

Minneapolis Heritage Preservation Commission

Actions

Regular Meeting
4:30 p.m., Tuesday, April 30, 2013
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Ms. Laura Faucher, Mr. Alex Haecker, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Mr. Chad Larsen, Ms. Tammy Lindberg, Ms. Linda Mack, Mr. Robert Mack, Mr. Ian Stade, and Ms. Jody Tableporter

Committee Clerk: Diana Armstrong, 612.673.2615

The meeting was called to order at 4:34 p.m.
Minutes were approved for the meeting held on April 16, 2013.

Public Hearings

Public Hearing

1. 1605 Hennepin Avenue, Harmon Place Historic District (BZH #27688, Ward 7) ([Holien](#))

Mina Adsit, on behalf of LL LLC, has applied for a Certificate of Appropriateness for various alterations to the property at 1605 Hennepin Avenue, a non-contributing property in the Harmon Place Historic District. The scope of work includes replacement of the existing storefront, a wall sign on the south elevation, removal of a freight elevator on the rear elevation, replacement of doors on the rear elevation and the addition of a metal railing to the existing loading dock.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow alterations to the structure at 1605 Hennepin Avenue, in the Harmon Place Historic District, subject to the following conditions:

1. Community Planning and Economic Development staff shall review and approve the final site plan, floor plans, and elevations prior to building permit issuance.
2. All signage shall be submitted as part of a separate application when detailed sign plans are available.
3. Glazing for all street-level windows shall be clear, un-tinted, non-reflective glass. Low-e coating may be used on glazing above the first story.
4. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than April 30, 2015.
5. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

Approved on Consent

2. 1609-19 Hennepin Avenue, Harmon Place Historic District (BZH #27689, Ward 7) ([Holien](#))

Mina Adist, on behalf of LL LLC, has applied for a Certificate of Appropriateness for various alterations to the property at 1609-19 Hennepin Avenue, a contributing property in the Harmon Place Historic District. The scope of work includes replacement of the existing metal storefront and installation of fabric awnings; replacement of non-historic infill door openings on the rear elevation with steel sash windows and entry systems with aluminum doors; removal of the deteriorated upper portion of the existing chimney with the brick cap to be reconstructed; and alterations to the parking area and loading dock.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow alterations to the structure at 1609-19 Hennepin Avenue, in the Harmon Place Historic District, subject to the following conditions:

1. Community Planning and Economic Development staff shall review and approve final site plan, floor plans, and elevation prior to building permit issuance s.
2. All signage shall be submitted as part of a separate application when detailed sign plans are available.
3. Glazing for all street-level windows shall be clear, un-tinted, non-reflective glass. Low-e coating may be used on glazing above the first story.
4. A landscaped yard four-feet in width with plantings that are a minimum of three feet in height shall be provided between the parking area and the public sidewalk.
5. The handicap accessible stall shall be rotated so that it opens up to a standard drive aisle.
6. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than April 30, 2015.
7. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

Approved on Consent**3. 1121 and 1127 Hennepin Avenue, Harmon Place Historic District (BZH #27701, Ward 7) ([Farrar](#))**

Shea, Inc., on behalf of Hennepin Avenue Realty, LLC, has applied for a Certificate of Appropriateness application to allow for the expansion of an existing non-contributing accessory structure in the Harmon Place Historic District located on the properties at 1121 and 1127 Hennepin Avenue. The proposed addition to the accessory structure would be one-story tall and total approximately 150 square feet in size. The addition would allow for the incorporation of a kitchen and restrooms to serve the outdoor patio at the Butcher & the Boar.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow for alterations to the existing accessory structure located on the properties at 1121 (and 1127) Hennepin Avenue subject to the following condition(s):

1. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/> .
2. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.

3. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than April 30, 2015.
4. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.
5. The proposed addition to the accessory structure shall not exceed 150 square feet in size. The addition shall be composed of CMU block and painted to match the existing building.
6. The two garage door openings shall be in-filled with CMU block and painted to match the existing building.
7. Final plans shall comply with the Harmon Place Historic District Design Guidelines as noted within this report.

Approved on Consent

4. 2200 Park Avenue (BZH #27695, Ward 6) ([Mogush](#))

Nomination of the Sumner T. McKnight Mansion for designation as a local landmark.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the nomination of 2200 Park Avenue as a landmark, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study.

Aye: Faucher, Haecker, Hunter Weir, Lackovic, Larsen, Lindberg, L. Mack, R. Mack, Stade,
Tableporter

Motion Passed

New Business

Old Business

- Reminder of the Preservation Awards scheduled for Thursday, May 16, at the International Market Square. (Lindberg)
- Announcement that Pioneers & Soldiers won an award for Minneapolis' Best Cemetery for 2013, due in large part to the efforts of staff Aaron Hanauer. (Hunter Weir)
- Recognition and thanks for her service to the HPC was given to Commissioner Lindberg as she prepares for her move to Denver. (Larsen)
- The city is accepting applications for the vacancy created by Lindberg's departure, help is needed to spread the word and encourage interested persons to apply. (Dvorak)

Adjournment

The meeting was adjourned at 5:55 p.m.

