

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received **AUG SEP 5 1985**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Charles A. Weyerhaeuser and Richard Drew Musser Houses

and/or common N/A

2. Location

street & number Highland Avenue, north of 6th Avenue Southeast N/A not for publication

city, town Little Falls vicinity of N/A

state Minnesota code 22 county Morrison code 097

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	N/A	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Laura J. Musser, c/o 1st National Bank of Minneapolis

street & number 120 South 6th Street, P.O. Box A700

city, town Minneapolis vicinity of N/A state Minnesota 55480

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Morrison County Courthouse

street & number 2nd Street Southeast at Broadway

city, town Little Falls state Minnesota 56345

6. Representation in Existing Surveys

title Minnesota Statewide Historic Sites Survey has this property been determined eligible? yes no

date 1984 federal state county local

depository for survey records Minnesota Historical Society
Ft. Snelling History Center

city, town St. Paul state Minnesota

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Weyerhaeuser and Musser Houses occupy a wooded site along the Mississippi River, approximately one-half mile south of the commercial center of Little Falls. The site extends from the river, on the west, to 1st Street Southeast, on the east. 6th Avenue Southeast forms the southern boundary of the site. To the north is an oxbow of the Mississippi River and, near 1st Street, the Burton - Rosenmeier House.

Both houses are placed alongside an entry drive which forms an extension to Highland Avenue. The houses lie at the top of a bank that drops down to a level plain adjacent to the river. A garage and service building is located at the southern end of this area, which also contains a playhouse, gazebo, and several vine-covered trellises. Sited on the bank adjoining the oxbow is a carriage house, which contains living quarters on its upper floor. In front of the houses, a lawn extends out to 1st Street. A pool, enclosed by a screened pavillion, is placed near the center of this lawn. A tennis court is adjacent to the pool.

All ground are well-tended, and are planted with a variety of shrubs and flowers. Trees were planted over the entire site to provide a forest-like setting.

Both the Weyerhaeuser and Musser Houses were built in the Shingle Style. The houses were relatively compact in 1898; neither Weyerhaeuser nor Musser were yet married. Each has been enlarged, but the additions that were made have been in keeping with the materials, styling, and proportions of the original houses.

Similar materials are used on both houses. Exterior walls are clad primarily with shingles. The shingles are bellcast at the bottom of the second floor so that the floor line becomes clearly defined. Both are of wood-frame construction, and have two stories, large attics, and full basements, which are raised so that the main living rooms on the first floor are several feet above ground level. The buildings differ in plan, and in several of their details.

The Weyerhaeuser House lies to the south of the Musser House. The main body of the house is rectangular. A front porch, originally open but now enclosed with glass panels, lies in front of a bay that projects out at the center of the main facade. Beside this entry is a smaller projecting bay that encloses the main stair. Both bays and the porch have gabled roofs, while the main body of the house is covered with a hipped roof. The house was extended to the north and south about 1910, with a sun room being constructed on the south side and a music room on the north. These extension replicate the shingle siding, stone foundations, and the roof and dormer configurations of the original house.

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Charles A. Weyerhaeuser & Richard Drew Musser Houses, Little Falls, MN

Continuation sheet

Description, cont'd.

Item number 7

Page 1

The Musser House, like the Weyerhaeuser house, has a front entry porch projecting from the front of the main body of the house. Its exterior differs from its neighbor in that clapboards, rather than shingles, are used to clad the first floor exterior walls. Its roof is hipped, as are the tops of the dormers at attic level. The porch, originally open but now screened, has squared piers and hammer beam supports for the framing above. By 1930, several additions had been completed which made the house several times its original size. These additions were executed in a manner in keeping with the original styling and detailing of the house. The porch was enlarged to wrap around the north side of the entry bay. Rooms were added above the porch, and on wings extending from the south and west sides of the house. The windows in both houses have double hung sash which contain upper lights that are divided by diagonal mullions.

Outbuildings on the site include the Musser carriage house, a large garage and service building, a playhouse, a kindergarden, and the pool pavilion. The carriage house, square in plan, contains two stories and a basement, and is covered by a pyramidal roof. The garage, connected to the service building by an enclosed passage, is undistinguished. Both parts are rectangular in form and are covered with simple gabled roofs. The kindergarden is located on the bank adjacent to the entrance to the site. This building is rectangular and contains a single room. It is built out over the slope, and a bay window on its west facade provides a view of the river. The pool, on the front lawn, is of post and beam construction, and has a low-sloping gabled roof and screened panels at its sides. Dressing rooms are located in enclosed sections along the north wall.

Minor structures on the grounds include a small playhouse, which has two swinging chairs beneath the roof of its front porch, and an screen enclosed, octagonal gazebo, which has rustic timber columns. Vine-covered trellises are placed in planted gardens below the Musser House, adjacent to the carriage house, and at several points in the front yard. A six foot high chain link fence currently surrounds the site.

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates 1898 **Builder/Architect** A. D. Harrison, builder.

Statement of Significance (in one paragraph)

The adjoining houses of Charles A. Weyerhaeuser and Richard Drew Musser are a direct physical manifestation of the lumbering era in Minnesota, a time when a small group of powerful individuals, responding to expanding market conditions and technological advances, could gain control of and develop vast supplies of rich, virgin resources. These two men, sons of lumber magnates Frederick Weyerhaeuser and Peter Musser, managed the processing facilities established in 1891 by the Pine Tree Lumber Company, the organization formed to further the interests of the Weyerhaeusers, Mussers, and others in developing the timber resources of northern Minnesota.

As the frontier of available timber resources progressed northward, the forest covered lands of central and northern Minnesota became an important component for the continuing operations of any lumber organization. The Pine Tree Lumber Company, formed to develop these resources, established mills and other processing facilities in Little Falls in 1891. Charles Weyerhaeuser and Richard Drew Musser were selected to direct the operations at this site.

These two men had known each other since their childhood days in Iowa. In the early years of the company, Musser, as Secretary, was in charge of the office and sales. Weyerhaeuser, as General manager, handled the logging, sorting, and milling affairs of the plant. The two worked well together. Musser later wrote to F.E. Weyerhaeuser, "The thought that your father and my father had in mind was to make an investment in timber with which your brother Charlie and I would be connected" (Hidy, et al, Timber and Men, p. 106). For the first years of the plant's operation, Weyerhaeuser and Musser lived in rooms in the attic of the company office building. By 1898, the operations of the plant were stable enough so that they could afford to build more permanent living quarters. A site overlooking the Mississippi River was chosen, and the two houses, similar in style and in size, were constructed. Appropriately, wood was extensively used in the houses. A. D. Harrison, of Little Falls, was the contractor for the buildings' construction. Available records do not mention the name of the architect. The site was thickly planted with deciduous and evergreen trees. Today these mature trees provide a forest like setting for the houses.

Weyerhaeuser and Musser were both married following the construction of their homes. With growing space need for raising children and for entertaining, it was soon necessary to expand the houses. The additions, made between 1910 and 1930, conceal much of the original fabric of the houses, but were executed to maintain the houses' original style and detailing, so that today, it is virtually impossible to detect that any changes or additions have occurred.

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Charles A. Weyerhaeuser & Richard Drew Musser Houses, Little Falls, MN

Continuation sheet Significance, cont'd. Item number 8

Page 2

As the timber resources of northern Minnesota grew scarce, the milling operations of the Pine Tree Lumber Company were discontinued. By 1919, the last year of the Little Falls plant's production, both Weyerhaeuser and Musser had become involved in other activities. Weyerhaeuser, who had been involved in the Idaho operations of the lumber families from an early date, had become president of the Potlatch Lumber Company in 1903. Musser headed the Morrison County Lumber Company, the retail branch of the Pine Tree that had been established in 1907. Weyerhaeuser became president of the Pine Tree in 1913, but retained his position as general manager while the processing facilities were still in operation.

As the operations in Little Falls came to an end, Weyerhaeuser relocated to St Paul, and directed the affairs of the companies in which he had interests from his home there. Musser remained in Little Falls, involved in the local retail operations and other family interests.

Following the move of Weyerhaeuser, his house was occasionally rented to officers and employees of local firms with which Musser was associated. The Weyerhaeuser house is currently occupied by Laura Jane Musser, Richard Drew's daughter. Since his death in 1958 the Musser House has been vacant. Both houses, and their surrounding grounds, have been well-maintained, being attended to by a resident, professional staff.

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Charles A. Weyerhaeuser & Richard Drew Musser Houses, Little Falls, MN
Continuation sheet Bibliography Item number 9

Page 3

Hidy, Ralph W., Frank Earnest Hill and Allan Nevins. Timber and Men:
The Weyerhaeuser Story. New York: The MacMillan Company, 1963.

Larson, Agnes. The White Pine Industry in Minnesota. Minneapolis:
University of Minnesota Press, 1949.

Musser, Laura Jane. Interview, July 13, 1984.

Nichols' Headlight: Souvenir of Little Falls and Morrison County.
Chicago: C.S. Nichols, 1899.

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Charles A. Weyerhaeuser & Richard Drew Musser Houses, Little Falls, MN

Continuation sheet

Boundary Description

Item number 10

Page 4

Beginning at a point at the southeast corner of Lot 1, Subdivision to the Mississippi Addition, at an angle 10 degrees north of due west westerly 244 feet 6 inches, thence north 50 degrees northwesterly about 80 feet to a point on the shoreline of an inlet from the Mississippi River, thence along this shoreline in a northwesterly direction to its intersection with the Mississippi River, thence in a southwesterly direction along this shoreline to the southern boundary line of Section 7, Township 40 North in Range 32 West, thence due east along this line to the section line, thence along the southern boundary line of Section 8, Township 40 North in Range 32 West due east 440 feet, to a point lying along 1st Street Southeast, thence north along 1st Street Southeast at an angle 10 degrees east of due north 210 feet to the point of beginning.



07017 #1

Charles Weyerhaeuser and
Richard Musser Houses
(Musser House)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking southwest
07017/1

W

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07017#2

Charles Weyerhaeuser and
Richard Musser Houses
(Weyerhaeuser House)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking west
07017/2

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07017#3

Charles Weyerhaeuser and
Richard Musser Houses
(Weyerhaeuser House)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking southwest
07017/3

4

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Charles Weyerhaeuser and

Richard Musser Houses

(Musser House)

Little Falls, MN; Morrison County

Tom Jenkinson

1984

Minnesota Historical Society, 690

Cedar St., St. Paul, MN 55101

Looking northwest

07017/4

07017 # 4

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07017 #5

Charles Weyerhaeuser and
Richard Musser Houses
(Pool pavilion)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking southeast
07017/5

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Charles Weyerhaeuser and
Richard Musser Houses
(Weyerhaeuser House)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking northwest
07007/7

07007#7

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07007-9

Charles Weyerhaeuser and
Richard Musser Houses
(kindergarten)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking southwest
07007/9

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07007 # 11

Charles Weyerhaeuser and
Richard Musser Houses
(Weyerhaeuser House)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking north
07007/11

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Charles Weyerhaeuser and
Richard Musser Houses
(kindergarten - rear)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking east
07007/12

07007 #12

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07007#13

Charles Weyerhaeuser and
Richard Musser Houses
(Weyerhaeuser garage)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking northwest
07007/13

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07007 #16

Charles Weyerhaeuser and
Richard Musser Houses
(Weyerhaeuser garage)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking southeast
07007/16

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07007 #20

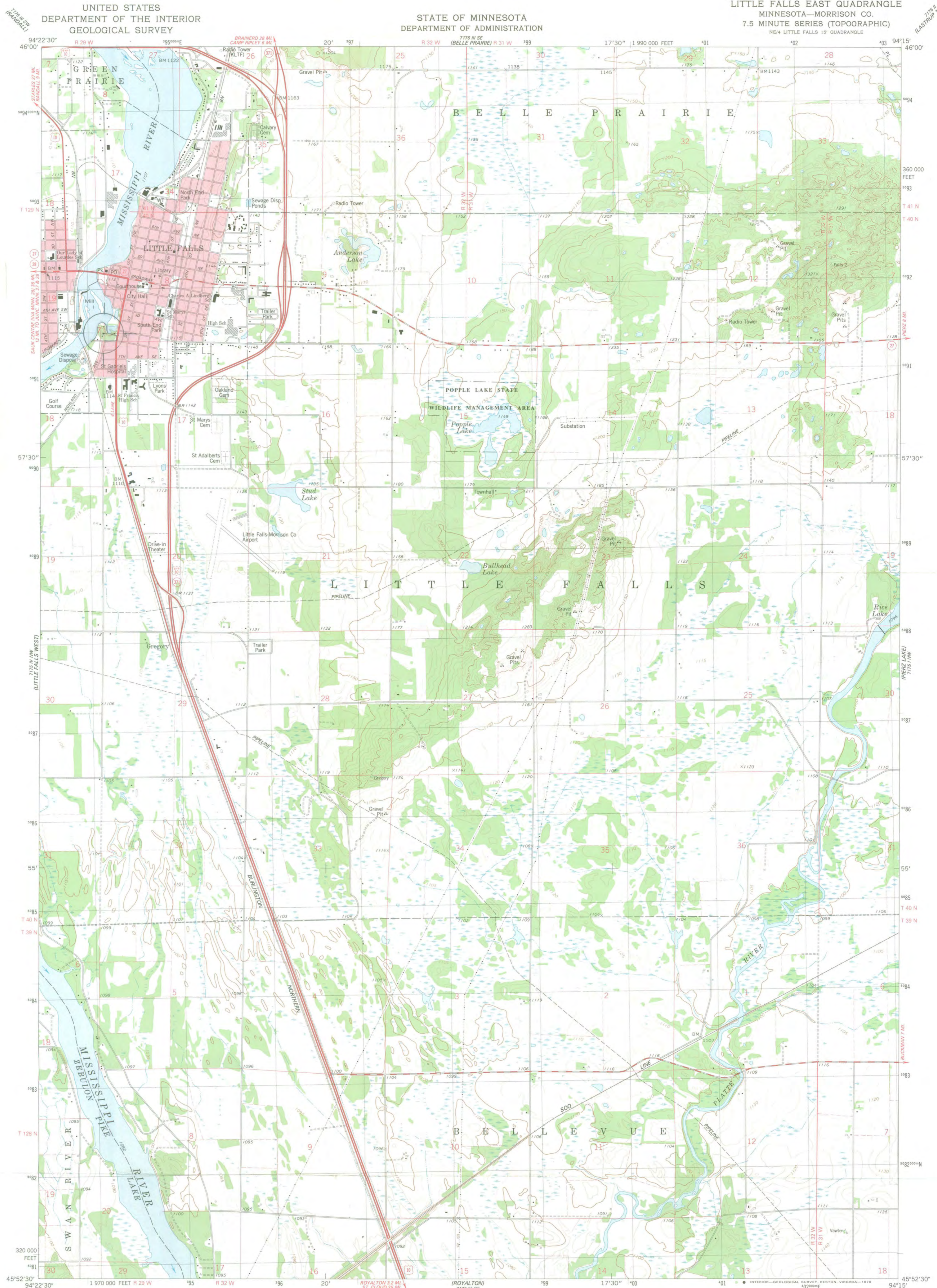
Charles Weyerhaeuser and
Richard Musser Houses
(Musser Carriage House)
Little Falls, MN; Morrison County
Tom Jenkinson
1984
Minnesota Historical Society, 690
Cedar St., St. Paul, MN 55101
Looking northeast
07007/20

