Request for City Council Committee Action from the Department of Community Planning & Economic Development – Planning Division

Date: April 21, 2011

To: Council Member Gary Schiff, Chair, Zoning and Planning Committee
Members of the Committee

Referral to: Zoning and Planning Committee

Subject: Local Historic Designation of the Samuel J. Hewson House at 2008 Pillsbury Avenue.

Recommendation: The Heritage Preservation Commission adopted a resolution recommending that the Minneapolis City Council designate the Samuel J. Hewson Residence at 2008 Pillsbury Avenue as a local historic landmark.

Prepared or Submitted by: Aaron Hanauer, Senior City Planner, 612-673-2494

Approved by: Jack Byers, Planning Supervisor, 612-673-2634

Presenters in Committee: Aaron Hanauer, Senior City Planner

Financial Impact (Check those that apply)
_x_ No financial impact (If checked, go directly to Background/Supporting Information).
___ Action requires an appropriation increase to the _____ Capital Budget or _____ Operating Budget.
___ Action provides increased revenue for appropriation increase.
___ Action requires use of contingency or reserves.
___ Business Plan: _____ Action is within the plan. _____ Action requires a change to plan.
___ Other financial impact (Explain):
___ Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)
Ward: 7
Neighborhood Notification: The Whittier Alliance and property owners within 350 feet of 2008 Pillsbury Avenue were notified of the April 5 Heritage Preservation Commission public hearing and the April 21 Zoning and Planning Committee meeting on March 15, 2011.
City Goals: See staff report.
Comprehensive Plan: See staff report.
Zoning Code: See staff report.
Living Wage/Job Linkage: Not applicable.
End of 60/120-day Decision Period: Not applicable
Other: Not applicable.

Background/Supporting Information Attached:

Additional events in 2009 and 2010 led to the nomination of the Samuel J. Hewson House for local designation. In June 2009, 2008 Pillsbury Avenue South went into foreclosure. The weekend of June 12, 2009, the individuals that had owned the property since 1996 held an auction to sell architectural details of the house before TCF Bank was to take possession. Scheduled pickup of the architectural details was to take place the following week. However, prior to most of the items being removed from the property, TCF Bank received a temporary restraining order and changed the locks preventing items from the property being removed.

On April 16, 2010, Councilmember Robert Lilligren moved to nominate the property known as the Samuel J. Hewson House, 2008 Pillsbury Avenue, for local designation. He also moved to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property. This included demolitions, additions, renovations and other improvements. He did so with support from the Whittier Alliance. Councilmember Lilligren's motion included direction that the Planning Director be directed to prepare the necessary documentation to bring this nomination forward to the Historic Preservation Commission (HPC) no later than May 19, 2010. The City Council adopted this motion.

After completing an initial review, CPED brought the nomination to the May 18 Heritage Preservation Commission meeting. The staff report noted that that the property may exhibit at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance; Criterion 6, the property's exemplification of a work by a master builder (Theron P. Healy), master architects (Frederick Kees and Serenus Colburn), and master interior designer (John S. Bradstreet). On May 18, 2010, the Heritage Preservation Commission adopted staff findings and approved the nomination of 2008 Pillsbury as a landmark; established interim protection; and directed the Planning Director to prepare a designation study.

A draft designation study was completed in February 2011. With the completion of the draft designation study it was found that the Samuel J. Hewson House met three designation criteria.

- Criterion 3:The property contains or is associated with distinctive elements of city and neighborhood identity;
- Criterion 4: The property embodies the distinctive characteristics of an architectural style; and
- Criterion 6: The property exemplifies works of a master builder, master architects, and master interior designer.

The designation study was submitted to the Minnesota State Historic Preservation Office (SHPO) on February 18, 2011 and the Minneapolis Planning Commission on March 9, 2011. The designation received favorable comments from both groups.

On April 5, 2011, the Heritage Preservation Commission **adopted** the Samuel J. Hewson House Designation Study and attachments as findings of fact, and made the recommendation to the Zoning and Planning Committee of the City Council to **approve** a local designation of the Samuel J. Hewson House at 2008 Pillsbury Avenue. The recommended designation is for the exterior of the principal structure, portions of the interior of the principal structure, the exterior of the garage, and the property. The interior designation of the principal structure shall include protection of the following areas: foyer, main hall, main living room, parlor, dining room, smoking room, and staircase.

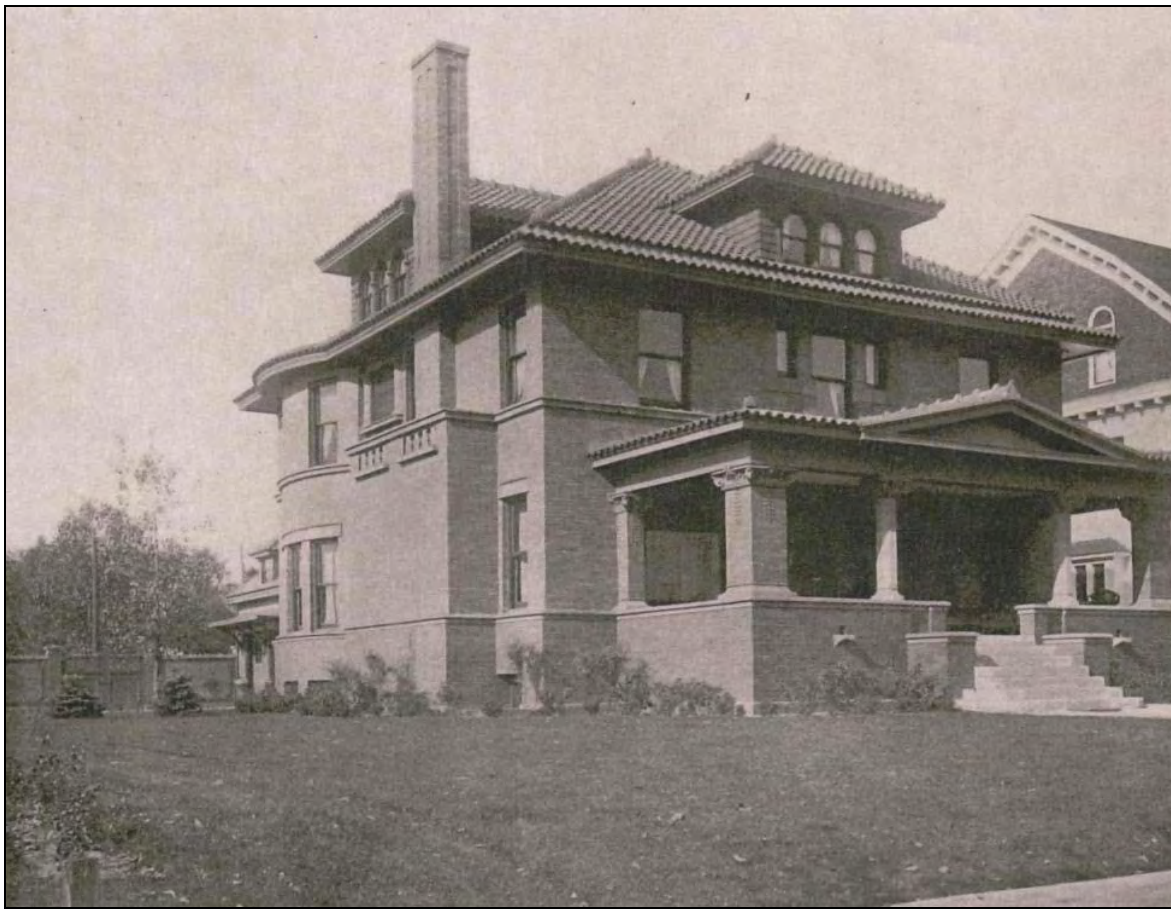
Supporting Material

1. Designation Study Dated March 28, 2011
   Appendix A: Council action initiating nomination (4/16/2010)
   Appendix B: Nomination staff report (5/18/2010)
   Appendix C: HPC actions from nomination hearing (5/18/2010)
   Appendix D: Letter from SHPO (3/3/2011)
   Appendix E: Staff report to City Planning Commission (3/9/2011)
   Appendix F: Public comments after staff report publication
   Appendix G: HPC staff report(4/5/2011)
   Appendix H: HPC actions from designation study (4/5/2011)
   Appendix I: HPC resolution (4/5/2011)
   Appendix J: Request for council action (forthcoming)
   Appendix K: Zoning and Planning Committee actions (forthcoming)
   Appendix L: Actions of the full City Council (forthcoming)
   Appendix M: Publication in Finance and Commerce (forthcoming)

***DRAFT* DESIGNATION STUDY:**

SAMUEL JAMES HEWSON HOUSE

2008 Pillsbury Avenue, Minneapolis



City of Minneapolis
Department of Community Planning & Economic Development - CPED

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

MPLS PLAN
The Minneapolis Plan for Sustainable Growth

DRAFT: *MARCH 28, 2011*

Acknowledgement

Mayor and City Council of the City of Minneapolis
R.T. Rybak, Mayor
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Table of Contents

PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY 7
- Parcel location, shape, and size
- Description of building(s) on the property
- Description of interior features
- Description of landscape and landscape features

PART 2: HISTORIC SIGNIFICANCE 17
- Whittier Neighborhood and Pillsbury Avenue
- Colonial Revival Architectural Style
- Master Builder, Theron P. Healy
- Master Architects, Frederick Kees and Serenus Colburn
- Master Interior Designer, John S. Bradstreet

PART 3: RATIONALE FOR LOCAL HISTORIC DESIGNATION.....25
- Designation Criteria
- Integrity of historic resource
- Other Considerations

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION 34

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS 36

PART 6: SOURCES AND REFERENCES 97

PART 7: NOTES 101

Table of Figures

Figure 1: 1903 R.L. Polk and Company Dual City Map, area undeveloped 37
Figure 2: 1912-1930 Sanborn Map 38
Figure 3: 1912-1951 Sanborn Map 39
Figure 4: 2010 City of Minneapolis Map.....40
Figure 5: Pillsbury Avenue study aerial, 1938.....41
Figure 6: Pillsbury Avenue study aerial, 2010.....42
Figure 7: 2008 Pillsbury Avenue study area looking west, aerial, 2010 43
Figure 8: 2008 Pillsbury Avenue study area looking east, aerial, 2010.....44
Figure 9: 2008 Pillsbury Avenue study area aerial, looking west, closer view 45
Figure 10: 2008 Pillsbury Avenue aerial aerial, *looking east, closer view,* 2010 .46
Figure 11: Samuel J. Hewson House, 1908.....47
Figure 12: Samuel J. Hewson House, 1914.....48
Figure 13: Samuel J. Hewson House, 1974.....49
Figure 14: Samuel J. Hewson House, 2010.....50
Figure 15: Samuel J. Hewson House, 2010.....51
Figure 16: South elevation, 2010 52
Figure 17: West elevation, 2011 53
Figure 18: North elevation, 2011.....54
Figure 19: Carriage House, east elevation, 2010.....55
Figure 20: Samuel J. Hewson Carriage House, west elevation 56
Figure 21: Front porch, 2010 57
Figure 22: Front porch entrance, 2011.....58
Figure 23: Front porch column, 2010.....59
Figure 24: Front pilaster detail, 2010 60
Figure 25: Masonry closeup, 2011.....61
Figure 26: South elevation, terra cotta details, 2010.....62
Figure 27: West elevation bay window, 2011.....63
Figure 28: West elevation deck, 2011.....64
Figure 29: Front entrance door, 2011 65
Figure 30: Front entrance sidelight, 2010 66
Figure 31: Main hall, looking west, 2011.....67
Figure 32: Main hall interior door and sidelights, 2011.....68
Figure 33: Main hall interior door hardware, 2010 69
Figure 34: Small living room and staircase, 2010 70
Figure 35: Staircase, door to downstairs, and entrance to smoking room 71
Figure 36: Staircase window, 2011.....72
Figure 37: Staircase, view from top, 2010.....73
Figure 38: Staircase brackets, 2010 74
Figure 39: Living room, 1908 75
Figure 40: Living room, 2011 76
Figure 41: Dining room, 1908 77
Figure 42: Dining room, 2010 78
Figure 43: Dining room, 2011 79
Figure 44: Dining room Bradstreet tile painting and fireplace, 2010 80

Figure 45: Missing Bradstreet tile painting, 2010 81
Figure 46: Dining room fire place, 2010 82
Figure 47: Dining room built in cabinets, 2010 83
Figure 48: Dining room colored glass windows, 2010 84
Figure 49: Smoking room, 1908 85
Figure 50: Smoking room, 2011 86
Figure 51: Samuel J. Hewson photograph, circa 1908 87
Figure 52: Samuel J. Hewson cartoon, 1909 87
Figure 53: Hydraulic Brick-Press Brick Company, 1895 88
Figure 54: John S. Bradstreet 89
Figure 55: John S. Bradstreet 89
Figure 56: The John S. Bradstreet Crafthouse, 327 South 7th Street 90
Figure 57: John S. Bradstreet Lotus Table 91
Figure 58: List of John S. Bradstreet patrons, Circa 1905 92
Figure 59: Proposed plans for Raspberry Island, 1912 93
Figure 60: Proposed plans for Raspberry Island, 1912 94
Figure 61: Bradstreet Interior Designs, 1890 and 1893 95
Figure 62: Bradstreet Interior Design, 1898 96

Designation Study Background

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After the auction, TCF Bank put the property up for sale. To bring attention to the significance of the Samuel J. Hewson House, the Whittier Alliance nominated the property to be listed on the Preservation Alliance of Minnesota 10 Most Endangered List. On May 20, 2010 it was announced that 2008 Pillsbury Avenue made the 2010 list. In August of 2010, Bell Mortgage purchased the property from TCF Bank[2].

This study is intended to fulfill the requirements for local historic designation outlined in Title 23, Chapter 599.230 of the Minneapolis Code of Ordinances. The study is based on a review of resources listed in Part Six, Sources and References.

Table 1: Basic Property Information

Current Name	Samuel J. Hewson House
Historic Name	Samuel J. Hewson House
Current Address	2008 Pillsbury Avenue
Historic Address	2008 Pillsbury Avenue
Original Construction Date	1905
Original Contractor	Theron P. Healy
Original Architect	Frederick Kees and Serenus Colburn
Original Interior Designer	John S. Bradstreet
Historic Use	Residential
Current Use	Residential
Ward:	Ward 6
Neighborhood:	Whittier

PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY

This section is intended to give a specific description of what is under consideration on this property for local designation: the principal structure (exterior and interior), garage, landscape, and other features of the property.

Parcel location, shape, and size

The Samuel J. Hewson House at 2008 Pillsbury Avenue is located in the Whittier neighborhood, a neighborhood in the southwest sector of Minneapolis. The parcel at 2008 Pillsbury Avenue is rectangular in shape. The lot is 76 feet wide by 165 feet deep (12,540 square feet)[3].

