 13.

³⁶ Lots 4 and 5 of Block 9 were later occupied by the St. Mary's Convent School and may have been included in the original land acquisition. Bishop Cretin transferred Lots 4 and 5 to Mother Seraphim Coughlin in 1855.

³⁷ Fleming, 14; Book I of Deeds, 19 July 1851, 423-424. Bottineau may have only "donated" lots 6 and 7 in the northwest corner of Block 8 where the church was built in 1851. The church sat on Lot 7.

³⁸ Fleming, 14.

³⁹ Fleming, 14-16.

⁴⁰ Reardon, *The Catholic Church in the Diocese of St. Paul*, 76; Fleming, 18.

In 1851, Father Ledon built a two-room addition to the sacristy for his living quarters.⁴¹ On August 28, 1853 Bishop Cretin blessed a two-story, wood-frame bell tower addition at the west face of the church.⁴² (See Fig. 25) Upon his 1853 visit, Cretin wrote,

“his (Father Ledon’s) church, although made of wood, is very proper and tasteful; it is beautifully painted inside and out; it is fairly large. He has there a fine residence, some animals, a large garden with flowers of all kinds and excellent melons. He has become a gardener for his living. He hopes to have enough money from his crop to build a house for the sisters. He will have it soon. He cultivates half of his land.”⁴³



Fig. 25. St. Anthony Padua Catholic Church, with bell tower, 1853-1861.
(Sisters of St. Joseph of Carondelet Archives, *Insight*)

It appears that Father Ledon did not have the funds to build “a house for the sisters.” The Sisters of St. Joseph arrived in November 1853 and rented a house on Ninth Avenue N.E. and First Avenue N.E. (present-day Marshall Street).⁴⁴ The residential quarters and bell tower added to the on-going debt on the church property, which was eventually paid by the Diocese on March 27, 1854.⁴⁵

St. Mary’s Convent School

In 1854 Bishop Cretin purchased Lots 4 and 5 of Block 9 of Bottineau’s Addition for \$300 and sold the land to Mother Seraphim Coughlin in 1855 for \$1100.⁴⁶ It appears the St. Mary’s Convent School was built under the ownership of the Diocese of St. Paul. The convent school was built facing Second Street N.E. (See Fig. 26) The two-and one-half story building had ten rooms and provided classrooms for boys and girls on the first floor and convent living quarters on

⁴¹ Fleming, 19; *St. Anthony Express*, 28 January 1854.

⁴² Windows at the church appear to have been enlarged after 1853.

⁴³ Fleming, 22.

⁴⁴ Fleming, 23. Two sisters, Philomena Villaine and Ursula Murphy, and postulant, Miss Bridget Maloney, opened the school.

⁴⁵ Ramsey County, Book B of Mortgages, Page 13. The deed covered all of Block 8 except lots 6 and 7.

⁴⁶ Record Divisional Officer, Book 3 of Deeds Page 359 (Sisters of St. Joseph of Carondelet, St. Paul Province, Archive Department).

the upper floors.⁴⁷ The school closed briefly in 1860, but was reopened the same year by the newly appointed pastor at St. Anthony of Padua Catholic Church, Father John McDermott.⁴⁸



Fig. 26. St. Mary's Convent, ca. 1854-1886. (MHS)

4.2 Second St. Anthony of Padua Church, 1861-2013

As early as 1855, St. Anthony of Padua Catholic Church was overcrowded.⁴⁹ The same year, Father Ledon was replaced by his colleague, Father John Fayolle (b. 1818), who made plans for a new church. In 1856 Fayolle hired architect Robert Spencer Alden (1810-1877) to design a stone, Gothic Revival style church to replace the wood-frame building.⁵⁰ Alden was one of the earliest architects to arrive in Minnesota Territory and is credited with designing the Winslow House (1856, razed) and the Hennepin County Courthouse (1856, razed).⁵¹ Construction of the new church started on Lot 8, south of the wood-frame church, but in 1857 work was halted due to an economic depression.⁵² Construction began again in 1858 under the direction of stonemason Michael O'Brien, but work was stopped a second time in 1859 due to insufficient funds.⁵³ On November 12, 1859, Bishop Grace visited St. Anthony of Padua Catholic Church during a snowstorm and spent the evening with Pierre Bottineau.⁵⁴ It is assumed that Bishop Grace preached at the old church the next morning, where he confirmed 43 persons.⁵⁵

Father Fayolle left the parish in 1860 and was replaced by Father John McDermott, who immediately organized a building committee to finish the church.⁵⁶ The committee met with the architect, Robert Spencer Alden, who recommended the unstable masonry walls built by Michael

⁴⁷ *St. Anthony Express*, 27 October 1855.

⁴⁸ Fleming, 44.

⁴⁹ *St. Anthony Express*, 28 January 1854, 2; Fleming, 31.

⁵⁰ St. Anthony of Padua Catholic Church, "Minutes of Building Committee of St. Anthony of Padua, 1860-1861" (Archives of St. Anthony of Padua Catholic Church).

⁵¹ Alan Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 5; Northwest Architectural Archives at the University of Minnesota clippings file.

⁵² Fleming, 34.

⁵³ *Ibid.*, 35.

⁵⁴ *Ibid.*, 41.

⁵⁵ *Ibid.*

⁵⁶ "Minutes of Building Committee of St. Anthony of Padua, 1860-1861." Church committee consisted of Dr. William Denton Dibb, secretary, Peter O'Connor, Hugh Dorsey, Richard Fewer, David Gorham, James Crowe, Patrick Carey, Patrick Quinn, William Burns, Patrick Kelly, Daniel Duggan and Michael Keating.

O'Brien be taken down six feet.⁵⁷ The new construction contract was awarded to the St. Paul firm Costello and Fitzpatrick.⁵⁸ The flooring contract was awarded to the firm White and Duggan.⁵⁹ The stone walls were rebuilt and the building was completed in the spring of 1861.⁶⁰ (See Fig. 27) The buff limestone, gable-roofed church, measuring 140 by 60 feet, had a three-bay façade organized around a square central entry tower. The north and south elevations featured seven bays of slender lancet-arched windows. Finials decorated the corner piers.



Fig. 27. St. Anthony Padua Catholic Church, ca. 1861-1898.
(Sisters of St. Joseph of Carondelet Archives, *Insight*)



Fig. 28. St. Anthony, ca. 1861 with wood-frame church adjacent to stone church.
(R. F. Cook, Borchert Library)

In ca. 1861, after the new church was completed, the old wood-frame church was moved to the southeast corner of the block and remodeled as a school.⁶¹ In 1867, Father Felix Tissot built a stone rectory on the lot previously occupied by the church.⁶²

⁵⁷ Ibid, 6 May 1860.

⁵⁸ R. L. Polk, *Little Sketches of Big Folks, Minnesota* (St. Paul: R. L. Polk, 1907), 135. The 1864 St. Paul City Directory lists Thomas Fitzpatrick as a carpenter; Costello is not listed with him. Thomas Fitzpatrick (b. 1833), a native of Ireland, was married to Bridget Costello and his partner may have been an in-law. The company is later known as Thomas Fitzpatrick & Son.

⁵⁹ “Minutes of Building Committee of St. Anthony of Padua, 1860-1861,” 18 June 1860.

⁶⁰ “Here’s the Oldest Church in the City of Minneapolis,” *Minneapolis Tribune*, 30 March 1919, 12.

⁶¹ Fleming, 49-55.

⁶² Ibid, 55. Historic photographs of the stone rectory have not been discovered.