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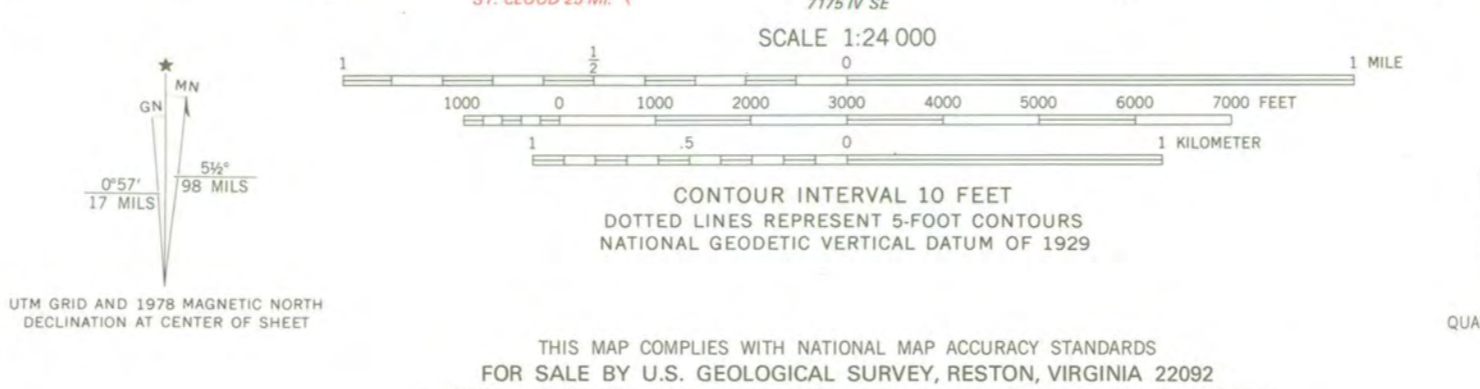
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WEYERHAEUSER AND MUSSEY HOUSES
Little Falls, Minnesota
Little Falls East, Minn.
1:24,000
15 394180 5091500



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1975. Field checked 1975. Map edited 1978
Projection and 10,000-foot grid ticks: Minnesota coordinate
system, central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15
1927 North American datum
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route
LITTLE FALLS EAST, MINN.
NE/4 LITTLE FALLS 15' QUADRANGLE
N4552.5-W9415/7.5
1978
AMS 7175 IV NE—SERIES V872

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

176A

National Register of Historic Places

Note to the record

Additional Documentation: 2019

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Weyerhaeuser, Charles A. and Richard Drew Musser, Houses

Other names/site number: Linden Hill, Linden Hill Historic Estate, Linden Hill Historical Event Center

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 608 Highland Avenue

City or town: Little Falls State: Minnesota County: Morrison

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

	<p>5/21/2019</p>
<p>Signature of certifying official/Title: Amy Spong, MN Deputy SHPO, Dept. of Admin Date</p>	
<p>State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

F. D. O.
Signature of the Keeper

7/3/17
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>2</u>	buildings
<u> </u>	<u> </u>	sites
<u>4</u>	<u>3</u>	structures
<u>2</u>	<u> </u>	objects
<u>8</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register 2

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RESIDENTIAL/single dwellings

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE/museum

RECREATION AND CULTURE/event center

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Shingle Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD/weatherboard and shingle

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

In 1898, Charles A. Weyerhaeuser and Richard Drew Musser, two young men who co-managed the Pine Tree Lumber Company, hired Clarence H. Johnston to design adjacent homes for them on property they had purchased along the Mississippi River on the south edge of Little Falls, Minnesota. Johnston designed two different but complementary wood-framed houses in the Shingle Style sited on a terrace above the river. Each house had three levels plus a basement on a basically rectangular plan. Both homes were expanded as the two men married and had children. Johnston designed an expansion to the Weyerhaeuser home in 1905. The Musser home was also enlarged around that time, and again in 1930. The Weyerhaeuser family moved to St. Paul in 1920 and the Mussers became owners of the entire property. Laura Jane Musser, one of his daughters, later occupied the Weyerhaeuser home and did some interior remodeling. Except for a kitchen modernization, the Musser home is mostly unchanged since the 1930 expansion. Today the nine-acre estate is owned by the city of Little Falls and managed by the Friends of Linden Hill as the Linden Hill Historical Event Center. There are a number of ancillary buildings, including a caretaker's house, a garage and barn complex, a pool pavilion, a cottage, a shed, a gazebo, and various landscaping features.

Weyerhaeuser and Musser Houses

Name of Property

Morrison County, Minnesota

County and State

Narrative Description

The Charles A. Weyerhaeuser and Richard Drew Musser homes are the predominant buildings on a wooded nine-acre estate just south of the central commercial district of Little Falls, Minnesota. The property sits on the east bank of the Mississippi River at a spot where the river takes sharp turns first to the west and then to the south. Topographically, the estate has two levels separated by a steep rise. There is a low-lying area bordering the curving riverbank which on the north extends the entire width of the property to a pond which was originally a channel of the river. On the southern end of the property, this lower level along the river extends inland for about 175 feet, and then rises sharply to a terrace that covers the remainder of the property. The two homes are located on this upper level with their rear façades close to the ridge of the sharp rise, giving them impressive views of the parklike riverfront area below and the river beyond.

The front façade of the Weyerhaeuser house, which is painted forest green, is on a north-south axis. To its northwest is the Musser house, painted white, which is turned about 45 degrees, so that its front façade is on a southwest-northeast axis. The homes are separated by about 40 feet.¹ They face a circular roadway which surrounds a mowed lawn (Photo #1). Various ancillary buildings are located on the estate, including a caretaker's house and a garage-barn complex on the lower level, and a cottage and a pool pavilion on the upper level. Other structures are scattered around the property, including a gazebo, arbors, a fountain, a playhouse, a fieldstone and concrete picnic area overlooking the river, and a former tennis court. A chain link fence surrounds the entire property except where the river and the pond form the boundaries.

Clarence H. Johnston designed both homes in Shingle Style in 1898.² Charles Weyerhaeuser brought Johnston back in 1905 to expand his house, and Richard Drew Musser expanded his home at about the same time.³ In 1930 the Musser family hired Ernest Kennedy to design a second major expansion of their home.⁴ The Weyerhaeusers moved to St. Paul in 1920 and deeded their interests in the property to Musser. In the 1950s, Richard Drew Musser's daughter Laura Jane moved into the former Weyerhaeuser home and made some minor changes, although none that significantly changed the footprint of the home.

¹ As noted below, both houses were enlarged, so that when built, the distance between the two homes was somewhat larger. Historic photos indicate that the Weyerhaeuser house was always painted a dark color and that the Musser house was painted white or nearly white.

² Clarence H. Johnston's 1898 plans for the Musser house have been found on-site and are in the possession of the Linden Hill Historical Events Center. The Northwest Architectural Archives at the University of Minnesota has scanned the plans and has digital versions in their collection. The 1898 plans for the Weyerhaeuser house have not been found.

³ Clarence H. Johnston's ledger books at the Northwest Architectural Archives list a "Job 1525" in 1905 for Charles Weyerhaeuser of Little Falls. The only notation is "Alt in Residence." There is no amount indicated.

⁴ Ernest Kennedy's 1930 plans for the alterations to the Musser house have been found on-site and are in the possession of the Linden Hill Historical Event Center. The Northwest Architectural Archives at the University of Minnesota has scanned the plans and has digital versions in their collection.

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

The Charles A. Weyerhaeuser House (one contributing building)

The 1905 expansion of the Weyerhaeuser house significantly changed its footprint and elevations. As originally designed in 1898, it was a relatively modest, three-story wood frame house with a generally rectangular plan and a hipped roof (Figures #1 and 2). The walls of the home were uniformly sheathed in square wood shingles, and the windows were double hung with the lower sash being single paned and the upper sash divided in seventeenth century fashion by a diagonal pattern of muntins holding diamond-shaped panes of glass. The east or front façade was about 45 feet long and the north and south façades about 25 feet. At about the midpoint of the front façade, a cross gable covered a 12-foot-wide, three-story bay which extended a few feet from the front façade. Protruding from this central bay was an open entry porch, about 8 feet square, reached by six steps. The porch was covered by a gabled roof, which matched the angle on the gable over the central bay behind it, but was a few feet off center to the left. The vergeboard on the porch gable featured an intricate pattern of carved wood, and below the gable there was a segmental wooden arch. Consistent with the Shingle Style, the corner porch columns were also sheathed in wood shingles. Just north of the central cross-gabled bay was a shorter, narrower bay which was somewhat deeper than its neighbor. This bay was also topped by a gable room with decorative vergeboards. There was a secondary entrance with a covered porch which accessed the kitchen on the south side. The west or rear façade also had a roughly central projecting bay topped by a cross gabled roof. The second and third floor levels did not extend to the southwest corner of home, leaving this area open as a roof deck.

The central entrance led to a small entry hall and straight through to the formal dining room with extensive built-in cabinetry. To the north of the entry hall was a living room with a coffered beamed ceiling and a fireplace (Photo #5). To the west of the living room was a narrow library with windows overlooking the river.⁵ To the south of the entry hall was the kitchen, pantry and maid's sitting room. There were two stairways. To the south of the entry hall was a narrow stairway for servants, which went down to the basement and up to the attic. To the north of the entry was a wider stairway, which only accessed the second floor. On the second floor was a master suite on the north and two bedrooms on the south end. Most likely there was a bedroom or two for domestic servants on the attic level.

Clarence Johnston expanded the house in 1905 primarily by extending the length of the house about 15 feet on both the north and south ends of its rectangular plan. This added a significant amount of space on all three floors and the basement. As expanded, the front façade extends about 75 feet and is dominated by an ensemble of three gables (Photo #2). Left unchanged from the original design is the central bay which is topped by a cross gable in the hipped roof. In front of that is the gabled entrance porch, also unchanged except that the formerly open space is now enclosed with windows (Figure #4). A major part of the 1905 expansion was the replacement of the shorter, narrower bay to the north of the central bay with a new gabled projecting bay, about 16 feet wide, which is now the largest and tallest bay (Figure #3). This bay has windows on all levels, including a tall window capped with a gothic arch, which allows natural light into the

⁵ The dining room, living room and library are mostly unchanged from their original design.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

stairway within. The 1905 expansion also included the addition of three dormers on the east side of the hipped roof. The exterior walls here and throughout are sheathed in shingles painted forest green. The front façade features single or paired windows which mostly follow the pattern of diagonal muntins on the top and single paned windows below. However, there is a picture window on the first floor just south of the central bay and an oriel window on the first floor north of the large bay. There is also a basement entrance on the front façade just north of the oriel window. This entrance includes a stairway, which runs parallel to the front façade and a doorway facing east at the top of the stairs. The doorway is covered by a shallow gable and the stairway by a shed roof. The stairway is enclosed with a field stone foundation similar to the foundation of the house, and above that by wood frame construction sheathed in shingles.

The new north façade features a nearly continuous band of windows on both the first and second floors. On both levels, there are two sets of three windows separated by a narrow strip of siding sheathed in shingles. The south façade has four windows and a new entrance on the lower level, but only two windows on the second floor. These windows have diagonal muntins on the top and single paned windows below. In many cases, original wood storm windows are in place.

The rear, or west, façade has a central projecting bay which is capped by a cross gable roof. Protruding from this bay is a first-floor sun porch which was most likely added in the 1905 expansion. Four dormers were added to the hipped roofs on the west side. On the attic level, the roof was not extended over the new space created on the north end, creating a roof deck. On the south end, the new addition has its own hipped roof. Because the southwest corner of the original house had no second floor, the new addition forms an alcove which functions as a walk-out porch. The rear façade has single and paired double-hung windows which follow the same pattern of diagonal muntins on top and single panes on the bottom (Photo #4).

The first-floor space added in 1905 allows for an enclosed porch extending the full width of the building on the south end, and a sunroom on the north end accessed from both the living room and the library. On the second floor, two bedrooms were added on the south end, and a large sleeping porch to the north end. The added dormers increase the living space on the third floor. The enlarged front bay provides space for a small office on the first floor, an additional bathroom on the second floor, and another bedroom on the attic level.

Laura Jane Musser returned home when her mother became seriously ill in 1953. After her mother's death, she moved into the Weyerhaeuser house, which had not been regularly occupied since the family moved to St. Paul in 1920. She left the dining room, living room, library, and first floor sunroom unchanged, but made some changes to the south end of the first floor. This remodeling included a modern kitchen, a new bathroom, and a sitting room. Very likely the picture window on the first floor south of the main entrance was added at this time. Some of the bedrooms on the third floor were reconfigured as well. An area on the north side of the third floor was converted into a guest suite with a drinking fountain, kitchenette and small bedroom. As noted in Section 8, Laura Jane Musser became a well-known philanthropist in Little Falls. Educated in the arts, she also provided free art, piano, and dance classes to children in the community. For this purpose, she remodeled the basement into art and dance studios, and added

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

a basement entrance to the front façade, which allowed students to enter the studio area without passing through the house.

The house as expanded in 1905 retains a high level of historic integrity. The basement entryway is the only significant change to the exterior that may have been added after the period of significance. Although on a primary façade, this entryway is constructed of compatible materials and does not significantly detract from the overall architectural composition of the home. Most of the windows still have the original sash, although one of the remodeled rooms on the south end of the first floor now has a non-original picture window.

Most of the interior retains its original design and materials. The living room, dining room, and library feature hardwood floors and elaborately carved wood cabinetry, paneling, and trim, possibly done by William Yungbauer, who worked extensively with Clarence Johnston. The living room also retains the wood beams which create a coffered ceiling (Photo #5). The sunroom added to the north end has its original tile floor. The rooms on the southern end of the first floor that Laura Jane Musser remodeled have finishes typical of the 1950s, with carpeting and imitation wood paneling in the sitting room, and linoleum floors and laminate countertops in the kitchen and bathroom. The second-floor bedrooms retain their original hardwood floors. At least one bathroom on the second floor has its original sink, shower, and bathtub.

Richard Drew Musser House (one contributing building)

The Musser house was expanded twice, once around 1905 and a second time in 1930. As originally constructed in 1898, it was a three-story, wood-framed building with a generally square footprint measuring about 36 feet on each side. Each of the façades except the front (south) façade had a 14-foot-wide bay that projected out about four feet.⁶ The roofline was irregular. The main part of the roof had a ridge line running east and west ending with a gable on the west side and a hipped roof on the east side. This roof was cut by a cross gable at the east end on both the front and rear façades. In addition, a pyramidal rise emerged from the center of the roof ending in a hipped peak. There were also four dormers in the original roof (Figure #5).

The front façade, as was true for the entire exterior, was clad in shingles. In front of the cross gabled bay was an open porch with a hipped roof, about 12 feet square and reached by six steps, which protected the main entrance. The rear (north) façade had a veranda 22 feet wide and covered by a hipped roof. It was accessed from the dining room. On the east façade, there was a third external door, which opened to the kitchen. The windows were generally similar to those in the Weyerhaeuser house, that is, double hung windows with the upper sash divided diagonally into diamond-shaped pieces of glass.

⁶ The house is on a diagonal with the front façade running roughly from southwest to the northeast. However, Clarence Johnston's original plans refer to the front façade as the "south elevation" even though it might more accurately be designated as the southeast façade. To avoid confusion, I will follow Johnston and refer to the front façade as being on the south, the rear façade as on the north, and so on.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

According to Johnston's 1898 plans, the front door led to a reception hall, at the northern end of which was an open staircase to the second floor and a door that led to the kitchen and the stairs to the basement (Figure #7). To the west of the entry hall was the living room which featured a fireplace on its west wall in an alcove with built-in bookcases and benches made of intricately carved darkly stained wood possibly designed by William Yungbauer (Figure #6; Photo #9). The north side of the living room opened to the dining room. At the northeast corner of the dining room there were two doors, one of which led to the veranda, and the other to a passageway through the china cabinets into the kitchen. Upstairs was a master bedroom with an attached dressing room, two other bedrooms, a maid's bedroom, and the home's only bathroom. According to the original plans, the basement and the attic were left unfinished.