The original houses of Pillsbury Avenue from Franklin Avenue to 26th Street are from the early part of the 20th century (compare Figure 1, Page 37 and Figure 5, 41). The lots and houses of this stretch of Pillsbury Avenue are larger than the surrounding lots and houses, with the exception of Blaisdell Avenue (Figure 2, Page 38 and Figure 3, Page 39). Most of the original houses on Pillsbury Avenue from Franklin Avenue to 26th Street were built on double lots approximately 10,000 square feet. Today, this section of Pillsbury Avenue from Franklin Avenue to 26th Street retains many of the original 20th century residential structures; however the landscape has been dotted with 1960 apartment buildings that are two and a half stories (Figure 7, Page 43 and Figure 8, Page 44).

Description of building(s) on the property

The subject property contains two buildings. Though it began as a single-family residence, the Samuel J. Hewson House was converted into a duplex in 1956. At the rear of the property is a 1.5 story garage.

Description of the primary structure

Date(s) of construction: The Samuel J. Hewson House is a 2.5 story residence that was constructed by Theron P. Healy for Samuel J. and Fannie Hewson in 1905 for $10,000[4] (Figure 11, Page 47). The house was designed by the architectural firm Kees and Colburn and built in the Colonial Revival style.

Location, placement, and orientation of building on the site: The home is located on the northern portion of the lot and faces east.

Size and massing: 2008 Pillsbury Avenue is a 2.5 story residence laid out in a simple rectangular plan, two units wide by three units deep. The original house measured 40 feet by 50 feet. In 1991, a 15' x 22' rear porch was added[5]. The house is 4,396 square feet (including the basement the house is 6,244 square feet). In typical Colonial Revival style, the Samuel J. Hewson House has a symmetrical and rectilinear appearance.

Architectural Style: Frederick Kees and Serenus Colburn's architectural firm, Kees and Colburn, designed the house at 2008 Pillsbury Avenue in the Colonial Revival style. Like one-third of Colonial Revival houses built in the United States before 1915, the Samuel J. Hewson House contains a hipped roof and a full front porch (Figure 14, Page 50 and Figure 16, Page 52)[6]. The principal elevation illustrates the symmetrical and rectilinear appearance of the Colonial Revival style. The house is enriched on the exterior with a brick veneer, prevalent use of terra cotta, and three brick fireplaces.

Masonry: The principal structure was built with a brick veneer on all four elevations. There were two colors of masonry used. On the bottom quarter of the building is a dark red brick. The upper three-quarters of the house was built with a light gold color brick (Figure 14, Page 50). A gray colored stone cap lines the dark red brick at the base of the building and separates the two brick colors (Figure 25, Page 61). All of the brick was laid out in a running bond style. It has a smooth finish and fine mortar joints. Throughout the exterior of the building, ornate details are visible, such as the flat arches above window and door openings, terra cotta details, and fishbone detail on the porch columns (Figure 21, Page 57 and Figure 26, Page 62).

Roofs: The primary structure contains a hipped roof and dormers on all four sides. The eaves of the roof provide a moderate overhang. The dormers are centered on each elevation and are approximately a third of the size of the elevation. The dormers contain a hipped roof with the same slope as the main roof. Each dormer contains a ribbon of three contiguous, truncated arched windows. The windows and the hood mold are original. However, the dormer's original wood shingle veneer was replaced with a composite asphalt shingle prior to 1975 (Figure 13, Page 49).

The primary roof and the porch roof originally contained Spanish tiles; these were replaced with asphalt composite shingles prior to 1975 [7]. The original dentil bands that line the fascia on the main roof and the porch roof still remain; however, the original soffits were replaced with aluminum soffits in 1978[8]. In addition, contemporary gutters have been added that

run from the second floor to the ground on the front elevation (Figure 14, Page 50 and Figure 21, Page 57).

Fireplaces/chimneys: The Samuel J. Hewson House contains three brick chimneys. The chimney on the south elevation is the most visible. This chimney, like the facades, has a base of dark red brick and blond colored brick on the upper portion. The first floor portion of the chimney bumps out two feet from the primary plane (Figure 16, Page 52). The second floor portion of the chimney narrows to approximately three feet in width and partially extends within the body of the wall plane. The approximate three foot width of the chimney on the second floor is continued to the chimney cap, which serves as the crowning termination. Above the roof line, the chimney contains patterned brick work with a slightly vertical recession on each side of the chimney (Figure 15, Page 51).

A second chimney, which provides a fireplace for the dining room, is located on the west elevation (Figure 17, Page 53). The third chimney, located on the north elevation, provides a fireplace for the smoking room.

Entrance/front porch: In typical Colonial Revival style, the main entrance to the house is centered. The front entrance is accessed from the full-width porch. The stairs leading to the front entrance are approximately 10 feet in width, which is wider than a typical Minneapolis house. The stairs are flanked by dark red masonry boxes that contain a stone cap similar to the porch and principal structure (Figure 21, Page 57).

The front porch contains a secondary roof and unbroken pediment (Figure 15, Page 51). A band of dentils adorn the upper portion of the pediment. The four columns of the porch supports a flat frieze. The principal elevation maintains its ornate molding at the top of the porch frieze; however, it has been removed on the south elevation (Figure 21, Page 57). The non-original soffit contains recessed canned lighting.

The porch's four columns are a prominent feature of the house. The outer columns are heavy squared piers, built with the same blond colored masonry of the upper portion of the house. The outer columns have a greater massing compared to the inner columns. However, the four columns are unified by having a plinth and base that bow out, fishbone sketching on the upper portion of the shaft, and Corinthian capitals (Figure 21, Page 57). The inner columns are octagonal in shape and have a terra cotta exterior.

The residence contains the original main door (Figure 22, Page 58). The ornate pilasters and colored glass sidelights that flank the main door were

designed by the John S. Bradstreet Company (Figure 30, Page 66). The front porch also contains the original tiled floor (Figure 22, Page 58).

Windows: Most of the original wood windows with the rope and pulley systems are still in tact. Aluminum storm windows cover the original windows.

The window's symmetrical fenestration is a defining characteristic of the house and the Colonial Revival style. On each side of the main door are large picture windows coupled with a transom window (Figure 14, Page 50). On the second floor the one-over-one double hung windows are located above the first floor picture windows. A third double hung window is located in the center of the façade, and two smaller windows flank the center window.

Rear and North Elevations: The rear elevation of the residence has experienced the most alterations (Figure 17, Page 53). In 1991, a permit was pulled for the 15' by 22' deck that currently exists (Figure 28, Page 64). The rear door leading to the deck has been replaced, but the opening and the flat arch above the door way are original. To the north of the deck is a two-floor addition. The exact building date of the addition is not known, however, the 1930 Sanborn map shows an addition that is a similar size to what is currently there (Figure 2, Page 38). It appears this addition has been modified since 1930.

The north elevation of the house contains a bay window and chimney. This elevation has the least visibility due to the close proximity of a property line fence and the house to the north (Figure 18, Page 54).

Known original elements that are deteriorated or missing: Although there have been some changes to the property and some items are showing signs of deterioration, the exterior of the house retains its architectural integrity. The exterior changes that are evident include the replacement of the Spanish roof tiles on the house and carriage house with asphalt shingles. Asphalt shingles also replaced the dormer's original wood shingles. Aluminum replacement soffits were installed within the main eave overhang, the eave overhang of the porch, and within the pediment. However, it is unknown if the original wood soffits are underneath the aluminum material.

Description of secondary structure(s)

At the rear of the property is a carriage house/garage that dates back to the time of construction of the house (1905). The current garage, however, resembles the remodeling project that took place in 1912. The original

carriage house had a hipped roof and dormer to match the principal structure (Figure 11**,** Page 47). In 1912, a remodeling of the carriage house took place that involved an 18' x 24' brick addition and replaced the hipped roof with a cross gabled roof (Figure 12, Page 48). The 1912 addition was designed by the same architectural firm that built the principal structure, Kees and Colburn[9]. The 1912 addition was likely built to accommodate vehicles, as it is labeled on the 1912-1950 Sanborn Map as an '*autohouse' (*Figure 3, Page 39*).* In reviewing Minneapolis Tribune papers, the original owner, Samuel J. Hewson, was a car enthusiast and owned a vehicle as early as 1904.

Location, placement, and orientation of building on the site: The garage is located on the northwestern portion of the lot. The garage access doors face the alley (west elevation). Pedestrian entrances are located on the south and east elevations (Figure 19, Page 55 and Figure 20, Page 56).

Size and massing: The garage is a 1.5 story structure that is approximately 36 feet wide by 24 feet deep (864 square feet). The building wall from the ground to the bottom of the eave is approximately 10 feet in height. Although the garage is larger than a typical Minneapolis garage, it is comparable to nearby carriage houses on Pillsbury and Blaisdell Avenues.

Architectural Style: Frederick Kees and Serenus Colburn's architectural firm, Kees and Colburn, designed the 1905 garage in a way that respected the principal structure's Colonial Revival style. The original carriage house, like the primary residence, had a hipped roof and dormers. The 1912 remodeled garage, although it contains a gabled roof, is still respectful of the principal building in terms of detail. The garage maintains the use of dark red brick at the base and blond brick for the upper portions (Figure 20, Page 56).

The garage is not as symmetrical as the primary residence given the substantial 1912 addition/remodeling project. The east elevation, which faces the principal structure, contains a pedestrian entrance and three one-over-one single hung windows (Figure 19, Page 55).

The south elevation of the garage originally contained a canopy that spanned the width of the elevation (Figure 11, Page 47). The shortened canopy and brackets that exists today appears to be from the 1912 garage remodeling project. The entrance is flanked by one-over-one double hung windows. A third one-over-one double window is located in the half story (Figure 20, Page 56).

The west elevation of the garage has been substantially altered since the time of construction (Figure 20, Page 56). It is unknown how many vehicle entrance doors were added as part of the 1912 addition. Currently, the elevation contains two non-original access doors.

Description of interior features

Date(s) of construction: The Samuel J. Hewson House was constructed in 1905. John S. Bradstreet, the first and likely the most recognized interior decorator that practiced in Minneapolis, completed the interior design of at least seven of the primary areas on the first floor: Foyer, main hall, dining room, the main living room, parlor, smoking room, and staircase. These primary rooms have had some alterations; however, they are in good condition and retain their historic integrity.

Arrangement of rooms: The residence is laid out in a compound plan two units wide by three units deep. People enter the building through the front porch door which leads them to the foyer. From the foyer they advance to the main hall. As one continues to advance from the front of the building to the rear of the building, they will see the building's primary spaces including the living room and dining room on the left (south side of the house). On the right side of the hallway is a parlor, a grand staircase that leads to the second level and an elegant smoking room. Further down the hallway is a remodeled, non-original kitchen.

The basement, second story, and top level consist of the house's secondary spaces. On the second and half story, central hallways link a series of bedrooms and bathrooms together. The basement level consists of utilitarian rooms and heavily partitioned areas.

Volume of interior spaces in relation to one another: The primary spaces of the Samuel J. Hewson House are located on the first floor, with the exception of the staircase, which extends from the first floor to the second floor. The kitchen on the first floor does not contribute to the historic significance of the house as it has been substantially altered. Spaces in the first floor are much larger and grander than spaces in the secondary areas. Primary spaces on the first floor are the following:

1. Foyer
2. Main hall
3. Main living room
4. *Parlor*
5. Dining room
6. Smoking room
7. Staircase

The secondary spaces include the heavily modified basement and the entire second and third floors, currently functioning as bedrooms and ancillary areas.

Architectural features and style: Historic materials exist substantially more within the primary spaces compared to the secondary spaces of the house. The foyer, main hall, main living room, parlor, dining room, smoking room, and stairwell are unified by the following original details: dark wood trim, crown molding, ceiling beams, wainscoting, and the hardwood floors. The original furniture and curtains of the Samuel J. Hewson House shown in the 1908 Western Architect magazine article are assumed to be completed by the John S. Bradstreet Company. The Western Architect magazine gives credit to Bradstreet for the interior design of 2008 Pillsbury Avenue and these elements were commonly designed by Bradstreet's Crafthouse (Figure 39, Page 75, Figure 41, Page 77, and Figure 49, Page 85). None of the original furniture or curtains remain at the 2008 Pillsbury Avenue residence.

1. ***Foyer:*** The foyer is the first interior area people enter from the open front porch. The room is approximately 8'-6" wide by 4'-2" deep (36 square feet). The exterior door and the interior door are flanked by sidelights that contain the colored glass designed by the John S. Bradstreet Company (Figure 32, Page 68). The original door hardware including lock plate and knob remain (Figure 33, Page 69). On the great hall side of the interior door is the vent grill. The original flooring has been removed within the foyer area; a concrete floor exists today. It appears from the imprints that the tile in the foyer was the same that exists on the open front porch (Figure 22, Page 58). The paneled wainscoting extends to four feet in height. The ceiling contains the dark wood crown molding; a non-original light is centered within the ceiling.

2. ***Great Hall:*** When walking through the interior door of the foyer one enters the great hall (Figure 31, Page 67). The hall is approximately 20 feet deep by 10 feet wide (200 square feet). The hall connects the parlor, stairwell, and smoking room on the right (north), and the main living room and dining room on the left (south). The hall also provides access to the kitchen in the northwest portion of the first floor.

3. ***Living Room:*** The living room is approximately 23'-6" deep and 16'-8" deep (393 square feet). The primary focus of the living room is the fireplace along the southern wall (Figure 40, Page 76). The horizontally oriented fireplace and adjacent cupboards

are framed by square columns that are approximately 15 feet apart. A mantel runs the length of the green tiled fireplace. On top of the fireplace mantel rests a rectangular raised panel which extends the length of the fireplace. Built-in cupboards flank the fireplace. The elements of the fireplace and surrounding wood detail are well in tact. However, the leaded glass of the built in cabinets no longer remain.

The living room wainscoting extends approximately two feet in height from the floor, which is substantially lower compared to the dining room and smoking room wainscoting. A hiding paneled door separates the living room from the dining room. The ceiling contains dark wood beams that run both north/south and east/west. The intersection of the beams forms squares. The ceiling light fixture is not original (Figure 39, Page 75 and Figure 40, Page 76). The light fixture originally contained five globes that hung down. The present light fixture has seven light fixtures that curl up.

4. ***Dining Room:*** The dining room is accessed from both the living room and the great hall (Figure 31, Page 67). The room is approximately 15 feet wide by 15 feet deep (approximately 225 square feet). The room retains its historic character to a high degree of integrity; however a few of the historic items no longer remain.

