

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Healy Block Residential Historic District

other names/site number N/A

2. Location

street & number 3101-3145 2nd Ave. S., 3116-3124 3rd Ave. S. not for publication N/A

city or town Minneapolis vicinity N/A

state Minnesota code MN county Hennepin code 053 zip code 55408

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Ian R. Stewart 4/6/93
Signature of certifying official/Title Date

Ian R. Stewart, Deputy State Historic Preservation Officer
State or Federal agency and bureau Minnesota Historical Society

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper Patricia Andrews Date of Action 5/27/93

Name of Property

County and State

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
16	9	buildings
		sites
		structures
		objects
16	9	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: single dwelling

Current Functions

(Enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian: Queen Anne

Materials

(Enter categories from instructions)

foundation limestone

walls weatherboard, stucco, shingle, asbestos shingle

roof asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is: N/A

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Period of Significance

1886-1898

Significant Dates

1886-1898

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Healy, Theron Potter

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Minneapolis Heritage Preservation Commission

Healy Block Historic District
Name of Property

Hennepin, Minnesota
County and State

10. Geographical Data

Acreege of Property 2.17 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 5	4 7 8 4 2 0	4 9 7 6 8 4 0
	Zone	Easting	Northing
2	1 5	4 7 8 5 0 0	4 9 7 6 8 4 0

3	1 5	4 7 8 5 0 0	4 9 7 6 6 6 0
	Zone	Easting	Northing
4	1 5	4 7 8 4 2 0	4 9 7 6 6 6 0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan Granger and Patricia Murphy
organization Gemini Research date 12-12-92
street & number 15 E. 9th Street telephone 612-589-3846
city or town Morris state MN zip code 56267

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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7. NARRATIVE DESCRIPTION

The Healy Block Historic District is a group of fifteen houses, fourteen of which were designed and built by T. P. Healy. The houses are located on what is now known as the Healy Block in the central part of the Powderhorn neighborhood of south Minneapolis. Twelve of the fifteen houses are located on the western side of the block along 2nd Avenue South. Three of the fifteen houses are located at the center of the block along 3rd Avenue South. Only one house in the historic district was not designed and built by Healy--a circa 1900 house which was moved onto its site on the western side of the block at 3135 2nd Ave. S. This house is non-contributing to the district. One of the fourteen Healy houses, the house at 3137 2nd Ave. S., is also considered non-contributing to the district due to alterations. Also standing on the block are nine other houses along 3rd Avenue S. which were not built by Healy and which are outside of the district boundaries.

The Healy Block is bounded by 31st Street East on the north, 3rd Avenue South on the east, 32nd Street East on the south, and 2nd Avenue South on the west. A north-south alley bisects the block. This part of south Minneapolis is laid out in a grid-iron plan, with most of the housing facing the north-south streets. The houses on the Healy Block have fairly shallow, relatively consistent setbacks from the street, and they are closely spaced on fifty foot lots. The Healy Block is located one block south of Lake Street, a major east-west commercial artery.

Built between 1886 and 1898, the fourteen Healy houses in the historic district share several common features. All were designed and built by Minneapolis contractor T. P. Healy. All are woodframe single family residences which have asymmetrical, picturesque facades with vertical emphasis to the designs. Two of the most intact houses, 3116 3rd Ave. S. and 3111 2nd Ave. S., provide excellent examples of how many of the houses on the block once appeared. All of the houses are large, nearly filling the width of their fifty foot lots. All have limestone foundations. Eleven of the houses are variations on the Queen Anne style while two illustrate Healy's transition toward the Neo Classical style. Most of the houses have steeply pitched, complex gabled roof lines. The later houses have simpler hipped roofs with dormers. Many of the houses feature a profusion of ornamental details, surface patterning, beaded spindles and balusters, fine interior woodwork, and stained glass windows. Most have double leaf panelled doors with transoms. Most have first story porches and several have intact rear porches. Several have second story balconies on the main facades which are decorated with intricate spindlework. Several of the houses have second

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story bay windows which feature paired round arched stained glass transom windows set over a large rectangular window. Several of the houses retain original interior room arrangements, intact interior woodwork, rear service staircases, and other Victorian-era features.

Architectural historian Paul Larson has studied the development of Healy's work in detail. He provides an in-depth analysis of the changes in Healy's work as shown on this block in his essay "The Healy Block: An Assessment of its Significance as a Potential Minneapolis Heritage Preservation District" (May, 1988). Larson states that

The single most constant feature of Healy's designs is his use of faceted two-story bays. When applied to the side of the house, the bay is invariably centered beneath a wide gable. . . . Their placement also emphasizes the height and importance of the cross-gable roof to the overall design. Even more important . . . is Healy's projection of a similar faceted bay from one half of the front elevation. . . . The half of the second story not included in the bay retreats beneath the main gable pediment to form a small covered balcony above the veranda roof. The interplay of faceted bay, adjacent balcony, and overhead gable became a virtual signature of Healy's work in the 1890s. [1]

Larson adds that Healy's first houses often have a half-width front gable and small gable triptych, as can be seen in the house at 3137 2nd Ave. S. Another common early detail which Larson identifies is a small window pair with a projecting lintel supported by overscaled brackets, as in the houses at 3139 and 3145 2nd Ave. S. By 1889, Healy had begun using one story circular or faceted corner bays with conical caps on the main facade. The houses at 3107 and 3131 2nd Ave. S. illustrate this feature. At about this time Healy also made the front gables on the houses taller and wider, with a large elaborate gable light. [2]

In addition to the houses themselves, the Healy Block Historic District contains intact examples of turn of the century urban residential outbuildings. The district contains three circa 1900 carriage houses, two of which are basically intact (3116 3rd Ave. S. and 3145 2nd Ave. S.). All three carriage houses are contributing to the district. The district also contains six circa 1915-1925 garages, all of which are basically intact, and one circa 1980 garage. All seven garages are non-contributing to the district.