Parish School Developments

After the wood-frame church was moved to the corner of Second Street N.E. and Eighth Avenue N.E., it was remodeled into the parish school. St. Mary's Convent, relieved of their grade school duties, opened the "Select School" for high school girls across Eighth Avenue N.E.⁶³ A second frame school for older boys was built next to the frame school in 1869.⁶⁴ (See Fig. 29)

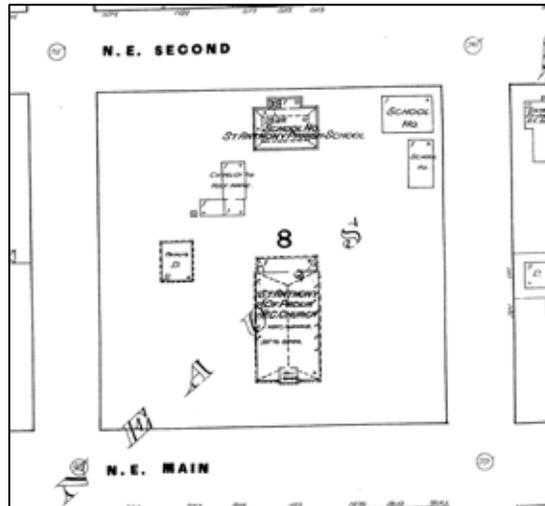


Fig. 29. Detail of Block 8 in 1885 featuring wood-frame church building converted into school house at corner. (Sanborn Insurance Co. Map, 1885, Vol. 2, Sheet 65)

In 1884, Father Tissot managed the construction of a three-story, stone schoolhouse mid-block on Second Street N.E.⁶⁵ The Gothic Revival style school was designed by the architecture firm, Dunnell & Elliott, and built at a cost of \$10,000 by Trainor Brothers.⁶⁶ The new school measured 40 by 62 feet and contained four classrooms for a coeducational high school, which led to closure of the "Select School."⁶⁷ The high school remained coeducational until 1900 when the De La Salle Institute for boys opened on Nicollet Island.⁶⁸

The two frame school buildings were moved off-site ca. 1886 and in 1890 a two-story, yellow brick school building was built at the corner of Second Street N.E. and Eighth Avenue N.E., where the frame buildings were previously located.⁶⁹ The brick school, measuring 65 by 95 feet, was designed by F. G. Crowe and built by Kilroe Brothers for \$10,000.⁷⁰ The school building is

⁶³ Ibid, 50. The convent built a two-room addition at the rear for the "Select School" in 1871.

⁶⁴ Ibid, 56.

⁶⁵ The school building was constructed on Lots 2 and 3 of Block 8, Bottineau's Addition.

⁶⁶ Minneapolis Building Permit #B2082, 26 July 1884; Architect Warren Dunnell (1851-1931) trained at the University of Minnesota and Massachusetts Institute of Technology before he opened his own architecture firm in 1881 and specialized in churches and institutional buildings.

⁶⁷ Minneapolis Building Permit #B2082, 26 July 1884; St. Anthony of Padua Catholic Church, "St. Anthony High School: 1880-1971," 10; Fleming, 66.

⁶⁸ St. Anthony of Padua Catholic Church, "St. Anthony High School: 1880-1971," 11.

⁶⁹ Records indicate that the larger, wood-frame school building was sold to Holy Cross church in 1886 and remodeled for church use. In 1906 the building was sold to St. John the Baptist Church and remodeled as a school then demolished in 1937.

⁷⁰ Minneapolis Building Permit #B22946, 9 July 1890.

often referred to as “St. Anthony Hall” because there was a large auditorium on the second floor next to the parish offices.⁷¹

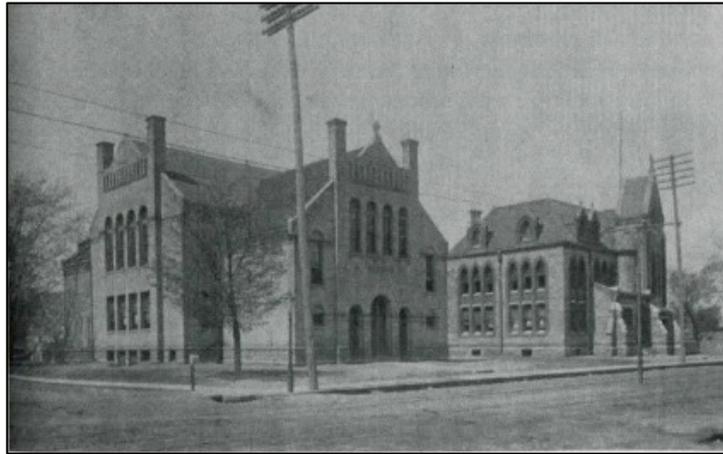


Fig. 30. St. Anthony Parish Schools, 1890 school at left and 1884 school at right. (Sisters of St. Joseph of Carondelet Archives, *Insight*)



Fig. 31. Detail of 1892 Map Featuring Block 8 with St. Anthony of Padua Church and St. Anthony Parish Schools. (C. M. Foote, 1892, Plate 8)

Following the closure of the “Select School,” the Sisters of St. Joseph Carondelet replaced St. Mary’s convent in 1888 with a new building, St. Anthony Convent, at a cost of \$7,500. (See Fig. 32) The convent received a rear addition in 1948 and was sold to Deaf Blind Services in 1998.⁷²

⁷¹ St. Anthony of Padua Catholic Church, “St. Anthony High School: 1880-1971,” 9.

⁷² The old convent (1854) was moved to 1000 Main Street where it was converted into an apartment building and remains today. The 1871 addition was sold and moved separately.



Fig. 32. St. Anthony Convent, ca. 1960. (Sisters of St. Joseph of Carondelet archives)

In 1915, the two school buildings were considered outdated and a new brick school was built at the corner of Second Street N.E. and Ninth Avenue N.E.⁷³ The Tudor Revival school was designed by Edward J. Donohue and built by the Hennessy Construction Company for \$70,000.⁷⁴ (See Fig. 33) The building contained fifteen classrooms, library, cafeteria, auditorium and gymnasium. The Sisters of St. Joseph continued to comprise the majority of the faculty.⁷⁵ The two school buildings of 1884 and 1890 were demolished after the school was completed. By 1927 the grade school had 440 students and 118 students in the high school.⁷⁶ The unofficial parish boundaries extended from the river at the west and south to Central Avenue and Thirty-seventh Street on the east and north.⁷⁷



Fig. 33. St. Anthony School, ca. 1915. (Sisters of St. Joseph of Carondelet, "St. Anthony High School" booklet)

To house the growing student population, a \$400,000 addition was placed on the face of the 1915 school building in 1959. (see Fig. 34) The addition, designed by the local firm Bettenberg,

⁷³ "Archbishop Spades First Sod on New School Site," *Minneapolis Tribune*, 18 September 1914, 10.

⁷⁴ Minneapolis Building Permit #B115472, 11 May 1915; Architect Edward J. Donohue (1869-1915) apprenticed in the offices of St. Paul architect Edward Bassford before starting his own firm specializing in public buildings and Catholic churches and schools.

⁷⁵ St. Anthony of Padua Catholic Church, "St. Anthony High School: 1880-1971," 9.

⁷⁶ *Parish Broadcaster*, 6 August 1927, 1.

⁷⁷ *Ibid.*

Townsend, Stolte and Comb, was constructed by Rauenhorst Construction Company.⁷⁸ The east portion of Ninth Avenue N.E. was vacated for the new wing, which housed the grade school, library and administration offices and held a capacity for 300 students.⁷⁹ The high school, with capacity for 400 students, was housed in the 1915 school building.

The Northeast Regional Catholic School system merged grade schools in 1968; the St. Anthony grade school was closed and students were transferred to the Holy Cross school at Sixteenth and University Avenues N.E. The high school closed in 1971 when De La Salle High School transitioned to a coeducational school.



Fig. 34. St. Anthony School with 1959 addition in progress.
(Sisters of St. Joseph of Carondelet, “St. Anthony High School” booklet)

St. Anthony of Padua Catholic Church Alterations

In 1897, under the direction of Father James O’Reilly, St. Anthony of Padua Catholic Church received a Renaissance Revival brick façade that included two 100-foot steeples. The design of the new façade relied on round arches, Renaissance-inspired motifs and was designed by Anthony F. Wasielewski and built at a cost of \$15,000.⁸⁰ Wasielewski (b. 1862) immigrated to the United States from Poland and is listed in 1910 census records as a contractor and builder. Wasielewski was already known in the Upper St. Anthony church community having designed the Polish church, Holy Cross, at Sixteenth and University avenues N.E. in 1892 while he was a member of the church.⁸¹ In 1897, the *Improvement Bulletin* review of the new St. Anthony of Padua Catholic Church façade referred to Wasielewski as a contractor and noted that the “former plainness of architecture was completely concealed.”⁸² The interior was altered with new “antique oak finish” pews for 1000 congregants and ornate altars. The fourteen existing lancet-arch windows were filled with new stained glass designs; five windows were gifts of the parochial societies in the

⁷⁸ Minneapolis Building Permit #B367111, 17 July 1959; Architect Philip Bettenberg (1900-1968) attended the University of Minnesota School of Architecture and eventually formed a partnership with architects George B. Townsend, Sidney L. Stolte, and Gordon M. Comb.

⁷⁹ The east portion of Ninth Avenue N.E. was vacated in April 1959.

⁸⁰ Minneapolis Building Permit #B38966, 25 May 1897.

⁸¹ Holy Cross was rebuilt in 1928. Wasielewski is also credited with designing the Church of the Holy Family (1909) in Eveleth.