   The focus of the dining room, like the living room, is the symmetrical fireplace wall (Figure 42, Page 78). The fireplace and adjacent cupboard are framed by outer columns that extend from floor to ceiling. The upper entablature extends the length of the western wall and completes the fireplace wall enclosure.

   The dining room fireplace is another highlight of the Bradstreet design. A mantel runs the length of the tiled fireplace. On top of the fireplace mantel was the location of a tiled painting that was either designed or commissioned by John S. Bradstreet. The painting was reported stolen in 2010 (compare Figure 42, Page 78 and Figure 43, Page 79)[10]. The hearth of the fireplace is a ceramic tile floor that extends approximately two feet forward. The inner two pilasters along with the upper and lower entablature frame the fireplace.

   Built-in cupboards flank the fireplace. Each cupboard contains four vertically oriented doors that have the original colored glass (Figure 47, Page 83). Below the glass doors are horizontally

oriented pull out drawers. The drawers contain the original handles; however, three handles are missing on the northern built in and three are missing on the southern built in. Above each of the cupboards is a grouping of three fixed casement colored glass windows separated by dark wood mullions (Figure 48, Page 84).

The walls of the dining room contain paneled wainscoting that rises approximately five feet in height from the floor. The entry to the kitchen contains the original pocket door. Above the wainscoting is the non-original patterned wallpaper that extends upward to the crown molding. The dining room's southern wall curves out and the original one-over-one double hung windows follow the building curve.

The ceiling contains wood beams that unify the primary rooms of the house. The light fixture that currently hangs from the ceiling is not original (compare Figure 41, Page 77 and Figure 43, Page 79)

5. ***Parlor:*** As you enter the main hall from the foyer a parlor is located to the right. It measures 11'-9" by 9'-7" (112 square feet). The room possesses the prominent ceiling beams that the other primary rooms have. Historic pictures have not been found of this room; however, it appears that some of the historic features of this room have been removed (Figure 34, Page 70). Paneled wainscoting covers portions of the south and east walls. It appears that the parlor's north wall contained wainscoting but it was later removed. The staircase serves as the room's western wall.

6. ***Stair Case:*** To the west of the small living room is an elegant staircase that connects the first and second floors (Figure 34, Page 70 and Figure 35, Page 71). The staircase has two flights of stairs and a landing between the first and second floors. The staircase wood elements contain the same dark wood that is seen throughout the primary rooms on the first floor.

   The staircase begins with a starting step that is rounded. The eastern string of the first flight of stairs is a solid wood structure that contains decorative carvings and ornate brackets on top. Above the landing is a prominent series of arched leaded windows (Figure 36, Page 72). The second flight of stairs contains a banister and balusters (Figure 37, Page 73). The original banister at the top of the staircase is no longer present.

A door to the west of the main staircase leads to a set of stairs to the downstairs Figure 35, Page 71).

7. ***Smoking Room:*** Just beyond the main stairwell is the elegant and well in tact smoking room designed by Bradstreet, which is one of his specialties (Figure 49, Page 85 and Figure 50, Page 86)[11]. The central focus of the room is the bronze colored fireplace that is angled along the western wall. The walls are finished with tall wainscoting similar to the dining room, and wall paper that extends from the wainscoting to the crown molding. A bay window is located to the right (east) of the fireplace.

8. ***Secondary Spaces:*** Secondary spaces include the first floor kitchen, second floor, third floor, and basement. These areas have been heavily modified over time. Additive alterations to the secondary areas include the installation of duct work and carpeting on floors. Original features, such as the hardwood floors are evident beneath these finishes in many instances. Walls have been partitioned and the rooms are in various states of disrepair. Subtractive changes are also evident in doors and door fixtures, where replacement doors have frequently replaced original doorknobs and doors. Historic materials and features still evident in these spaces, to include wood trim, a fireplace, wood windows, and wood floors should be preserved in accordance with guidance for secondary spaces. Where changes are permitted in these more malleable, less historic spaces, historic materials and features should be salvaged and saved for future use in the building.

Description of landscape and landscape features

The Samuel J. Hewson Residence at 2008 Pillsbury Avenue is comprised of one full lot and portions of two other lots. Combined, the property is 76 feet wide by 165 feet deep (12,540 square feet). This residence sits on a relatively flat lot. The eastern property line fronting Pillsbury Avenue is marked by a red brick retaining wall that was added to the property sometime after 1914 but prior to 1974. The landscaping has gone through cosmetic changes, however the flatness and non-fenced in front yard has remained constant. The concrete steps that meet the public sidewalk connect a brick walkway that leads to the front porch stairs Figure 15, Page 51). Turf grass and shrubs near the house have been the prominent feature of the front lawn (Figure 11, Page 47 and Figure 12, Page 48).

PART 2: HISTORIC SIGNIFICANCE

The subject property is historically significant for its embodiment of the Colonial Revival architectural style, its association with master architects, Frederick Kees and Serenus Colburn, it association with master builder, Theron P. Healy, and association with master interior designer John S. Bradstreet. In addition, the house is a quality representation of an early 20th century upper class residence lining Pillsbury Avenue, which is a distinctive element of both Minneapolis and Whittier neighborhood identity. The combination of the architectural style, association of master craftsmen, and city/neighborhood identity are interrelated.

Pillsbury Avenue

Pre-1900: Franklin Avenue served as the southern boundary of Minneapolis city limits in 1856. By April 1883, Minneapolis city limits were expanded to south of Lake Harriet[12]. This annexation stimulated the filing of plats in the 1880s; however, actual development between Franklin Avenue and 24th Street West (the location of the Samuel J. Hewson House) did not take place at great speed until the early part of the 20th century (Figure 1, Page 37)[13]. In contrast, areas to the north of Franklin Avenue (Loring Park neighborhood) and the area to the south of 26th Street (Whittier neighborhood) were nearly fully developed by the start of the 20th century.

1900-1930: It was the installation of the east-west line of Franklin Avenue streetcar line that enhanced the speed of residential development in this area in the early part of the 20th century[14]. When development did take place, it became a destination for some of the wealthiest families in Minneapolis, which was likely due to the close proximity to downtown and the creation of lots twice the size as typical Minneapolis residential lots[15]. The families that built on Pillsbury Avenue choose to design fairly conservative period revival style houses that were in vogue during the early part of the 20th century[16].

1930-1960s: In the 1930s, many of the wealthy families still maintaining residences in Whittier also had summer homes at Lake Minnetonka[17]. With the worsening economic times on the 1930's, families moved to their smaller-scale and less costly country homes. The original single family structures began to be converted to duplexes, which was the case for 2008 Pillsbury Avenue in 1956[18][19].

1960-Present: Beginning in the 1960s, many older areas of the cities experienced an increase in single family houses being raised to make way for the construction of apartment buildings. A main reason for the apartment building construction was to provide accommodations for the older members of the postwar baby boom that left their parents' homes. The most common type of apartment building was the 2.5-story walkup with surface parking lot. On Pillsbury

Avenue from Franklin Avenue to 26th Street, there are at least thirteen early 20th century single family residences that were torn down and replaced with a 1960s style apartment building, thus changing the landscape of Pillsbury Avenue.

Colonia Revival Architectural Style

The Samuel J. Hewson House was designed in the Colonial Revival style, which was a dominant architectural style throughout the country in the last quarter of the nineteenth century and first half of the twentieth century[20]. The Modern Colonial style of architecture is characterized in residential uses by clean, symmetrical exterior facades (including windows and doors) with open interior floor plans, accentuated front doors often with sidelights, front porches with columns, and restrained classical detail[21].

Architectural historian William Rhoads contends that derivative forms of Colonial architecture emerged as an expression of patriotism shortly after the 1876 United States Centennial celebration. Unlike preceding Victorian architectural forms, which were largely replicas of European styles, Colonial architecture was believed to be uniquely American. With the Centennial following closely after the tumultuous Civil War and Reconstruction Period, American tastes harkened back to the Colonial era which they believed was marked by purity, unity, and simplicity[22]. For them the colonial, "maintained social, political, and ancestral traditions associated with the founding of the country and provided a "cushion against future shock and a sense of roots[23]."

By the turn of the Twentieth century, the appeal of Colonial Revival style had broadened. Industrialization in the second half of the Nineteenth century brought a current of change to many American cities: immigration, urbanization, and deteriorating health conditions. In many circles of American society, these changes were unwelcome and blamed for causing rampant greed, corruption, and excess. It was in this climate that the Progressive Movement formed as a wide spread effort to stop these vices by reshaping business, politics, and society[24].

During this time, Victorian style architectural designs came to be emblematic of society's ills, and were regarded as excessively gaudy, ornate, and wasteful. In less than two decades, Queen Anne and Eastlake houses went from being works of art and monuments of individual achievement to being attacked as "architectural atrocities" based on the "craze for imitation and deceit.[25]" In place of the elaborate Victorian dwelling, many middle and upper class citizens substituted a modest colonial home which was more simple, efficient, neat, and natural.

Historian Bridget May has argued that the four principles of Progressivism – simplicity, honesty, naturalness, and organic unity – were met in colonial

architecture. There was simplicity in the design of a colonial revival with an uncomplicated outline, a single roof, and little applied ornament; honesty in the replication of traditional forms; naturalness in the durability of the materials used to construct them and; organic unity with the surroundings[26].

Newspaper editorials from the early Twentieth century provide proof that home owners, architects, and builders in Minneapolis held up the 'Modern Colonial' as the domestic model. In 1909 a column in the Minneapolis Tribune claimed, "There is no more character, individuality, and a better example of American ideals than shown in domestic, colonial architecture[27]." Moreover, the style embodied simplicity and harmony with surroundings, which according to this author was, "the terminal point of all progress[28]."With the proliferation of new forms of communication and technologies, colonial designs evolved during this period and variations began to take shape.

Although the Colonial Revival's popularity was unmatched at the turn of the Twentieth century, other Period Revivals were embraced as well. Italian Renaissance, Chateauesque, Beaux Arts, Tudor, and Mission styles were often commissioned by wealthier clients. Meanwhile, the Prairie School, Craftsman Bungalow, and the Midwestern Four-Square were beginning to become common[29].

Samuel J. Hewson (1857-1923)

Samuel James Hewson, the son of John and Alice Hewson, was born In Detroit, Michigan, on September, 8. 1857. Samuel J. Hewson married Miss Fannie J. Burdick on August 20, 1885 and they had two daughters, Katherine and Alice Hewson[30].

Samuel J. Hewson had a successful career by working hard and moving up the ranks within the businesses that he worked for. Early in his life, he learned the trade of working in tin and sheet iron and followed it until 1879[31]. In 1879 he moved to St. Paul where he worked for one of the large jobbing houses as a shipping clerk. He remained with that company for about eight years, filling various positions and finally was made a traveling salesman. He continued his connection with the firm until 1887 when he resigned to come to Minneapolis.

When Samuel J. Hewson moved to Minneapolis In 1887 he began work as a general sales agent for the Menomonie Hydraulic Press Brick Company, the regional branch to the Hydraulic Press Brick Company of Saint Louis, Missouri[32]. In 1892 S.J. Hewson advanced to branch manager and remained in that prominent position until the year of his death in1923 (32 years)[33].

The Hydraulic Press Brick Company was a major player in the brick industry in the United States. The company was known nationally as the Brick Trust

because of its dominance in the market[34]. It was estimated that the Hydraulic Press Brick Company had one-third of the brickyards in the country. The Minneapolis based branch of the Hydraulic Press Brick Company was known as the Menomonie Hydraulic Press Brick Company. The Menomonie branch had a large presence in the local brick business and provided brick for Minneapolis residential and commercial construction as well as for city streets and sewers (Figure 53, Page 88).

Samuel J. Hewson was a well recognized and well connected business man in Minneapolis. He was described in Horace B. Hudson's, *A Half Century of Minneapolis* as being "prominent in the building materials business." He is also recognized for the successfulness of his company's business in the 1923 book, *History of Minneapolis, Gateway to the Northwest*. In this book, Samuel J. Hewson is portrayed as someone where, "there have been no spectacular phases in his life. [However,] his is the career of a thoroughgoing American business man whose persistency of purpose, whose determination and honesty, combined with that sound judgment which recognizes opportunities and learns by mistakes, have brought him to the point of success[35]."

Some of his social and business affairs were covered in the newspaper. He was even featured as the subject of a Minneapolis Tribune cartoon (Figure 52, Page 87)[36]. Outside of work, Mr. Hewson's social involvement included membership to the Minneapolis Club, Minikahda Club, and the Automobile Club. Samuel J. and Fannie J. Hewson owned 2008 Pillsbury Avenue for 11 years (from 1905-1916). In 1917 they moved to 2501 Girard Avenue South, a multifamily building[37]. Samuel J. Hewson died six years later on October 25, 1923.

Master Builder, Theron P. Healy (1857-1906)

Theron Potter (T.P.) Healy was born in Nova Scotia in 1844[38]. He was a successful shipping company owner in Halifax, but the loss of two ships in 1882 caused him great financial loss and he left Nova Scotia for Bismarck, North Dakota. He remained there only briefly before moving to Minneapolis about 1883[39].

Healy went into the contracting business around 1886 and became known as a developer and builder. Between 1886 and 1898, T.P. Healy constructed the majority of the Queen Anne-style homes in the area south of downtown Minneapolis. His concentration on the Queen Anne style earned him the reputation as the "Master Builder" of Queen Anne in the Twin Cities[40]. The greatest concentration of the houses T.P. Healy built and designed and likely one of the finest collection of Queen Anne architecture is bordered by 31st and 32nd Streets on the north and south, and Second and Third avenues on the east and west. Today, it is recognized as the Healy Block Historic District. It was locally

designated by the Minneapolis City Council in 1989 and listed on the National Register of Historic Places in 1993.

After 1897 Healy worked chiefly as a contractor, building structures designed by Harry Wild Jones, Franklin Long, and Frederick Kees, William Whitney, and others. The Samuel J. Hewson house, which was built in late 1905, was one of T.P. Healy's last buildings constructed as he died on February 8, 1906.

Master Architects: Frederick Kees (1852-1927) and Serenus Colburn

Frederick G. Kees was born on April 9, 1852 in Baltimore, Maryland. Considered one of Minneapolis' foremost architects and pioneering citizens, Frederick Kees came to Minneapolis from Baltimore in 1878 where he worked briefly with Leroy Buffington, the originator of the modern skyscraper[41] [42]. Mr. Kees went to Chicago attracted by the demand for architects caused by the rebuilding that took place after the Chicago fire. He stayed in Chicago for three years and then returned to Minneapolis establishing his own office[43].