The following is a description of each of the properties in the historic

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district:

Dr. Rufus H. Lane House
3101 2nd Ave. S.
Built 1890
T. P. Healy, Designer and Builder
Contributing

This 2 1/2 story, woodframe, clapboard-clad Queen Anne style house is one of the most ornate in the historic district. It is prominently situated on a corner lot. A dominant tower with a bulbous cap rises from the northwestern corner of the main facade. The house has a wrap-around open porch with a rounded corner, turned balusters, and limestone piers which support short columns with four volute Ionic capitals. There is a second story porch with fretwork on the main facade. On the southern facade is an ornate oriel window and a two story bay window. The northern facade also has a two story bay window and an intact rear open porch with fluted four volute Ionic columns. There is second rear open porch and second story balcony on the rear facade. The house is basically intact and in good condition. At the back of the lot is a circa 1915, 1 1/2 story hipped roof, stucco covered garage, which is non-contributing to the district.

This was the first house built on the northern half of the 2nd Avenue side of the block. The building permit lists Healy as the original owner and the estimated cost of construction as \$6,000. Larson describes this house, the two neighboring houses at 3107 and 3111 2nd Ave. S., the house at 3123 2nd Ave. S., and the Bennett-McBride House at 3116 3rd Ave. S. as "among the finest Queen Anne houses remaining in the city, including those designed by trained architects" and adds that "These five houses were all built during T. P. Healy's prime years of 1890-1892 and are a collective testament to his superiority as a master builder." [3]

Andrew H. Adams House
3107 2nd Ave. S.
T. P. Healy, Designer and Builder
Built 1891
Contributing

This 2 1/2 story Queen Anne style house is typical of Healy's houses of 1890 to 1892. It has a tall intersecting gabled roof. The house has a front porch with thin turned columns and latticework brackets forming a round arched motif. Within the porch at the northwestern corner of the house is a circular bay. Elaborately carved double leaf doors lead into the front

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entry. There is a second story balcony on the main facade with elaborate spindlework. The house has stained glass transoms above the windows on the projecting bay on the main facade. On the northern facade is a two story bay window. The house is in good condition and has been recently restored. (Some of the porch and balcony millwork was replaced during the restoration.) The building permit lists Healy as the original owner and the estimated construction cost as \$5,000.

John Broom House
3111 2nd Ave. S.
Built 1891
T. P. Healy, Designer and Builder
Contributing

This 2 1/2 story Queen Anne house is very ornate and unusually intact. It has an intersecting hip and gable roof, open porch, bay windows, and elaborate stained glass. The house is covered with clapboard and wood shingles. The elaborate front porch has a rounded northwestern corner and has thin columns, brackets forming round arched openings, and beaded spindlework balustrades. Beneath the porch is a screen of vertical boards with perforated detailing. Within the porch is a double leaf door and a Palladian window with leaded glass. The front porch is topped by a second story balcony with similar detailing and a conical cap. The main gable end on the front facade has gable returns and a large tripartite round arched window. Beneath it is a pair of small round arched stained glass windows (a common Healy feature) that serve as the transom over a rectangular window at the center of a projecting bay. The rear facade has a rare intact rear porch. The house is in good condition and has been carefully restored. The building permit lists Healy as the original owner and the estimated construction cost as \$5,000. At the back of the lot is a one story circa 1915 gable roofed garage which is non-contributing to the district.

T. P. Healy House
3115 2nd Ave. S.
Built 1891
T. P. Healy, Designer and Builder
Contributing

This recently renovated 2 1/2 story woodframe house has a hipped roof and hipped dormers. The porch spanning the facade has thin tapered square columns with unusual capitals adorned with flowers, square balusters, and a panelled porch base. Within the porch is a two story, three-sided bay window with leaded glass transoms, and one story circular bay window. The original

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double leaf entrance with stained glass transom is intact. Above the porch is a second story balcony on the main facade. On the northern facade is a large rounded arched window. The house is in fair to good condition. All but the first story of the main facade was covered with stucco in 1957.

This was the third and final house that Healy himself occupied on the block, and it represents the transitional phase of his work from the Queen Anne style to the Neo Classical. The building permit lists Healy as the original owner and the estimated construction cost as \$6,000. Healy lived in the house from 1892 until his death in 1906. His widow, Mary Ann Healy, lived here until 1928. Larson states that the house "anticipated the low rectilinearity and symmetry of his classical period, but was as vigorously composed and strikingly detailed as the Queen Anne houses of his prime years. The great arched staircase light on the north facade is symmetrically framed by a pair of oculi above and a pair of rectangular sashes below. A second, slightly narrower, faceted bay balances the usual one in front, and beneath the additional bay, the front door is set deeply into the corner and another, rounded bay projects outward. All three exposed elevations display an interest in careful balance of volumes and window placement that seems to prophecy a more creative approach to classicism than Healy in fact developed." [4]

H. A. Murphy House
3119 2nd Ave. S.
Built 1891
T. P. Healy, Designer and Builder
Contributing

A 2 1/2 story Queen Anne style house with an intersecting hip and gabled roof. The northern half of the main facade projects from the massing, and the southern half features a large segmental arched window. There are two story bay windows on the northern and southern facades. The house is in fair condition. It has been altered with stucco and the removal of the front porch, but retains its original massing. The building permit lists Healy as the original owner and the estimated construction cost as \$6,000. At the back of the lot is a one story circa 1925 gable roofed garage which is non-contributing to the district.