Richard Drew Musser expanded his house in the early years of the 20th century, probably after his 1903 marriage. This work may have been done in 1905, when his partner Charles Weyerhaeuser brought Clarence Johnston back to expand his own home.⁷ The most noticeable change was that the open front porch was replaced with a three-story tower topped by a hipped roof, and to the east of that, a two-story addition which extended the southeast corner of the house (Figure #8). Together these alterations created space for a large L-shaped enclosed porch on the first floor, a new bedroom, bathroom, and a sleeping porch on the second floor, and an additional bedroom on the attic level. The house was also widened on the east side, adding a new entryway and a maid's sitting room near the kitchen, and another bedroom on the second floor. The dining room and the veranda were also enlarged.

In 1930, Richard Drew Musser's wife, Sarah, took the lead in managing a larger expansion of the home, this time geared toward creating more space for entertaining. She hired Ernest Kennedy, a Minneapolis architect who specialized in homes for the wealthy.⁸ The biggest change was the addition of a new west wing attached to the west façade of the house and north of the original living room (which was left unchanged). The new wing extended all three upper floors plus the basement. The house was also extended with a northern wing that contained the new dining room and pantry noted below.

With the 1930 additions, the house reached the size of its current footprint. The front façade now stretches for about 85 feet, primarily the result of the new west wing, which extends about 40 feet to the west from the original western wall of the house. This wing is set back about ten feet from the front façade of the original house. The new addition led to a reconfiguration of the roof line. The gable end of the roof over the original house has been replaced with a hipped roof, and the new addition also has a hipped roof. Each of these new roof segments features a hipped roof dormer (Figure #9).

⁷ Unfortunately, no plans have been found for this expansion. However, historic photos make clear that the house had been significantly expanded by the early 1920s. In addition, the plans for the 1930 expansion presume a much larger home than was originally constructed in 1898.

⁸ The extensive plans prepared by the office of Ernest Kennedy are entitled "An Alteration for Mrs. R. D. Musser."

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

The western end of the new west wing has a five-sided bay window on the first floor, and two single windows on the second floor. As is the case throughout, they are double-hung windows with the upper divided into diagonal panes by muntins. The northern façade of the new addition features a massive external brick chimney and a dormer on the attic level (Photo #8). The rear, or northern, façade is very irregular, dominated by a one-story addition which houses the northern end of the dining room, a large sunroom, and added pantry space. The sunroom has external doors on both the eastern and western end reached by wood staircases. The eastern end of the rear façade is the two-story addition which was part of the earlier remodel. It has three windows on the second floor and two on the first floor (Photo #7). Overall, the eastern façade of the house is flatter and more functional, composed of the east walls of the porch and kitchen additions from the first remodel. There is a door to the kitchen area reached by a wood staircase.

The new west wing allowed for the creation of a massive sunken living room on the first floor, measuring 35 feet long and 23 feet wide, not counting the bay windows at its west end (Figure #10). The room includes an Aeolian organ and ample space for a grand piano, and the family referred to it as the "Music Room." The room also features a large wood-framed fireplace on the north side (Figure #12). Access to this room was provided by converting the area of the former dining room into a hallway. From this hallway, visitors passed through an arched doorway and down four steps into the living room. This hallway contains an enclosure of the organ pipes (which extend to the basement), a cloakroom, and an elaborate tile fountain, which was likely designed by Ernst Batchelder (Photo #10). The hallway also provided access to a new dining room, which is located in the new northern wing (Figure #11). The new dining room is separated from this hallway by French doors on its south end, and opens into a new enclosed porch on its north end through a second set of French doors. A door on the east side of the dining room leads to two narrow service rooms, marked as "pantry" and "flower room" in Kennedy's plans, which run parallel to the east wall of the dining room (Figure #10).

Whereas the entry hall and original living room feature dark intricately carved woodwork reflecting an Arts and Crafts influence, the new living room and dining room have a "neoclassical" look with all the millwork, including the paneling, wainscoting, fireplace mantel, and cornices, painted an ivory color. The dining room features the original 1930 scenic wallpaper depicting garden images.

Below the Music Room on the basement level is a similarly sized Amusement Room apparently intended for Mr. Musser and his male friends. This room also features a large fireplace, but unlike the painted wood neoclassical refinement of the living room fireplace, this one was made of rough red brick. On the second floor the new west and north wings allowed for three new bedrooms and two new bathrooms. In addition, a bathroom was added to an existing bedroom. As a result, the second floor now contains six bedrooms, a sleeping porch, and four bathrooms. The new wings also allowed for additional bedrooms for maids on the third floor. Finally, Sarah Musser took this opportunity to add a powder room/lavatory off the entry hall on the first floor.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

The Musser house has excellent integrity in most of its rooms as a result of the fact that the home was unused from the time of Drew Musser's death in 1958 until the city of Little Falls took control of it in 1996. However, the city wanted the home to be income generating and made several changes to facilitate this. The former kitchen was remodeled so that it could serve as a modern commercial kitchen. This primarily involved electrical and plumbing upgrades and the installation of commercial level appliances. The city also altered the Amusement Room in the basement. In order to allow the room to function as a conference room with a separate entrance, the city built French doors on the west side where there were formally windows. This allows access to the conference room through a new patio also created at this time (Photo #8).

Ancillary Buildings and Structures

Garage-Barn Complex (one contributing building)

Just south of the Weyerhaeuser house is a road that leads down the hill to the lower level. At the foot of the hill on the left are two large, wood-framed gable-roofed buildings connected by a one-story, flat-roofed passageway which runs east and west. The buildings are sheathed in wood siding painted forest green (Photo #11). Both have concrete floors. The eastern building is a two-story garage with a 45-foot front (east) façade and a side gabled roof. The gable sides of the garage, the north and south façades, are about 30 feet. The building has three garage doors on its east side, three windows on its north side, and a one-story addition with a shed roof on its south side. There is a loft for storage on the second floor. The western building is a larger two-story building which was originally a barn. It is about 52 feet long and 28 feet wide. The barn is taller than the garage to accommodate a much larger second floor loft accessed by interior stairs and also by wooden hayloft doors on both the north and south façades below the gables. There is a modern garage door on the north side of the barn, and a one-story shed attached to west side. The passageway connecting the buildings is about 19 feet long and 16 feet wide. It has ample windows on both sides and may have been used as a greenhouse.

The first building likely was built as a carriage house and later was used as the automobile garage for the Weyerhaeuser family. The second building served as a barn for horses and other animals that were part of the small farm that the two families maintained to raise food for their own use. Its origins are unclear, but historic photos indicate that the complex was present by 1946.⁹ There is little sign of alteration, except that the original wood carriage house and barn doors have been replaced with metal, sectional garage doors. Given the evidence of their association with the Weyerhaeuser house during its period of significance, and their excellent integrity, the garage-barn complex is a contributing resource.

Caretaker's House (one contributing building)

On the northeast side of the Musser house is a road which leads down the hill to the lower level. At the foot of the hill on the right is a two story, wood-framed, rectangular building with a

⁹ The building appears in two aerial photos of the estate in the collections of the Morrison County Historical Society. The photos are undated, but analysis by Mary Warner, executive director of the society, indicates that based on other buildings visible in the photo, they must have been taken between 1930 and 1946.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

hipped roof that sits on the edge of the pond which is the northeast boundary of the property (Photo #12). It is sheathed in weatherboard siding painted white. The front (west) façade of the building is about 35 feet wide and the north and south façades are about 45 feet. There is a one-story addition to the building on the north side, and a freestanding one story shed just south of the building. The first floor of the building is a garage with a double-bay garage door and a pedestrian door on the south end. The second floor is accessed by an exposed wooden stairway attached to the south side which reaches an enclosed porch, about 5 feet wide and 12 feet long, that extends from the north wall of the building and is supported by pillars and braces from below. The second floor contains a living unit with a kitchen, laundry, bathroom, three bedrooms, a living room and a dining room. The basement level is divided into one large room and six smaller rooms.

This building appears to have been built to serve as both the carriage house and the caretaker's house for the Musser family. Its origins are unclear, but historic photos indicate that it was present by 1946.¹⁰ The basement shows evidence of two structural systems, indicating that the floor of the garage was originally wood, but was later replaced with concrete which required additional support. This is an indication that the building was built contemporaneously with the Musser house, when horse drawn carriages were in use, and was later converted for use by automobiles. The building shows little evidence of alteration except that the second floor interior, especially the kitchen, was remodeled in the 1990s. The stairway to the second level is in poor condition. The doors and windows are mostly modern metal replacements. In light of the evidence of the building's association with the Musser house during its period of significance, and its generally good integrity, it is a contributing resource.

Pool Pavilion (one non-contributing structure)

In 1910, the Minneapolis architect William Channing Whitney was hired to design a pavilion surrounding a swimming pool, which was apparently already in place. The pool was located on the upper level east of the two houses. He designed a pergola system supported by classical columns with Doric capitals.¹¹ At one end were dressing rooms. The Doric columns are still visible, but the pergolas have been replaced by a low-pitched gabled roof sheathed in metal. The spaces between the columns have been enclosed with screening and rolled canvas curtains. In 1996, the swimming pool was filled in and covered with a flat concrete floor. What was originally a pool pavilion has been turned into an enclosed patio for wedding dances and dinners. Recently, a storage room for dining tables and chairs was added to the north end. Because the design and materials of the roof have been altered and the pool no longer exists, this structure lacks historic integrity and is a non-contributing resource.

Cottage (one non-contributing building)

Just south of the Weyerhaeuser house near the side gate is a small wood-framed cottage with a low-sloped front gabled roof. It is sheathed in weatherboard siding painted white. Its front façade, which faces east, has a central door covered by a gabled hood supported by curved

¹⁰ See note #9.

¹¹ The Linden Hill Historical Event Center owns copies of Channing's plans for the pergolas, and they have been scanned and are now in the collection of the Northwest Architectural Archives.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

brackets. The west (or rear) façade projects over the edge of the ridge, which separates the upper from the lower grounds. The cottage sits on a deep cement block foundation which forms a basement accessed from the lower level through a door on the west side. The north and south façades each have two windows, and the west side overlooking the lower grounds has a three-window projecting bay. All windows are double-hung with a diagonal pattern of panes on the top and a single pane on the bottom, just as in the Weyerhaeuser and Musser houses. There is a chimney, which services a fireplace along the north wall.

The origins and purposes of this building are unclear. An aerial photo taken between 1930 and 1946 shows a building on this site, but it is a rough, dark-colored shed with no windows, no chimney, and a steeper pitched gable roof.¹² It has been suggested that the cottage was built as a kindergarten for the Weyerhaeuser's son, Carl, born in 1901, but this theory conflicts with the evidence of the aerial photo.¹³ Until additional information on the origins of this building can be found, this is a non-contributing resource.

Gazebo (one contributing structure)

On the lower level of the property near the river there is a simple six-sided, wooden gazebo. It is painted forest green and has a low-pitched hexagonal roof currently covered with asphalt shingles. The roof is supported by roughhewn logs and there is a balustrade, also of rough logs, that rises about three feet around the perimeter except at the entrance. This structure appears in historic photos from the 1930s, and is mentioned by family members back to the 1910s. It is a contributing resource.

Shed (one non-contributing structure)

On the lower level there is a small, one-story, wood-frame building with a front gabled roof and a front door, which faces west toward the river covered by a gabled hood. The shed is about five feet wide and six feet long. It is sheathed in weatherboard siding painted forest green. The origins and purpose of this building are unclear. There is some belief that it was a changing house for swimmers who were bathing in the river. Until more information can be located about the origins and use of this structure, it is non-contributing resource.

Playhouse (one non-contributing building)

Just to the south of the main entrance of the Weyerhaeuser house is a small gable-roofed playhouse, about four feet square. It has imitation log siding painted forest green. Laura Jane

¹² See Note #9.

¹³ In addition, recorded oral history indicates that the Weyerhaeuser children were home schooled at other locations. Carl Weyerhaeuser recalls classes at the Pine Tree Lumber Company offices. Carl A. Weyerhaeuser interview, April 6, 1986, Weyerhaeuser Oral History Project, Minnesota Historical Society. His younger sister Sarah also remembers taking her "lessons" at the offices of the Pine Tree Lumber Company. Sarah-Maud Sivertsen interview, May 18, 1986, Weyerhaeuser Oral History Project, Minnesota Historical Society. Neither interview mentions the cottage. There is also evidence that Maud Weyerhaeuser organized a kindergarten class for her daughter, Sarah, and other children at the Little Falls Public Library in 1912. Jan Warner, "Sarah-Maud: A Tribute," *Morrison County Historical Society Newsletter*, Vol. 21, No. 1 (2008).

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

Musser apparently had this playhouse shipped from the East. It may have originally been located elsewhere on the property. It is non-contributing because its connection with the property during the period of significance is unclear.

Tennis Court (one non-contributing structure)

East of the former swimming pavilion is the former tennis court. The nets and fencing are gone. All that remains is a slab of crumbling concrete currently used for overflow parking. Due to lack of integrity it is a non-contributing resource.

Garden arbors, fountain with statue (two contributing structures & two contributing objects)

There are two garden arbors on the upper level near the side entrance, and another on the lower level north of the caretaker's house (Photo #13). A fountain and statue are located next to the lower level arbor. These features appear in historic photos and are contributing resources.

Fieldstone and concrete picnic area (one contributing structure)

At the northwest corner of the property at the river bend there are several fieldstone and concrete structures including a bench which affords a view of the hydroelectric dam, and below that near the water, a concrete platform with a fieldstone barrier which has the ruins of a fieldstone fireplace (Photo #14). Family members recalled picnics there in the 1920s.¹⁴ Together they constitute one contributing resource.

Summary

The Weyerhaeuser and Musser houses retain their historic integrity because they exhibit the physical features that convey their historical significance as a distinctive example of Shingle Style residential architecture. Their location and setting are unchanged. The design, materials, and workmanship of the exterior façades are mostly unchanged since the 1905 expansion of the Weyerhaeuser house and the 1930 expansion of the Musser house, both of which are within the period of significance. Even the original windows are mostly in place. Most of the interiors of both houses retain their original design, material and workmanship.

¹⁴ See for example, Laura Jane Musser, "A Bit of History of my Home, Grounds, and Childhood Fun," *Little Falls Big Brother, Big Sister Newsletter*, April 1982 (at Morrison County Historical Society).

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

Areas of Significance
(Enter categories from instructions.)