Frederick Kees joined Frank B. Long in 1884. The architecture firm of Long and Kees enjoyed considerable success during the building boom of the 1880s and 1890s. During that period, the Minneapolis lumber and grain industry developed into the largest in the world, prompting the need for many large scale commissions. Kees' partnership with Long produced some of the most highly recognized buildings in Minneapolis, including the City Hall and County Courthouse (1899-1905), the Flour Exchange Building (1892,1902), and the Masonic Temple (1888). After the dissolution of their partnership in 1898, Kees teamed with Serenus Colburn. They practiced for many years, designing a variety of homes, theaters, and skyscrapers. Their most notable works include the Advance Thresher/Emerson Newton Building (1901), the Loring Theater (1920), and the Charles M. Harrington House (1902). On top of his practice, Kees also served as president of Western Architect Publishing Company until his death in 1927[44]. Kees died on March 16, 1927[45].

Serenus Milo Colburn was born on October 12, 1871 in Ansonia, Connecticut. At the age of 15, he moved to Minneapolis where he was employed as a draftsman in the office of James C. Plant. He remained in Plant's office for five years and then moved to a succession of offices, including William C. Whitney's, where he was head draftsman (1891-1898). After his time under Whitney, Colburn joined Frederick Kees in partnership. In 1921, after more than 20 years of working together, the firm disbanded. Colburn went on to work with Ernest Forsell until his death on January 13, 1927.

Master Interior Designer, John S. Bradstreet (1845-1914)

Born in 1845 in Powley, Massachusetts, John S. Bradstreet lived in Massachusetts until 1860. Bradstreet moved to Minneapolis in 1873 (Figure 54, Page 89). Early in his professional life, he contacted tuberculosis, and like a number of others in a similar condition at that time, he decided to move to the drier air of Minnesota[46].

In 1876, John S. Bradstreet opened a business in the house furnishings and decorating line. One of his first offices was at 411 Nicollet Avenue. Prior to his arrival in Minneapolis, the Twin Cities had not yet developed retail establishments specializing in interiors[47]. After two years in business on his own he formed a partnership with Edmund Phelps. The Phelps and Bradstreet business developed very rapidly. By the time that Mr. Phelps retired in 1883, the firm was so large that it occupied six floors of the new Syndicate Block on Nicollet Avenue between 5th and 6th Street[48].

After Mr. Phelps' retirement, Bradstreet partnered with Dexter Thurber, forming the company Bradstreet, Thurber and Company. The success and expansion continued under this partnership as the company engaged in an extensive wholesale and retail furniture trade. In 1895, Isaac Atwater reported that the Bradstreet, Thurber and Company "has been successful in every way and has worthily won a reputation as the leading furniture house in the West[49]."

In October 1901, in order to accommodate his growing business and his expanded product line, Bradstreet formed a new company John S. Bradstreet and Company. The office was at 208 South Seventh Street for three years. In 1904, Bradstreet took a lease on a nearby house at 327 South Seventh Street (Figure 56, Page 90). This Italianate house, which became known as the Crafthouse, was extensively remodeled to be an expression of Bradstreet's design[50]. In 1908, The Crafthouse was recognized by Horace Hudson in the *Half Century of Minneapolis* as "architecturally beautiful and unique[51]." The Crafthouse was also seen as being synonymous with the best in interior design and decoration[52] .

Bradstreet justifiably likened The Crafthouse to William Morris' Kelmscott Manor[53]. Under Bradstreet's ownership from 1904-1914, the Crafthouse was a cultural landmark, functioning as factory, office, showroom, gallery, concert hall, and residence[54]. Bradstreet had the talent for giving consumers a singular experience merging local shopping with worldwide aesthetics[55]. All commissioned objects were done on the Crafthouse premises by a staff of workmen[56]. Bradstreet's workshops eventually encompassed every necessary craft-carving and fabrication, gilding, painting, and upholstery. The company furnished lace, draperies, carpets, gas and electric fixtures, and stained glass; they were also able to execute commissions for murals and landscape design[57].

John S. Bradstreet was regarded as the city's as well as the Northwest region's leading interior decorator and furniture designer[58]. The national publicity surrounding the Crafthouse brought Bradstreet commissions from around the country. People in the big cities of New York and Boston who admired Bradstreet's creations had to order it from Minneapolis[59]. Bradstreet brought a world perspective to Minneapolis as he traveled the world extensively in order to expand his knowledge of art (Figure 55, Page 89). He wielded a great influence in molding the taste of the people of the Northwest in household furnishings and set standards of taste for monied class in Minneapolis for almost half a century[60]. Linda Mack summarizes Bradstreet's significance in her article; *Tastemaker Bradstreet was Tiffany Equal, "*Like his friend Louis Comfort Tiffany, his design sensibilities shaped the taste of a whole strata of society, popularizing Japanese design and later Arts and Crafts[61]."

Bradstreet provided a personalized, artistic experience for clients, offering styles characteristic of the times: Moorish, Oriental, European antique, Art Nouveau, and Arts and Crafts. Bradstreet is accredited for popularizing the Moorish style in Minneapolis during the 1880s. By 1900, Bradstreet synthesized Moorish and Japenese influences into his own Arts and Crafts aesthetic[62].

Bradsteet to many people may best be known for his work completed in the jin-di-sugi technique. For a time, Bradstreet's jin-di-sugi wood pieces put Minneapolis on the map of high fashion[63]. The jin-di-sugi style, which became Bradstreet's trademark, was a Japenese technique that involved burying cypress wood for many years and then digging it up. The rot and decay created interesting patterns. Bradstreet discovered a way to produce the same effect much faster, using chemicals. Bradstreet's jin-di-sugi style combined Japanese decorative design and woodworking techniques with European-inspired furniture forms[64]. One of Bradstreet's most famous jin-di-sugi pieces is *The Lotus Table*; the Minneapolis Institute of Arts possesses one of the tables (Figure 57, Page 91).

John S. Bradstreet designed some of the most prestigious and important interiors of Minneapolis including the original Minneapolis Council Chambers (Figure 58, Page 92). The following is a partial list of extant properties in Minneapolis that are still believed to retain an interior design of Bradstreet: The Minneapolis Club (729 2nd Avenue South), Charles J. Martin Residence (1300 Mount Curve Avenue), Samuel J. Hewson Residence (2008 Pillsbury Avenue South), L.S. Donaldson House (1712 Mount Curve Avenue), Eugene Merrill House (2116 2nd Avenue South), Architects and Engineers Building (1200-1208 2nd Avenue South), Edson S. Woodsworth House (2222 Pillsbury Avenue), the Mrs. Sarah Smith Langdon House (2201 Pillsbury Avenue), and the Mr. and Mrs. Willard Cray House (2304 Pillsbury Avenue)[65].

Unfortunately, many of the interior designs of Bradstreet's have been demolished. The list of properties that no longer exists due to demolition or remodeling includes the following: the Grand Opera House, West Hotel, Lemington Hotel, the original Minneapolis Council Chambers, First National Bank, the Charles A. Pillsbury Residence, the William Judd House, William H. Dunwoody House, Edmund Phelps House, William D. Washburn Mansion, George Daggett House, Cavour Langdon Residence, John DeLaittre Residence, and the William H. Dunwoody House[66].

Bradstreet's interior design for 2008 Pillsbury Avenue took place in the latter part of his career (1905-1906). The style of the Samuel J. Hewson House is similar to his other commissions post 1895. The interior decoration is cleaner and more straightforward when compared to his designs prior to 1895 (compare Figure 61, Page 95 and Figure 62, Page 96). The cleaner and more straightforward Arts and Crafts style, popular in the early part of the 20th century, is apparent in the Samuel J. Hewson House.

John S. Bradstreet died on August 10, 1914 at the age of 69. His tribute included the following passage that provides a look into his character:

> *"A gentle personality, a true love of beauty and a dominant cultural influence are lost to the Northwest in the death of John S. Bradstreet. So quietly he did his work that he was not known to the great mass of those he served. Yet he did it so well and with an enthusiasm so sustained that he has stamped his influence, we hope for all time, on the development of Minneapolis and the outlying country[67]."*

In addition to his contributions to interior design and furniture making, Mr. Bradstreet was one of the founders of the Minneapolis Society of Fine Arts, the governing body of the Art Institute[68]. "He also inspired many of the major art collections at the museum, and assisted in organizing its first exhibit [69]. John S. Bradstreet was also president of the municipal art commission and member of the Minneapolis Park Board. One of the contributions to the Minneapolis Park Board was his Japanese temple garden design plans for Lake of the Isles' Raspberry Island. These plans, however, were never executed (Figure 59, Page 93, and Figure 60, Page 94)[70].

PART 3: RATIONALE FOR LOCAL HISTORIC DESIGNATION

Local historic designation is an official action that promotes the preservation of historic resources by recognizing specific people, places, and events that are deemed to be significant in relation to the history and heritage of Minneapolis. Through the requirements set out in the Heritage Preservation chapter of the City's Code of Ordinances, the act of designation establishes a series of protections that are administered through the ordinance to ensure protection of significant places throughout the city against demolition or in appropriate alterations.

Designation Criteria

Title 23, Chapter 599.210 of Minneapolis Code of Ordinances lists seven criteria which are considered when trying to determine whether a property is worthy of local designation as a landmark because of its particular significance. The Samuel J. Hewson House appears eligible for designation as an individual landmark per the ordinance criteria 3, 4, and 6. It does not appear significant under criteria 1,2, 5, and 7.

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

The property in question does not appear to be the site of historically significant events. While it did merit mention in the *Minneapolis Tribune* in numerous articles, such mention generally referred to its original owners, the Hewson's, and their social occurrences.

Criteria #2: The property is associated with the lives of significant persons or groups.

The property in question does not appear to be significant based on its association with the lives of significant persons or groups. Samuel J. Hewson along with his wife Fannie, were the original owners of 2008 Pillsbury Avenue.

The National Park Service National Register Bulletin provides guidance to help clarify how/when a property should be considered significant based on its association of a significant person.

> *"Associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property under Criterion B. The fact that we value certain professions or the contributions of certain groups historically does not*

> *mean that every property associated with or used by a member of that group is significant."*
>
> *"When specific individuals cannot be identified, or the significance of the activities, accomplishments, or influence of specific individuals cannot be identified or explained, significance rests more in a property's representation of a pattern of history* and the appropriate criterion is A rather than B*."*

Samuel J. Hewson was a successful and well known branch manager for the Hydraulic Press Brick Company, which was a major player in providing bricks nationwide. Through his hard work, S.J. Hewson likely contributed to the success of his branch doing well in the Northwest region and Minneapolis. However, the significance of his activities, accomplishments and/or influence in commerce, construction or civic activity could not be identified during the research of this report.

Criteria #3: The property contains or is associated with distinctive elements of city or neighborhood identity.

The subject property was originally an elegant single family residence constructed on the fashionable stretch of Pillsbury Avenue. The section of Pillsbury Avenue from Franklin Avenue to 26th Street, where the Samuel J. Hewson House is located, has some of the most architecturally distinguished houses in the Whittier neighborhood outside of the Washburn-Fair Oaks Historic District[71]. It is also the place where some of the wealthiest families in Minneapolis choose to build homes in the first part of the 20th century[72].

Although Pillsbury Avenue from Franklin Avenue to 26th Street has had some 1960 apartment buildings replace the original 20th century residential structures, the remaining collection of original, well designed, single family along Pillsbury Avenue are a distinctive collection to the Whittier neighborhood and City of Minneapolis identity. A reduction to this remaining collection will have an adverse impact on the other single-family residences. Therefore, the protection of the Samuel J. Hewson House through local designation is important to the entire collection

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

As a residence embodying the distinctive characteristics of the Colonial Revival architectural style, 2008 Pillsbury Avenue is historically significant. The house contains many of the defining architectural style elements

including a symmetrical façade, rectangular shape, brick veneer, accentuated front door, dormers, and fireplaces.

Criteria #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

The subject property does not appear significant under criterion 5. Turf grass and shrubs around the house are the major landscape features that have been consistently present since the time of construction. Such features are quite common to other residences in Minneapolis. The property's retaining wall is not original. However, the open front yard that has never had a front yard fence is a feature that helps maintain the open and democratic feeling of the house.

Criteria #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

2008 Pillsbury Avenue is historically significant as an example of a Colonial Revival residence designed by master architects, Frederick Kees and Serenus Colburn. The house was built by master builder Theron P. Healy. The house is also historically significant for its interior design in the primary areas of the house done by one of the finest late 19th and early 20th century interior designers, John S. Bradstreet.

Criteria #7: The property has yielded, or may be likely to yield, information important in prehistory or history.

No evidence demonstrates that the property has yielded, or may be likely to yield, information important in prehistory or history. Records available at the Minnesota State Historic Preservation Office indicate no archaeological surveys have been conducted on or near the property in question.

Integrity of Historic Resource

The Samuel J. Hewson House possesses the ability to communicate its historical significance, as evident in its retention of all seven aspects of integrity as defined by the U.S. Department of the Interior:

Location: The Samuel H. Hewson House at 2008 Pillsbury Avenue remains in its original location and thus possesses integrity of location.

Design: The property embodies distinctive characteristics of the Colonial Revival architectural style and retains its architectural integrity. The Samuel J. Hewson House, which was designed by the architectural firm, Kees and Colburn, maintains a consistent design aesthetic today as when it was built. The retention of the original materials makes this a prime example of the Colonial Revival architectural style.

Setting: The stretch of Pillsbury Avenue from Franklin Avenue to 26th Street has changed since the time of construction. Some of the opulent, early 20th century single-family dwellings have been replaced with 1960, 2.5-story apartment buildings. However, many of the original single family dwellings remain and the collection of these houses in close proximity to one another help retain the early 20th century, upper class, residential setting. If this or any one of these houses are demolished it will have an adverse impact on the residential setting of the other houses.

Materials: The Samuel J. Hewson House retains its integrity of materials. The house still contains many original elements on the exterior and interior including masonry, windows, pediment, leaded windows, elegant fireplaces, built-in cupboards, dark wood trim, and wainscoting. The loss of the tile painting over the dining room mantel is the exception.

Workmanship: The Samuel J. Hewson House retains its integrity of workmanship. The Colonial Revival style was primarily used in the late 19th century and first half of the 20th century. Most of the original materials remain and the Samuel J. Hewson House is an authentic historic resource because of its high retention of details and materials.

Feeling: The Samuel J. Hewson House retains its integrity of feeling. The close proximity of the subject property with the other early 20th century houses evokes the aesthetic and historic sense of a past period of time.

Association: The Samuel J. Hewson House still retains its direct link to the original residential development of Pillsbury Avenue. The collection of houses on Pillsbury Avenue from Franklin Avenue to 26th Street is a collection of well designed houses built for the upper class. The collection of the houses is important to the setting of the other houses. The retention of each of these properties strengthens the historic significance of one another.

