

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Minnesota
 COUNTY: Hennepin
 FOR NPS USE ONLY
 ENTRY DATE: MAY 2 1974

1. NAME

COMMON: Milwaukee Avenue Historic District
 AND/OR HISTORIC: Milwaukee Avenue and/or 22½ Avenue

2. LOCATION

STREET AND NUMBER: Milwaukee Avenue extending from Franklin Avenue to 24th Street
 CITY OR TOWN: Minneapolis CONGRESSIONAL DISTRICT: Fifth District
 STATE: Minnesota CODE: 22 COUNTY: Hennepin CODE: 053

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence S <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)

4. OWNER OF PROPERTY

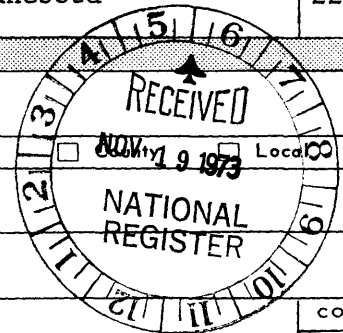
OWNER'S NAME: Under private ownership
 STREET AND NUMBER:
 CITY OR TOWN: Minneapolis STATE: Minnesota CODE: 22

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Hennepin County Registrar of Deeds
 STREET AND NUMBER: Hennepin County Courthouse, 4th Street at Third Avenue
 CITY OR TOWN: Minneapolis STATE: Minnesota CODE: 22

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Minnesota Statewide Historic Sites Survey
 DATE OF SURVEY: 1973 Federal State Local
 DEPOSITORY FOR SURVEY RECORDS: Minnesota Historical Society
 STREET AND NUMBER: Building 25, Fort Snelling
 CITY OR TOWN: Saint Paul STATE: Minnesota CODE: 22



SEE INSTRUCTIONS

STATE: Minnesota
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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered to	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Milwaukee Avenue Historic District consists of four half-blocks containing forty-eight residential structures. The land area is approximately 3.3 acres.

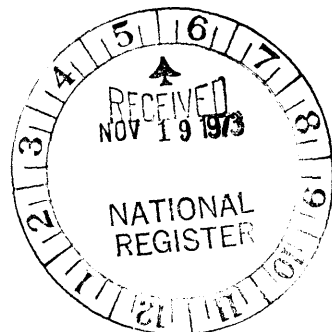
The houses on Milwaukee Avenue are constructed of brick veneer on timber frame. This characteristic contributes to the district's unique quality. Few of the residential areas built-up during the second half of the nineteenth century in Minneapolis resulted in the construction of such a significant number of contiguous brick houses.

The houses share common architectural treatments such as uniform roof slopes, uniform separation on lots, modified flat arch windows; and open front porches which utilize a minimum of applied ornamentation. Although many of these porches have been enclosed in recent years, a number of the buildings have retained their original porch treatments. In general, many of the buildings have suffered deterioration through lack of maintenance; however, the original intended architectural design characteristics have survived in a relatively intact state.

Historically, the Milwaukee Avenue houses represent a "common man's architecture" which proliferated from a rash of copy-book plans that attained popularity in the second half of the nineteenth century. However, the extensive use of sand-colored brick, the flat-arch window treatment, and the regular and somewhat severe geometry is reminiscent of the immigrant German-style residences of the late 1800's found along the upper Mississippi River Valley.

The distinct architectural quality of Milwaukee Avenue is created by the continuity of modest and similar forms, while maintaining a relationship of closeness with the spaces in between. The narrowness of the street, with its 1200 foot length give it a distinct beginning and end and make it equally suited for pedestrians as well as limited automobile access. The simple rhythm of the gabled roofs of houses built in close proximity to the sidewalk creates an intimate sense of scale, once part of urban life, but now largely absent from American urban centers.

SEE INSTRUCTIONS



4. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input checked="" type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input checked="" type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

The area surrounding the Milwaukee Avenue Historic District, now known as "Seward West", was considered by Indians, hunters, and travelers as a place of "sturdy ground" amid the surrounding marshy lands. This area served as a resting place along the trail from the Falls of Saint Anthony to the cliffs of Fort Snelling.

