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DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Milwaukee Avenue Historic District consists of four halfblocks 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.

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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 pedestrains 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.



# EINSTRUCTION

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PERIOD (Check One or More as	Appropriate)		
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PECIFIC DATE(S) (If Applicab	le and Known)		· · · · · · · · · · · · · · · · · · ·
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TATEMENT 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 rightof-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 quarterlots. 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 limitedprice 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  $22\frac{1}{2}$ Avenue to be Scandinavian immigrants, and nearly all of the listed occupations in the directories were those of the common trade: shoemakers,

9. MAJOR BIBLIOGRAPHICAL REFERENCES		in a				
Street Openings and Street Vacations, City of Minneapolis, 1906						
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Streetcar Suburbs; Warner, Sam B.,	· ···	NWN 4				
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Charles W. Nelson, Supervisor, Histo	oric Sites Survey & Planning	C T				
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Saint Paul 12. STATE LIAISON OFFICER CERTIFICATION	Minnesota 22 NATIONAL REGISTER VERIFICATION					
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As the designated State Liaison Officer for the Na- tional Historic Preservation Act of 1966 (Public Law	I hereby certify that this property is included in the					
89-665), I hereby nominate this property for inclusion	National Register	2				
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National State Local X	Date 5/7/10/					
Name Aussell h. Trickley Russell W. Fridley	ATTEST:					
Title Director, Minnesota Historical	how mutante					
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Date 100, 14, 1913	Date 3. 2.19	-				

☆ U.S. GOVERNMENT PRINTING OFFICE : 1973-729-147/1442 3-1

# NATIONAL REGISTER OF HISTORIC PLACES

### INVENTORY - NOMINATION FORM

(Continuation Sheet)

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FOR NPS USE ONL	Y		
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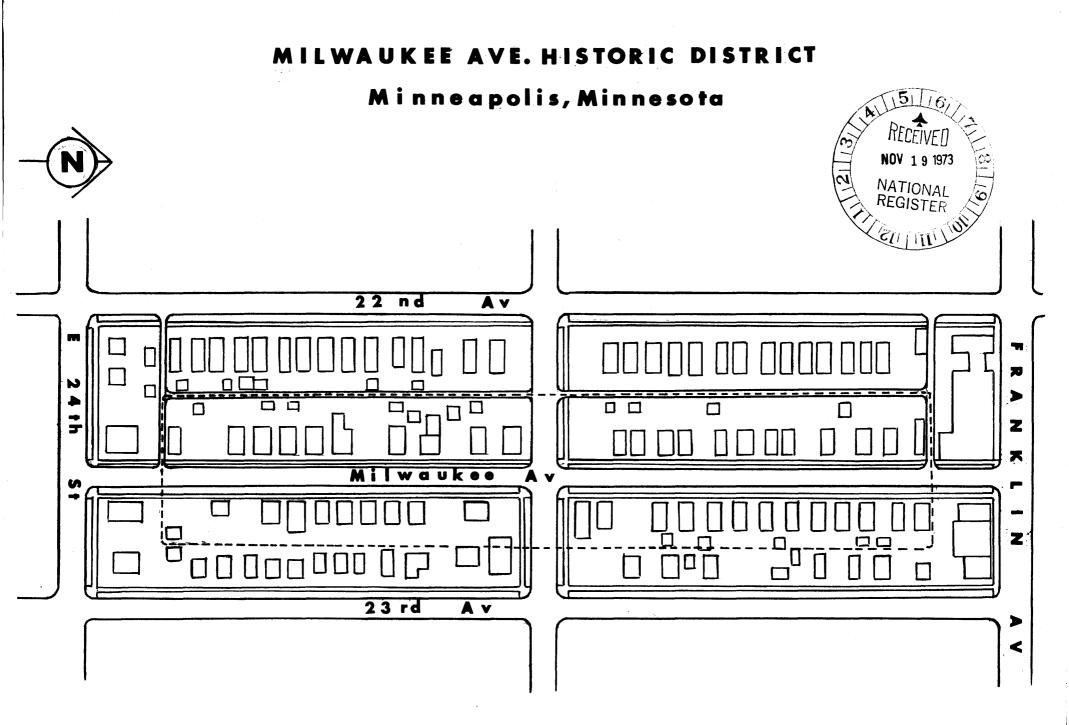
#8 Significance

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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 or 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.





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	Form No. 10-301 UNITED STATES DEPARTMENT OF THE INTERIOR Rev. 7-72 NATIONAL PARK SERVICE			DR	state Minnesota			
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	PROPERTY PHOTOGRAPH FORM	FOR NPS USE ONLY					
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Southwest perspective view of single family residences and boarding houses on 2100-2200 block of Milwaukee Avenue.



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DESC	RIBE VIEW, DIRECTION, ETC.	
s	Southeast perspective view of 2300-2 ingle-family residences	400 block of Milwaukee Avenue.



n No. 10-301a 2)	UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM			STATE Minnesota COUNTY Hennepin FOR NPS USE ONLY ENTRY NUMBER DATE							
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b10		thwest perspecti lwaukee Avenue.	ve view	of bo	arding h	ouses	on 2300-2400				



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

NEC: 15 1000



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

1 5 1920



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

15

3



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

DEC 15 1980



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



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

DEC 1 5 1980



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

DEC 1 5 1980



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

DEC 1 5 1980



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



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

NEC 1 5 1980



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



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