Other Considerations

Relationship to the body of locally-designated properties in Minneapolis

The City of Minneapolis designates properties that represent and reflect elements of the city's culture, social, economic, religious, political, architectural, or aesthetic history as local heritage landmarks. As of March

2011, more than one hundred fifty (150) properties are designated as individual landmarks in the City of Minneapolis.

Of the 150 local landmarks, 58 are single-family houses. Although the Whittier Neighborhood has approximately 200 residential structures under local designation protection with the Washburn-Fair Oaks Historic District, the Whittier Neighborhood has only one single-family landmark: the Elisha Morse House (2325 Pillsbury Avenue, original address 2402 Fourth Avenue South).

The City of Minneapolis has eight landmarks designed in the Colonial Revival style (Table 3, Page 29), four landmarks in the Whittier neighborhood (Table 2, Page 29), and twenty-two landmarks that represent the period of construction from 1900-1909 (Table 4, Page 30).

Table 2: Whittier Neighborhood Landmarks

Name/Address	**Year Built**	**Historic Use**	**Architect**
Elisha Morse House	1870	Private Residence	Unknown
Crowell Block	1888	Commercial/Residential	Edgar E. Joralemon
Calvary Baptist Church	1889	Religious	Harry W. Jones and Warren H. Hayes
Despatch Laundry Building	1929	Commercial	Louis Boynton Bersback

Table 3: Colonial Revival Landmarks

Historic Name	**Architect**	**Year Built**
Willam Hinkle House	William Channing Whitney	1886-1887
John Gluek House	William H. Keyan (House)	1902
John Lind House	William Channing Whitney	1905-1907
Eugene Carpenter House	Edwin H. Hewitt	1906
Elbert Carpenter House	William Channing Whitney	1906
Frank E. Day House	Ernest C. Haley	1908
Theodore Wirth House	Lowell A. Lamoreaux	1910
Charles Bovey House	Howard Shaw	1916

Table 4: Landmarks Built Between 1900-1909

Name	Year Built	Historic Use	Style	Architect
Grain Exchange Building	1900-1902	Commercial	Chicago Commercial/ Renaissance Revival	Kees and Colburn
Advance Thresher/Emerson-Newton Company	1901/ 1904	Commercial	Chicago Commercial	Kees and Colburn
Augsburg Old Main	1901	Public-Education	Renaissance Revival	Dedrik A. Omeyer, Martin P. Thori
Chadwick Cottages	1902	Private Residence	Cottage	Loren L. Chadwick
Kinnard-Haines Press Company	1902	Industrial/Commercial	Commercial Utilitarian	Adam Lansing Dorr
Gluek Building	1902	Commercial	Renaissance Revival	Boehme and Cordella
John G. Gluek House and Carriage House	1902	Private Residence	Georgian Revival/ Queen Anne	William H. Keyan
Swan Turnblad House	1903-1910	Private Residence	French Chateau	Boehme and Cordella
Charles J. Martin House	1903	Private Residence	Renaissance Revival	William Channing Whitney
Charles Frederick Keyes House	1904	Private Residence	Craftsman/ Queen Anne transitional	Adam Lansing Dorr
John Lind House	1905-1907	Private Residence	Georgian Revival	William Channing Whitney
Frank and Karen Brooberg Residence	1905	Private Residence	Classical Revival	August Cedarstrand
Eugene J. Carpenter House	1906	Private Residence	Georgian Revival	Edwin H. Hewitt
Elbert L. Carpenter House	1906	Private Residence	Georgian Revival	William Channing Whitney

Name (cont)	Year Built	Historic Use	Style	Architect
Edwin H. Hewitt House	1906	Private Residence	Tudor Revival	Edwin H. Hewitt
Basilica of St. Mary	1907-1913	Religious	Classical Revival/ Baroque Revival	Emmanuel Louis Masqueray
Handicraft Guild Building	1907	Commercial	Georgian Revival/Arts and Crafts	William Channing Whitney
Linden Hills Methodist and Episcopal Church	1907	Religious	Tudor Revival/ Craftsman	Downs and Eads
Lakewood Memorial Chapel	1908-1910	Religious	Byzantine	Harry Wild Jones
Stewart Memorial Church	1909	Religious	Prairie Style	Purcell and Feick
Anne C. and Frank B. Semple House	1901	Private Residence	Renaissance Revival	Frank B. Long and Louis Long
Maternity Hospital	1909-1911	Public-Hospital	Utilitarian Elizabethan Bungalow	Unknown

Relationship to the 1990 Minneapolis Preservation Plan

The proposed designation helps fulfill the goals outlined in the 1990 Minneapolis Preservation Plan by systematically studying a property for its potential for preservation.

Comprehensive and Long-Range Planning

Section 599.260 of the Heritage Preservation Regulations requires the planning director to submit all proposed designations to the City Planning Commission for review and comment on the proposal within thirty (30) days. In its review, the City Planning Commission shall consider but not be limited to the following factors:

(1) The relationship of the proposed designation to the city's comprehensive plan.
(2) The effect of the proposed designation on the surrounding area.

(3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The relationship of the proposed designation to the city's comprehensive plan: The designation of the Samuel J. Hewson House meets numerous policies of the Minneapolis Plan for Sustainable Growth.

Policy 3.7 states, “Maintain the quality, safety and unique character of the city’s housing stock.” The Samuel J. Hewson House serves as an elegant example of Minneapolis’ high-quality, safe, and unique housing: an example that has thrived for over a century.

Policy 8.1 states “Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.” By designating 2008 Pillsbury Avenue as a landmark, the City will require the preservation of a building significant to the City and state for its association with master architects, a master builder, and master interior designer. In addition, the house is an excellent example of the Colonial Revival style, and substantially contributes to the neighborhood character.

The effect of the proposed designation on the surrounding area: The proposed designation of the subject property will help protect a prominent Pillsbury Avenue single family home that was built by master builder (Theron P. Healy), and designed by master architects (Frederick Kees and Serenus Colburn), and a master interior designer (John S. Bradstreet).

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The comprehensive plan identifies no small area plans that cover the area of the proposed landmark. The Samuel J. Hewson House is within the Whittier Neighborhood. The neighborhood organization, The Whittier Alliance, strongly supports the proposed designation.

National Register Status

This property is not currently listed in the National Register of Historic Places (NRHP).

State Designation

This property has not been designated by the State of Minnesota as a historic district, historic place, or historic site.

Proposed Period of Significance:

The building's period of significance is 1905-1916. This period begins when the building was constructed. It ends with the moving of the original owners, Samuel J. and Fannie Hewson.

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

NAME OF PROPERTY	
Historic Name	Samuel J. Hewson Residence
Current Name	Samuel J. Hewson Residence
LOCATION OF PROPERTY	
Street and Number	2008 Pillsbury Avenue, Minneapolis
Is building located on its original site?	Yes
Date if moved	N/A
OWNERSHIP OF PROPERTY	
Owner's Name	Bell Mortgage
Owner's Address	1000 Shelard Park #500 Minneapolis, MN 55426
CLASSIFICATION	
Ownership of Property	Private
Category of property	Building
Number of contributing resources within property	Buildings: 2 Structures: 0 Sites: 0 Objects: 0
Number of non-contributing resources within property	Buildings: 0 Structures: 1 (retaining wall) Sites: 0 Objects: 0
Listed in the National Register of Historic Places?	No
Date of NRHP listing?	N/A
USE AND FUNCTION	
Historic Use	Single-Family Residence
Current Use	Not occupied
DESCRIPTION	
Architectural classification/style	Colonial Revival

Materials: • Roof • Walls • Windows	• asphalt shingle • red and blonde brick • leaded, stained glass, and original wood windows
STATEMENT OF SIGNIFICANCE	
Applicable local designation criteria	Criteria 3, 4, 6
Related local context (s)	Master Architects, Master Builder, Master Interior Designer, Architecture, Neighborhood Identity
Significant dates	1905
Period (s) of significance	1905-1916
Cultural affiliation	N/A
Names of master builders, engineers, designers, artists, craftsmen, and/or architects	Frederick Kees Serenus Colburn Theron P. Healy John S. Bradstreet
MAJOR BIBLIOGRAPHIC REFERENCES	
	See Sources
GEOGRAPHICAL DATA	
Size of parcel	12,540 square feet
PIN number	3402924210055
Legal Description	South 18 feet of Lot 2 and all of Lot 3 and north 10 feet of Lot 4 JT Blaisdells Revised Addition to Minneapolis Johnsons

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS

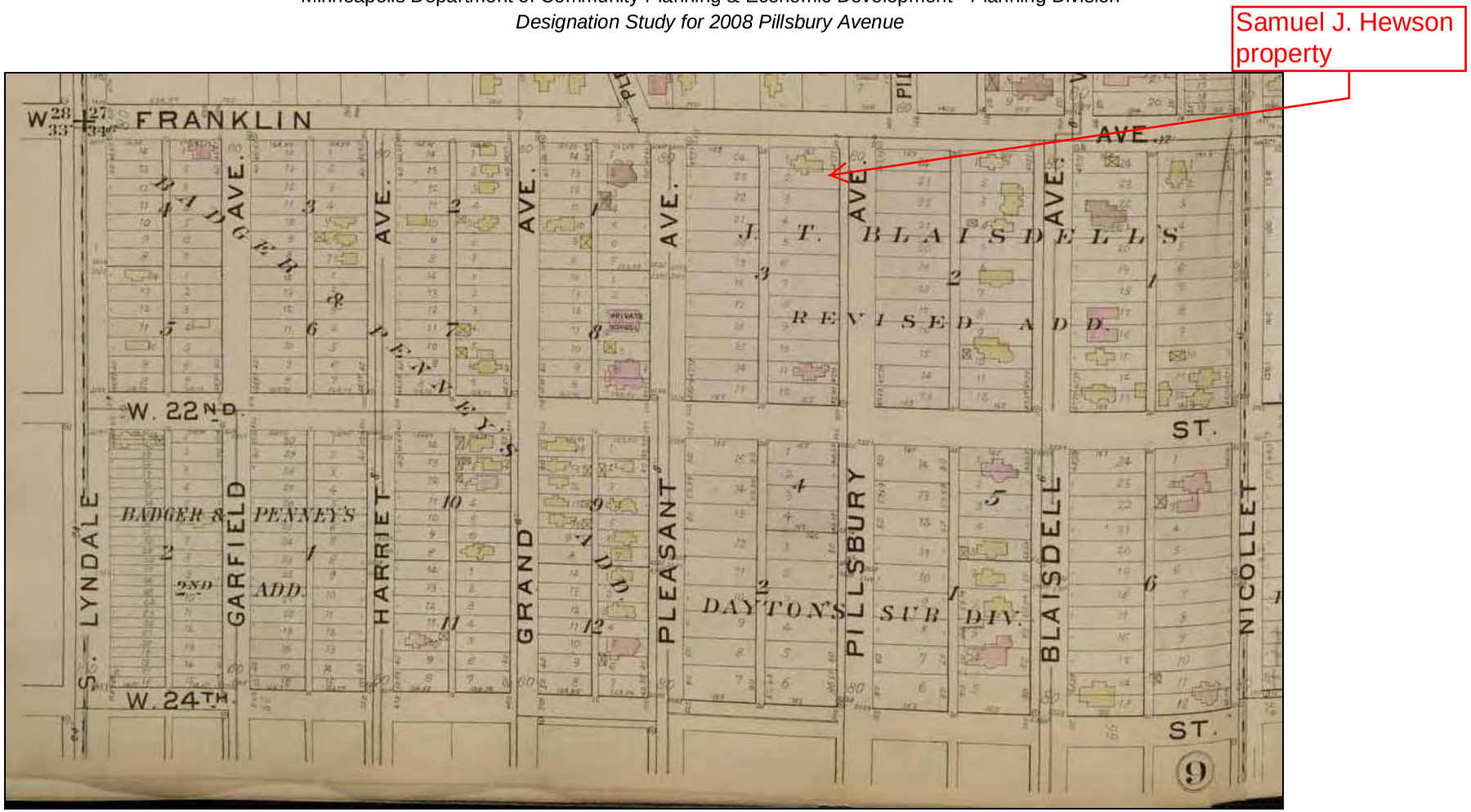


Figure 1: 1903 R.L. Polk and Company Dual City Map, area undeveloped, Source: John R. Borchert Map Library