William M. Regan House
3123 2nd Ave. S.
Built 1892
T. P. Healy, Designer and Builder (no architect listed on building permit)
Contributing

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This large 2 1/2 story Queen Anne style house has a prominent front-facing gable end with a large round arched window. The house has a tall intersecting gabled roof. At the northwestern corner of the main facade is a rounded corner with a conical cap. The original panelled double leaf doors with oculi and transom remain. Above the front porch is a second story balcony which retains its original fretwork. Flanking this is a bay window with the characteristic Healy treatment of ornate paired round arched stained glass transoms above a rectangular window. The house is in good condition. The front porch has been altered and the house was clad in stucco in 1942. The building permit lists Healy as the original owner and the estimated construction cost as \$6,000.

Joseph B. Hudson House
3127 2nd Ave. S.
Built 1890
T. P. Healy, Designer and Builder
Contributing

This largely intact, elaborately detailed, 2 1/2 story Queen Anne style house has a tall intersecting gable roof. On the main facade is a prominent front-facing gable end with a tripartite window grouping set below an elaborate ogee arch. The house has an open porch and a one story corner bay with a truncated conical roof. The porch has thin square columns with chamfered corners, and a base with incised floral motifs in the paneling. The double leaf door has a transom window. Above the porch on the main facade is a second story balcony. South of the balcony is a bay window with characteristic Healy paired round arched stained glass transom windows over a rectangular window. On the southern facade is a two story bay window. On the eastern facade is an intact rear porch. The house is vacant and in poor condition. The building permit lists Healy as the original owner and the estimated construction cost as \$6,000. J. B. Hudson, an early owner, became an important figure in the retail jewelry business in Minneapolis.

Healy-Rea House
3131 2nd Ave. S.
Built 1890
T. P. Healy, Designer and Builder
Contributing

A 2 1/2 story Queen Anne style house with a tall intersecting gabled roof. The main facade has an open front porch with Healy's characteristic rounded corner bay with truncated conical cap at the southwestern corner. A large

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rectangular window on the main facade retains an ornately carved frame. The original double leaf door with transom is intact. Some original brackets with sunrise motifs remain. There is a two story bay window on the southern facade. On the northern facade is a Moorish bay window with a bulging metal covered cap. The original clapboard siding is visible beneath the current asbestos shingles, which were installed in 1947. The front porch has been altered. The house is vacant and in fair to poor condition.

This was second of the three houses that Healy himself occupied on the block. The building permit lists Healy as the original owner and the estimated construction cost as \$5,000.

House
3135 2nd Ave. S.
Built circa 1900
Builder unknown
Non-contributing

This 1 1/2 story woodframe Shingle style house was moved onto its site. It is non-contributing to the district. At the rear of the lot is a one story circa 1980 garage which is also non-contributing.

Healy-Forbes House
3137 2nd Ave. S.
Built 1886
T. P. Healy, Designer and Builder
Non-contributing

This 2 1/2 story Queen Anne style house has a tall intersecting gable roof. On the northern facade is a gable end that projects over a two story bay window, and an oriel window clad in fishscale shingles. On the main facade, clapboard siding and original window and door openings are intact. The house is in fair to poor condition and has been altered by the addition of a two story enclosed front porch and asbestos siding. Beneath the asbestos siding and behind the two story porch, original clapboard siding, fishscale shingles, and windows and doors are intact. The house is non-contributing to the district because of alterations. The original carriage house still stands at the back of the lot, somewhat altered. It is contributing to the district.

This house was the first of the fourteen houses that Healy constructed on the block, and it was the fourth or fifth house erected on the block during its initial period of development. (In April of 1886 building permits were

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issued for two houses on this block--this house and a house outside the historic district at 3142 3rd Ave. S. It is not known which was completed first.) This was also the first of three houses that Healy himself occupied on the block. The original building permit lists Healy as the owner and the estimated construction cost as \$2,200 which, if accurate, makes it the least expensive-to-construct Healy house on the block.

George F. Bates House
3139 2nd Ave. S.
Built 1886
T. P. Healy, Designer and Builder
Contributing

This 2 1/2 story woodframe Queen Anne style house is an early example of Healy's work. It has complex massing, an intersecting gable roof, and a two story rounded corner bay at the southeastern corner of the house. On the southern facade is a two story bow window with a conical roof. Original brackets remain at the gable ends. The house is vacant and in poor condition. Original fishscale shingles and clapboard are visible under the current asbestos siding. The porch has been altered. The building permit lists Healy as the original owner and the estimated cost of construction as \$3,500. At the back of the lot is a one story, hipped roof, circa 1920 garage which is non-contributing to the district.

William L. Sumner House
3145 2nd Ave. S.
Built 1889
T. P. Healy, Designer and Builder
Contributing

This large 2 1/2 story Queen Anne style house sits prominently on a corner lot. It has a tall gabled roof with intersecting hips and gables. The house was modified by the addition of Tudor style porches with polygonal columns and wide Tudor arches on the main and southern facades in 1908. Within the front porch is a double leaf door with transom. At the southwestern corner of the main facade is a one story rounded corner bay with a copper cap which is typical of Healy's work. On the northern facade is a second story oriel window, and a projecting two story bay set below the gable end. The house retains much leaded and stained glass. It is in poor condition and has been altered with asbestos siding. The porch on the southern facade has been enclosed but retains exotic columns which match the front porch. At the back of the lot is a 1 1/2 story hipped roof carriage house which is in poor condition but basically intact. It is one of three carriage houses standing

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in the historic district and is contributing. The building permit lists Healy as the original owner and the estimated construction cost as \$6,000.

Bennett-McBride House

3116 3rd Ave. S.