COMMERCE
INDUSTRY
ARCHITECTURE

Period of Significance

1898-1958

Significant Dates

1898, 1905, 1930

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Clarence H. Johnston (original architect for of both houses; designed expansion of Weyerhaeuser house and possibly the Musser house in 1905)

A. D. Harrison (contractor for 1898 construction of both houses)

Ernest Kennedy (architect for expansion of Musser house in 1930)

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Charles A. Weyerhaeuser and Richard Drew Musser houses are locally significant under **Criterion A** in the area of industry and commerce for their association with the lumber industry in Minnesota and in particular with the Weyerhaeuser lumber interests. In 1890, Frederick Weyerhaeuser and his partner Peter Musser sent their sons, Charles A. Weyerhaeuser and Richard Drew Musser, to the Mississippi River town of Little Falls to co-manage the Pine Tree Lumber Company, a major sawmill operation that they had recently organized. The company thrived under the leadership of the two young men. In 1898, they bought land together along the Mississippi River and hired St. Paul architect Clarence H. Johnston to design a house for each of them. Both young men expanded their homes as they married and started families. When Weyerhaeuser moved to St. Paul in 1920, Musser became the owner of both homes. From his base in Little Falls, he continued to manage various Weyerhaeuser lumbering enterprises in the Midwest and the West. The houses are also locally significant under **Criterion C** because they embody the distinctive characteristics of the Shingle Style of residential architecture as designed by one of Minnesota's most important architects. The period of significance begins in 1898, when the homes were constructed, and ends in 1958, with the death of Richard Drew Musser at Linden Hill, the family name for the estate. The property is related to the statewide historic context, "Northern Minnesota Lumbering 1870s-1930s."

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Little Falls and the Lumber Industry

About 100 miles upstream from the falls at St. Anthony in present day Minneapolis, Zebulon Pike came across a lesser rapids in the Mississippi River during his 1805-1806 expedition. He referred to the place as Little Falls. Native people had lived there for several thousand years, and the Ojibwe of that time called the place Kakabikansing.¹⁵ Euro-Americans began settling the region after the 1837 treaties by which the Ojibwe lost control of the land between the Mississippi and the St. Croix Rivers. The settlement of Little Falls began in 1848 and it became the county seat of the newly formed Morrison County in 1856. The Northern Pacific Railroad reached Little Falls in 1877. Two years later it was incorporated as a village and in 1889 it was organized as a city.¹⁶

Little Falls remained a small town until a way was found to harness the waterpower of the rapids. The river at Little Falls is divided into two channels by Mill Island, and an early dam on the east

¹⁵ J. V. Brower, *Memoirs of Explorations in the Basin of the Mississippi, Vol 5, Kakabikansing* (St. Paul: Minnesota Historical Society, 1902).

¹⁶ Clara K. Fuller, *History of Morrison and Todd Counties, their people, industries, and institutions* (Indianapolis: Bower and Co, 1915), p. 181.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

channel was swept away by high water in 1860, along with a sawmill and a cabinet shop. There was no dam until 1888, when a group of investors from Louisville, Kentucky formed the Little Falls Water Power Company and built a new dam across both channels. The dam created a millpond, which extended upstream for about three miles from which the water fell more than twenty feet at the dam. The company harnessed this waterpower, and in 1906, added a hydroelectric power generator, bringing cheap electricity to Little Falls.¹⁷

In the late 1880s, the lumbermen who operated in the St. Croix, Chippewa, and Rum River valleys in Wisconsin and eastern Minnesota recognized that they were fast exhausting the timber reserves of those areas. These lumbermen saw that the time had come to purchase timberlands and develop lumber mills to the west and north in Minnesota, especially in the upper Mississippi River valley. Among them, the most important was Frederick Weyerhaeuser, a German immigrant who got his start in the lumber business in 1860 when he and his brother-in-law F. C. A. Denkmann bought a sawmill in Rock Island, Illinois. They sometimes worked in concert with another prominent "downriver" lumber company owned by Peter Musser and his brothers in Muscatine, Iowa.

In the late 1860s, Weyerhaeuser became the dominant personality in Great Lakes lumbering as a result of his activities in the Chippewa River Valley of Wisconsin. At the time, this region held the richest timber lands, and control of the Chippewa (which flows into the Mississippi just upstream of Wabasha, Minnesota) was the key to making lumbering in the valley profitable. Weyerhaeuser organized a group of mostly "downriver" lumbermen into the Mississippi River Logging Company, which built a large boom to divert the logs into Beef Slough, a channel of the Chippewa. This allowed the various companies to sort out the logs they owned, assemble them into rafts, and ship them down the Mississippi to mills in Winona, Minnesota and on to Iowa. It was at Beef Slough that Weyerhaeuser developed a strong bond with the three partners of the Laird Norton Company (Mathew Norton, James Norton, and William Harris Laird), the largest lumbering operation at Winona. Increasingly, Frederick Weyerhaeuser and his Iowa colleagues purchased new timberlands and organized new mills with the Nortons and Laird as partners.¹⁸

The interest of Weyerhaeuser and his partners in the upper Mississippi Valley set the stage for transformation of Little Falls into a center for lumber processing. In 1890, Weyerhaeuser, Denkmann, the Mussers, and the Laird-Norton partners bought a large tract of timberland from the Northern Pacific Railroad and created the Pine Tree Lumber Company (Pine Tree) to process this timber in Little Falls.¹⁹ Capitalized at \$1,000,000, the stock was chiefly held by Frederick

¹⁷ Fuller, p. 181-194; E. V. Smalley, "Little Falls, Minnesota: A Great Natural Water-power and How It Has Been Improved," *The Northwest Illustrated Monthly Magazine*, Vol 5, No 12 (December, 1887), p. 1-4; "Remarkable Growth of Little Falls," *The Northwest Illustrated Monthly Magazine*, Vol. 10, No. 11 (November 1892), p. 24.

¹⁸ Ralph W. Hidy, et al. *Timber and Men: the Weyerhaeuser Story* (New York: Macmillan Co, 1963), p. 50-77. Fred W. Kohlmeier. *Timber Roots: The Laird, Norton Story 1855-1905* (Winona: Winona County Historical Society, 1972), p. 82-116.

¹⁹ The company was organized as an Iowa corporation. In 1909, the company was reincorporated for tax reasons as the Pine Tree Manufacturing Company, a Minnesota corporation. It had the same officers and

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

Weyerhaeuser, Peter Musser, F. C. A. Denkmann, and the Laird-Norton partners, with small amounts set aside for the company officers, including the sons of Weyerhaeuser and Musser—Charles Weyerhaeuser and Richard Drew Musser—who were sent to Little Falls to manage the new operation. Peter Musser was president, Mathew Norton, vice-president, Richard Drew Musser, secretary-treasurer, and Charles Weyerhaeuser, general manager. They chose Little Falls in part because of the presence of the Northern Pacific Railroad. The crucial factor however was the dam and the flowage behind it, which provided a large area for collecting and sorting logs. In addition, the investors were able to purchase the small existing sawmill on the east side of the river, which allowed the new company to produce lumber immediately while they developed a large, modern sawmill on a six-acre site on the west side.²⁰ At about this time, a new bridge was built and the city began to grow along both sides of the Mississippi River. Whereas the population was 2,354 in 1890, it more than doubled to 5,774 by 1900.²¹

In 1891, the company built a two-story brick office building and horse barn on the east side of the river.²² Meanwhile, the new sawmill was rising on the west bank, and when it began operations in April, 1892, it was recognized in the lumber industry as one of the most modern in the upper Midwest.²³ The new mill had four major buildings housing the main mill, a lath and shingle mill, a planing mill, and the blacksmith and machine shop. A smokestack towered over the engine and boiler room of the main mill, which also housed an electrical generator to power the mill's electric lights, which allowed for night shifts. The cut lumber was stacked for drying in tall piles separated by wide "streets" and "alleys." At the close of a season, as much as 90,000,000 board feet of lumber might be stacked in the yard.²⁴

The company also built a complex infrastructure to sort and store logs in the pond created by the dam, but the operation of this part of the business did not always go smoothly. Logjams sometimes developed, the largest of which was in 1894, when logs backed up above the Northern Pacific railroad bridge and clogged the river from bank to bank for six miles, sometimes stacking up forty to fifty feet high. It took 150 men five months to break the jam. This and other logjams caused the flowage of the river to back up and damage the property of farmers and other property owners along the riverbanks. Claims for damages against Pine Tree were handled by its attorney Charles A. Lindbergh Sr., at least until 1906 when the Little Falls lawyer was elected to the first of his five terms as a representative in the United States Congress.²⁵

all the property and subsidiaries of the original Pine Tree Lumber Company were transferred to the new company. *Timber and Men*, p. 186.

²⁰ *Timber and Men*, p.106.

²¹ Fuller, p. 204.

²² The building is at 735 1st Street Northeast. Currently divided into apartments, it is the only surviving structure of the Pine Tree lumberyards. Thomas Jenkins and Norene Roberts, "Pine Tree Lumber Company Office Building," *National Register of Historic Places Nomination Form*, 1985.

²³ Fred H. Gilman, "Pine Tree Lumber Company: Sketch of One of the Finest of the Upper Mississippi Saw Mill Plants," *Mississippi Valley Lumberman*, May 26, 1896, p. 18-19.

²⁴ Gilman, p. 18-19; *Timber and Men*, p. 112; Kohlmeyer, p. 274-279.

²⁵ *Timber and Men*, p. 112; Kohlmeyer, 275. The home that Lindbergh built south of Little Falls on the Mississippi is a National Historic Landmark and listed in the National Register of Historic Places and is

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

While the plant was under construction, the Pine Tree partners continued to expand their supply of white pine reserves. In 1892, they purchased the timber rights of 45,000 acres in northern Minnesota, including lands that would later be known as the Mesabi Range. With this purchase, Pine Tree either owned outright or had the timber rights to 274,292 acres, mostly in Cass, Aitkin, St. Louis, and Itasca counties.²⁶

Marketing was a major challenge for the new firm because it had to sell its lumber in a highly competitive market already blanketed with existing mills. Early sales were mostly to North Dakota and Manitoba, with the remainder to Western Minnesota and Northern Iowa. As the mills to the east closed down for lack of timber, Pine Tree was able to increase its sales in Wisconsin and Illinois, and even farther east.²⁷

In 1907, Charles Weyerhaeuser and Richard Drew Musser decided to create a new company to take over the local side of Pine Tree's retail business. They incorporated the Morrison County Lumber Company, which became the owner of Pine Tree's existing retail lumberyards.²⁸ By 1918, the new company was running seven retail lumberyards in the area. In that year, the company built a new office building in downtown Little Falls that included a showroom and a "thoroughly up to date and modern rest room for the farmers."²⁹ Like the retail lumberyards across the Midwest, the company sold lumber not only to farmers but also to the growing number of urban homeowners by supplying free architectural plans for homes in a variety of styles (e.g. Colonial, Four Square, or Arts and Crafts). Once a family had chosen a plan, the company would sell the lumber, millwork, and even hardware required.³⁰

Another aspect of the lumber business was the disposal of timberlands after the trees had been cut. These stump-ridden "cutover" lands became a major problem in the northern portions of the Great Lakes region. Generally, the lumber companies hoped to sell this land to farmers for agricultural purposes. To this end, Weyerhaeuser and Musser in 1898 created another separate company, the Immigration Land Company, to sell Pine Tree's land after the usable white pine had been cut. Charles Weyerhaeuser was the president, Richard Drew Musser was the treasurer, and Frederick Bell, a Laird Norton executive, was vice-president. Sales were brisk at first, but quickly slowed because much of the best pinelands had sandy and gravelly soil interspersed with peat bogs and heavy clay. In addition, the growing season in northern Minnesota was barely long

an historic site operated by the Minnesota Historical Society, primarily interpreted as the boyhood home of Lindbergh's son Charles, the famous aviator.

²⁶ *Timber and Men*, p. 108.

²⁷ Kohlmeier, p. 280.

²⁸ "New Company is Formed," *Little Falls Daily Transcript*, March 1, 1907.

²⁹ "New Building to be Erected," *Little Falls Daily Transcript*, May 7, 1918. The building is at 70 1st Avenue Northeast at the corner of 1st Street Northeast. As noted below, this building also has a second floor which originally had a very different purpose.

³⁰ The Morrison County Historical Society holds a Biltwell Millwork Company booklet entitled "Homes of Comfort, Edition No. 42" (n.d.) which has 88 home designs for which the company could supply plans. The name of the Morrison County Lumber Company was imprinted on the cover, indicating that customers were invited to purchase the lumber needed to complete these plans from the company.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

enough for hay but not long enough for corn. As a result, the effort to sell cutover land to farmers was doomed to failure, and by 1922, the Immigration Land Company had more land contracts cancelled than land sold. More often than not, the cutover land in northern Minnesota reverted to the state as tax forfeited lands in the 1930s.³¹

At the turn of the century, Pine Tree had become a very profitable firm, sawing between 70,000,000 and 93,000,000 feet of lumber annually. The amount of harvestable timberland it controlled continued to be very large, thanks to additional purchases in 1899 and 1901, and a major purchase of timber on Ojibwe reservation land in 1903. In December 1899, the firm paid a 10% dividend to its investors. This was repeated in 1900 and 1901, followed by a 70% dividend in 1902. Little Falls had become one of the most productive centers of the lumber industry in Minnesota, second only to Minneapolis.³²

The Pine Tree Lumber Company continued to be a profitable company through the years of World War I, but like the earlier mills to the east, it was destined to close when the supply of logs coming down the Mississippi from northern Minnesota was depleted. Pine Tree sawed its last logs in the fall of 1919, but its retail and land companies continued to operate, and Charles Weyerhaeuser and Richard Drew Musser continued to play major roles in other Weyerhaeuser enterprises.

The Pine Tree Bachelors

When they arrived in Little Falls, Charles "Charlie" Weyerhaeuser was 25 and Richard "Drew" Musser was 26.³³ Charles Weyerhaeuser was the second of Frederick Weyerhaeuser's four sons, all of whom followed their father into the lumber business. Born in Rock Island, Illinois in 1866, he attended public schools and then Phillips Academy in Massachusetts, after which he returned to Rock Island to begin his apprenticeship, which included the management of the firm's Davenport, Iowa mill.³⁴ Richard Drew Musser was born in 1865 and educated in the public schools of Muscatine, Iowa, where the Musser family built their lumber business. He earned a degree in civil engineering from the University of Iowa in 1888, and worked in the Musser Lumber Company office in St. Paul prior to coming to Little Falls.³⁵

³¹ Michael Williams, *Americans and their Forests: A Historical Geography* (New York: Cambridge University Press, 1989), p. 233-237; Kohlmeyer, p. 283; *Timber and Men*, p. 183.

³² *Timber and Men*, p. 182.

³³ Because Richard Drew Musser had an uncle named Richard who was also involved in the lumber business, he was commonly known by his middle name in lumbering circles and even in the local press. See for example "Living Memorial [editorial]" *Little Falls Daily Transcript*, July 31, 1958, p. 2.

³⁴ "Charles A. Weyerhaeuser," *American Lumberman*, Vol 2 (Chicago: American Lumbermen, 1905), p. 113-114 with a full-size photographic portrait on a separate plate.

³⁵ "Musser, Richard Drew," *Encyclopedia of American Biography*, New Series, Vol 31 (New York: American Historical Co, 1961), p. 67-70, with a full-size photographic portrait on a separate plate. Richard Drew Musser was born in California because his father Peter Musser briefly tried his hand at mining in the 1860s before returning to Iowa to enter the lumber business.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

Building a successful lumbering enterprise from scratch was a formidable challenge, but the two young men benefited from the watchful eyes and practical insights of Frederick Weyerhaeuser, Peter Musser, and Mathew Norton, each of whom had decades of experience in the business. Charles Weyerhaeuser managed the logging and milling operations, and Richard Drew Musser handled the office, the books, and the sales. They were close friends with personalities that were different but complementary. Weyerhaeuser was athletic, loquacious, and aggressive while Musser was slight, quiet, and cautious. They worked well together, because Musser was willing to consider Weyerhaeuser's proposals and adopt the sounder ones, and Weyerhaeuser respected Musser's command of the financial side of the business.³⁶

During their first seven years in Little Falls, the "Pine Tree bachelors" received salaries that would have supported a modest middle-class lifestyle, but they chose, during this period, to live as roommates on the second floor of the Pine Tree Lumber Company office building and later at the Antler's Hotel on the west side of Little Falls.³⁷ In those early years, the company did not return a profit, and even needed additional capital from its investors to build the needed infrastructure as well as finance the second timber purchase in 1892.