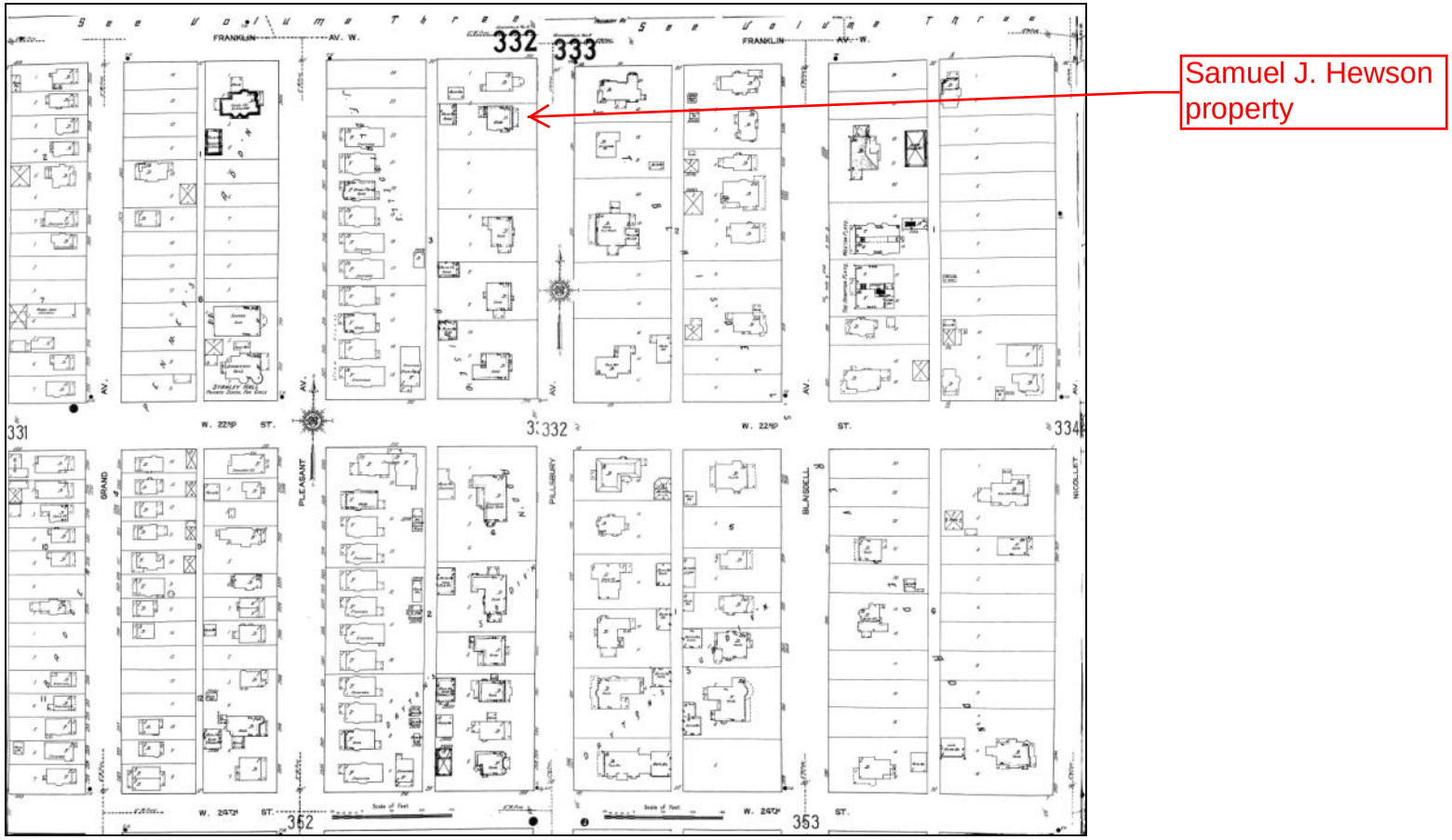
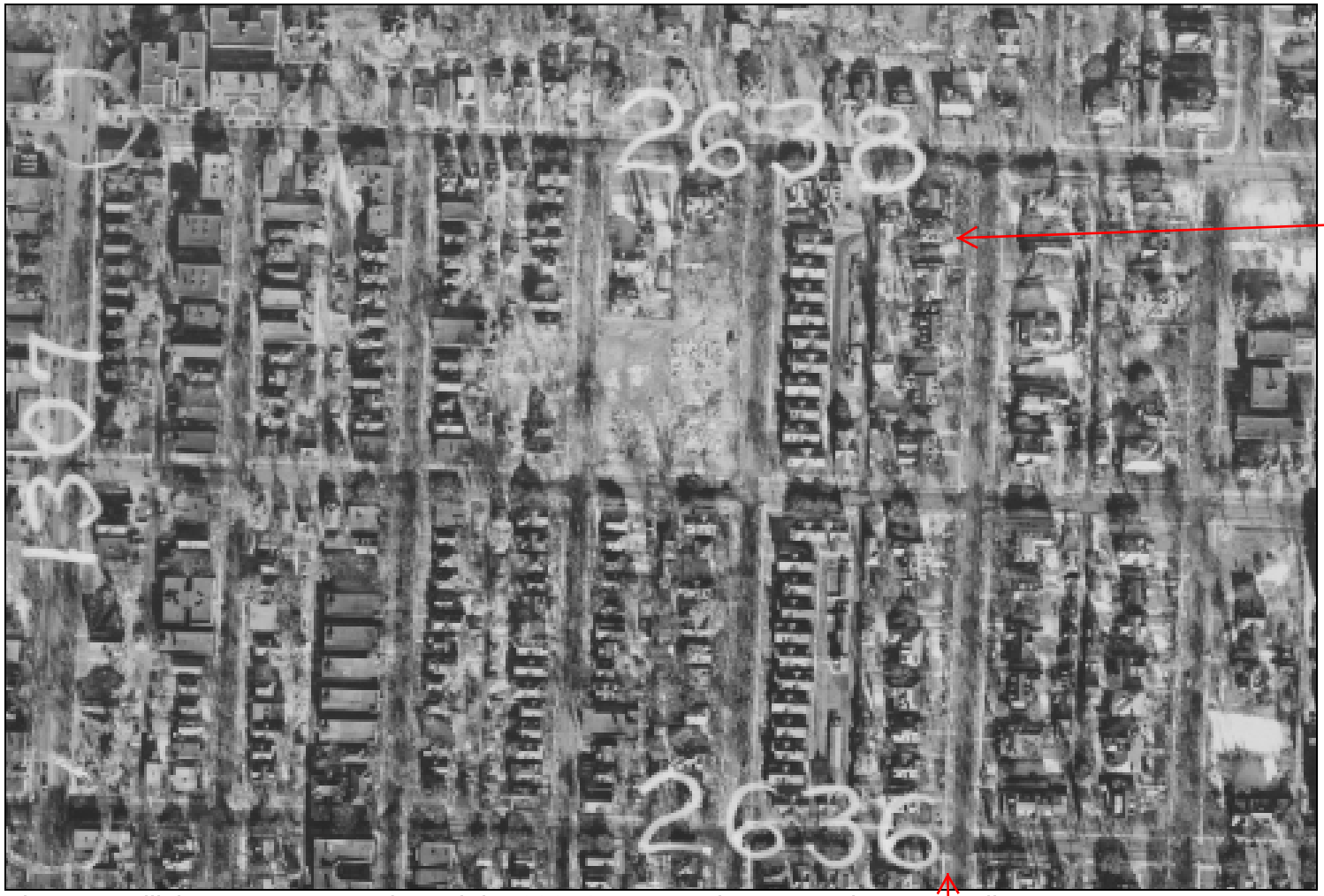


Figure 2: 1912-1930 Sanborn Map, Source: Hennepin County Special Collections Library

Figure 3: 1912-1951 Sanborn Map, Source: Hennepin County Special Collections Library

Figure 4: 2010 City of Minneapolis Map, Source: City of Minneapolis Property Information



Samuel J. Hewson residence

Pillsbury Avenue

Figure 5: Pillsbury Avenue study aerial, 1938, Source: John R. Borchert Map Library

Figure 6: Pillsbury Avenue study aerial, 2010, Source: City of Minneapolis Public Works

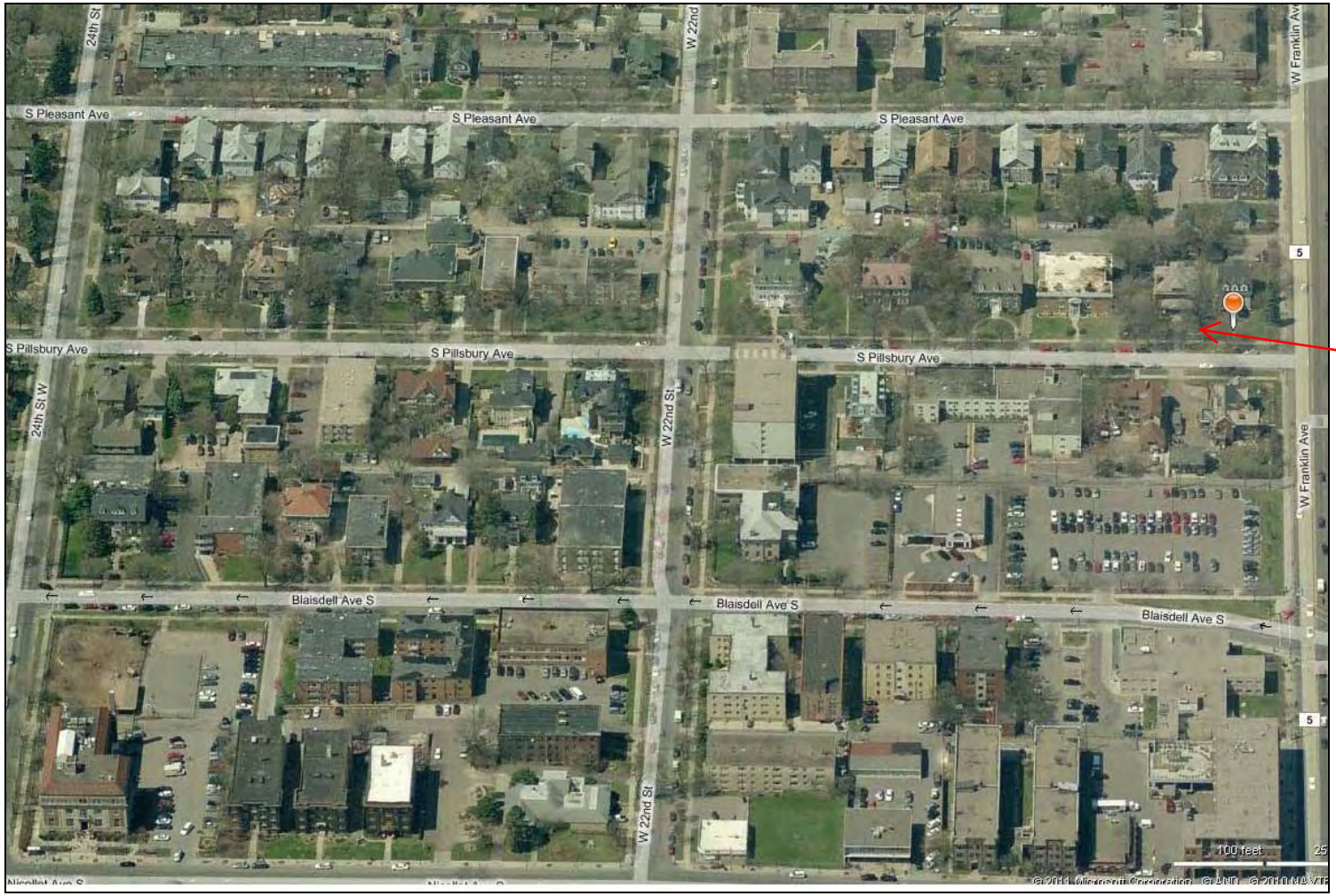
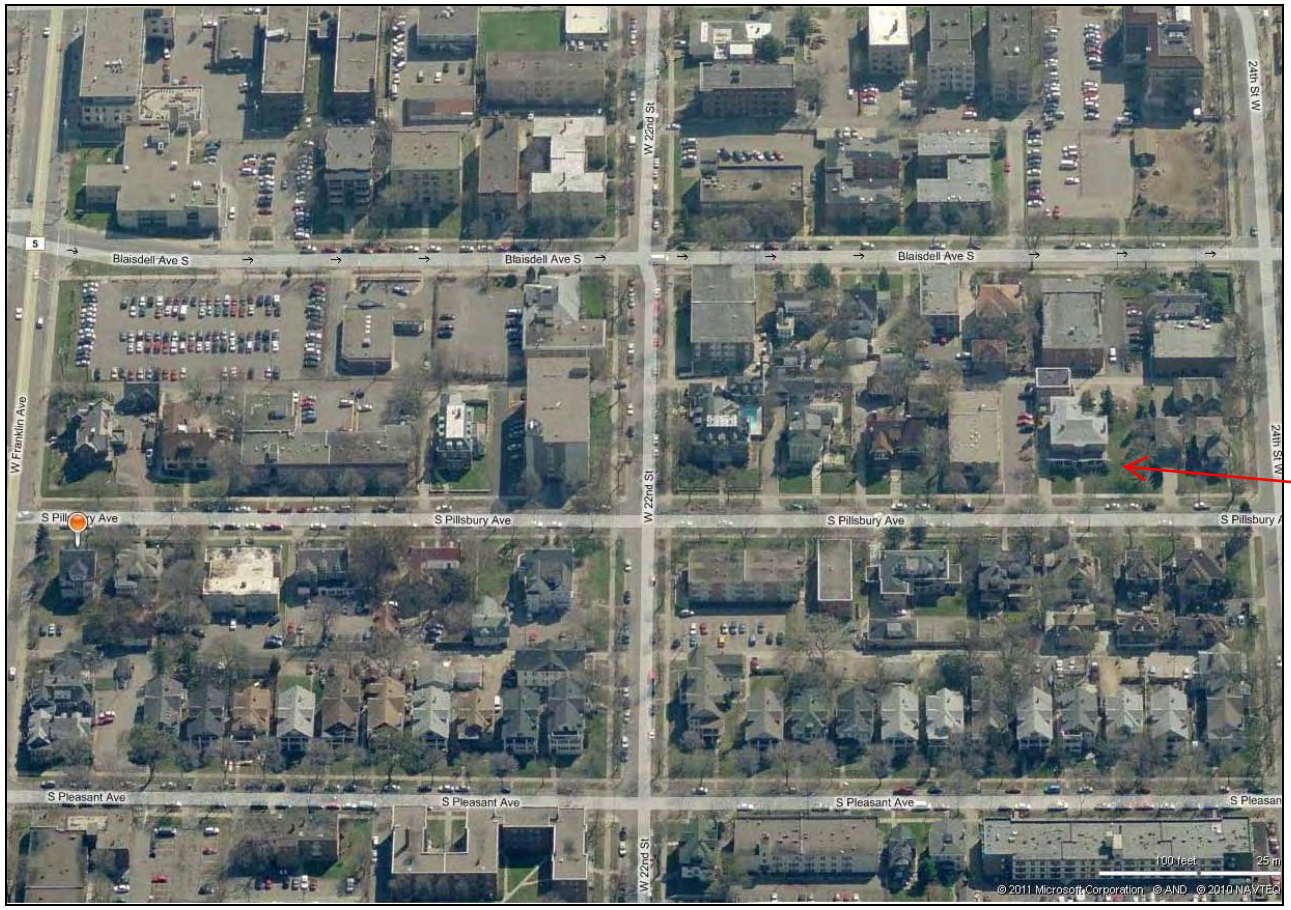


Figure 7: 2008 Pillsbury Avenue study area looking west, aerial, 2010, Source: Bing Maps



Samuel J. Hewson residence

Figure 8: 2008 Pillsbury Avenue study area looking east, aerial, 2010, Source: Bing Maps

Samuel J. Hewson residence

Figure 9: 2008 Pillsbury Avenue study area aerial, looking west, closer view, 2010, Source: Bing Maps

Figure 10: 2008 Pillsbury Avenue aerial aerial, *looking east, closer view,* 2010, Source: Bing Maps