The next regular Heritage Preservation Commission meeting: May 14, 2013.

Heritage Preservation Commission decisions are final unless appealed.

Attention: If you want help translating this information, call: Hmong – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; Spanish – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; Somali – Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612.673.3500.

Department of Community Planning and Economic Development (CPED)
Nomination for Consideration for Designation as a Local Historic Landmark
BZH-27695

Proposal: Nomination of the Sumner T. McKnight Mansion for Consideration for Designation as a Local Historic Landmark

Applicant: Commissioner Sue Hunter Weir, Minneapolis Heritage Preservation Commission

Address of Property: 2200 Park Avenue

CPED Staff and Phone: Paul Mogush, AICP, 612-673-2074

Date Application Deemed Complete: March 15, 2013

Public Hearing: April 30, 2013

Appeal Period Expiration: May 10, 2013

Ward: 6

Neighborhood Organization: Phillips West Neighborhood Organization

Concurrent Review: n/a

Department of Community Planning and Economic Development
BZH-27695

PROPERTY INFORMATION	
Current name	American Indian Services
Historic Name	Sumner T. McKnight Mansion
Current Address	2200 Park Avenue
Historic Address	2200 Park Avenue
Original Construction Date	1892
Original Contractor	Sumner T. McKnight
Original Architect	Bertrand & Keith
Historic Use	Residence
Current Use	Vacant
Proposed Use	Undetermined; Property is for sale

BACKGROUND:

During the New Business portion of the February 26, 2013 meeting of the Heritage Preservation Commission, Commissioner Sue Hunter Weir announced that she would be submitting a nomination for the Sumner T. McKnight Mansion for local designation as an individual landmark. CPED has received the nomination and is bringing it forward for the commission's consideration.

The residence was built in 1892 for Sumner T. McKnight, a prominent figure in lumbering and Minneapolis real estate. The home was designed by Bertrand & Keith in the Richardsonian Romanesque style. The McKnight family lived in the home until 1935, when the Northwestern College of Speech Arts purchased the property for use as a school. The mansion became a nursing home in the 1950s. In 1963, the nursing home tore down a carriage house at the rear of the property and added a two-story addition, replacing the original carriage house. Yorkshire Manor nursing home moved its operation from 2200 Park Avenue in 1997 when it merged with another facility. The most recent occupant of the mansion was American Indian Services. The property is currently for sale and the building vacant.

CONSIDERATION FOR NOMINATION:

Per section 599.230 of the Heritage Preservation Regulations, the Heritage Preservation Commission shall review all complete nomination applications. If the Heritage Preservation Commission determines that a nominated property appears to meet at least one of the local designation criteria the commission may direct the planning director to commence a designation study of the property.

Significance

The subject property may be eligible for local designation as an individual landmark under criteria 1, 2, 3, 4, and 6.

Criterion 1 The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

Department of Community Planning and Economic Development
BZH-27695

Criterion 3 The property contains or is associated with distinctive elements of city or neighborhood identity.

The nomination states that the property meets criteria 1 and/or 3 as a result of its context within the Park Avenue “Golden Mile,” a stretch of 35 stately mansions along Park Avenue between Franklin Avenue and 28th Street. The nomination further states that of the few remaining Golden Mile mansions, only two have received historic designation (the Charles M. Harrington House and the Swan Turnblad House), leaving the others vulnerable to demolition.

Criterion 2 The property is associated with the lives of significant persons or groups.

The nomination details the life and significance of the Sumner T. McKnight family, who lived in the mansion from its construction in 1892 until Sumner T. McKnight, Jr. and his family moved to Lake Minnetonka in 1935. Sumner T. McKnight, Sr. was a prominent figure in the upper Midwest lumber industry and in Minneapolis real estate. His son, Sumner T. Jr. represented Minneapolis in both houses of the Minnesota Legislature. During the 43 years the McKnight family lived in the mansion, the home was host to lavish parties and social events, as well as the wedding of Harriet E. McKnight to Franklin Muzzy Crosby.

Criterion 4 The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

The nomination states that the property embodies the distinctive characteristics of the Richardsonian Romanesque Style of architecture, which include exterior walls composed of large rough-hewn stone blocks, naturalistic stone carving of plant forms, prominent use of Roman barrel arches, and a studied asymmetry. Examples of other Minneapolis buildings in the Richardsonian Romanesque style include Minneapolis City Hall, the Lumber Exchange building, and the Van Dusen Mansion.

Criterion 6 The property exemplifies the works of master builders, engineers, designers, artists, craftsmen or architects.