⁸² *Improvement Bulletin*, 13 November 1897, 6.

parish and nine were memorial windows.⁸³ It is unclear when the plaster statues featuring the “Stations of the Cross” were installed along the walls of the nave.



Fig. 35. St. Anthony of Padua Catholic Church, ca. 1900. (MHS)



**Fig. 36. St. Anthony of Padua Catholic Church interior, ca. 1928.
(St. Anthony of Padua Catholic Church archives)**

⁸³ “It Looks Like New: St. Anthony of Padua Church is Reconstructed,” *Minneapolis Tribune*, 18 October 1897, 5.

Upon his appointment in 1915, Father Engelbert J. Wilbee was left to finish the new school and erect the rectory in 1921. Built at the southeast corner of the block, the brown brick, Georgian Revival style rectory faces Second Street N.E.⁸⁴ The rectory occupies Lot 1 of Block 8 where the 1890 yellow brick school was previously located. The architecture firm of Fallows, Huey & Macomber designed a fireproof building.⁸⁵ Architects Edward Fallows (b. 1869), George Owen Huey (b. 1888), and William Macomber (1884-1935) practiced briefly together from 1918 to 1922.⁸⁶

The two-story, brown brick rectory measures 64 by 37 feet and was completed at a cost of \$23,500 by contractor Peter C. Sigurere.⁸⁷ The architectural plans note that the rectory design was revised three times before construction began.⁸⁸ The original *Minneapolis Tribune* building review of 1921 described the rectory before the final design was completed. A screen porch was originally designed at the north elevation where the one-story enclosed addition is placed today. The first floor features a living room, dining room, reception, study, housekeeper's room and kitchen. The second floor has four bedrooms, four bathrooms and a study rooms. The third floor, designed with servant's quarters and a bath, was never finished.⁸⁹ The three-bay, brown brick garage, measuring 20 by 28 feet, was built at the west (rear) of the rectory in 1939.⁹⁰



**Fig. 37. Aerial from 1938 features church with 1898 towers, 1915 school and 1921 rectory.
(U of M, Borchert Map Library)**

⁸⁴ Minneapolis Building Permit, B152198, 5 August 1921. Records regarding the demolition of the 1867 stone rectory are unclear.

⁸⁵ "New Rectory Soon to Go Up," *Minneapolis Tribune*, 3 April 1921, A7.

⁸⁶ Northwest Architectural Archives clippings files. George Owen Huey (b. 1888) did not receive an architecture degree, but attended the University of Minnesota and Cornell University architecture school. He joined the AIA in 1919. William Macomber (1884-1935) was born in Hawaii, but attended University of California and University of Minnesota architecture schools.

⁸⁷ Minneapolis Building Permit, B152198, 5 August 1921.

⁸⁸ Rectory plans are on file at the Northwest Architectural Archives at the University of Minnesota.

⁸⁹ "New Rectory Soon to Go Up," *Minneapolis Tribune*, 3 April 1921, A7.

⁹⁰ Minneapolis Building Permit B256906, 14 April 1939.

The church block remained unchanged until the appointment of Father Francis J. Lang, who completed an addition to the school and renovated the church following the plans of the previous priest, Father Michael O'Brien. In preparation of the centennial celebration Father Lang returned the church façade to its "original appearance."⁹¹ The 1898 towers were removed and a Romanesque style, stone façade was completed in 1947. The façade was designed by Hills, Gilbertson & Hayes, and completed by Knutson Construction Company at an estimated cost of \$50,000.⁹² The offset tower at the façade was never completed with a hipped roof as shown in plans. At the interior, the altars were replaced with blond oak alters and a wrought iron communion rail was installed. The stone Shrine of Our Lady of Perpetual Help was built at the south of the church and was dedicated on September 8, 1947 as part of centennial celebration festivities.

In 1966 Father John Brown renovated the interior of the church to accommodate the changes following the Second Vatican Council movement to encourage active parishioner participation. The interior was simplified with lighter paint colors, new lighting and the removal of the communion rail.⁹³

Catholic Eldercare

In 1980 Father William Hough arranged the sale of the school land to Catholic Eldercare for construction of a nursing home. The west half of Ninth Avenue N.E. was vacated and the nursing home was incorporated into the 1959 portion of the school; the 1915 portion of the school was demolished and Catholic Eldercare opened in August 1983.⁹⁴ The lobby of Catholic Eldercare is attached directly to the northwest corner of the church nave and a church window was altered to create an entrance. The Main Street Lodge Assisted Living building was completed to the north of the nursing home in 1995.

Church Closing

In July 2013 four churches in Northeast Minneapolis were consolidated into the Holy Cross parish. Church of the Holy Cross (1621 University Avenue N.E.), St. Hedwig (129 Twenty-ninth Avenue N.E.) and St. Clement (901 Twenty-fourth Avenue N.E.) continue to offer weekly mass, but St. Anthony of Padua Catholic Church and Rectory were sold to Catholic Eldercare. The last mass was held June 23, 2013 at the church, which remains a chapel for the residents of Catholic Eldercare. The rectory is vacant.

5.0 EVALUATION

City of Minneapolis Criteria for Evaluation

Chapter 599, Heritage Preservation Regulations of the Minneapolis Code of Ordinances, outlines the process for reviewing historic resources and designation criteria. When evaluating the potential destruction of a historic resource, the Minneapolis Heritage Preservation Commission

⁹¹ St. Anthony of Padua Catholic Church, *St. Anthony of Padua Parish Mother Church of City of Minneapolis, 125th Anniversary Celebration* (Minneapolis: Saint Anthony of Padua Parish, 1974), 2.

⁹² Minneapolis Building Permit, B295490, 26 August 1947.

⁹³ An October 11, 1955 church fire appears to have damaged the interior of the sacristy.

⁹⁴ The west portion of the street was vacated November 13, 1981.

“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” (Section 599.480). When evaluating a property for local designation the property must meet at least one of the designation criteria.

According to Section 599.210, the following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

National Register of Historic Places Criteria for Evaluation

To be considered for National Register of Historic Places (NRHP) listing, the property’s age, integrity and significance must be examined. The NRHP criteria for evaluation state:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- (A) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (B) That are associated with the lives of significant persons in or past; or
- (C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (D) That have yielded or may be likely to yield, information important in history or prehistory.

5.1 Previous Evaluations

The “Anthony Padua Church” at 804 2nd Street N.E. was included in the 1980-81 survey of the City of Minneapolis, often referred to as the “800 List” survey. The building was identified with Minnesota State Inventory Number HE-MPC-2207. The rectory and other buildings on the block were not identified in the survey.

The St. Anthony of Padua Catholic Church and Rectory were not recognized in the final report “Northeast Minneapolis: Historic Resources Inventory” completed by Mead & Hunt, in 2004, for the City of Minneapolis. As stated, the purpose of the 2004 report is to “identify and document significant architectural, historical and cultural resources that may qualify for local and/or National Register designation.” The report noted that all religious buildings within the survey area were documented regardless of age at the request of the HPC.⁹⁵ Although St. Anthony of Padua Catholic Church and related buildings are not identified in the final report, Mead & Hunt completed an inventory form for the church noting that it had “possible eligibility” for the NRHP and local designation. An inventory form evaluation was not completed for the rectory.

5.2 Integrity

Section 599.480 (b) of the Minneapolis Code of Ordinances states that integrity of a potential historic resource must be considered when reviewing demolition, but does not explain how to evaluate integrity. The U.S. Department of the Interior-National Park Service provides interpretation of the seven aspects of integrity when evaluating a property for listing in the National Register of Historic Places (NRHP). The NRHP bulletin, *How to Apply the National Register Criteria for Evaluation* (NRB 15), explains that location, design, setting, materials, workmanship, feeling and association of a property should be considered before historic significance.⁹⁶

The NRHP bulletin chapter, *Understanding the Aspects of Integrity*, follows:

Location is the place where the historic property was constructed or the place where the historic event occurred. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain the key exterior materials dating from the period of its historic significance.

⁹⁵ Mead & Hunt, “Northeast Minneapolis: Historic Resources Inventory,” (Prepared for the City of Minneapolis: July 2004), 3.

⁹⁶ U.S. Department of the Interior, National Register Bulletin “How to Apply the National Register Criteria for Evaluation.”

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

The NRHP bulletin chapter, *Understanding the Aspects of Integrity*, also explains how to review integrity as follows:

VISIBILITY OF PHYSICAL FEATURES

Properties eligible must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

Non-Historic Exteriors

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

5.3 Evaluation

Integrity

The St. Anthony of Padua Catholic Church façade was completely altered in 1897 and 1947. In 1983, the Catholic Eldercare nursing home was attached to the building at the northeast corner. The interior of the church has had a number of alterations. In 1897, the pews were replaced, ornate altars were installed and stained glass was placed in the window openings. In 1947, the interior was simplified and the altars were replaced. In 1966, the interior was further simplified with new lighting and the removal of the communion rail.