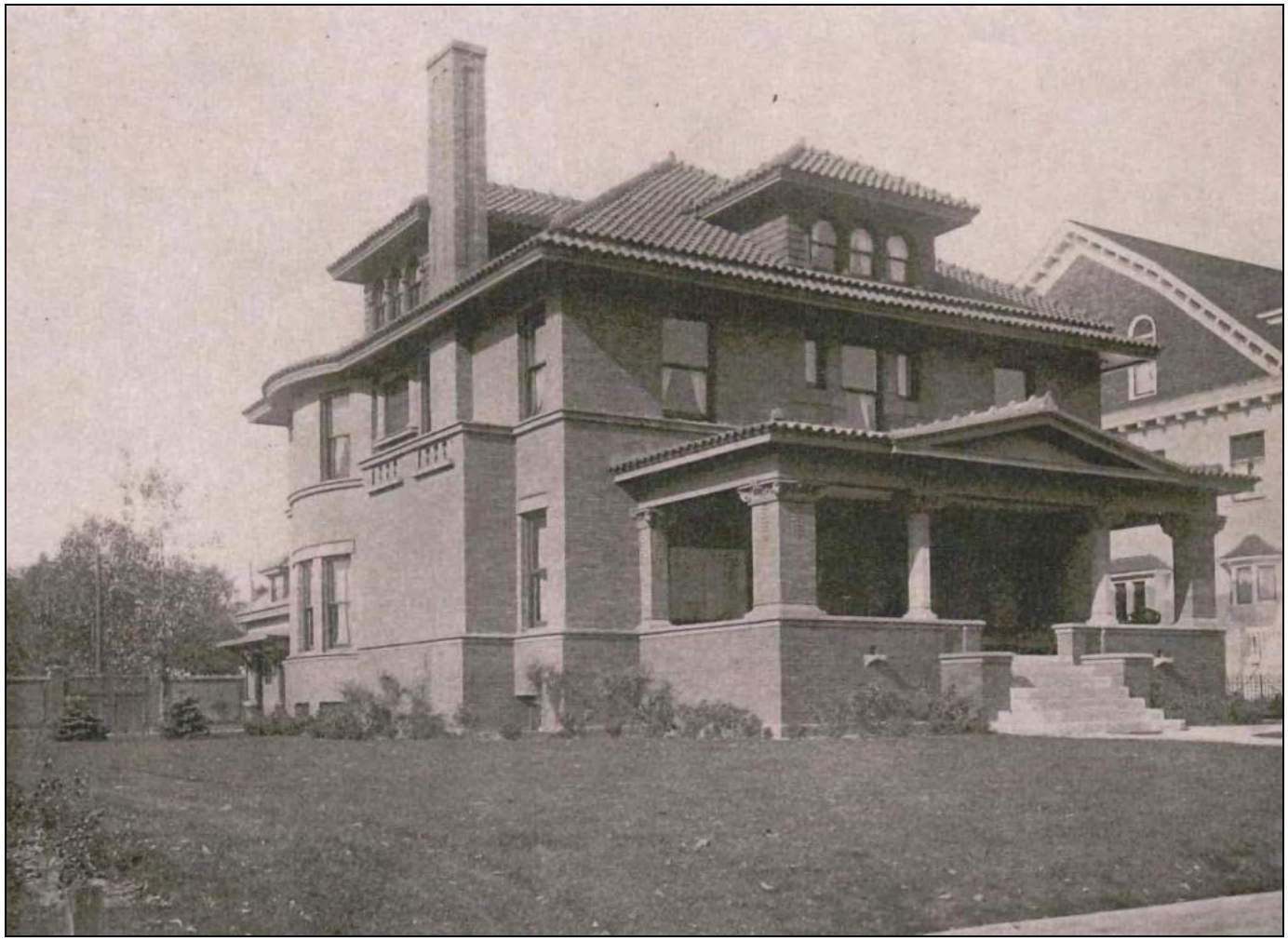


Figure 11: Samuel J. Hewson House, 1908, Source: Western Architect Magazine

Figure 12: Samuel J. Hewson House, 1914, Source: Minnesota Historical Society, Charles P. Gibson Collection

Figure 13: Samuel J. Hewson House, 1974, Source: Minnesota Historical Society, Charles W. Nelson

Figure 14: Samuel J. Hewson House, 2010, Source: CPED

Figure 15: Samuel J. Hewson House, 2010, Source: CPED

Figure 16: South elevation, 2010, Source: CPED

Figure 17: West elevation, 2011, Source: CPED

Figure 18: North elevation, 2011, Source: CPED

Figure 19: Carriage House, east elevation, 2010, Source: Bob Glancy

Figure 20: Samuel J. Hewson Carriage House, west elevation, 2010, Source: Bob Glancy

Figure 21: Front porch, 2010, Source: Bob Glancy

Figure 22: Front porch entrance, 2011, Source: CPED

Figure 23: Front porch column, 2010, Source: Bob Glancy

Figure 24: Front pilaster detail, 2010, Source: Bob Glancy

Figure 25: Masonry closeup, 2011, Source: CPED

Figure 26: South elevation, terra cotta details, 2010, Source: Bob Glancy

Figure 27: West elevation bay window, 2011, Source: CPED

Figure 28: West elevation deck, 2011, Source: CPED

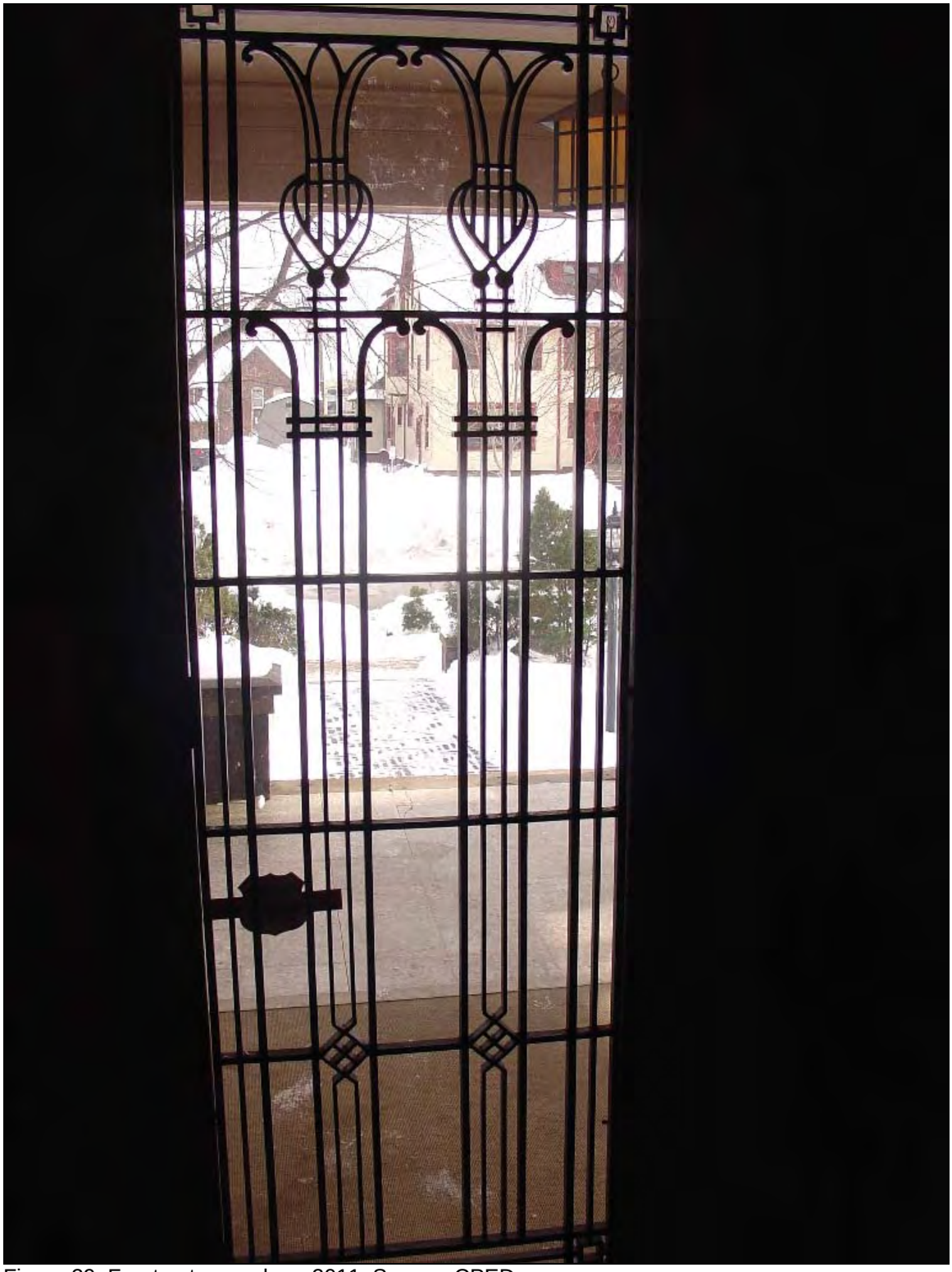


Figure 29: Front entrance door, 2011, Source: CPED

Figure 30: Front entrance sidelight, 2010, Source: Bob Glancy

Figure 31: Main hall, looking west, 2011, Source: CPED

Figure 32: Main hall interior door and sidelights, 2011, Source: Bob Glancy

Figure 33: Main hall interior door hardware, 2010, Source: Bob Glancy

Figure 34: Small living room and staircase, 2010, Source: Bob Glancy and MLS

Figure 35: Staircase, door to downstairs, and entrance to smoking room, 2011, Source: CPED

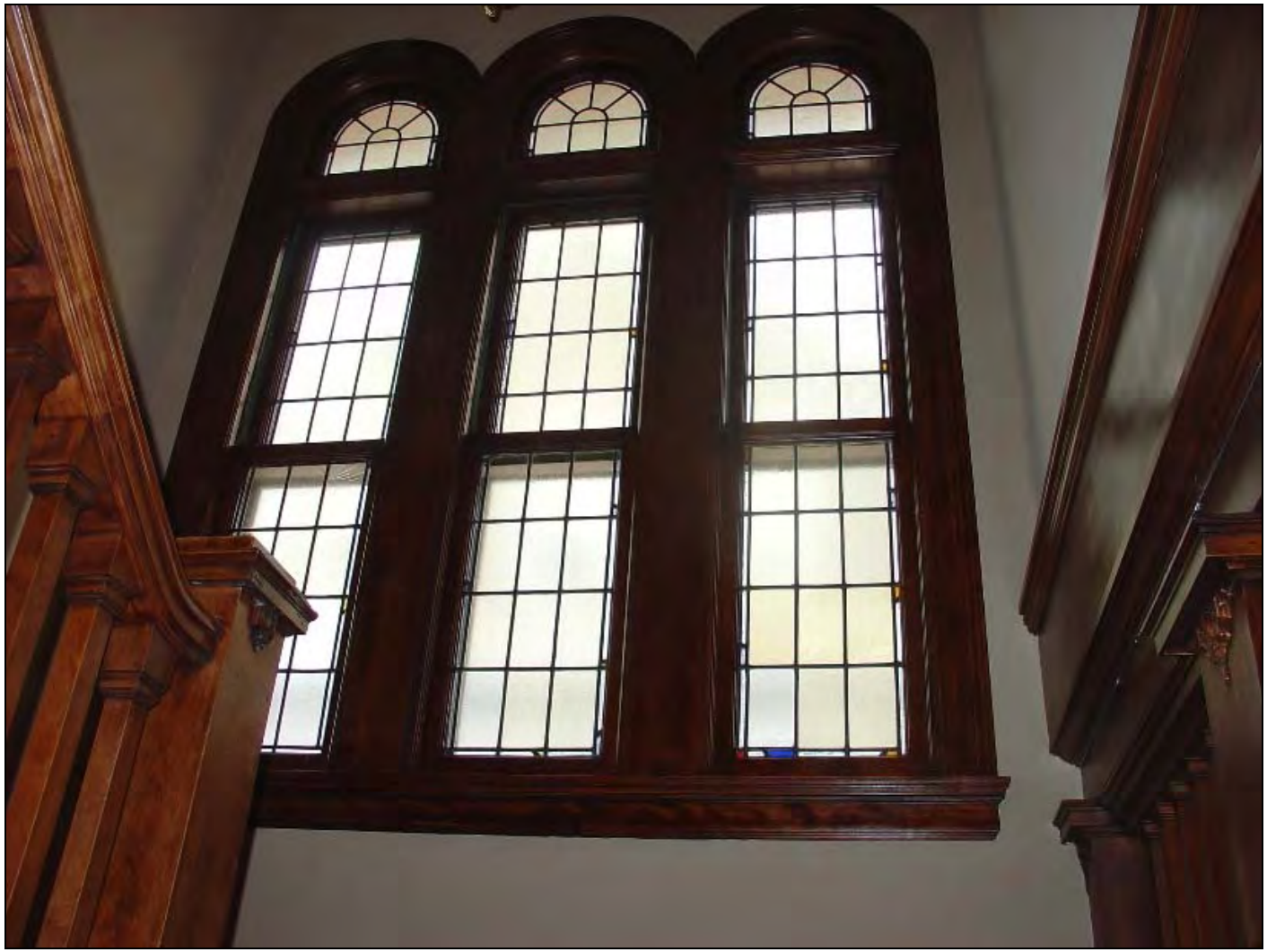


Figure 36: Staircase window, 2011, Source: CPED

Figure 37: Staircase, view from top, 2010, Source: Bob Glancy

Figure 38: Staircase brackets, 2010, Source: Bob Glancy

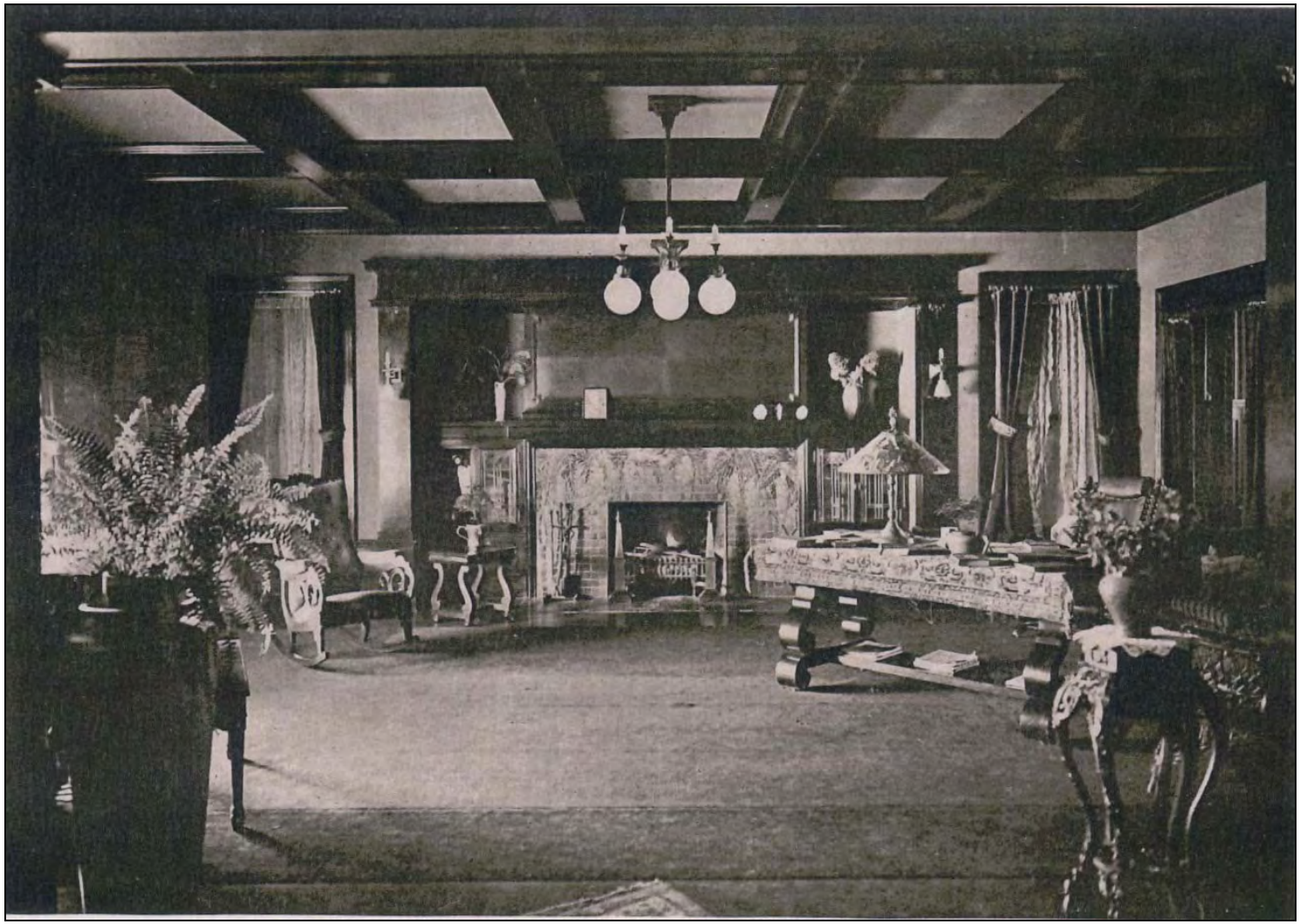


Figure 39: Living room, 1908, Source: The Western Architect Magazine

Figure 40: Living room, 2011, Source: CPED

Figure 41: Dining room, 1908 , Source: The Western Architect Magazine

Figure 42: Dining room, 2010, Source: Bob Glancy

Figure 43: Dining room, 2011, Source: CPED

Figure 44: Dining room Bradstreet tile painting and fireplace, 2010, Source: Bob Glancy