As the company became profitable in the late 1890s, the two young men apparently decided that a more refined and settled lifestyle was in order. In the summer of 1898, they hired Clarence H. Johnston, a prominent St. Paul architect, to design homes for them. In September 1898, Charles Weyerhaeuser bought a tract of riverfront property for \$3,000 from the Little Falls Improvement Company on the east side of the Mississippi downstream from the dam which made the Pine Tree Lumber Company possible, and south of the central business district.³⁸ Although the property was about nine acres, the young men decided to build their homes adjacent to each other on one circular driveway. As soon as the land was secured, local contractor A. D. Harrison began basement excavations for both houses, which were built quickly over the next several months.³⁹

In November 1898, Charles Weyerhaeuser executed a complicated deed by which he conveyed the property he had recently bought to Richard Drew Musser to hold in common with him, with equal rights, privileges, and obligations, except that he retained the exclusive property rights to his house which, the deed notes, "is now being constructed," together with land extending 29 ½ feet from the exterior walls of the house. The deed goes on to convey to Musser the same

³⁶ *Timber and Men*, p.106-107.

³⁷ The Little Falls press used this term to refer to the two young men. See for example *Little Falls Daily Transcript*, November 14, 1898.

³⁸ "C. A. Weyerhaeuser Will Build," *Little Falls Daily Transcript*, September 14, 1898. Most likely, the Little Falls Improvement Company was owned by the same Kentucky investors who created the Little Falls Water Power Company. Warranty Deed of Little Falls Improvement Co to Charles. A. Weyerhaeuser, 13 September 1898, Box 17, page 3, Morrison County Recorder of Deeds.

³⁹ See articles in the *Little Falls Daily Transcript* on September 27, 1898, October 14, 1898, and November 4, 1898.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

exclusive rights to his own home, along with the land extending 29 ½ feet from its exterior walls.⁴⁰

By choosing Clarence Johnston as their architect, the young men from Little Falls announced to the world that they now considered themselves members of the wealthy elite. During Johnston's fifty-year career, he was responsible for more than 3000 projects in a variety of styles and had a bigger impact on Minnesota's built environment than any other designer. When Weyerhaeuser and Musser hired him in 1898, he was known primarily as a leading designer of expensive homes. In the 1880s and 1890s, he designed thirty-eight homes on St. Paul's elegant Summit Avenue alone.⁴¹ In 1901 he was appointed the architect for the State Board of Control, the government board responsible for the state's physical plant, including prisons, hospitals, and asylums, as well as many buildings of the University of Minnesota and the normal schools. For the next thirty years he was the state's chief architect, responsible for hundreds of public buildings, many of which are still used today. Meanwhile, he kept up a private practice designing homes, schools, churches, and commercial buildings. In 1906, for example, he designed his residential "masterpiece," the Duluth mansion known as Glensheen.⁴²

Johnston explored a variety of styles, but in 1884 he designed a series of "cottages," actually large summer homes for the wealthy, on Manitou Island on White Bear Lake west of St. Paul, which can be characterized as Shingle Style.⁴³ The style appeared on the East Coast in about 1880, and for the next two decades was used by architects across the country for large homes. Shingle Style was a reaction to the fussiness of the dominant Queen Anne style, and as a result Shingle Style homes were less varied in surface texture and color, as exemplified by the use of shingles on the exterior walls, the signature characteristic of the style. Roof lines tended to be varied, with hipped roofs with cross gables a common variant, but not as varied and steep as in Queen Anne. In sum, Shingle houses tended to be quieter and more horizontal than Queen Anne houses. Architects aimed for an effect that was less cluttered and more modern.⁴⁴

In the 1890s, Johnston often designed classical revival houses, but for the Little Falls houses he returned to the Shingle Style. Both houses are clad in shingles on all exterior walls. The façades present a uniform surface, and it appears from historic photos that the wall shingles and trim

⁴⁰ Warranty Deed of Charles. A. Weyerhaeuser to Richard Drew Musser, 23 November 1898. Box 60, page 336, Morrison County Recorder of Deeds. The deed from Weyerhaeuser to Musser notes that it was in consideration of \$1.00. It is not clear how the two men handled the finances of the land purchase. The distance of 29 ½ feet may have been chosen because it was half the distance between the two buildings. Later expansions of both houses brought them even closer together.

⁴¹ Paul Clifford Larson, *Minnesota Architect: The Life and Work of Clarence H. Johnston* (Afton, MN: Afton Historical Press, 1996) p. xiii.

⁴² Roger G. Kennedy's assessment in his *Historic Homes of Minnesota* (St. Paul: Minnesota Historical Society Press, 2006), p. 180; see also "Glensheen," p 281-293 in Larry Millett, *Minnesota's Own: Preserving Grand Homes* (St. Paul: Minnesota Historical Society Press, 2014).

⁴³ Larson, p. 38.

⁴⁴ Marcus Whiffin, *American Architecture Since 1780* (Cambridge: MIT Press, 1969), p. 127-132; Virginia Savage McAlester, *A Field Guide to American Houses*, Rev. (New York: Knopf, 2013), p. 373-386.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

were always painted the same hue as they are today, although the exact colors are unknown. East Coast architects often incorporated neo-classical elements into their Shingle designs, but Johnston tended to approach Shingle as a part of the medieval, picturesque tradition associated with Alexander Jackson Downing.⁴⁵ As a result, whereas some Shingle houses have classical columns supporting the porch, Johnston completely enveloped the porch supports of both houses in shingles. Although some Shingle houses have Palladian windows, Johnston employed a seventeenth century window style uniformly in both houses. The carved vergeboards on the Weyerhaeuser porch are associated with the Gothic style that Johnston admired.

Nationally, Shingle Style had gone out of fashion by 1900. Nevertheless, when Johnston returned in 1905 to expand the Weyerhaeuser, and possibly the Musser house, he carefully redesigned them as larger Shingle Style houses. Ernest Kennedy's 1930 expansion of the Musser house also stayed true to the original exterior concept of the home. Shingle Style homes were relatively few in Minnesota, and in fact, an extensive survey of residential properties concluded that the Weyerhaeuser and Musser homes are the only Shingle homes in Little Falls.⁴⁶ These two unique but complementary examples of Shingle architecture built a few feet apart embody the distinctive characteristics of the style.

Very likely Charles Weyerhaeuser took the lead in buying the land and hiring Johnston because of his imminent marriage. While the houses were still under construction, he married Frances Maud Moon at her parents' home in Duluth with Musser in attendance. After a six-month trip to Europe, the couple returned to Little Falls and settled into their newly finished house, which they called "Homeland."⁴⁷ They had two children, Carl Augustus, born in 1901, and Sarah Maud, born in 1907.⁴⁸ The birth of their first child apparently encouraged them to bring Clarence

Johnston back to expand their home in 1905. Johnston expanded the projecting bay to the right of the entrance on the front façade and extended the house on both the north and south façades. With the 1905 expansion, the Weyerhaeusers house assumed the footprint and massing that it has today.⁴⁹

In 1903, Richard Drew Musser married Sarah Walker, a native of Glen Falls, New York, who he had met in Cloquet, where he frequently traveled for business. After a three-month trip to

⁴⁵ Larson, p. 39, 74.

⁴⁶ Susan Granger and Scott Kelley, "Historic Sites Survey of Little Falls," 3 volumes, 1995-1997.

⁴⁷ "Very Quiet Affair: Simple Home Wedding Unites Young of People Wealth and Prominence," *Duluth News Tribune*, December 15, 1898.

⁴⁸ After graduating from Harvard, Carl Augustus Weyerhaeuser worked for several years in the lumber industry but later focused on art, literature, and philanthropy. He died in Boston in 1996. Jan Warner, "Carl Weyerhaeuser: Dreams Fulfilled," *The Morrison County Historical Society Newsletter*, Vol 10, No. 1 (Winter, 1997), p. 1,2. Sarah Maud Weyerhaeuser attended Vassar and after her second marriage in 1954, she was known as Sarah Maud Weyerhaeuser Sivertsen. After leaving Little Falls, she lived in St. Paul, where she died in 2008. She was a major donor to Minnesota Public Radio. Jan Warner, "Sarah-Maud: A Tribute," *The Morrison County Historical Society Newsletter*, Vol. 21, No. 1 (2008), p. 1, 2.

⁴⁹ This alteration of the home is discussed in detail in Section 7 above.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

Europe, they settled into the white house in Little Falls.⁵⁰ In 1910, the couple's first child died at birth, and shortly thereafter, Avis Deppmen, the niece of their physician, became a member of the household. Although never formally adopted, she took the name of Alice Drew Musser. She lived there until she left for boarding school in the East. In 1915, the Mussers adopted a baby girl who they named Mary. The following year Sarah Musser gave birth to Laura Jane, their only biological child. At some point the Mussers also expanded their home, possibly in 1905, when the Weyerhaeusers did so.

Two Families

The fact that Charles Weyerhaeuser and Richard Drew Musser decided to build closely adjacent homes on an estate they shared was a testament to their friendship. The women had no say in this arrangement. Fortunately, Frances Maud Moon Weyerhaeuser and Sarah Walker Musser became close personal friends and also collaborators in the cultural and social life of Little Falls. In 1911, they were among a group of women who organized the Musical Art Club. Maud was credited with choosing the name of the club, Sarah was its second president, and both served on its board and committees (Figure #4). The group hosted concerts by both visiting and local musicians, including Maud Weyerhaeuser herself, who gave soprano recitals. Eventually, the club also established a "literary section" that hosted lecturers and a student program to encourage young performers.⁵¹

In 1918, the two friends prevailed upon their husbands to add a second floor to the building then being planned for the Morrison County Lumber Company on First Avenue in downtown Little Falls. Two months after company officials had obtained a permit to build a one-story structure, they returned to the city council to request a permit to add a second story to accommodate a large auditorium for the Musical Arts Club and other women's organizations in the city.⁵² Maud Weyerhaeuser funded the design and construction of the auditorium and also donated a Steinway piano when it was completed. On March 3, 1919, the Maud Moon Weyerhaeuser Hall was dedicated, and turned over to the care of the Musical Arts Club.⁵³

Maud Moon Weyerhaeuser also served on the library board in 1904 when it applied for and received a grant from Andrew Carnegie to build the Little Falls Public Library.⁵⁴ As a member of the board, she participated in the selection of the architect and contractor for the building, which

⁵⁰ "Married at Cloquet: R. D. Musser of this city and Miss Sarah Walker Were Married Wednesday," *Little Falls Daily Transcript*, June 4, 1903.

⁵¹ "The Musical Arts Club, Little Falls," p. 227 in Mary Dillon Foster, *Who's Who Among Minnesota Women* (1924); "History of the Little Falls Musical Arts," *Little Falls Daily Transcript*, February 28, 1919; "Preparing for This Year's Work," *Little Falls Daily Transcript*, September 30, 1911; the 1917-1918 program for the club shows both Weyerhaeuser and Musser on the executive board, and Weyerhaeuser as a soloist on October 3. One of the invited lecturers was Maria Sanford. Laura Jane Musser Papers, Box 36.

⁵² "Will Have Two Story Building," *Little Falls Daily Transcript*, August 7, 1918, p. 3.

⁵³ "Musical Art Is Installed in New Home," *Little Falls Daily Transcript*, March 4, 1919, p. 3.

⁵⁴ Fuller, p. 191.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

still serves Little Falls today as its public library. In 1912, she organized a kindergarten class at the library, which included her daughter Sarah Maud and other local children.⁵⁵

Both women were also involved in various social service activities in Little Falls, especially involving children. They were members of the Little Falls Civil Improvement League, which established a baby clinic in Little Falls. The clinic was first held in the Musser home in 1916 with a doctor from Minneapolis.⁵⁶ During World War I, the two women played active roles in the women's auxiliary of the local Commission for Public Safety. Although geared toward supporting the war, Sarah Musser used this group to continue her campaign to improve the health of children. Both women were also involved in organizing the Red Cross in Morrison County, and were among the board of directors. Sarah Musser was also a member of the state board of education.⁵⁷

After the Pine Tree Lumber Company's mill was shut down in 1919, Charles and Maud Weyerhaeuser moved to St. Paul. They deeded their interest in the property, including their house, to the Mussers and bought a house on Summit Avenue.⁵⁸ After their move, they often visited the Little Falls area to spend time at their summer home on nearby Lake Alexander and to visit the Mussers.⁵⁹ From his base in St. Paul, Charles Weyerhaeuser played a major role in various projects associated with the Weyerhaeuser family holdings, the most important of which was his management of the Potlatch Lumber Company in Idaho. In 1930, he embarked on a world cruise with his wife and several friends. While in Bombay, India, he contracted an infection and died at the age of 63.⁶⁰

The Mussers at Linden Hill

Richard Drew Musser decided to stay in Little Falls, where he continued to be deeply engaged as an investor and manager of Weyerhaeuser companies, as well as other business interests, including banking. Since the Weyerhaeuser empire now stretched from Wisconsin to the Pacific Coast, the location of the family homes of executives like Charles Weyerhaeuser or Richard

⁵⁵ Jan Warner, "Sarah-Maud: A Tribute," *Morrison County Historical Society Newsletter*, Vol 21, No. 1 (2008) with a photo of the kindergarten class at the library.

⁵⁶ "The Little Falls Civic Improvement League," p. 179 and "Maud Moon Weyerhaeuser, p. 341 in *Who's Who Among Minnesota Women*.

⁵⁷ "Child Welfare Work Reviewed: Mrs. R. D. Musser Gives Resume of Work Done by Public Health Nurse," *Little Falls Daily Transcript*, March 4, 1918.

⁵⁸ Quit claim deed of Charles and Maud Weyerhaeuser to Drew Musser on 25 May 1920. Quit Claim Record No 77, page 254, Morrison County Recorder of Deeds. The deed mentions consideration of \$1.

⁵⁹ The Mussers kept guest books which indicate that the Weyerhaeusers were frequent dinner guests prior to moving to St. Paul in 1920. Throughout the 1920s, Charles and Maud Weyerhaeuser, sometimes with their children, were frequent houseguests. The guest books are in the Laura Jane Musser Papers at the Minnesota Historical Society in Box 43.

⁶⁰ "Weyerhaeuser Dies on Ship in Bombay," *Little Falls Daily Transcript*, February 15, 1930, p. 1. In his memory, his two children, Carl A. Weyerhaeuser and Sarah Maud Weyerhaeuser Siversten funded the construction of The Charles A. Weyerhaeuser Memorial Museum to house the collections and offices of the Morrison County Historical Society in 1975.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

Drew Musser was of little import, especially in light of the extensive nationwide rail service available by the 1920s.