The St. Anthony of Padua Catholic Church Rectory has a number of alterations including aluminum storm windows and sash, aluminum panel infill at some windows and side door, and aluminum siding at the side addition.

Block 8 of Bottineau's Addition to St. Anthony has been occupied by St. Anthony of Padua Catholic Church buildings since platting. The current church (1861) is the second church on the block and the rectory (1921) is the second home for priests on the block. Parish school buildings have a history of various locations on the block and none survive today. Wood-frame school buildings were at the southeast corner from 1861 to 1884. A stone school (1884) and brick school (1890) faced Second Street N.E. until a 1915 school was built at the northeast corner. A larger school addition in 1959 was placed on the lot adjacent to the rectory and connected to the 1915 school. Today, Catholic Eldercare buildings (1983, 1995) dominate the block and the adjacent block as well.

The St. Anthony of Padua Catholic Church and Rectory maintain integrity of location, but development on the block has damaged qualities of historic setting, feeling and association. Alterations to the church have irreparably damaged integrity of design, materials and workmanship. The main façade of the church has been lost to subsequent alterations and no longer conveys the property's significance.

National Register of Historic Places (NRHP) Criteria

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

The St. Anthony of Padua Catholic Church was constructed in 1861 and is associated with the early French Canadian Catholic community, but the French parishioners separated from the church in 1877 to establish Our Lady of Lourdes Catholic Church. After 1877, St. Anthony of Padua Catholic Church was no longer identified with a specific immigrant community in Northeast Minneapolis. The period of significance for the church ends in 1897 when the façade was altered. The rectory was built in 1921, after the church's period of significance, and is not any more significant than other rectories in the community based on their individual significance. The buildings are not eligible under Criterion A.

B. That are associated with the lives of significant persons in our past; or

The early settlers around St. Anthony of Padua Catholic Church were significant in the development of St. Anthony, but little of their direct relationship to the church construction is known. Father Augustine Ravoux oversaw construction of Minnesota's earliest Catholic churches at St. Paul (1841) and St. Anthony of Padua (1851), but these early churches were rebuilt as the congregations grew. The second church of 1861 is not specifically associated with significant persons and is not considered eligible for listing under Criterion B. The St. Anthony of Padua Catholic Church Rectory is associated with a number of priests that resided in the building since construction in 1921, but none are more significant than other local Catholic priests. The rectory is not eligible for listing under Criterion B.

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

St. Anthony of Padua Catholic Church is an early Gothic Revival church built in 1861, but due significant alterations in 1897 and 1947 the church lacks architectural integrity and is not eligible under Criterion C. The St. Anthony of Padua Rectory is a simple Georgian Revival style house with later alterations at windows and doors and a side addition. Georgian Revival residences are prevalent in Minneapolis and high-style examples congregate in the Lowry Hill neighborhood and along Park and Portland avenues. The rectory does not possess distinctive characteristics of the style and there is not a strong case for individual eligibility under Criterion C.

D. That have yielded or may be likely to yield, information important in history or prehistory.

City property atlas maps, Sanborn fire insurance maps and historic photographs provide information about previous use and development at the site. The properties have not yielded information important in prehistory and, therefore, are not significant under Criterion D.

City of Minneapolis Criteria

The Minneapolis HPC Criteria correlate with NRHP criteria and with findings of eligibility noted above.

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

The St. Anthony of Padua Catholic Church is associated with the early French Canadian Catholic community, but the French parishioners separated from the church in 1877 to establish a separate church. The church is associated with the city's early development history and, particularly, early religious development. The church relates to the local sub-context, "Religion, 1850-1950," but the 1897 and 1947 façade renovations severely damaged the church's historic integrity. The rectory does not possess more individual significance than other rectories throughout the city.

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

The St. Anthony of Padua Catholic Church and Rectory are not associated with the lives of significant persons or groups and are not significant under Criterion 2.

3. The property contains or is associated with distinctive elements of city identity.

The properties are not associated with distinctive elements of the city or neighborhood identity and are not significant under Criterion 3. Churches and rectories are located throughout the city and the building types are not indigenous to Minneapolis or particularly identified with Minneapolis.

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

The St. Anthony of Padua Catholic Church is an early Gothic Revival style church, but the loss of the façade severely damages the integrity. The church no longer represents the distinctive characteristics of the Gothic Revival style and is not significant under Criterion 4. The rectory resembles a typical Georgian Revival style house and does not embody the distinctive

characteristics of the style. Earlier Georgian Revival style houses that embody the style with distinctive design elements are prevalent in the Lowry Hill neighborhood of Minneapolis.

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

The properties do not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail and is not significant under Criterion 5.

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

The St. Anthony of Padua Catholic Church is associated with Minneapolis architect, Robert Spencer Alden, an early Minneapolis architect. Alden's original design has been altered and no longer represents the work of a master. The rectory was designed by the Minneapolis architecture firm, Fallows, Huey & Macomber. The three architects, Edward Fallows, George Owen Huey, and William Macomber practiced briefly together from 1918 to 1922 and did not greatly distinguish themselves as a firm or as individual architects during their careers. The buildings are not significant under Criterion 6.

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

City property atlas maps, Sanborn fire insurance maps and historic photographs provide information about previous use and development at the site. The property has not yielded information important in prehistory and, therefore, is not significant under Criterion 7.

5.4 Recommendation

It is recommended that the St. Anthony of Padua Church and Rectory at 804 Second Street N.E. are not eligible for the National Register of Historic Places or local heritage designation. Although St. Anthony of Padua Church is one of the earliest Catholic churches in Minneapolis, it has severely diminished integrity with the permanent loss of the main façade. The St. Anthony of Padua Church Rectory maintains integrity, but the building is associated with the church and is not significant on its individual merits.

6.0 SOURCES CONSULTED

Anfinson, John O. *River of History: A Historic Resources Study of the Mississippi National River and Recreation Area*. St. Paul, MN: U.S. Army Corps of Engineers, St. Paul District, 2003.

Atwater, Isaac, ed., *History of the City of Minneapolis, Minnesota*. New York: Munsell & Co., 1893.

Bakeman, Mary Hawker. *St. Anthony of Padua Catholic Cemetery, Minneapolis, Minnesota, 1851-1995*. Roseville, MN: Park Genealogical Books, 1999.

Clark, Clifford, ed., *Minnesota in a Century of Change: The State and Its People since 1900*. St. Paul: Minnesota Historical Society Press, 1989.

Fleming, Frederic. *A History of the Parish of Saint Anthony of Padua, Minneapolis, Minnesota, to 1886*. M.A. Thesis, St. Paul, MN: The Saint Paul Seminary, 1955.

Goodridge Grey, Emily O. "The Black Community in a Memoir." *Minnesota History*, Summer 1984.

Hennepin, Louis. *Father Louis Hennepin's Description of Louisiana: newly discovered to the southwest of New France by order of the king*. Minneapolis: University of Minnesota Press, 1980.

Hennepin History. Minneapolis: Hennepin County Historical Society.

Holmquist, June Drenning, Ed., *They Chose Minnesota: A Survey of the State's Ethnic Groups*. St. Paul: Minnesota Historical Society Press, 1981.

Hudson, Horace B., ed. *A Half Century of Minneapolis*. Minneapolis: The Hudson Publishing Co., 1908.

Improvement Bulletin. Minneapolis: Chapin Publishing Company, 1946.

Kane, Lucille. *The Falls of St. Anthony: The Waterfall that Built Minneapolis*. St. Paul: Minnesota Historical Society, 1987.

Lathrop, Alan. *Minnesota Architects: A Biographical Dictionary*. Minneapolis: University of Minnesota Press, 2010.

Polk, R. L. *Little Sketches of Big Folks, Minnesota*. St. Paul: R. L. Polk, 1907.

Mead & Hunt. "Historic Resources Inventory: Northeast Minneapolis," Prepared for the City of Minneapolis, July 2004.

Minneapolis City Directories, various publishers, 1875-1945.

Minneapolis Star, Minneapolis Tribune, Minneapolis Star Tribune, various issues.

Petersen, Penny. *Hiding in Plain Sight: Minneapolis's First Neighborhood*. Minneapolis: Marcy-Holmes Neighborhood Association/NRP, 1999.

Petersen, Penny and Charlene Roise. "Merrily Over the Prairie: The Grand Excursion Ventures to Saint Anthony Falls," Prepared for the City of Minneapolis, April 2004.