Built 1891

T. P. Healy, Designer and Builder

Contributing (individually listed on the National Register)

The Bennett-McBride House is one of the most ornate and intact Queen Anne style houses remaining in the city. It is an elegantly detailed and handsomely preserved 2 1/2 story woodframe example of the Queen Anne style with a steeply pitched gabled roof. The house is adorned with a profusion of elaborate patterning. The house has a very ornate front porch with beaded spindle work which is characteristic of Healy. Within the porch is a double leaf door with ornate carving. The house has several very elaborate bevelled, leaded, and stained glass windows. On the second floor of the main facade is a balcony with spindlework and wheel motifs. The massive front gable end has a tripartite window set below a swan's neck pediment. On the rear facade is an intact rear porch. The interior of the house is extremely intact and well preserved. The house is in good condition.

The building permit listed the original owner as Henry H. Bennett and the estimated cost of construction as \$5,000. Behind the house is an original cupola-capped woodframe, 1 1/2 story carriage house which is the most intact of three carriage houses in the district. It is a contributing structure. The house is individually listed on the National Register as an outstanding example of the Queen Anne style.

Edmund G. Babbidge House

3120 3rd Ave. S.

Built 1890

T. P. Healy, Designer and Builder

Contributing

This 2 1/2 story Queen Anne style house has a steeply pitched intersecting gabled roof. The house is similar in form, massing, and roof line to the neighboring Bennett-McBride House. There is a second story balcony on the main facade. There is a two story bow window on the southern facade, and a bay window set under a projecting gable end on the northern facade. The Babbidge House retains numerous ornate stained glass windows. It is in fair condition and has been altered with asbestos siding, porch alterations, and the removal of detailing. The building permit listed Healy as the owner and

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the estimated cost of construction as \$6,000. At the back of the lot is a one story hipped roof, circa 1920 garage which is non-contributing to the district.

Arthur E. Holbrook House
3124 3rd Ave. S.
Built 1898
T. P. Healy, Designer and Builder
Contributing

An example of the transitional phase of Healy's work, this house combines Queen Anne and Neo Classical features and has ornate stained glass. The 2 1/2 story structure has a hipped roof, Palladian dormer window, and an intact flat roofed front porch with fluted porch columns and turned balusters. There is a two story projecting bay on the main facade. There are two oriel windows on the northern facade and a bay window topped by a projecting gable end on the southern facade. The house is in fair condition and has been clad in asbestos siding. The building permit listed Healy as the original owner and the estimated construction cost as \$4,000. This was the last house Healy built on the block. Arthur B. Holbrook moved into the house after it was completed. He was the president of the Glenwood Inglewood Company, a bottled spring water operation that is still in business. At the back of the lot is a very small, intact, one story, gable roofed circa 1915 garage which is non-contributing to the district.

Notes

- 1 Paul Clifford Larson, "The Healy Block: An Assessment of its Significance as a Potential Minneapolis Heritage Preservation District," May 20, 1988, p. 5.
- 2 Larson, "Assessment," pp. 6-7.
- 3 Larson, "Assessment," p. 8.
- 4 Larson, "Assessment," p. 7.

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8. NARRATIVE STATEMENT OF SIGNIFICANCE

The Healy Block Historic District is comprised of fifteen residences, fourteen of which are Queen Anne and Neo Classical style houses which were designed and built between 1886 and 1898 by Theron P. Healy, one of Minneapolis' most important late nineteenth century residential building contractors. The Healy Block Historic District serves as an excellent example of the phenomenon of contractor-designed upper middle class residential construction during the period 1886 to 1898. This phenomenon had a significant impact on the residential development patterns of Minneapolis during its late nineteenth century population boom, making the Healy Block Historic District eligible for the National Register under Criterion A, significant to the broad patterns of our history. The Healy Block Historic District is the most intact concentration of T. P. Healy's houses remaining in the city, and several of the houses serve as excellent examples of the Queen Anne, the style most favored by Minneapolis' residential construction market in the late 1880s and 1890s.

The fifteen years from 1880 to 1895 marked the period of Minneapolis' most rapid growth in population, industry, business, and civic development. The city became nationally dominant in flour milling and lumber production, and wholesaling, retailing, banking, and other industries flourished. The population soared as these industries rose--Minneapolis grew by more than 250 percent from 46,887 in 1880 to 164,738 in 1890. In the 1880s Minneapolis' population surpassed that of St. Paul for the first time. The city reached its present geographical size in 1887, with the exception of a southern slice which was added in 1927. Population increases slowed with the financial panic of 1893, and the city grew by only 23 percent between 1890 and 1900.

[1]

During the 1880s boom, Minneapolis residents financed the building of dozens of major public, institutional, and commercial structures, as well as block after block of single family housing. The architectural plans which guided residential construction came from a new corps of professional architects, from the offices of contractors like T. P. Healy who prepared their own designs, and from popular magazines like Scribner's and Godey's, architecture publications like American Architect and Building News (1876-1908) and Inland Architect and Builder (1883-1908), and a number of planbooks or builders' manuals like George Shoppell's Modern Houses, Beautiful Houses (1887), George Palliser's Palliser's New Cottage Homes and Details (1887), C. Francis Osborne's Notes on the Art of House Planning (1888), and Louis H. Gibson's Convenient Houses with Fifty Plans for the Housekeeper (1889). Actually

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constructing these houses were hundreds of building contractors, carpenters, and brick masons who established businesses in Minneapolis in the 1880s. [2]