As the city of Minneapolis grew, the trail was replaced by railroad trackage which later expanded into extensive railroad yards that fostered the development of nearby industries. The emerging industrial base, the extension of streetcar routes along Franklin Avenue and Minnehaha Avenue, the founding of Monroe Elementary School on the north side of Franklin Avenue, and the relatively sparse early settlement of the area all provided the background for the development of a controlled housing development where Milwaukee Avenue would be later located.

The street (named Milwaukee Avenue in 1906) was first called 22½ Avenue. The land between 22nd and 23rd Avenues was bisected by a right-of-way and platted into quarter-lots in 1883. William Ragan, the real estate agent who platted the area for sale on a speculative basis, was also the contractor/builder for the houses constructed on these quarter-lots. This effort resulted in the earliest "planned workers' community" in Minneapolis.

Such lot dissection was an attempt to increase the economic return on the land by building clusters of modest houses on small narrow lots, a method often employed in lower class housing of the industrial period. These housing projects were constructed just beyond the periphery of the old walking city. The practice of constructing repetitive housing types also gained momentum as a means of capitalizing on a limited-price market.

Such a market was in great supply during this time as Minnesota became the settling place for large numbers of immigrants - lower class laborers and tradesmen who needed immediate or interim shelter during their first years after arrival.

City directories of 1885-1886 show most of the residents of 22½ Avenue to be Scandinavian immigrants, and nearly all of the listed occupations in the directories were those of the common trade: shoemakers,

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Street Openings and Street Vacations, City of Minneapolis, 1906
 Deed Records & Buildings Permits, Registrar of Deeds and Department of Inspections, City of Minneapolis
Streetcar Suburbs; Warner, Sam B., pp.56-76
 Minneapolis City Directories and census reports: 1885, 1886, 1890, 1905

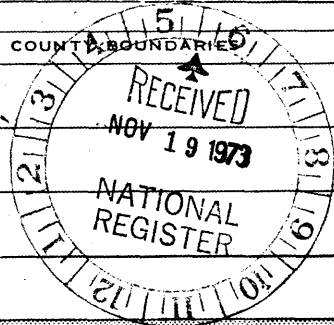
10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	44°	57'	45"	93°	14'	27"			
NE	44°	57'	45"	93°	14'	21"			
SE	44°	57'	32"	93°	14'	21"			
SW	44°	57'	32"	93°	14'	27"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **3.3**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



11 FORM PREPARED BY

NAME AND TITLE:
Charles W. Nelson, Supervisor, Historic Sites Survey & Planning

ORGANIZATION: **Minnesota Historical Society** DATE: **11/13/73**

STREET AND NUMBER:
Building 25, Fort Snelling

CITY OR TOWN: **Saint Paul** STATE: **Minnesota** CODE: **22**

12 STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Russell W. Fridley
 Title: Director, Minnesota Historical Society
 Date: Nov. 14, 1973

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

A.R. Martens
 Director, Office of Archeology and Historic Preservation
 Date: 5/2/74
 ATTEST:
Wm. H. ...
 Keeper of the National Register
 Date: 5.2.74

NW1/4/50131
 4978600
 CD
 087/18160/1978600
 0066661/00184/13N
 SE 1/4/181/60/4978240
 SW 1/4/181/60/4978240
 SEE INSTRUCTIONS

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE Minnesota	
COUNTY Hennepin	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 2 1974

(Number all entries)