Initially, Musser continued to have management responsibilities for the Little Falls operations even after the mill closed. In addition to winding down the milling operation and disposing of its property, he oversaw the Morrison County Lumber Company, which continued to grow as a regional lumber dealer. From the beginning he served on the board of directors of the company and after 1921 was its president. At its peak, the company operated about eighteen retail lumberyards in Minnesota. The company continued to market lumber regionally until his death in 1958, after which the shareholders sold the remaining lumberyards. Musser also continued to manage the Immigration Land Company, the Pine Tree subsidiary charged with selling cut over lands. After Charles Weyerhaeuser died in 1930, Richard Drew Musser became the president of this company. As noted above, it was difficult to sell cutover lands. In the 1920s, Frederick Bell and Musser favored donating the remaining lands to the State of Minnesota. This was never done and eventually much of land was forfeited to the state for tax delinquency. The Immigration Land Company was finally liquidated in 1941.⁶¹

Musser was also engaged with many lumbering enterprises away from Little Falls. Some of these were begun when he and Charles Weyerhaeuser were co-managing Pine Tree. For example, in 1898 they organized the Northland Pine Company as a vehicle for buying timberland in northern Minnesota and also in Idaho. This allowed them to have some direct control over the logs needed for the Little Falls operation, and also to invest in Idaho, a state in which all Minnesota lumbermen were increasingly interested. In 1905, Northland Pine was the corporate entity that the Weyerhaeuser group used to buy the Minneapolis operations of the Backus-Brooks Company. With that purchase, they controlled one of the largest lumber mills in Minneapolis, employing 500 men at its peak. It was also the mill that lasted the longest on the Minneapolis riverfront, sawing its last log in 1919.⁶² The two men were also instrumental in organizing the Crow Wing Land Company in 1911 as a vehicle for purchasing land on the Iron Range for both lumbering and mineral extraction. Musser was its secretary until 1930.⁶³

Charles Weyerhaeuser and Richard Drew Musser also became involved in paper production. In 1898, they organized the Northwest Paper Company, which built a dam on the St. Louis River at

Cloquet, Minnesota and develop a paper plant there, and later a second one at Brainerd. At the time, Hennepin Paper Company in Little Falls was the only pulp mill in the state. Because they were new to the paper industry, Weyerhaeuser and Musser recruited Clarence I. McNair, the superintendent of the Hennepin Paper Company, to become the general manager of the new Northwest Paper Company plant in Cloquet. McNair ran the plant until 1924, and after a few

⁶¹ Kohlmeyer, p. 283.

⁶² *Timber and Men*, p. 183-188, Larson, p. 235, Kohlmeyer, p. 287-294.

⁶³ *Timber and Men*, p. 187. "Musser, Richard Drew," p. 69.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

years it was profitable. Musser was the treasurer of the company until 1904, vice-president until 1925, and a director from the beginning until 1934.⁶⁴

Meanwhile, the focus of the Weyerhaeuser Empire was shifting west, and Charles Weyerhaeuser and Richard Drew Musser played major roles. Frederick Weyerhaeuser, the Laird Norton Co. partners, the Musser family, and other allies had begun buying timberland in Idaho. At a 1903 meeting of families in St. Paul, it was reportedly Richard Drew Musser who proposed that they combine their capital into a single corporation in order to build a large mill which could process their collective timber holdings. This led to the birth of the Potlatch Lumber Company, which became the major lumbering operation in northern Idaho. Charles Weyerhaeuser was the president until his death in 1930. Musser played his usual role as treasurer until 1911, and after 1927 was a director.⁶⁵ A few years later, a similar process of consolidation occurred in southern Idaho, leading to the incorporation of the Boise-Payette Lumber Company in 1914. This was the firm that went on to become the Boise Cascade Lumber Company after 1957. Musser served on the board of directors of this firm from 1919 to 1920, and again from 1941 to 1952.⁶⁶

In 1906, Richard Drew Musser organized an Iowa corporation called the Drew Timber Company with relatives from Muscatine as a vehicle for investing in Oregon timberland. He was president and his cousin C. R. Musser served as vice-president and treasurer. The firm held sizeable yellow fir forest lands, which were eventually sold to the Weyerhaeuser Timber Company.

Like many lumbermen, Richard Drew Musser was also involved with banking, both in Little Falls and in the West. He and Charles Weyerhaeuser were initial investors in the German-American National Bank in Little Falls when it was incorporated in 1891. This bank went on to a long and prosperous history, although it changed its name in 1917 to the American National Bank. They were on the board of directors from the beginning. In 1921, this bank created a subsidiary called the American Savings and Trust Company with Musser as its treasurer. He served as a director of the American National Bank until 1928, when he became its president. In 1945, he ended his term as president and became chairman of the board, a position he held until his death.⁶⁷ In 1893, he and Charles Weyerhaeuser invested in the First National

Bank of Little Falls, and they were both listed as directors.⁶⁸ Musser was also president of the Lumbermen's State Bank of Tacoma, Washington, which was incorporated in 1901.⁶⁹ This bank was consolidated with the Pacific National Bank in 1905, and Musser continued as a director of the new bank.⁷⁰

⁶⁴ *Timber and Men*, p. 659-651. Bruce Mellor, *Hennepin Paper Company: A Centennial History* (Little Falls: Hennepin Paper Company, 1990).

⁶⁵ *Timber and Men*, p. 255, 662.

⁶⁶ *Timber and Men*, p. 659.

⁶⁷ "Bank Traces Role in City on 75th Anniversary," *Little Falls Daily Transcript*, May 6, 1958, p. 1; "Trust Company's Quarters Opened," *Little Falls Herald*, December 2, 1921, p. 1.

⁶⁸ Fisher, p. 82.

⁶⁹ "In and Around Tacoma," *Mississippi Valley Lumberman*, March 29, 1901, p. 23.

⁷⁰ *Little Falls Herald*, August 4, 1905, p. 2.

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

Richard Drew Musser was also one of the original investors in the Transcript Publishing Company in 1892. A weekly newspaper called the *Little Falls Transcript* had begun publishing in 1876. When W. H. Fuller bought the paper, he organized this new company with capital contributed by Musser, Charles Lindbergh, Sr. and others. This gave the new company the resources to publish not only the weekly paper but a new daily paper called the *Little Falls Daily Transcript*. The new company also ran a full-service print shop.⁷¹

In addition to his business dealings, Richard Drew Musser became a major philanthropist in Little Falls and beyond. He was a donor to the Little Falls Public Library and to St. Gabriel's Hospital in the city. He donated land for parks and the public golf course. For example, along with Charles Weyerhaeuser, he contributed to the purchase of the land which became the Pine Grove Park.⁷² Musser and his wife were active members of the First Congregational Church in Little Falls. Consistent with this denominational affiliation, he became a major donor to Carleton College in Northfield, Minnesota, founded in 1866 by the Minnesota Conference of Congregational Churches. In 1937, Frederick Bell, a second-generation Laird Norton Co. executive, recruited Musser to join Carleton's Board of Trustees. Bell, a long-time business associate of Musser, served on the board from 1913 to 1938, and was chair after 1927. Musser was an active member of the board until 1953, and an emeritus member until his death in 1958. A year before his death, Carleton opened a dormitory named Musser Hall in his honor.⁷³ His will included a bequest of \$400,000 for the college.

The Mussers' white house in Little Falls continued to serve as the center of the family's social world as well as the base for Richard Drew Musser's business life. In 1921, the Mussers hosted the wedding of their ward Alice to Dr. Edward Clark Davidson at their home, which a local newspaper described as "one of the most prominent social events that ever took place in Little Falls."⁷⁴ When Alice was widowed in 1933, she returned with her son to live for a period at the Mussers' house. Sarah's mother Margaret Otis Walker, who was a widow, joined the household in 1927 and lived with the family until her death in 1929.⁷⁵ The Mussers' guest ledger documents a steady stream of dinner and houseguests. Dinner guests often included women who were associated with Sarah Musser in the Musical Arts Club or other civic groups. Houseguests were often lumbermen in town for business, but occasionally the Mussers entertained non-business acquaintances, including Dr. Charles Mayo of Rochester (in 1919), and Charles A. and Anne Morrow Lindbergh (in 1935).⁷⁶ The guest books also show that Maud Moon Weyerhaeuser continued to visit Little Falls in the 1930s after the death of her husband. Meanwhile, Musser occasionally used the former Weyerhaeuser home as temporary housing for business colleagues.

⁷¹ Information from the Minnesota Digital Newspaper Hub, Minnesota Historical Society web page.

⁷² Fuller, p. 188.

⁷³ Leah Headley and Merrill E. Jarchow, *Carleton: The First Century* (Northfield: Carleton College, 1966, p. 52, 89. Musser Hall continues to serve as a dormitory on that campus.

⁷⁴ "Married," *Little Falls Herald*, September 9, 1921, p. 1. Charles and Maud Weyerhaeuser, and their daughter Sarah, traveled from St. Paul to attend the wedding.

⁷⁵ "Mrs. T. H. Walker, 79, dies, Burial to be in York State," *Little Falls Daily Transcript*, April 6, 1929.

⁷⁶ Laura Sarah Jane Musser Papers, Box 43.

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

In the 1920s, Sarah Musser used rooms on the second floor of the green house as a home school for her daughters Mary and Laura Jane.⁷⁷

In 1930, Sarah Musser took the lead in planning an expansion to the white house that Clarence Johnston had created for her husband in 1898.⁷⁸ She hired Ernest Kennedy, a prominent Minneapolis architect who specialized in designing large homes for the wealthy. The son of a lawyer, Kennedy attended the University of Minnesota for a few years and then went to Europe to study in Paris, Berlin and other cities. He returned to Minneapolis in 1897 and set up an architectural practice that proved successful. In addition to many homes in the lake district of Minneapolis, he designed some notable public buildings, including Shevlin Hall at the university and the administration building at Lakewood Cemetery.⁷⁹

The main feature of the remodeling was a rectangular addition attached to the west façade of the original home. On the first floor, this addition included a massive sunken living room that the family called the Music Room because it featured an Aeolian Organ and a grand piano. Kennedy also designed a small anteroom off the original parlor that served as a hallway to both the Music Room and the newly remodeled dining room. This room featured an elaborate fountain very likely designed by Ernest Batchelder, the nationally famous tilemaker.⁸⁰

After several years of home-schooling Mary Musser continued her education at boarding schools in the East. Her wedding to Roger King in 1939 was held in the Music Room of the Musser house.⁸¹ Meanwhile, her younger sister Laura Jane moved from home-schooling to the Little Falls public schools beginning with sixth grade. In 1933, she graduated from Little Falls High School and then attended a private college in Illinois before going to New York City to complete her undergraduate degree at the Julliard School of Music, where she studied piano. She also did graduate work in composition at Julliard and settled into an apartment in New York, becoming friends with people such as the pianist Van Cliburn and the soprano Marian Anderson.⁸²

⁷⁷ Laura Jane Musser reported that her mother took Mary out of public school in the early 1920s and hired a teacher who instructed Mary, Laura Jane, and some other children on the second floor of the green house. At about sixth grade, Laura Jane began attending Little Falls public schools. Laura Jane Musser, "School Days," *Morrison County Record*, April 4, 1983, p. 16.

⁷⁸ This is clear from the fact the plans for the project are entitled "An Alteration for Mrs. R. D. Musser."

⁷⁹ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (2010), p 126.

⁸⁰ Ernest Batchelder taught at the Handicraft Guild in Minneapolis from 1905 to 1909. Although he was based in California, he continued to work in Minnesota, where his largest commission was the interior of the chapel at St. Catherine's University in St. Paul. The tiled fountain in the Musser home is similar to the fountains that Batchelder displayed in his advertising brochures in the 1920s. See Robert Wise, *Batchelder—Tilemaker* (Los Angeles: Balcony Press, 1999), pp 78, 82-84.

⁸¹ "Miss Mary Musser Becomes Bride of Roger E. King in Beautiful Home Ceremony," *Minneapolis Tribune* (??) September 30, 1939.

⁸² Robert Franklin, "'Lady Who Really Cares' – Laura Jane Musser Loves Children," *Minneapolis Tribune*, June 7, 1970, *Women and Society*, p. 1, 4.

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

Laura Jane Musser at Linden Hill

In 1953, Laura Jane Musser returned to Little Falls because her mother had become seriously ill. After her mother died in September of that year, she apparently was not comfortable living in the white house with her father, who was in his late 80s.⁸³ Not long after her return, she moved into the former Weyerhaeuser house and began to remodel the interior to better meet her needs.

The estate's long association with the lumber industry came to an end in 1958 with the death of Richard Drew Musser at age 93. At that point, Linden Hill, as the Musser family now called the entire estate, became the sole property of Laura Jane Musser.⁸⁴ She also benefited from her father's will, although in a restricted way. The will included a \$50,000 bequest to Laura Jane, but divided the remainder of Musser's wealth into two equal residuary trusts, one for Laura Jane and one for her sister Mary. The trustee was instructed to pay Laura Jane the trust income in monthly installments, for as long as she lived. At her death, the remainder of the trust would go to her offspring, if any, or to a charitable trust or foundation if she set one up, and if she had not, all that was left would go to her sister Mary.⁸⁵

By the time of her father's death, Laura Jane Musser was already well known in Little Falls as an educator and philanthropist, and was also somewhat notorious for her outspoken views, especially on racial equity. Much of her work was focused on children. She built a ballet studio in her basement, where she gave free instruction in dance. She bought a piano for the studio at which she gave free piano lessons to dozens of children. She also used the swimming pool to give swimming lessons to local children. As she grew older, she discontinued the classes in her home, but she continued to teach an arts class for fifth graders at a local public school. She also occasionally took children to the Twin Cities to attend a concert or opera. She sponsored concerts in Little Falls by her friends, including Van Cliburn, who was an occasional houseguest, and Marian Anderson. She also sponsored a lecture by the nationally syndicated African-American newspaper columnist Carl Rowan in Little Falls.⁸⁶

Laura Jane Musser also made major contributions to community projects, including a gift of land to create Maple Island Park just north of Linden Hill and a new fire engine for the city. She campaigned for and contributed to the preservation of the Little Fall's Northern Pacific Depot, which had been designed by Cass Gilbert, and helped save the city's Carnegie-funded library by

⁸³ "Mrs. Musser Dies: Rites Set Friday," *Little Falls Daily Transcript*, September 2, 1953.

⁸⁴ Richard Drew Musser transferred the property to his wife Sara Musser as sole owner in 1921. Her will provided that at her death Linden Hill would go to Laura Jane Musser subject to a life estate for her husband Richard Drew Musser. As a result, when he died, Laura Jane became sole owner. Executor's Deed, December 15, 1954, transferring the decedent Sarah Walker's property to Richard Drew Musser, a life estate, and to Laura Jane Musser, "the remainder in fee," that is, full ownership rights. Deed Record No 135, page 177, Morrison County Recorder of Deeds.

⁸⁵ Last Will and Testament of R. Drew Musser, November 2, 1953, with codicil of February 12, 1958. Laura Jane Musser Papers, Box 35.

⁸⁶ George Grim, "Meet the People of our Town," *Minneapolis Tribune*, November 1, 1959, Business Section, p. 1, 12; Robert Franklin, p. 1; M. Hilary Walker, *Opening Doors: The History of the Laura Jane Musser Fund* (Laura Jane Musser Fund, 2004).

Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

encouraging and contributing to a historically appropriate addition, which was completed shortly after her death. She also developed a close relationship with the Mille Lacs Band of Ojibwe, contributing to a number of projects, including a tribal museum.⁸⁷

When Laura Jane Musser died in 1989, her will left the bulk of her estate to a trust, which was in effect a foundation with a family-centered board of directors. The will instructed the board to develop a grant-making program, but its first responsibility was dealing with Linden Hill, which the will stated, was to be used “for exclusively public purposes, such as a park or educational facility or conference center.” After years of discussion and negotiation, the board conveyed the property to the City of Little Falls in 1995, along with a \$1 million-dollar fund to create an endowment and a gift of \$359,000 to complete a list of deferred maintenance projects.⁸⁸

The city accepted ownership of the property with the understanding that the estate would need to be economically self-supporting. Accordingly, the city completed several projects to make the property more attractive as a conference and event center. The most important changes were remodeling the kitchen in the Musser house to make it usable as a commercial kitchen, remodeling the basement Amusement Room in the Musser house into a conference room, and filling in the swimming pool so that it could be used as a covered and screened patio for outdoor events.