Reardon, James Michael. *The Catholic Church in the Diocese of St. Paul*. St. Paul: North Central Publishing Company, 1952.

_____. *The Basilica of St. Mary of Minneapolis*. St. Paul: n.p., 1955.

Saint Anthony of Padua Parish. *The One Hundredth Anniversary of St. Anthony of Padua Parish 1849-1949*. Minneapolis: Saint Anthony of Padua Parish, 1949.

_____. Minutes of Building Committee of St. Anthony of Padua, 1860-1861.

_____. *St. Anthony of Padua Parish Mother Church of City of Minneapolis, 125th Anniversary Celebration*. Minneapolis: Saint Anthony of Padua Parish, 1974.

Sanborn Fire Insurance Maps.

Schmid, Calvin F. *Social Saga of Two Cities: An Ecological and Statistical study of Social Trends in Minneapolis and St. Paul*. Minneapolis: Minneapolis Council of Social Agencies, Bureau of Social Research, 1937.

Shutter, Marion D., ed. *History of Minneapolis: Gateway to the Northwest*. Chicago: S.J. Clark Publishing Co., 1923.

Warner, George, and Charles M. Foote, eds. *History of Hennepin County and the City of Minneapolis*. Minneapolis: North Star, 1881.

Weber, Nicholas A. *A Short History of the French Catholic Congregation of East Minneapolis in Minnesota (1849-1949)*. Minneapolis: Lund Press, 1949.

Williams, J. Fletcher. *History of Hennepin County, Minnesota*. Minneapolis: North Star Publishing Company, 1881.

Wolniewicz, Richard. *Ethnic Persistence in Northeast Minneapolis*. Minneapolis: Minnesota Project on Ethnic America, 1973.

Zellie, Carole and Garneth Peterson. "Northeast Minneapolis: Minneapolis Historic Context Study." Prepared by Landscape Research for the City of Minneapolis, 1998.

Zellie, Carole. "Sub-Context: Religion, 1850-1950." Prepared by Landscape Research for the City of Minneapolis as supplement to the Minneapolis Preservation Plan, 1990.

_____. "The Minneapolis Riverfront as Birth Place and First Place." Prepared by Landscape Research for the St. Anthony Falls Heritage Board, 2008.

Collections

Hennepin County Library-Minneapolis Collection, Minneapolis.

Hennepin History Museum, Minneapolis.

Minnesota Historical Society, St. Paul.

Northwest Architectural Archives-University of Minnesota, Minneapolis.

Sisters of St. Joseph of Carondelet, St. Paul Province, Archive Department, St. Paul.

7.0 APPENDIX



Fig. 38. Sanborn Insurance Map Co.,1885, Vol. 2, Sheet 65a.

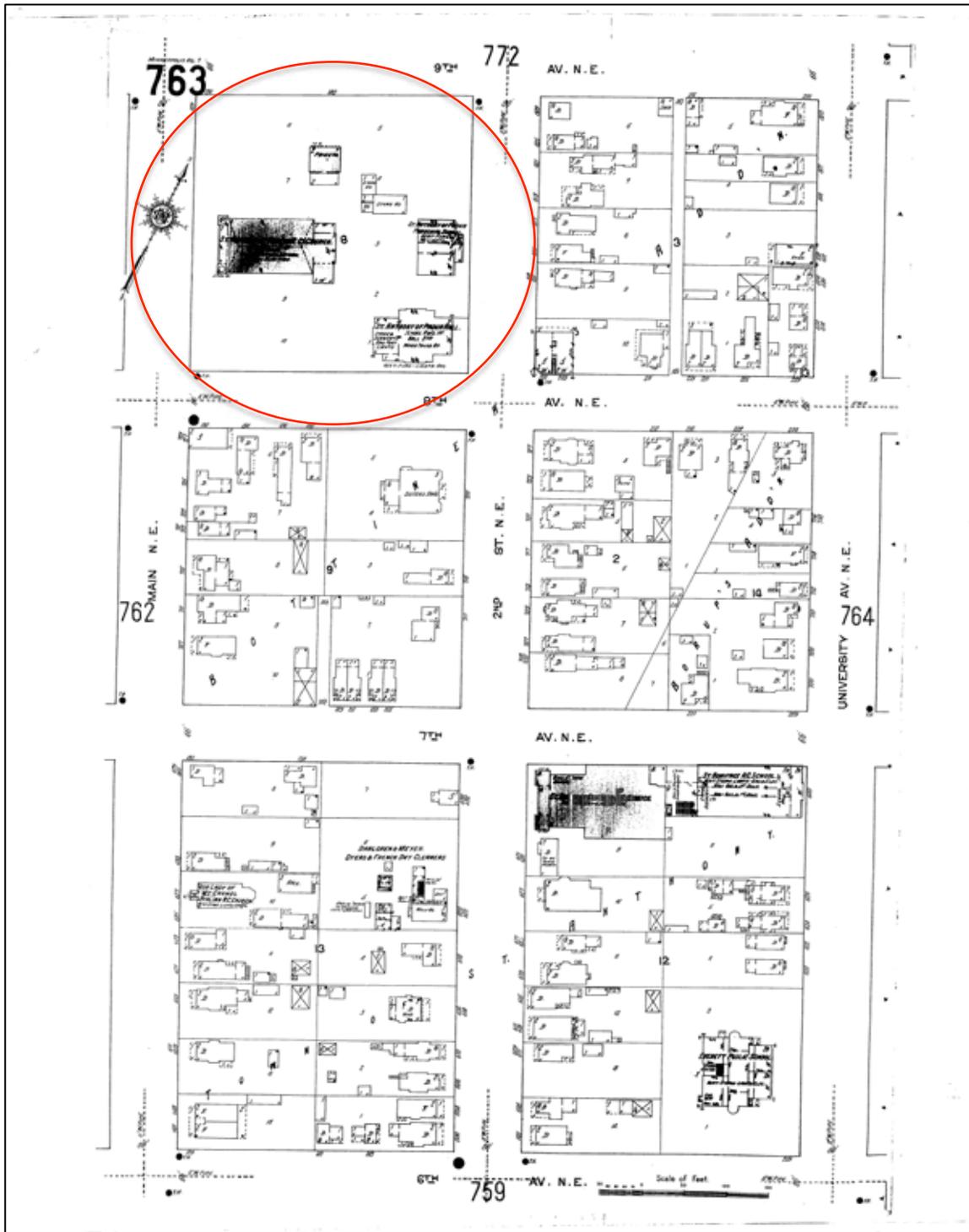
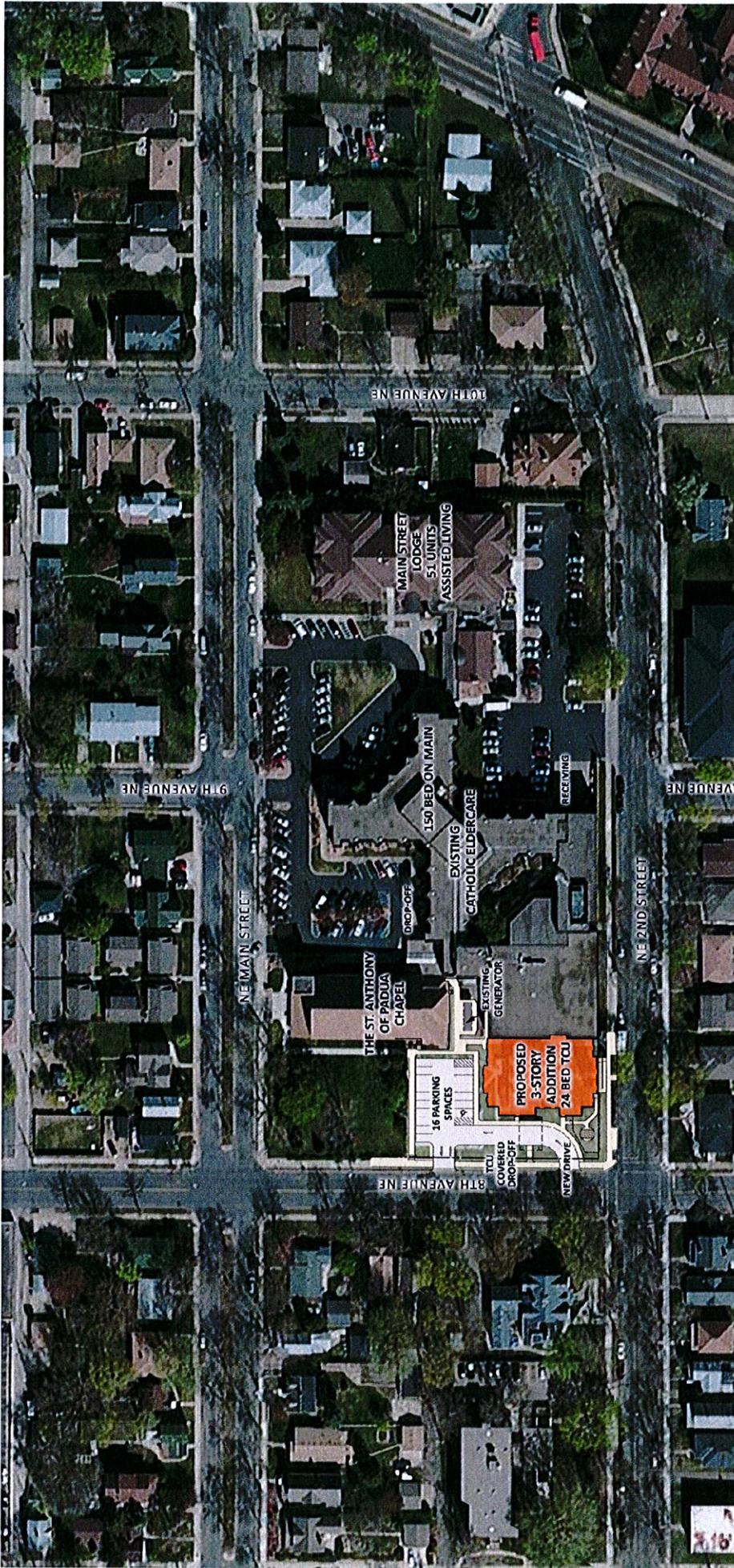