The Healy Block Historic District exemplifies an important component of the city's residential design and development, the pattern of similar, adjacent, contractor-designed and built houses produced by a single contractor for upper middle class and middle class clientele. According to architectural historian Paul Clifford Larson, the Healy Block is "the greatest concentration of houses by a single builder within one block in nineteenth century Minneapolis." According to Larson, who has conducted extensive research in Minneapolis building permits, the four most successful residential contractors in Minneapolis during the mid-1880s and early 1890s who designed as well as built houses were Theron P. Healy, the Elliott Brothers, Isaac C. Roberts, and the Ingham Brothers. Four of these men--Healy, John and William Elliott, and Henry Ingham--were among a large number of builders and architects who moved to Minneapolis in the early to mid-1880s to take advantage of economic opportunities presented by the building boom. All four of these contracting firms had a substantial impact on the design of residential structures in late nineteenth century Minneapolis because of the enormous volume of their work. Brief biographies and discussions of the work of these four contractors follow. [3]

Theron P. Healy

Theron P. Healy (1844-1906) was born in Nova Scotia on May 14, 1844. His family was originally from England. He was a successful maritime shipper in Halifax until two of his ships were lost at sea in 1882, devastating him financially. Healy, his wife, and their eight children moved briefly to Bismarck, North Dakota, where his brother already lived, and in 1884 moved again, this time to Minneapolis. By 1886 Healy was working as a building contractor. The earliest Minneapolis house known to have been designed by Healy was his own house at 3137 2nd Ave. S., built in 1886. [4]

Healy was prolific. He is known to have built at least 120 buildings in Minneapolis, most of them houses. His name is listed as both architect and builder on 85 Minneapolis building permits, with his name as builder beneath the name of a local architect on 35 other permits. While he specialized in residences, Healy also constructed a few commercial structures and apartment buildings. Until 1897, he designed all but six of the structures he is known to have built. After 1899 Healy served primarily as a contractor for buildings designed by others. As a contractor, Healy worked with prominent Minneapolis architects such as Harry Wild Jones, Frank and Louis Long, Kees and Colborn, William Channing Whitney, Edwin P. Overmire, and others. [5]

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Healy also acted as the developer or financier of many of his projects. According to Anders Christensen's building permit research, Healy is listed as the original owner of at least 54 of the 85 houses he designed and built in the 1880s and early 1890s throughout Minneapolis. In the Healy Block Historic District, 13 of the 14 Healy houses were originally owned by Healy. [6]

Healy designed and built many residences located on Minneapolis' Lowry Hill and in the growing residential neighborhoods of the southern part of the city. During the 1880s he specialized in the Queen Anne style. After 1893 Healy shifted from the Queen Anne to simpler, more symmetrical Neo Classical-inspired designs. The houses at 3115 2nd Ave. S. and 3124 3rd Ave. S. in the Healy Block Historic District illustrate this shift. By the late 1890s Healy was working primarily as a contractor, not a designer. Healy died in Minneapolis in February of 1906 at the age of 63.

The fourteen Healy houses in the Healy Block Historic District are "the most intact, the most complete, and the most concentrated collection" of Healy's work, according to Larson. Healy designed, as well as constructed, all 14 of the Healy houses in the Healy Block Historic District. The district contains his two earliest known designs, the houses at 3137 and 3139 2nd Ave. S., and 9 of the 14 houses he designed in 1890 and 1891. (The Historic District is the remaining half of an even larger cluster of Healy houses--Healy also built at least seven houses directly across the street to the west which were demolished in 1960 to make way for the construction of Interstate 35-W.) The houses on the Healy Block were built at the apex of Healy's career, according to Larson. The Healy Block Historic District also includes three of the houses which Healy himself occupied between 1887 and 1905, including the house at 3115 2nd Ave. S. which served as Healy's home for fourteen years between 1892 and his death in 1906. His wife, Mary Ann Healy, continued to own the house until her own death in 1928. [7]

Elliott Brothers

Brothers John and William A. Elliott were in partnership in Minneapolis between 1886 and 1938. The Elliott brothers were born in Peel County, Ontario, of an Irish father and a Scotch mother, and trained as carpenters in Ontario. William A. Elliott (1864-1936) moved to Minneapolis in 1883 and was soon working as a carpenter. His older brother John Elliott (b. 1861) arrived in the city one year later, and also found employment as a carpenter. The Elliotts formed their own company at the beginning of the building season in 1886. Between 1886 and the 1890s, they were one of the city's most

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successful residential contractors.

In the 1890s the Elliott Brothers began to shift from residential to commercial construction. They began designing fewer structures, and worked more consistently as a contractor for the designs of others. The Elliotts incorporated their business in 1907. Their success in the contracting field continued to grow, and they built many major public and private buildings in Minneapolis including the Minneapolis Institute of Arts and a number of buildings including Folwell Hall on the University of Minnesota Minneapolis campus. [8]

Isaac C. Roberts

Isaac Curtiss Roberts (1852-1891) worked as a contractor in Minneapolis from the early 1870s until his death in 1891 at the young age of 39. Early in his brief career he worked with carpenter John W. Roberts, who was probably his father. By 1891-92 he was listed in the Minneapolis city directory as an architect, rather than a contractor. During the 1880s, Roberts built and designed a number of Queen Anne residences, particularly in North Minneapolis. His works include three houses built in 1888 and 1889 at 1911 Laurel Ave. N., 618 Morgan Ave. N., and 424 Newton Ave. N. Very little of Roberts' work survives in the city. [9]

Ingham Brothers

Henry Ingham (1853-1933) worked as a building contractor in Minneapolis for 35 years between circa 1885 and his retirement in 1920. He was born in England and moved to Minneapolis in 1883. By 1893 Henry was listed in the Minneapolis city directory as an architect, rather than a contractor. Between 1885 and 1892 Henry was in partnership with his brother, Alfred Ingham, and after 1892 apparently worked alone. According to Larson, the Ingham Brothers designed and constructed a large number of small Queen Anne houses in Minneapolis, one of which survives in altered form on the Healy Block at 3112 3rd Ave. S. (1887). Larson indicates that Henry Ingham was more prolific than Healy. Larson states, however, that the firm "lacked design distinction until Henry Ingham set up his own business and turned to post-colonial neoclassicism." Among the houses in south Minneapolis designed and constructed by Henry Ingham are the Roos House at 2648 Humboldt Ave. S. (1901) and the Bateman House at 2737 Lake of the Isles Pkwy E. (1903). [10]