#8 Significance

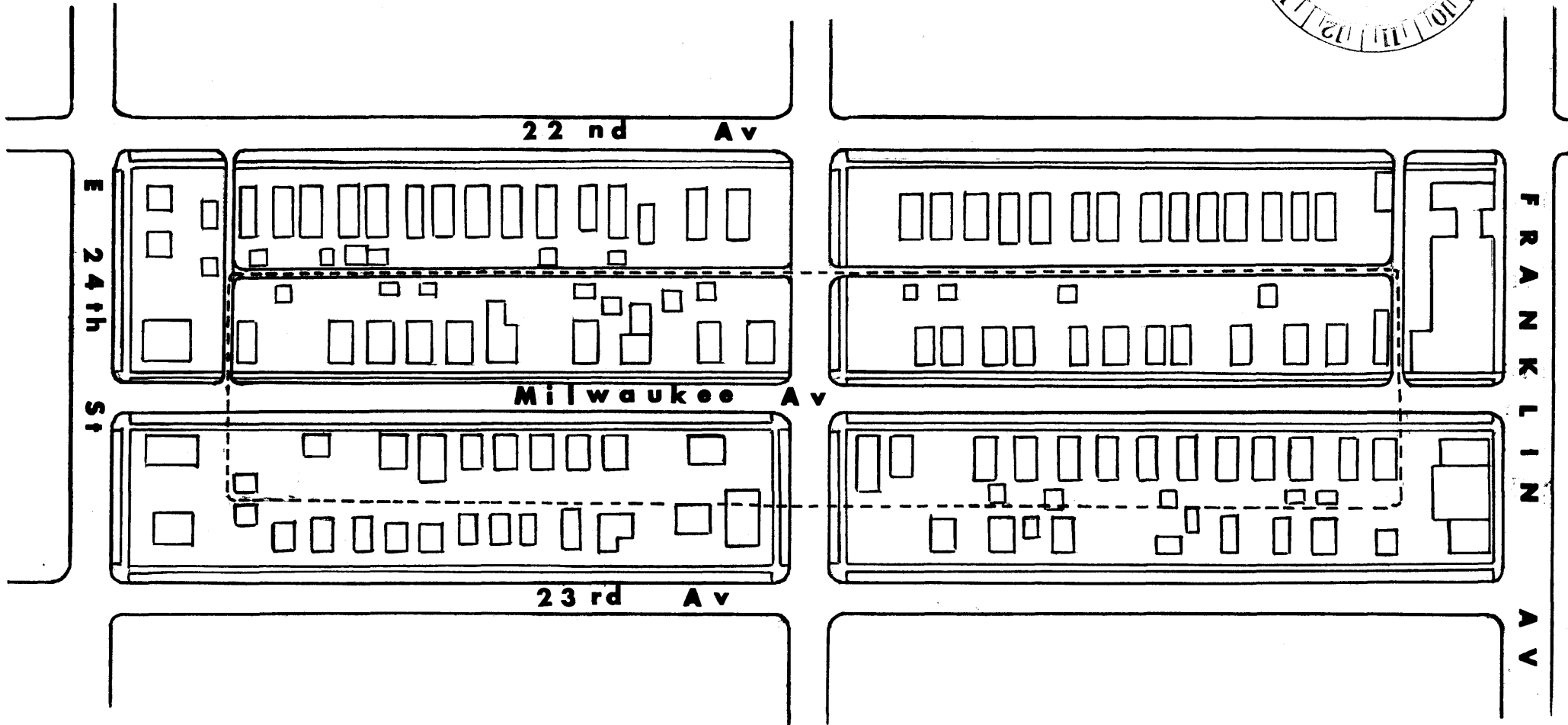
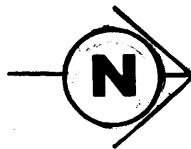
buttermakers, bakers, coopers, carpenters, blacksmiths, general laborers, and railroad workers at the nearby railroad yards. A comparison of directories and land holders through the early years of the 22½ Avenue community lends further support to the attitude that the neighborhood consisted of renters and boarders which served as transient laborers.

Ironically, this area originally intended as temporary housing for transient laborers has remained relatively intact for the past ninety years. The opportunity thus presents itself for the perservation of Milwaukee Avenue as a unique element of Minnesota's social heritage.



MILWAUKEE AVE. HISTORIC DISTRICT

Minneapolis, Minnesota



Form No. 10-301
Rev. 7-72

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE Minnesota	
COUNTY Hennepin	
FOR NPS USE ONLY	
ENTRY NUMBER MAY 2 1974	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Milwaukee Avenue Historic District			
AND/OR HISTORIC: Milwaukee Avenue / 22½ Avenue			
2. LOCATION			
STREET AND NUMBER: Milwaukee Avenue between Franklin Avenue/and 24th Street South			
CITY OR TOWN: Minneapolis			
STATE: Minnesota	CODE 22	COUNTY: Hennepin	CODE 053
3. MAP REFERENCE			
SOURCE: Sketch Map, Minnesota Historical Society Survey File			
SCALE:			
DATE: 1 October 1973			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