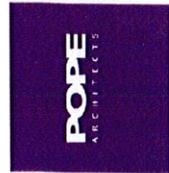
Fig. 39. Sanborn Insurance Map Co., 1912, Vol. 7, Sheet 763.

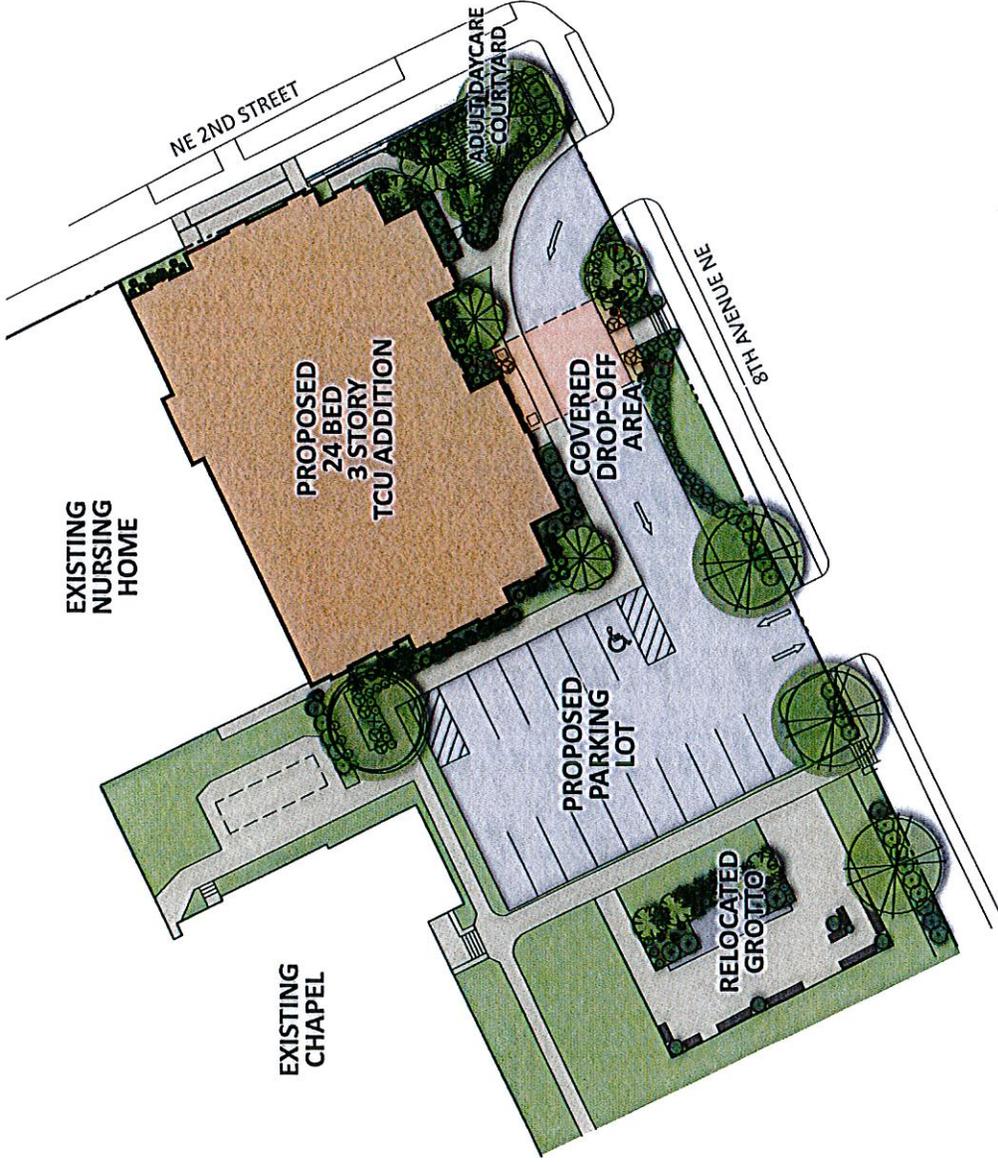


SITE PLAN

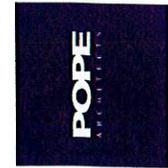
Catholic Eldercare - Transitional Care Addition & Remodel