The patterns of residential development in new areas of Minneapolis in the 1880s which are exemplified in the Healy Block appear to have been similar to those described by Sam B. Warner in Boston. Warner found in his exhaustive

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study of building permits that the tendency of families to seek out neighbors of similar income levels had a strong force in building and maintaining structurally and economically homogeneous districts. He adds that

Both homeowners, who purchased a single lot for a custom-built home, and professional builders, who handled several lots at a time, sought safety for their investment by building dwellings of a type common to the area. In this way an architectural and income uniformity continued from year to year until there was a radical shift in transportation or expansion of an adjacent neighborhood to bring large numbers of a different income into the area. . . . The practice of repetitive building was assisted by the habits of late nineteenth century speculative builders. They were a conservative group and sought safety in their operations by restricting themselves to one or two house styles and catering to a limited price range of customer. Once a builder had learned a successful land-house combination he stuck to it until fashion forced him to abandon it. [11]

Such economic and stylistic homogeneity was found among the original owners and houses on the Healy Block. Built between 1886 and 1898, the 14 Healy houses were constructed for families of the business and professional class and were priced in the \$4,000-\$6,000 range. In a business practice typical of the period, Healy himself was the original owner of several of the houses, presumably building them for immediate resale. [12]

Warner's description of suburban Boston's typical builders sounds not unlike T. P. Healy:

Except for a few of the most active landowners the men who made the decisions to build were all local middle class amateurs. In addition, perhaps a majority of the houses were erected by men with no prior experience with cities, men who had come to Boston from small New England and Canadian towns. . . . The typical builder used his knowledge as a local resident for the selection of his property. He built on land near his own house. [13]

Like Healy, many of Boston's builders were originally from Maritime Canada. Warner writes, "The Maritime Provinces of Canada provided as many of the most active landowners as did Greater Boston. . . . A common phrase of the day used to describe suburban contractors was "Nova Scotia hatchet and saw men." Warner further observes that, "Because the suburban builder was an amateur he was a willing follower of popular housing fashions. Without any formal

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training in architecture or subdivision, and hard pressed by lack of capital, he sought safety by repeating the popular." [14]

The Healy Block Historic District also provides an excellent example of the response of a prolific Minneapolis contractor-designer to strong market demand for the Queen Anne style. The Queen Anne dominated single family residential construction in Minneapolis beginning in the early 1880s, supplanting Italianate and French mid-century classicism by the time of the peak of the city's building boom in 1884. The Queen Anne, which originated in England, featured an eclectic combination of elements, picturesque massing, and vertical emphasis. The style was first introduced to this country at the 1876 Centennial Exposition in Philadelphia, and was used by many academically trained architects working in this country in the early 1880s.

Architectural historian Alan Gowans classifies Queen Anne as a sub-type of the American Picturesque styles which flourished in this country "with unparalleled exuberance, partly because they took wooden forms, which allowed freer imaginative treatment than stone or brick, partly because democratic institutions and attitudes overcame inhibiting traditional discipline much more easily, partly because wealth was more easily amassed in this vast, rich new country." [15]

Gowans notes that the Picturesque styles were particularly well accepted in Midwestern and Western states and notes that their popularity was so great that they were used for mass-prefabricated houses even though such details added extra expense. He includes an illustration of a prefabricated house not unlike those on the Healy Block, "Design No. 37," taken from the catalogue of George F. Barber of Knoxville, Tennessee. Gowans observes that inventive mixing of elements and forms was one of the chief features of the "High Picturesque" and notes that "some of the most extraordinary buildings of this era were produced by local builders, fitting prefabricated ornament to traditional plans in many cases." [16]

Minneapolis architectural historian Donald Torbert indicates that the Queen Anne "became a catch-all name which was used to cover the most irrationally individualistic designs of the eighteen-eighties." He also notes that "the most popular residential types" in the 1880s were architect-designed and carpenter built houses in which [17]

effects of bulk, height and irregularity are emphasized. Towers, gables and bays are stressed. The designs are marked by variety of materials and by variety in the size and placement of openings. All

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axial effects are avoided. In the larger structures rounded and angular shapes are sharply contrasted, but the smaller houses are sharply angular. Much of the decorative patterning on the wall surfaces has a parallel in the pattern-shingle and half-timber Queen Anne, summer "cottages" designed by McKim, Mead and White. [18]

In Minneapolis as elsewhere, the Queen Anne style was used for housing of all spectrums of the price range, from huge mansions to modest working class houses. Charles Nelson in his article "Style-History of Architecture in Minnesota" describes the Queen Anne "as by far the most popular style of architecture and the most adaptable to all economic classes during the last years of the Victorian period." By the late 1880s, many of the professional architects in the city had shifted to less ornate designs such as the Neo Classical and Shingle styles. However, the immense popularity of the Queen Anne continued, particularly in contractor-designed houses. The widespread proliferation of the style in Minneapolis in the 1880s and 1890s is largely the result of the work of the city's contractors and builders, including T. P. Healy. [19]

According to Carolan and Larson, T. P. Healy was the only builder to fully develop the Queen Anne style in Minneapolis and nearly every one of his houses built between 1886 and 1898 were in this style. The Lowry Hill East Neighborhood Association's 1979 House Tour brochure describes Healy as "the most prolific builder of Minneapolis' south side, the majority of his houses being large and sumptuous Queen Annes." [20]

Eleven of the houses on the Healy Block were designed in the Queen Anne style. Five of the houses (3101, 3107, 3111, and 3123 2nd Ave. S. and 3116 3rd Ave. S.) are particularly good examples of the exuberance mentioned by Gowan and the detailing described by Torbert. According to Urban Studies professor Judith Martin, the Healy Block contains a concentration of Queen Anne houses which is unique in south Minneapolis in terms of number, ornamentation, and integrity. The work of Paul Larson discusses in considerable detail the Queen Anne style, Healy's contributions to the development of the style in Minneapolis, and the distinctiveness of Healy's Queen Anne work. [21]

Notes

- 1 Calvin Schmid, Social Saga of Two Cities (Minneapolis: Mpls. Council of Social Agencies, 1937), pp. 6, 15. John R. Borchert, David Gebhard, David Lanegran, and Judith Martin, Legacy of Minneapolis (Bloomington: Voyageur Press, 1983), pp. 64, 70.

