

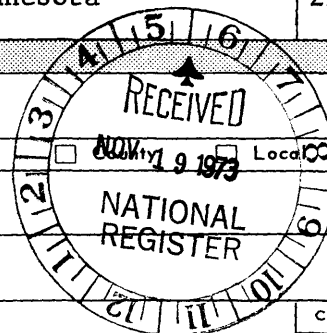
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(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 <u>extending</u> from Franklin Avenue to 24th Street				
CITY OR TOWN:		CONGRESSIONAL DISTRICT:		
Minneapolis		Fifth District		
STATE	CODE	COUNTY:	CODE	
Minnesota	22	Hennepin	053	
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <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
		Public Acquisition: <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered		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"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence S	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		
4. OWNER OF PROPERTY				
OWNER'S NAME:				
Under private ownership				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:	CODE	
Minneapolis		Minnesota	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:		STATE	CODE	
Minneapolis		Minnesota	22	
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY:				
Minnesota Statewide Historic Sites Survey				
DATE OF SURVEY: 1973 <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
Minnesota Historical Society				
STREET AND NUMBER:				
Building 25, Fort Snelling				
CITY OR TOWN:		STATE:	CODE	
Saint Paul		Minnesota	22	

SEE INSTRUCTIONS



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

7. DESCRIPTION

CONDITION

(Check One)

☐ Excellent ☐ Good ☒ Fair ☒ Deteriorated ☐ Ruins ☐ Unexposed

(Check One)

☒ Altered to ☒ Unaltered

(Check One)

☐ Moved ☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

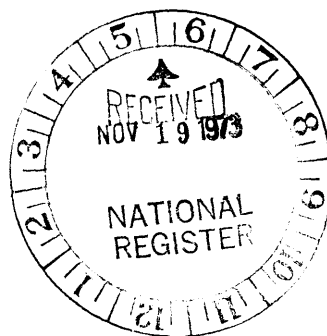
The Milwaukee Avenue Historic District consists of four half-blocks containing forty-eight residential structures. The land area is approximately 3.3 acres.

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

3. 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	<input checked="" type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Architecture	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Military		
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music		
STATEMENT OF SIGNIFICANCE			
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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,</p>			

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

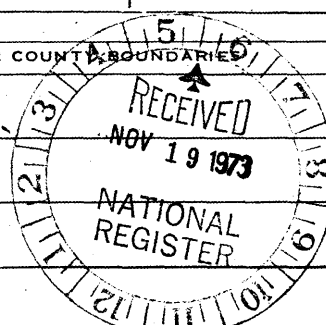
10. GEOGRAPHICAL DATA

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



SEE INSTRUCTIONS

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.

AR Martensen
Director, Office of Archeology and Historic Preservation

Date 5/2/74

ATTEST:
how [signature]
Keeper of the National Register

Date 5.2.74

**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

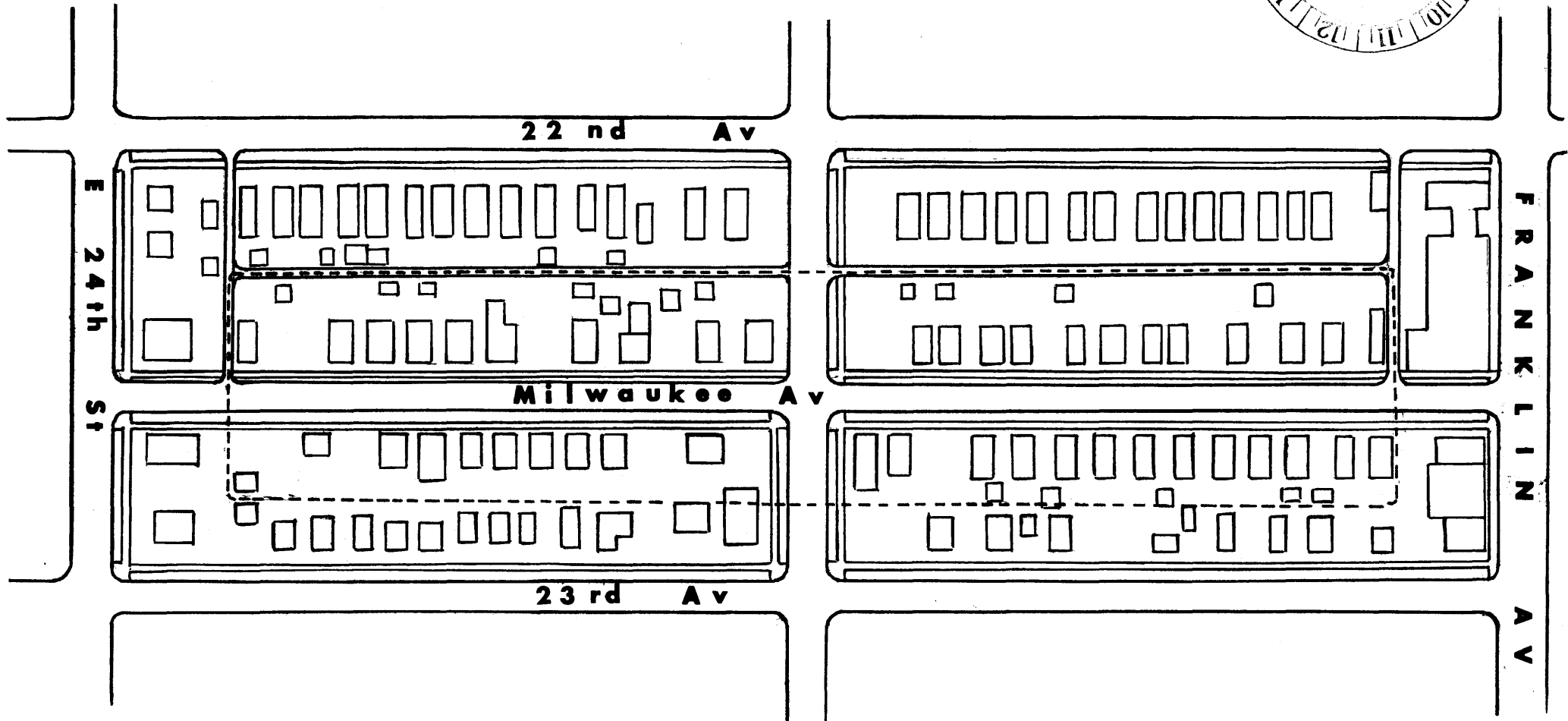
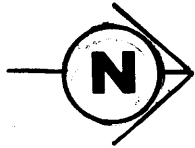
buttermakers, bakers, coopers, carpenters, blacksmiths, general laborers, and railroad workers at the nearby railroad yards. A comparison of directories and land holders through the early years of the 22½ Avenue community lends further support to the attitude that the neighborhood consisted of renters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