MINNEAPOLIS, MN
7-26-14 | COM#11736-13123





PROPOSED ADDITION



Catholic Eldercare - Transitional Care Addition & Remodel

MINNEAPOLIS, MN
9-2-2014 | COMM#11736-13123

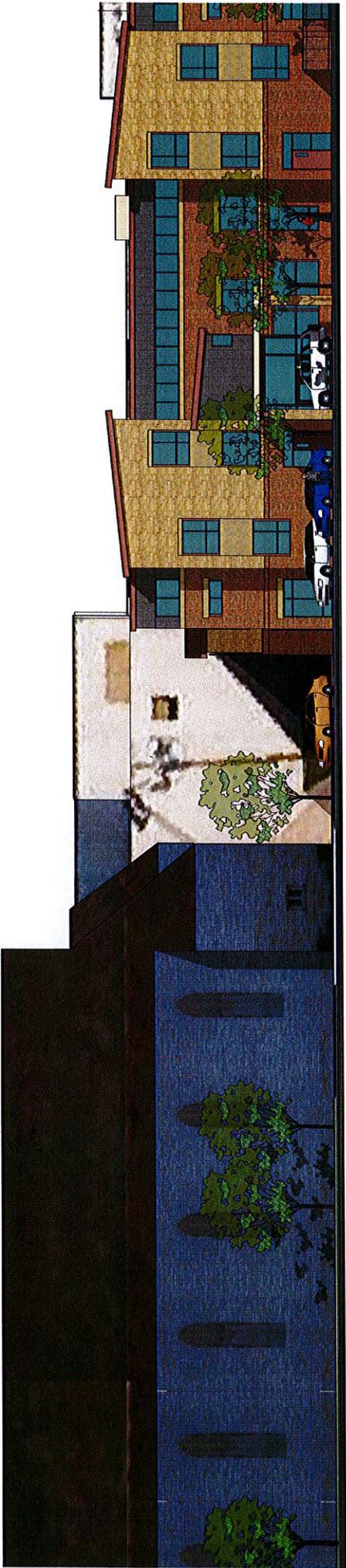


CATHOLIC ELDERCARE



Innovations in Senior Living Communities
SENIOR HOUSING PARTNERS

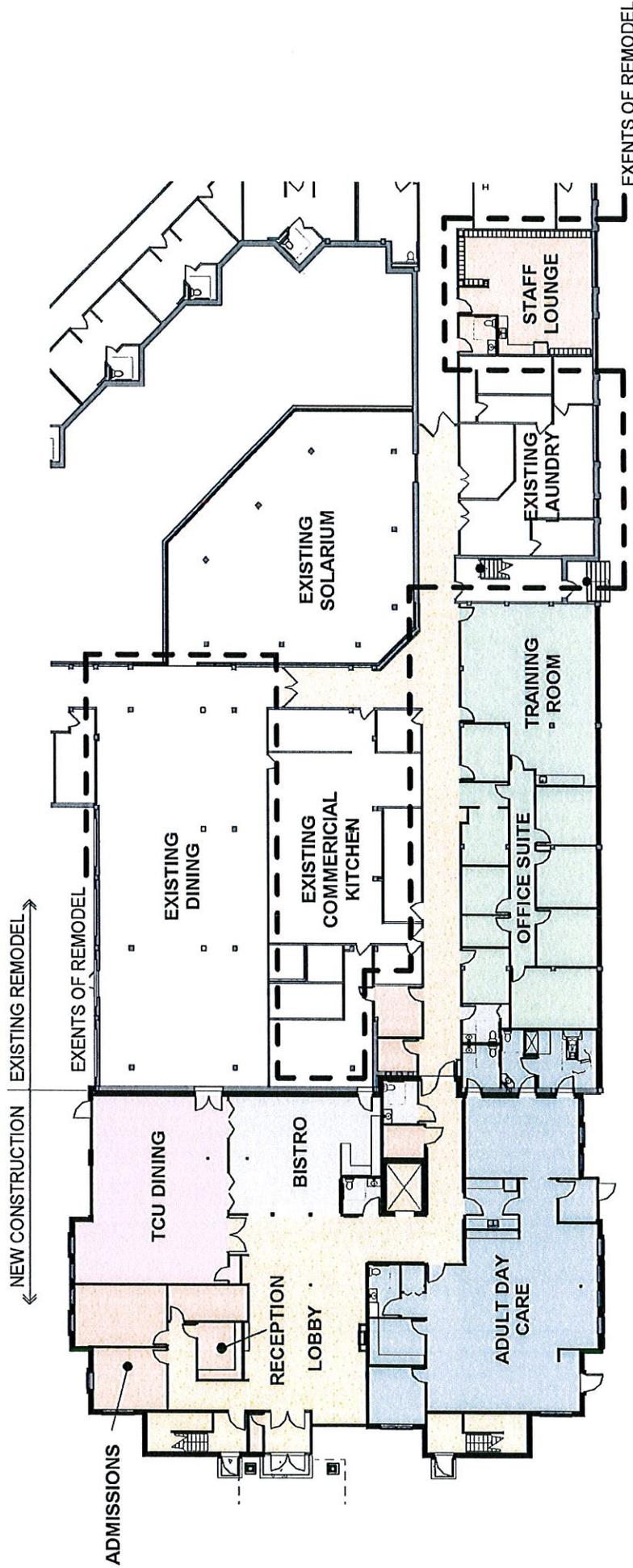




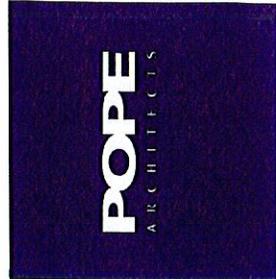


AREA LEGEND

- ADULT DAYCARE
- TCU
- COMMON
- OFFICE
- SUPPORT
- CIRCULATION



1ST FLOOR PLAN



Catholic Eldercare - Transitional Care Addition & Remodel

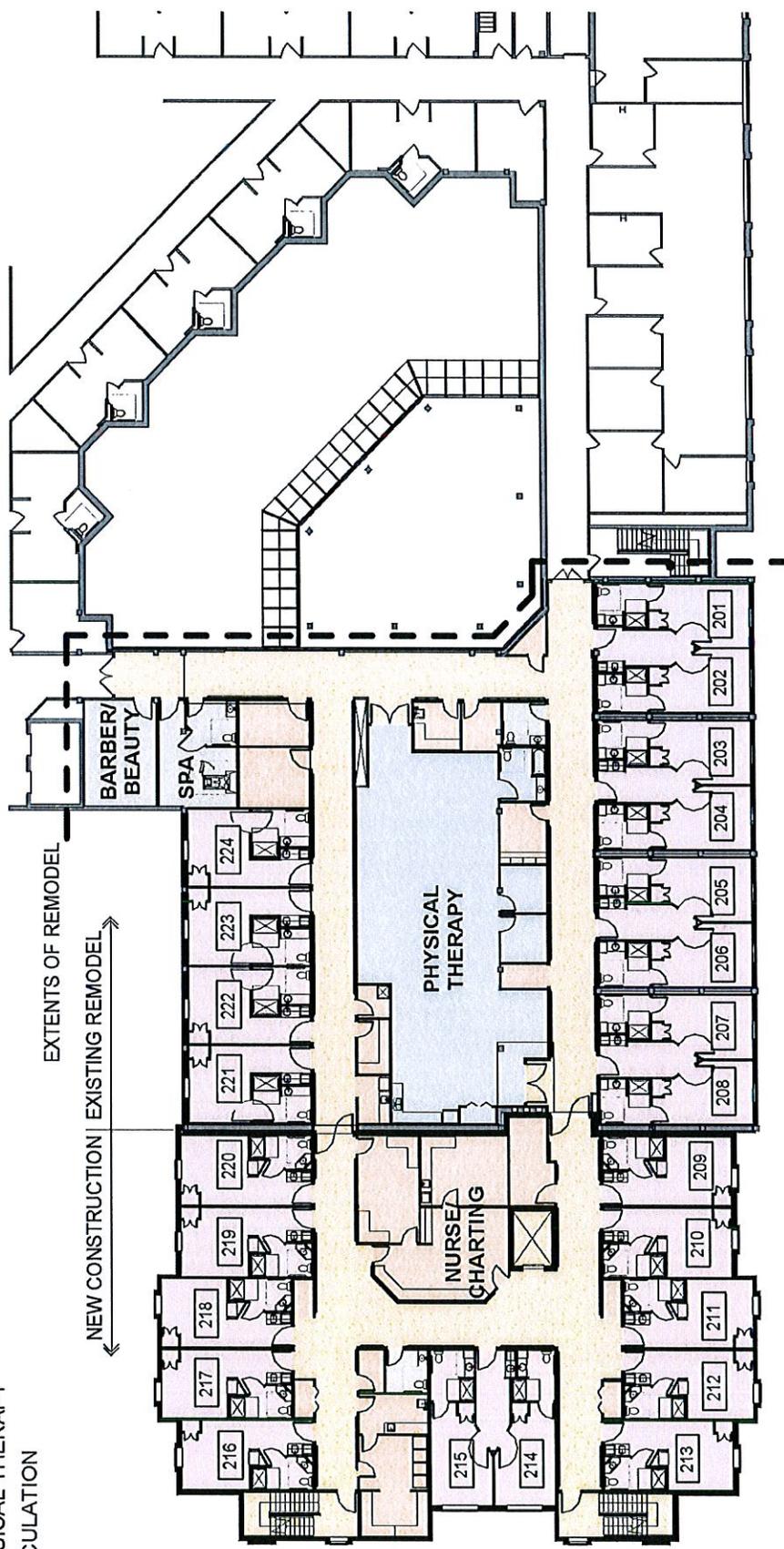


Innovations in
Senior Living Communities
SENIOR HOUSING PARTNERS

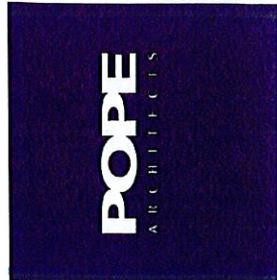
MINNEAPOLIS, MN
07/28/14 | COMM # 11796-13123