In 2005, the city closed the event center on the grounds that it was not economically sustainable and considered selling the property to a developer. Fearing that the houses were in danger, citizens formed the Friends of Linden Hill, Inc., a 501(c)(3) non-profit organization that offered to take over the costs of maintaining the property if the city would turn its management over to the new organization. When the city agreed in 2007, the organization reopened the property as the Linden Hill Historical Event Center. Their mission is to preserve the Weyerhaeuser and Musser homes and provide educational and cultural experiences. To accomplish this while generating income, the group decided to maintain the Musser mansion as a lodging and conference center, while turning the Weyerhaeuser house into a museum. For over a decade, the Friends of Linden Hill has successfully attracted weddings, retreats, and conferences, while sponsoring regular educational and cultural programming.

Conclusion

The Charles A. Weyerhaeuser and Richard Drew Musser homes are eligible under **Criterion A** because of their association with the lumber industry, and in particular, the far-flung companies of the Weyerhaeuser lumber empire. When the Pine Tree Lumber Company, which they co-managed, became profitable, the two young men took the unusual step of building their homes a few feet apart on a shared estate. When Weyerhaeuser moved to St. Paul, Musser stayed on the property and used it as his base of operations as he played major roles in the lumbering and banking industries both in the Midwest and in the West. Accordingly, it is locally significant in

⁸⁷ Walker, p. 42.

⁸⁸ Amended Agreement between the Musser Fund and the City of Little Falls, November 6, 1995. The deferred maintenance projects involved roofs, painting, insulation, boilers, wiring, and fire alarms.

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

the areas of industry and commerce for the period of significance beginning in 1898 with the construction of the homes and ending in 1958 with the death of Richard Drew Musser. The homes are also eligible under **Criterion C** for embodying the distinctive characteristics of the Shingle Style as interpreted by noted Minnesota architect Clarence H. Johnston. The architectural significance of the two adjacent homes is enhanced by the fact that each uniquely designed home represents an outstanding example of the Shingle Style.

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

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Weyerhaeuser and Musser Houses

Morrison County, Minnesota

Name of Property

County and State

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Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Morrison County Historical Society
 Linden Hill Historical Event Center

Historic Resources Survey Number (if assigned): MO-LFC-076

10. Geographical Data

Acreage of Property About nine acres

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 15 Easting: 394180 Northing: 5091480

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at a point at the southeast corner of Lot 1, Subdivision to Mississippi Addition, City of Little Falls (the Rosenmeier property currently occupied by the Little Falls Convention and Visitors Bureau), proceeding at an angle 10 degrees north of due west for 244.5 feet, thence north 50 degrees northwesterly about 80 feet to a point on the shoreline of a pond (an inlet left from a former channel of the Mississippi River), thence along the shoreline in a northwesterly direction until it meets the Mississippi River, then along the shoreline of the Mississippi River downstream to the west and south to the southern boundary line of Section 7, Township 40 North in Range 32 West, then due east along this

Weyerhaeuser and Musser Houses
Name of Property

Morrison County, Minnesota
County and State

section line to the eastern limit of Section 7, and then continuing straight along the southern boundary line of Section 8 of the same township, to a point lying along 1st Street Southeast, thence north along 1st Street South east at an angle 10 degrees east of due north about 200 feet to the point of beginning at the southeast corner of Lot 1, Subdivision to Mississippi Addition.

Boundary Justification (Explain why the boundaries were selected.)

This is the land traditionally associated with the Weyerhaeuser and Musser homes. It is also the land which the Musser Trust conveyed to the City of Little Falls in 1995, and which is now operated as the Linden Hill Historical Event Center.

11. Form Prepared By

name/title: Greg Gaut
organization: Historic Preservation Consultant
street & number: 1235 Yale Place #408
city or town: Minneapolis state: Minnesota zip code: 55403
e-mail GregGaut@gmail.com
telephone: 612-200-9494
date: January 11, 2019

Additional Documentation

- **Maps:** A USGS map or equivalent indicating the property's location.
- **Sketch map:** Key all photographs to this map.
- **Photographs**

Property Name: Weyerhaeuser, Charles A. and Richard Drew Musser Houses
City or Vicinity: Little Falls County: Morrison State: Minnesota
Photographer: Greg Gaut Date Photographed: September 2018

MN_Morrison Co_Weyerhaeuser/Musser_0001
Weyerhaeuser and Musser houses, camera facing generally northwest.

MN_Morrison Co_Weyerhaeuser/Musser_0002
Front façade of Weyerhaeuser house, camera facing west.

MN_Morrison Co_Weyerhaeuser/Musser_0003
Front and north façades of Weyerhaeuser house, camera facing southwest

MN_Morrison Co_Weyerhaeuser/Musser_0004
Rear façade of Weyerhaeuser house, camera on lower level of property, facing east.

Weyerhaeuser and Musser Houses

Name of Property

Morrison County, Minnesota

County and State

MN_Morrison Co_Weyerhaeuser/Musser_0005

Living room of the Musser house, camera facing generally north. The French doors on either side of the fireplace lead to the library.

MN_Morrison Co_Weyerhaeuser/Musser_0006

The front (south) and east façade of the Musser house, camera facing northwest.

MN_Morrison Co_Weyerhaeuser/Musser_0007

The rear (north) façade of the Musser house, camera facing south.

MN_Morrison Co_Weyerhaeuser/Musser_0008

The west and rear façades of the Musser house, camera facing east.

MN_Morrison Co_Weyerhaeuser/Musser_0009

Original (1898) living room of the Musser house, camera facing southwest.

MN_Morrison Co_Weyerhaeuser/Musser_0010

Hallway and fountain of the 1930 renovation of Musser house, camera in new living room facing northeast.

MN_Morrison Co_Weyerhaeuser/Musser_0011

Garage-barn complex, camera facing south.

MN_Morrison Co_Weyerhaeuser/Musser_0012

Caretaker's house, camera facing southeast.

MN_Morrison Co_Weyerhaeuser/Musser_0013

Garden arbor on lower level with caretaker's house in background, camera facing southeast.

MN_Morrison Co_Weyerhaeuser/Musser_0014

Fieldstone picnic area on river bank at northwest corner of the property, camera facing northeast

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses

Name of Property

Morrison County, Minnesota

County and State

Section number Additional pages Page 1

Historic Photos and Plans

All photos and plans courtesy of the the Linden Hill Historical Event Center unless otherwise noted.

- Figure #1: View of the Weyerhaeuser home shortly after construction from the publication *Nichols' Headlight: Souvenir of Little Falls and Morrison County* (Chicago: C. S. Nichols, 1899) from the Minnesota Historical Society collections.
- Figure #2: Early view of the Weyerhaeuser house prior to its 1905 expansion. Note that the projecting gabled bay to the right of the entrance bay is shorter than the central bay.
- Figure #3: Weyerhaeuser home after its 1905 expansion. Note that the projecting gabled bay to the right of the entrance bay is now much taller, wider, and deeper. Note also the addition on the north end of the home with rows of windows on both the first and second floors and roof deck on the third floor. Photograph circa 1920.
- Figure #4: In this photograph circa 1911, the Musical Arts Club, of which Maud Weyerhaeuser and Sarah Musser were founding members, posed in front of the Weyerhaeuser house. Note that the front entrance had been enclosed in the 1905 expansion.
- Figure #5: View of the Musser home shortly after construction from the publication *Nichols' Headlight: Souvenir of Little Falls and Morrison County* (Chicago: C. S. Nichols, 1899) from the Minnesota Historical Society collections.
- Figure #6: Original living room of the Musser house at Christmas, circa 1922, with family in the fireplace alcove. Pictured from left to right are the nanny, Laura Jane Musser, her grandmother Margaret Walker, maids Hazel and Helen, Mary Musser, Miriam (sister of Sarah Musser), Sarah Musser, and Richard Drew Musser.
- Figure #7: Clarence Johnston's 1898 plan for the first floor of the Musser house.
- Figure #8: Musser home after its first expansion (circa 1905) but before the 1930 additions. Note the three-story tower above the main entrance and the two-story addition to the right of that.
- Figure #9: Musser home after its 1930 expansion in a photograph taken in 1931. Note the new three-story addition on the right.
- Figure #10: Ernest Kennedy's 1930 plan for the expanded first floor of the Musser house. The original living room and reception hall are the unmarked rooms at the bottom of the drawing.
- Figure #11: Photograph of the dining room of the Musser house shortly after the 1930 expansion (from the MHS collections).
- Figure #12: Photograph of the new living room (the Music Room) of the Musser house shortly after the 1930 expansion (from the MHS collections). The edge of the Aeolian organ console can be seen to the left right inside the entry, and the piano in the far left of the room.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses

Name of Property

Morrison County, Minnesota

County and State

Section number _____ Additional pages _____ Page 2



Figure #1



Figure #2

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses

Name of Property

Morrison County, Minnesota

County and State

Section number _____ Additional pages _____ Page 3



Figure #3



Figure #4

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses
Name of Property
Morrison County, Minnesota
County and State

Section number _____ Additional pages _____ Page 4



Figure #5



Figure #6

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses
Name of Property
Morrison County, Minnesota
County and State

Section number _____ Additional pages _____ Page 5

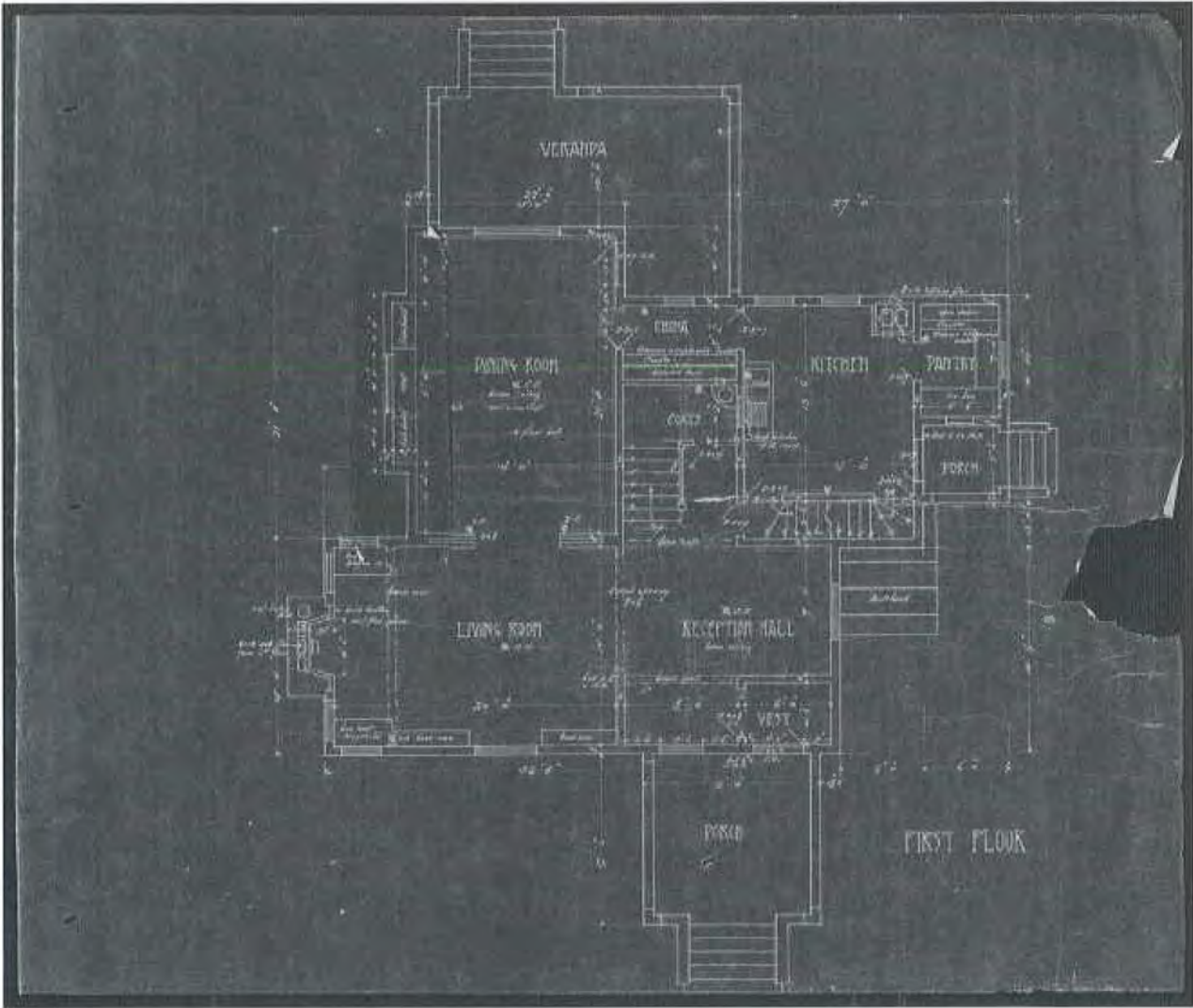


Figure #7

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses
Name of Property
Morrison County, Minnesota
County and State

Section number Additional pages Page 6



Figure #8



Figure #9

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses

Name of Property

Morrison County, Minnesota

County and State

Section number _____ Additional pages _____ Page 7

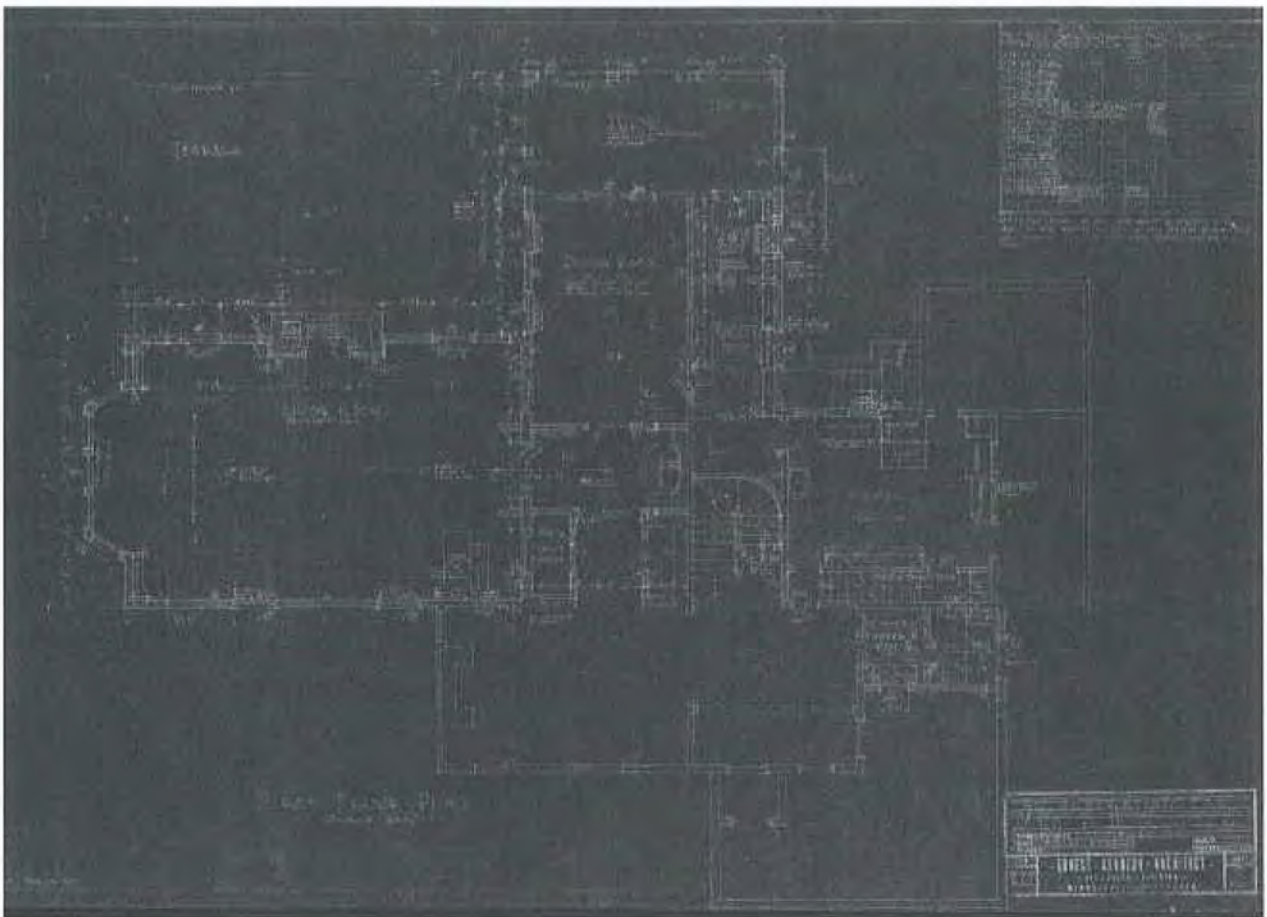


Figure #10

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses

Name of Property

Morrison County, Minnesota

County and State

Section number _____ Additional pages _____ Page 8



Figure #11



Figure #12

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses
Name of Property
Morrison County, Minnesota
County and State

Section number _____ Additional pages _____ Page 9

Maps

Map #1: Morrison County GIS map showing approximate legal boundary of the property outlined in blue. This is the same as the boundary for National Register purposes. Map available on the Morrison County web page.