The nomination states that the property exemplifies the work of architects Bertrand and Keith, citing George Bertrand in particular as a prominent architect who could be considered a master architect. The nomination states that the McKnight Mansion conveys the original design intent of Bertrand and Keith, and that the rear addition to the building does not impair its integrity.

PUBLIC COMMENTS

Staff has not received any comments at the time of the publication of this staff report.

FINDINGS

1. The nominated property appears to meet at least one of the criteria for designation contained in section 599.210 (criteria 1, 2, 3, 4, and 6).
2. The property may meet additional criteria of significance. A full review will be undertaken during the designation study.

STAFF RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the nomination of 2200 Park Avenue as a landmark; establish interim protection; and direct the Planning Director to prepare or cause to be prepared a designation study.

Attachments

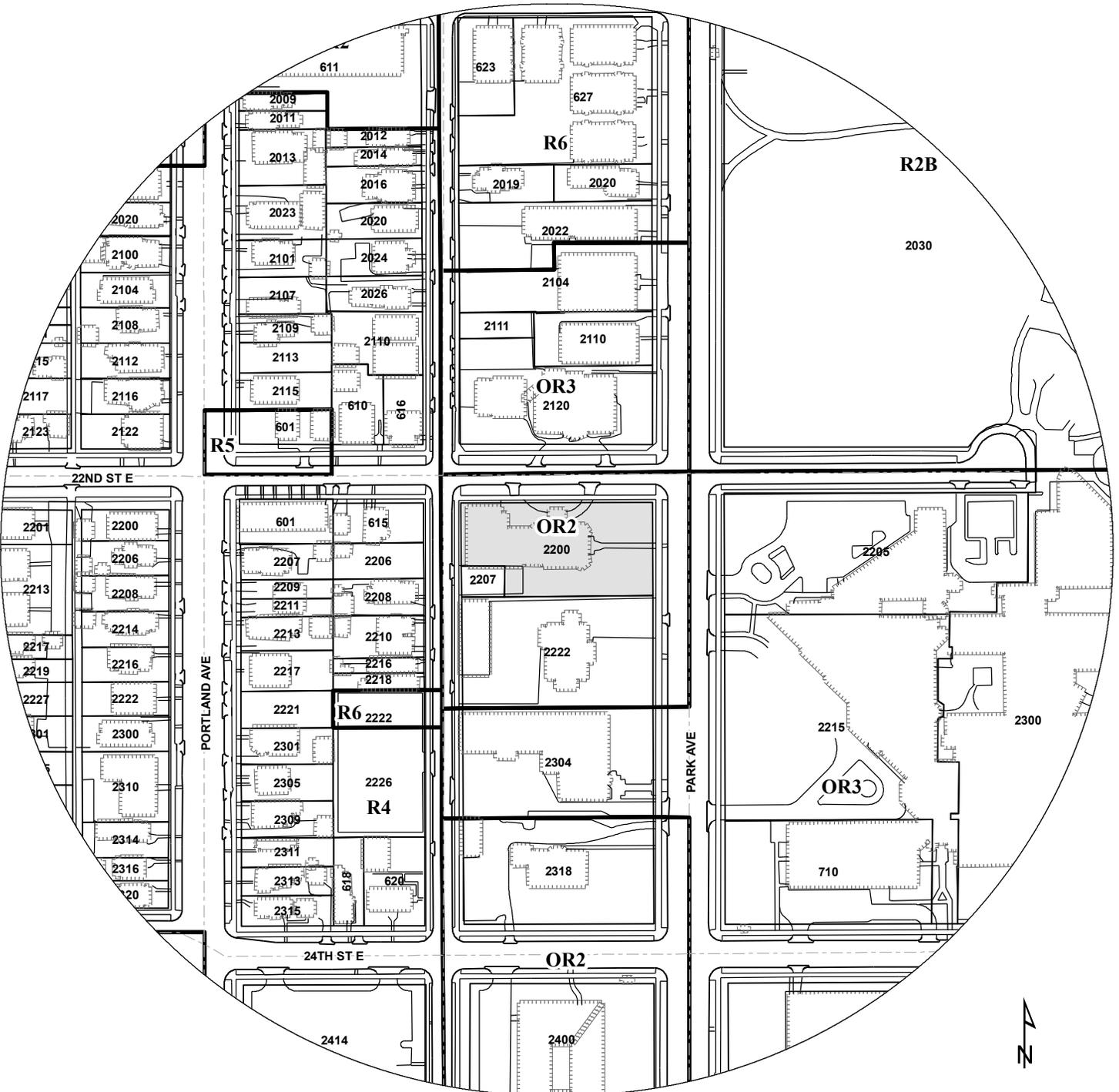
1. Staff Report
2. Materials Submitted by CPED
 - a. 350' map
3. Materials Submitted by Applicant
 - a. Nomination application, including narrative and photos

Sumner T. McKnight Mansion Nomination

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NAME OF APPLICANT

WARD



Address
2200 Park Avenue

FILE NUMBER
BZH-27695