AREA LEGEND

- TCU
- COMMON
- SUPPORT
- PHYSICAL THERAPY
- CIRCULATION

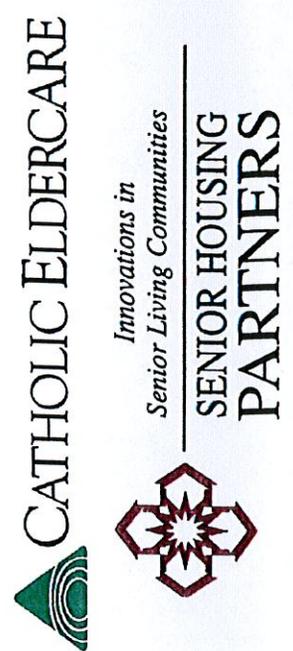


2ND FLOOR PLAN



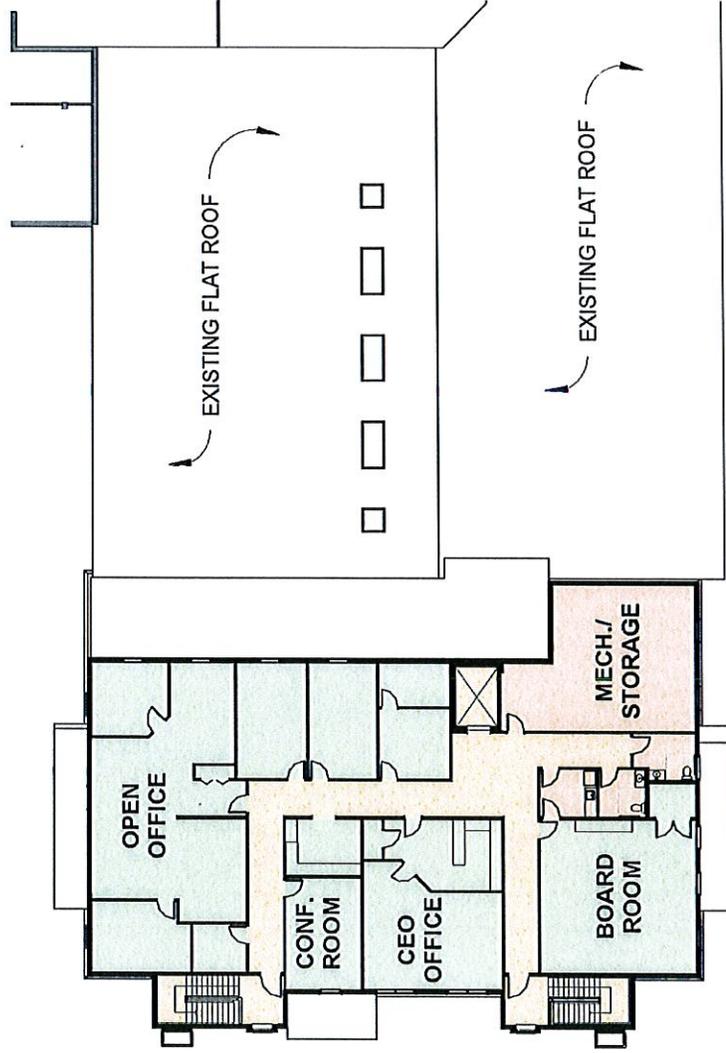
Catholic Eldercare - Transitional Care Addition & Remodel

MINNEAPOLIS, MN
07/28/14 | COMM # 11736-13123

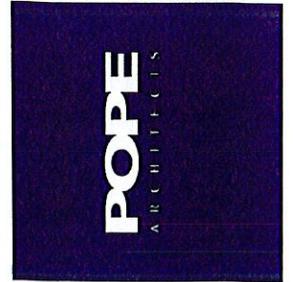


AREA LEGEND

- OFFICE
- SUPPORT
- CIRCULATION



3RD FLOOR PLAN



Catholic Eldercare - Transitional Care Addition & Remodel



*Innovations in
Senior Living Communities*
**SENIOR HOUSING
PARTNERS**

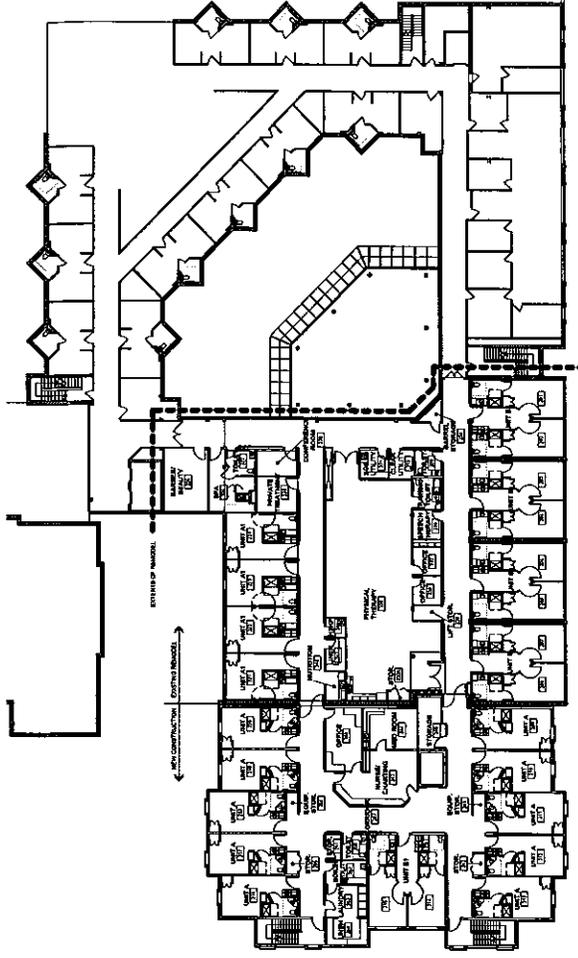


MINNEAPOLIS, MN
08/04/14 | COMM # 11736-13123

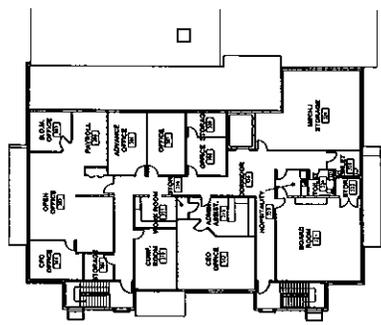
Project No.	08-0002
Client	CATHOLIC ELDERCARE
Architect	POPE ASSOCIATES, P.C.
Scale	AS SHOWN
Date	8/4/14
Sheet No.	A2.3
Project Name	CATHOLIC ELDERCARE
Location	MINNEAPOLIS, MN
Phase	PDR SUBMITTAL

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. REFER TO ALL OTHER SHEETS FOR DETAILS AND SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

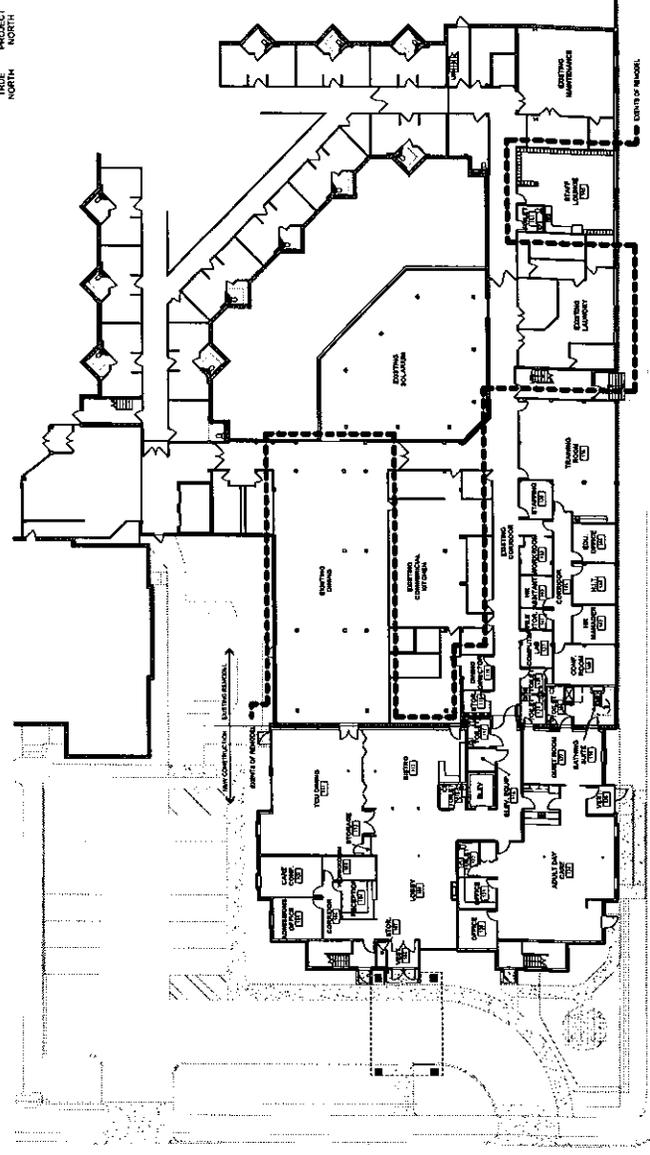
Project No.	08-0002
Client	CATHOLIC ELDERCARE
Architect	POPE ASSOCIATES, P.C.
Scale	AS SHOWN
Date	8/4/14
Sheet No.	A2.3
Project Name	CATHOLIC ELDERCARE
Location	MINNEAPOLIS, MN
Phase	PDR SUBMITTAL



2 OVERALL 2ND FLOOR PLAN
1/16" = 1'-0"



3 OVERALL 3RD FLOOR PLAN
1/16" = 1'-0"



1 OVERALL 1ST FLOOR PLAN
1/16" = 1'-0"