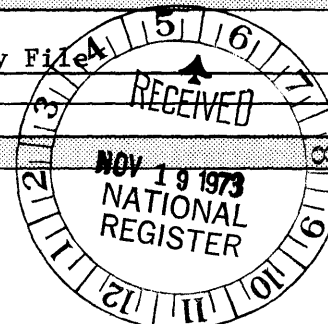
**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(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.			





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

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

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

1. NAME

COMMON: Milwaukee Avenue Historic District
AND/OR HISTORIC: Milwaukee Avenue / 22 $\frac{1}{2}$ Avenue South

2. LOCATION

STREET AND NUMBER:

Milwaukee Avenue

CITY OR TOWN:

Minneapolis

STATE:

Minnesota

CODE

22

COUNTY:

Hennepin

CODE

053

3. PHOTO REFERENCE

PHOTO CREDIT: Charles W. Nelson

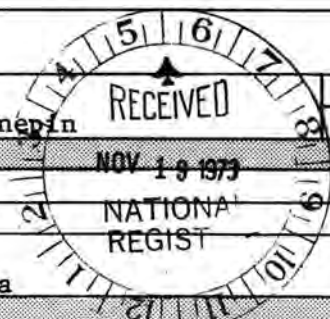
DATE OF PHOTO: October, 1973

NEGATIVE FILED AT: Minnesota Historical Society
Building 25, Fort Snelling, Saint Paul, Minnesota

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Southeast perspective view of single family residence on 2100
block of Milwaukee Avenue. (2117 Milwaukee Avenue).



SEE INSTRUCTIONS



NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

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

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

1. NAME

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

2. LOCATION

STREET AND NUMBER:
Milwaukee Avenue

CITY OR TOWN:
Minneapolis

STATE:
Minnesota

CODE
22

COUNTY:
Hennepin

CODE
053

3. PHOTO REFERENCE

PHOTO CREDIT: Dan Mulcahy, 4110 Abbott Avenue North, Minneapolis, Minn.

DATE OF PHOTO: 1904

NEGATIVE FILED AT: Minnesota Historical Society

Bldg. 25, Fort Snelling, St. Paul, Minnesota

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Residence at 2107 Milwaukee Avenue (ca.1904)



SEE INSTRUCTIONS



NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

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

STATE Minnesota	
COUNTY Hennepin	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
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COUNTY:

Hennepin

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DATE OF PHOTO: 1904

NEGATIVE FILED AT:

Minnesota Historical Society, Building 25, Fort Snelling, St. Paul

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Residence at 2107 Milwaukee Avenue





NATIONAL REGISTER OF HISTORIC PLACES
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(Type all entries - attach to or enclose with photograph)

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FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 2 1974

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AND/OR HISTORIC: Milwaukee Avenue / 22 $\frac{1}{2}$ Avenue South

2. LOCATION

STREET AND NUMBER:

Milwaukee Avenue

CITY OR TOWN:

Minneapolis

STATE:

Minnesota

CODE

22

COUNTY:

Hennepin

CODE

053

3. PHOTO REFERENCE

PHOTO CREDIT: Charles W. Nelson

DATE OF PHOTO: October, 1973

NEGATIVE FILED AT: Minnesota Historical Society
Building 25, Fort Snelling, St. Paul, Minnesota

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Southeast perspective view of 2100-2200 block of Milwaukee Avenue.
Single-family residences



SEE INSTRUCTIONS



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

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1. NAME

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Hennepin

CODE

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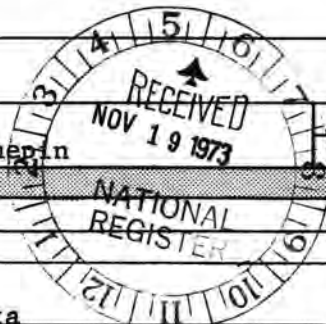
3. PHOTO REFERENCE

PHOTO CREDIT: Charles W. Nelson
DATE OF PHOTO: October, 1973
NEGATIVE FILED AT: Minnesota Historical Society
Building 25, Fort Snelling, Saint Paul, Minnesota

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Southwest perspective view of single family residences and boarding houses on 2100-2200 block of Milwaukee Avenue.



SEE INSTRUCTIONS



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

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Minnesota

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COUNTY:

Hennepin

CODE

053

3. PHOTO REFERENCE

PHOTO CREDIT: Charles W. Nelson

DATE OF PHOTO: October, 1973

NEGATIVE FILED AT: Minnesota Historical Society
Building 25, Fort Snelling, Saint Paul, Minnesota

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Southeast perspective view of 2300-2400 block of Milwaukee Avenue.
Single-family residences



SEE INSTRUCTIONS



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

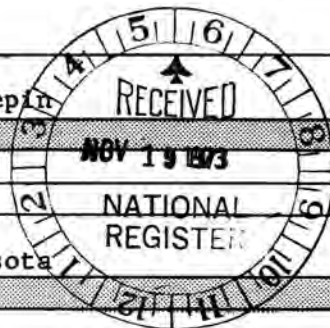
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STATE Minnesota	
COUNTY Hennepin	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 2 1974

SEE INSTRUCTIONS

1. NAME			
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AND/OR HISTORIC: Milwaukee Avenue / 22 $\frac{1}{2}$ Avenue South			
2. LOCATION			
STREET AND NUMBER: Milwaukee Avenue			
CITY OR TOWN: Minneapolis			
STATE: Minnesota	CODE 22	COUNTY: Hennepin	CODE 053
3. PHOTO REFERENCE			
PHOTO CREDIT: Charles W. Nelson			
DATE OF PHOTO: October, 1973			
NEGATIVE FILED AT: Minnesota Historical Society Building 25, Fort Snelling, Saint Paul, Minnesota			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			

Southwest perspective view of boarding houses on 2300-2400
block of Milwaukee Avenue.





Brick duplexes on West side of Avenue,
looking south from 2/3 point between
22nd and 24th Streets.

MILWAUKEE AVENUE HISTORIC DISTRICT

DEC 15 1927



Single family residences on West
side of Avenue, looking south from
Franklin Avenue toward 22nd Street.

MILWAUKEE AVENUE HISTORIC DISTRICT

15 1980



Frame Duplexes on West side of Avenue
at intersection with 22nd Street

MILWAUKEE AVENUE HISTORIC DISTRICT

15



Brick duplexes on West side of Avenue
looking north from 24th Street
toward 22nd Street.

MILWAUKEE AVENUE HISTORIC DISTRICT

DEC 15 1980



General view of Avenue looking north
toward Franklin Avenue from 22nd Street.

DEC 15 1980

MILWAUKEE AVENUE HISTORIC DISTRICT



Frame Duplexes on West side of Avenue
at intersection with 22nd Street.
(Claudia Miller Residence, 2208
Milwaukee Avenue, in center.)

MILWAUKEE AVENUE HISTORIC DISTRICT

DEC 15 1980



General view of Avenue looking north
toward 22nd Street from midpoint between
22nd and 24th Streets.

MILWAUKEE AVENUE HISTORIC DISTRICT

DEC 15 1980



West side of Avenue looking south
toward 24th Street from corner
of 22nd Street.

MILWAUKEE AVENUE HISTORIC DISTRICT

DEC 15 1980



West side of Avenue looking north
toward Franklin from 1/3 point north
of 22nd Street (single family residences).

MILWAUKEE AVENUE HISTORIC DISTRICT

DEC 15 1980



East side of Avenue looking north
toward Franklin Avenue from 1/3
point north of 22nd Street (single
family residences).

MILWAUKEE AVENUE HISTORIC DISTRICT

DEC 15 1980



East side of Avenue looking south from
Franklin Avenue toward 22nd Street (single
family residences).

DEC 15 1980

MILWAUKEE AVENUE HISTORIC DISTRICT



General view of Avenue looking
south from Franklin Avenue
toward 24th Street.