Map #2: Sketch map of Linden Hill site showing approximate locations of the two houses and the ancillary buildings and structures.

Map #3: Morrison County GIS map of the property with camera directions for the exterior photos referenced on the last page of the nomination form. Available on the Morrison County web page



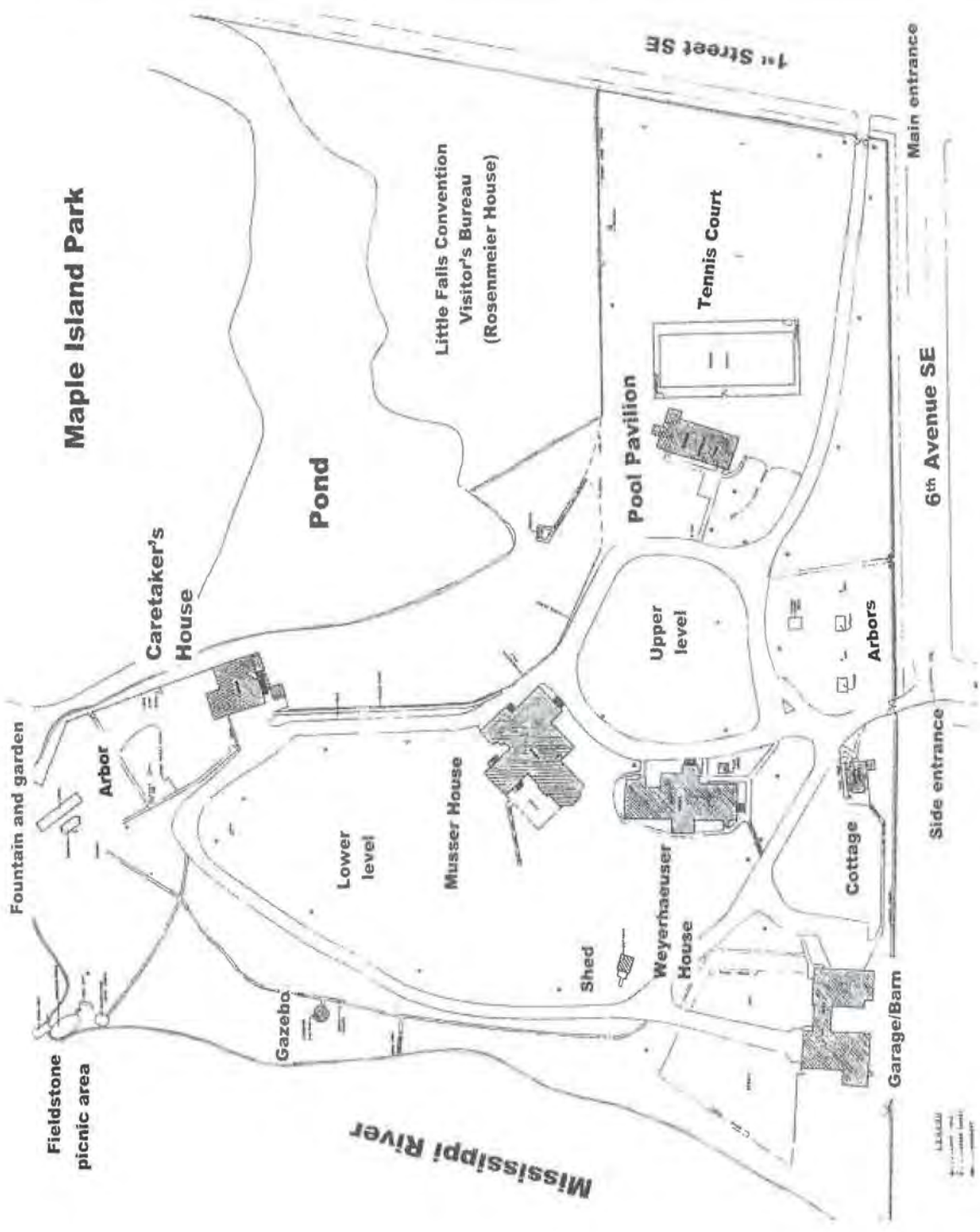
Map #1

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses
Name of Property
Morrison County, Minnesota
County and State

Section number Additional pages Page 10



Map #2

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weyerhaeuser and Musser Houses

Name of Property

Morrison County, Minnesota

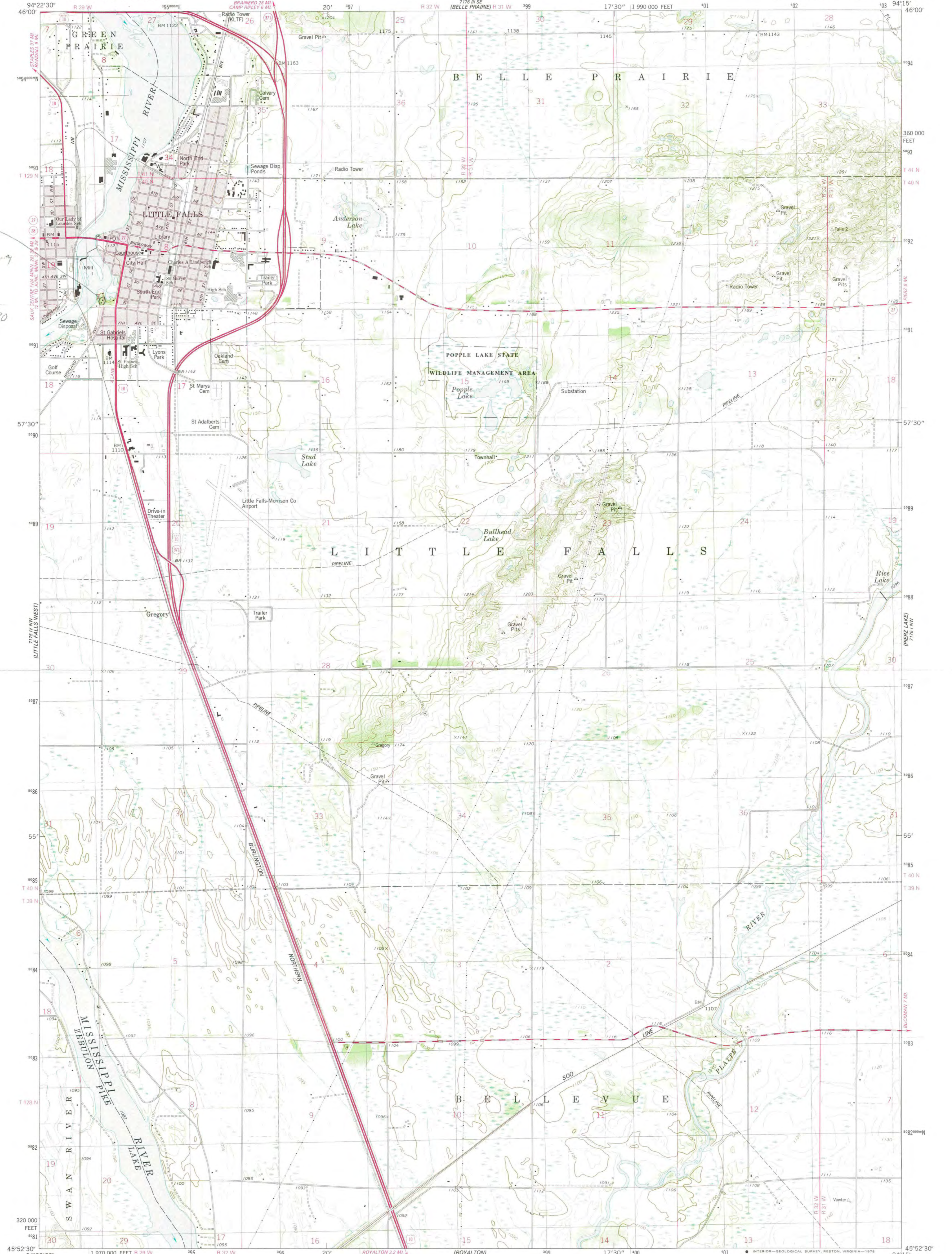
County and State

Section number Additional pages Page 11

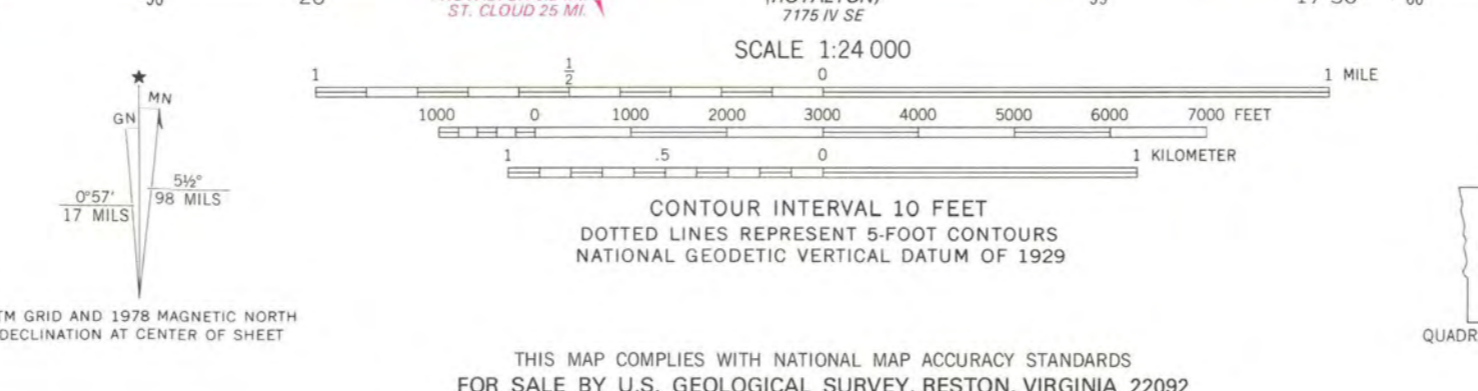


Map #3

Charles A. Wyzanski
 and
 Richard Drew Mosser
 houses
 Little Falls, Morrison County
 Minnesota
 UTM Reference
 15 394180 5091480



Mapped, edited, and published by the Geological Survey
 Control by USGS and NOS/NOAA
 Topography by photogrammetric methods from aerial photographs taken 1975. Field checked 1975. Map edited 1978
 Projection and 10,000-foot grid ticks: Minnesota coordinate system, central zone (Lambert conformal conic)
 1000-meter Universal Transverse Mercator grid, zone 15 1927 North American datum
 Red tint indicates areas in which only landmark buildings are shown
 Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION
 Primary highway, hard surface
 Secondary highway, hard surface
 Unimproved road
 Interstate Route
 U. S. Route
 State Route

ROAD CLASSIFICATION
 Light-duty road, hard or improved surface
 Unimproved road
 Interstate Route
 U. S. Route
 State Route

QUADRANGLE LOCATION
 LITTLE FALLS EAST, MINN.
 NE/4 LITTLE FALLS 15' QUADRANGLE
 N4552.5—W9415/7.5
 1978
 AMS 7175 IV NE—SERIES V872

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

K15 NE 176A





























National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REF #
85001990

Weyerhaeuser, Charles A., and Musser, Richard
Drew, Houses
Morrison County
MINNESOTA

AUG 5 1985

Working No. _____

Fed. Reg. Date: 2-4-86

Date Due: 9/5/85 9/19/85

Action: ACCEPT 9-5-85

RETURN

REJECT

Entered in the
National Register

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Minnesota State Historic Preservation Office
50 Sherburne Ave., Suite 203, St. Paul, Minnesota 55155
651-201-3293



TO: Joy Beasley, Keeper
National Register of Historic Places

FROM: Ginny Way
NR Architectural Historian
MN SHPO

DATE: May 21, 2019

NAME OF PROPERTY: Weyerhaeuser, Charles A. and Richard Drew Musser Houses

COUNTY AND STATE: Morrison County, Minnesota

SUBJECT: National Register:
 Nomination
 Multiple Property Documentation Form
 Request for determination of eligibility
 Request for removal (Reference No.)
 Nomination resubmission
 Boundary increase/decrease (Reference No.)
 Additional documentation (Reference No. 85001990)

DOCUMENTATION:

- Original National Register of Historic Places Registration Form
- Multiple Property Documentation Form
- Continuation Sheets
- Removal Documentation
- Photographs
- CD w/ image files
- Digital Map
- Sketch map(s)
- Correspondence
 - Owner Objection
 - The enclosed owner objections
 - Do Do not constitute a majority of property owners

STAFF COMMENTS:

The Charles A. Weyerhaeuser and Richard Drew Musser Houses in Little Falls, Morrison County, Minnesota, was listed in the National Register in 1985. A project on the Caretaker's House was recently proposed. At that time it became clear that the information did not provide sufficient information about the period of significance or the contributing status of resources. The City of Little Falls, which owns the property, agreed to update the National Register nomination. The early nomination is substantially lacking in historical information and context. This update rectifies that, provides an appropriate period of significance.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Additional Documentation

Property Name: Weyerhaeuser, Charles A., and Musser, Richard Drew, Houses

Multiple Name: _____

State & County: MINNESOTA, Morrison

Date Received: 5/24/2019 Date of Pending List: 6/11/2019 Date of 16th Day: 6/26/2019 Date of 45th Day: 7/8/2019 Date of Weekly List: _____

Reference number: ADB5001990

Nominator: _____

Reason For Review: _____

X Accept Return Reject 7/3/2019 Date

Abstract/Summary
Comments: _____

Recommendation/
Criteria _____

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.