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- 2 Vincent J. Scully, Jr., The Shingle Style and The Stick Style, rev. ed. (New Haven: Yale University Press, 1977), pp. 166-171. There were approximately 100 contractors, carpenters, brick and foundation masons, and plasterers listed in the 1886/87 Minneapolis city directory. The listed number decreased to 83 in 1895 during the economic depression, but had grown to 337 by 1903.
- 3 Paul Clifford Larson, "The Healy Block: An Assessment of its Significance as a Potential Minneapolis Heritage Preservation District," May 20, 1988, pp. 1, 4. In a telephone interview, Larson indicated that his methodology included a comprehensive examination of Minneapolis building permits from the mid-1880s through the crash of 1893 and an exhaustive review of the Improvement Bulletin and other trade journals of the period. Paul Clifford Larson, Telephone interview with Susan Granger, Oct. 16, 1992.
- 4 Paul Clifford Larson, "T. P. Healy: Summary of Source Materials," May, 1988, n.p.
- 5 Larson, "Assessment," p. 1. Larson, "Source Materials," n.p. Trilby Busch Christensen, "Legacy of a Master Builder: Theron Healy's Dream of Minneapolis Lingers in His Queen Anne Architecture," Twin Cities, Nov. 1981, p. 78.
- 6 Larson, "Source Materials," n.p. Anders Christensen, "Theron Potter Healy, Master Builder," List of Healy projects from building permit research, Nov., 1980, n.p.
- 7 Larson, "Assessment," pp. 1, 8. Larson, "Source Materials," n.p.
- 8 Larson, "Assessment," p. 5. Note that John and William A. Elliott should not be confused with Jacob and Wyman Elliot who platted J. S. and W. Elliot's Addition to south Minneapolis in 1874.
- 9 Rhonda Carolan and Paul C. Larson, "Healy Block District Local Heritage Preservation Designation Study," Minneapolis Heritage Preservation Commission, March, 15, 1989, item 11, page 12. Larson, "Assessment," p. 5.
- 10 Larson, "Assessment," p. 5. Paul Clifford Larson, Letter to Susan Granger, Nov. 13, 1992. Robert Glancy, Unpublished research on Kenwood/Lake of the Isles neighborhood of Minneapolis, Northwest Architectural Archives, St. Paul.
- 11 Sam B. Warner, Jr., Streetcar Suburbs: The Process of Growth in Boston, 1870-1900 (Cambridge: Harvard Univ. Press and M.I.T. Press, 1962), pp. 75-76.
- 12 Larson, "Assessment," p. 2. Larson, "Source Materials," n.p. Larson's work describes the development of the Healy block and provides details on the owners of the houses.
- 13 Warner, pp. 129-130.
- 14 Warner, pp. 129-130.

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- 15 Alan Gowans, Styles and Types of North American Architecture (New York: Harper Collins, 1992), p. 171.
- 16 Gowans, pp. 172, 200.
- 17 Donald Torbert, "Minneapolis Architecture and Architects, 1848-1908: A Study of Style Trends in Architecture in a Midwestern City Together with a Catalogue of Representative Buildings," Unpublished Ph.D. dissertation, University of Minnesota, 1953, p. 189.
- 18 Torbert, p. 208.
- 19 Charles Nelson, "Style-History of Architecture in Minnesota," Architecture Minnesota, July-August 1977, p. 29. Larson, "Assessment," p. 3-4. All of Minneapolis' Queen Anne mansions have been demolished according to Legacy of Minneapolis, p. 153. David Gebhard and Tom Martinson, A Guide to the Architecture of Minnesota (Minneapolis: University of Minnesota, 1977), p. 409.
- 20 Carolan and Larson, item 11, p. 12. Lowry Hill East Neighborhood Association, House Tour, research by Anders Christensen, 1979, n.p.
- 21 Martin was one of the co-directors of a citywide historic sites survey of Minneapolis conducted in 1980-1982 and one of four authors of Legacy of Minneapolis (1983), a book based on the survey. In an interview with Granger, Martin indicated that the only other comparable cluster of ornate Queen Anne houses in the city is located along the 1400-1600 blocks of Dupont Avenue N. in north Minneapolis. Judith Martin, Phone interview with Susan Granger, Sept. 23, 1992. See Larson, "Assessment," pp. 1-10, Carolan and Larson, and Larson, "Source Materials."

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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Larson, Paul Clifford. Letter to Susan Granger. Nov. 13, 1922.

Larson, Paul Clifford. Telephone interviews with Susan Granger. June 17, 1992, and Oct. 16, 1992.

Larson, Paul Clifford. "T. P. Healy: Summary of Source Materials." May, 1988.

Lowry Hill East Neighborhood Association. House Tour. Research by Anders Christensen. 1979.

Martin, Judith. Phone interview with Susan Granger. Sept. 23, 1992.

Carolan, Rhonda and Paul C. Larson. "Healy Block District Local Heritage Preservation Designation Study." Minneapolis Heritage Preservation Commission. March, 15, 1989.

Nelson, Charles. "Style-History of Architecture in Minnesota." Architecture Minnesota, July-August 1977.

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Continuation Sheet**

Healy Block Historic District
Minneapolis, Hennepin County, MN

Section number 10 Page 21

10. GEOGRAPHICAL DATA

Verbal Boundary Description

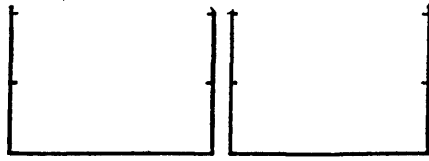
The boundary of the Healy Block Historic District includes all of Lots 5-7 and all of Lots 13-24, Block 8, Baker's Second Addition to Minneapolis.

Boundary Justification

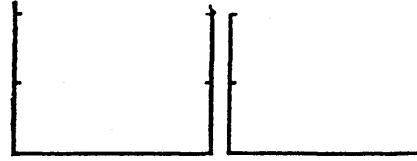
The boundary of the district includes all houses on the block which were constructed by T. P. Healy.

HEALY BLOCK HISTORIC DISTRICT
MINNEAPOLIS, MINNESOTA

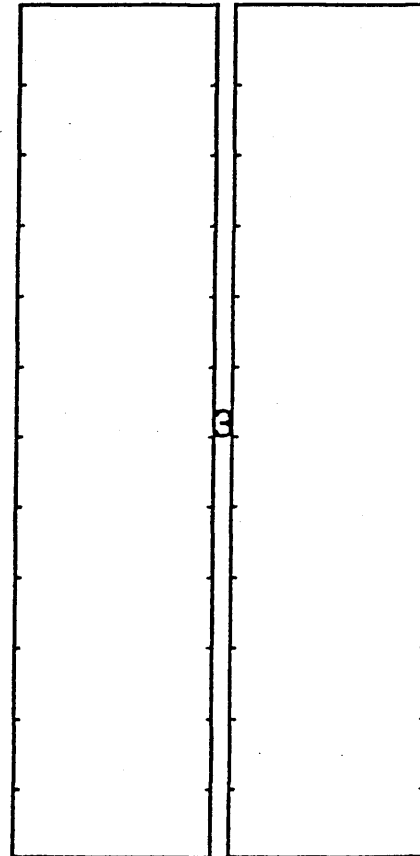
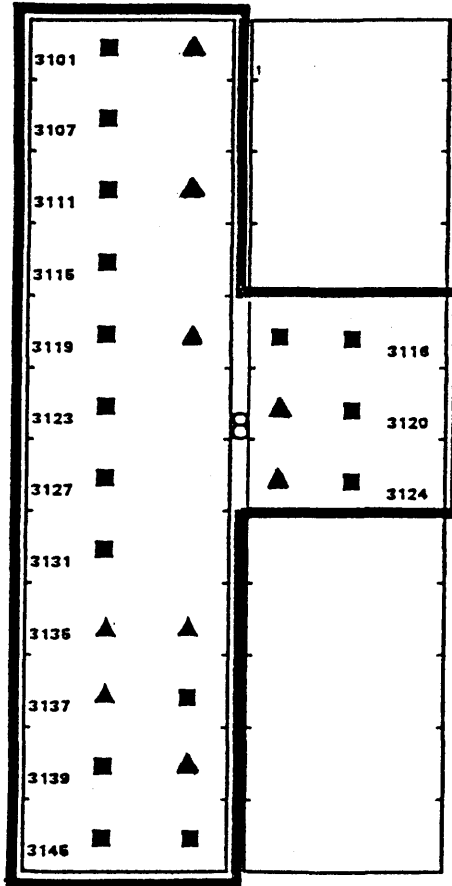
Ave. S.



Ave. S.

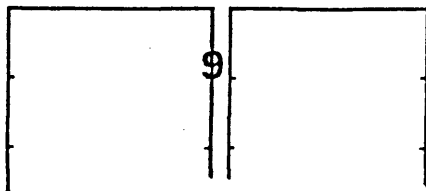


E. 31st St.

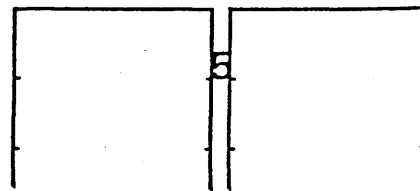


E. 32nd St.

2nd



3rd



Scale 1" = 120'

■ = Contributing

▲ = Non-Contributing

Prepared by Gemini Research 1992

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Healy Block Residential Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MINNESOTA, Hennepin

DATE RECEIVED: 1/23/08 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/07/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 93000417

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

additional Documentation Accepted

RECOM./CRITERIA Accept
REVIEWER Edson Beall DISCIPLINE Historian
TELEPHONE _____ DATE 3.6.08

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Healy Block Residential Historic District

Name of property

Hennepin County, MN
County and State

Section number 7 Page 3 and 5

Name of multiple property listing (if applicable)

Reference Number: 93000417

State: MN

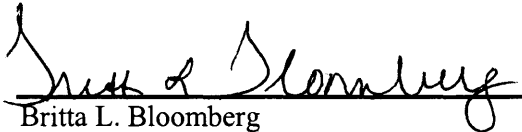
County: Hennepin

Resource Name: Healy Block Residential Historic District

Section 7, Description, Page 7:3: The owner of 3101 2nd Ave. S. is William M. Regan

Section 7, Description, Page 7:5: The owner of 3123 2nd Ave. S. is Dr. Rufus H. Lane

Comments: The owner names associated historically with these two properties were reversed in the original nomination.



Britta L. Bloomberg
Deputy State Historic Preservation Officer

1/16/08
Date