Figure 45: Missing Bradstreet tile painting, 2010, Source: Bob Glancy

Figure 46: Dining room fire place, 2010, Source: Bob Glancy

Figure 47: Dining room built in cabinets, 2010, Source: Bob Glancy

Figure 48: Dining room colored glass windows, 2010, Source: Bob Glancy

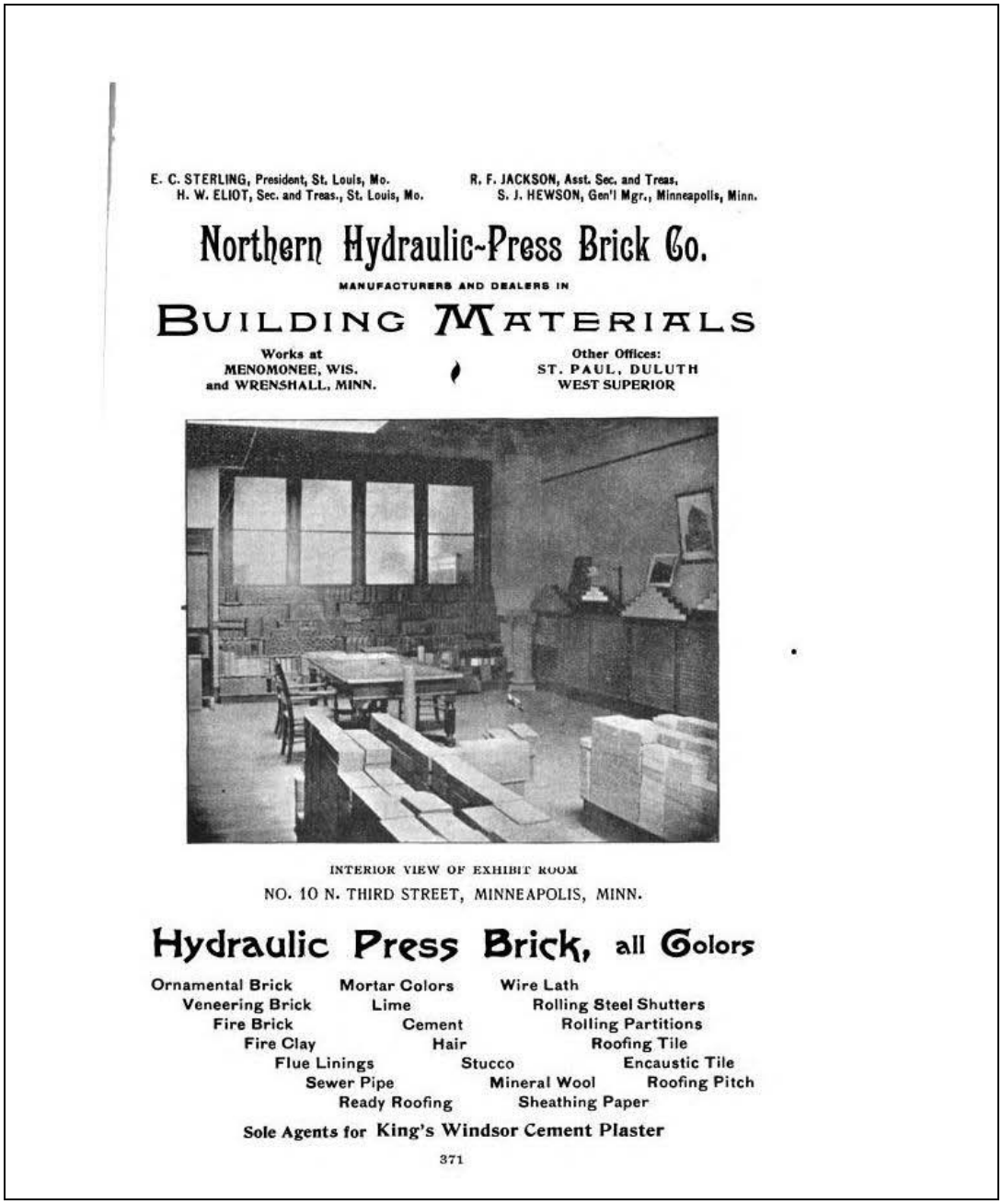
Figure 49: Smoking room, 1908 , Source: The Western Architect Magazine

Figure 50: Smoking room, 2011 , Source: CPED

SAMUEL J. HEWSON.

Figure 51: Samuel J. Hewson photograph, circa 1908, Source: A Half Century of Minneapolis

Figure 52: Samuel J. Hewson cartoon, 1909, Source: Minneapolis Tribune



E. C. STERLING, President, St. Louis, Mo.
H. W. ELIOT, Sec. and Treas., St. Louis, Mo.

R. F. JACKSON, Asst. Sec. and Treas.
S. J. HEWSON, Gen'l Mgr., Minneapolis, Minn.

Northern Hydraulic-Press Brick Co.

MANUFACTURERS AND DEALERS IN

BUILDING MATERIALS

Works at
MENOMONEE, WIS.
and WRENSHALL, MINN.

Other Offices:
ST. PAUL, DULUTH
WEST SUPERIOR

INTERIOR VIEW OF EXHIBIT ROOM

NO. 10 N. THIRD STREET, MINNEAPOLIS, MINN.

Hydraulic Press Brick, all Colors

Ornamental Brick
Veneering Brick
Fire Brick
Fire Clay
Flue Linings
Sewer Pipe
Ready Roofing
Mortar Colors
Lime
Cement
Hair
Stucco
Mineral Wool
Sheathing Paper
Wire Lath
Rolling Steel Shutters
Rolling Partitions
Roofing Tile
Encaustic Tile
Roofing Pitch

Sole Agents for King's Windsor Cement Plaster

371

Figure 53: Hydraulic Brick-Press Brick Company, 1895, Source: Twin City Methodism

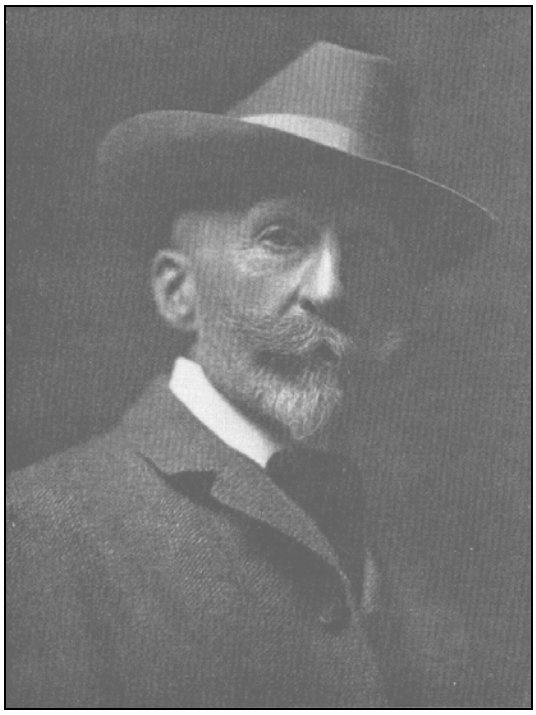
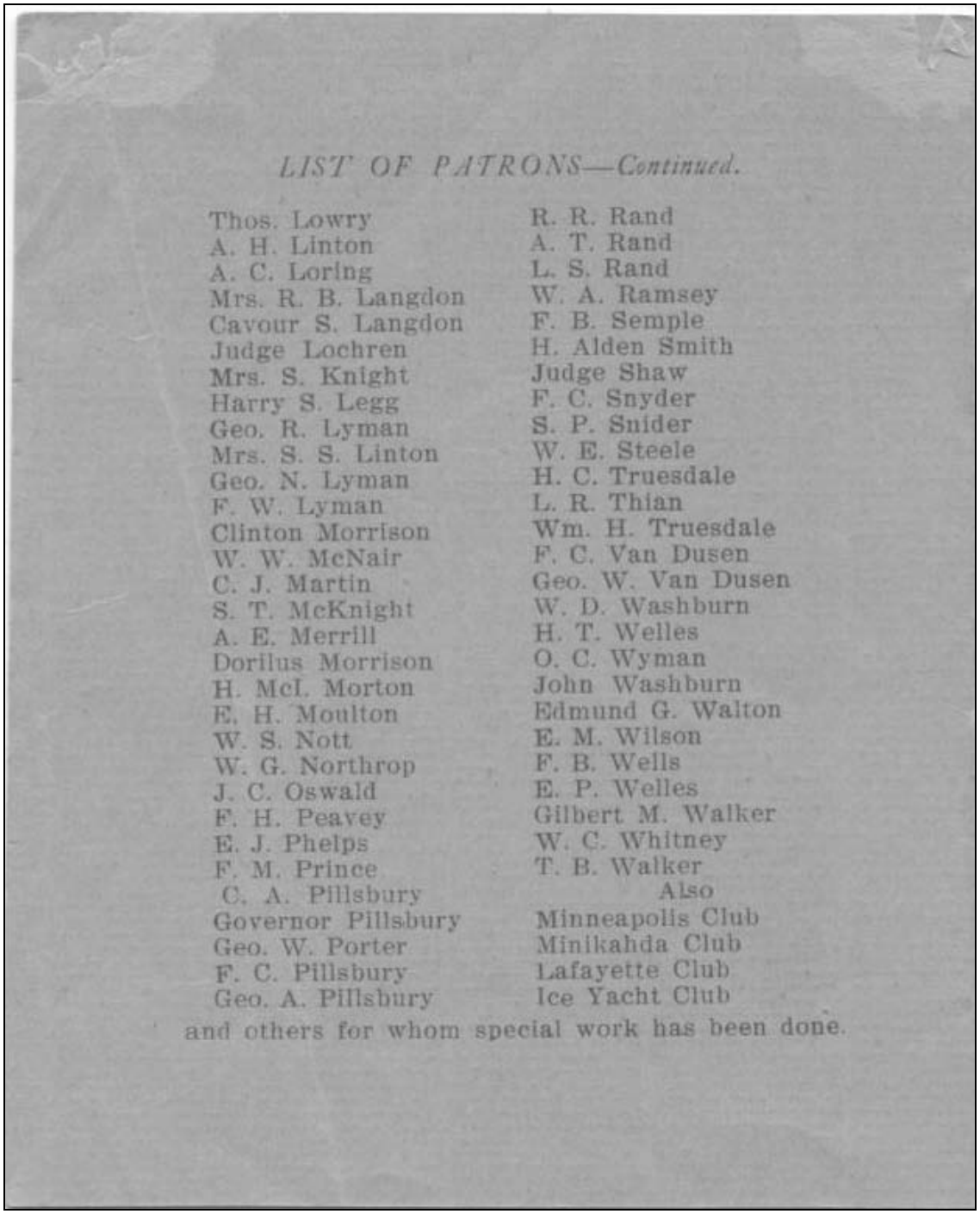


Figure 54: John S. Bradstreet, Picture date unknown, Source: The Bellman, 1914

Figure 55: John S. Bradstreet, Picture date unknown, Source: Tiller Magazine, 1983

Figure 56: The John S. Bradstreet Crafthouse, 327 South 7th Street, opened 1904, Source: Hennepin County Library

Figure 57: John S. Bradstreet Lotus Table, 2009 Image, Source: Minneapolis Institute of Arts



LIST OF PATRONS—Continued.

Thos. Lowry
A. H. Linton
A. C. Loring
Mrs. R. B. Langdon
Cavour S. Langdon
Judge Lochren
Mrs. S. Knight
Harry S. Legg
Geo. R. Lyman
Mrs. S. S. Linton
Geo. N. Lyman
F. W. Lyman
Clinton Morrison
W. W. McNair
C. J. Martin
S. T. McKnight
A. E. Merrill
Dorilus Morrison
H. McI. Morton
E. H. Moulton
W. S. Nott
W. G. Northrop
J. C. Oswald
F. H. Peavey
E. J. Phelps
F. M. Prince
C. A. Pillsbury
Governor Pillsbury
Geo. W. Porter
F. C. Pillsbury
Geo. A. Pillsbury

R. R. Rand
A. T. Rand
L. S. Rand
W. A. Ramsey
F. B. Semple
H. Alden Smith
Judge Shaw
F. C. Snyder
S. P. Snider
W. E. Steele
H. C. Truesdale
L. R. Thian
Wm. H. Truesdale
F. C. Van Dusen
Geo. W. Van Dusen
W. D. Washburn
H. T. Welles
O. C. Wyman
John Washburn
Edmund G. Walton
E. M. Wilson
F. B. Wells
E. P. Welles
Gilbert M. Walker
W. C. Whitney
T. B. Walker

Also

Minneapolis Club
Minikahda Club
Lafayette Club
Ice Yacht Club

and others for whom special work has been done.

Figure 58: List of John S. Bradstreet patrons, Circa 1905 Source: Crafthouse Advertisement, Hennepin County Special Collections

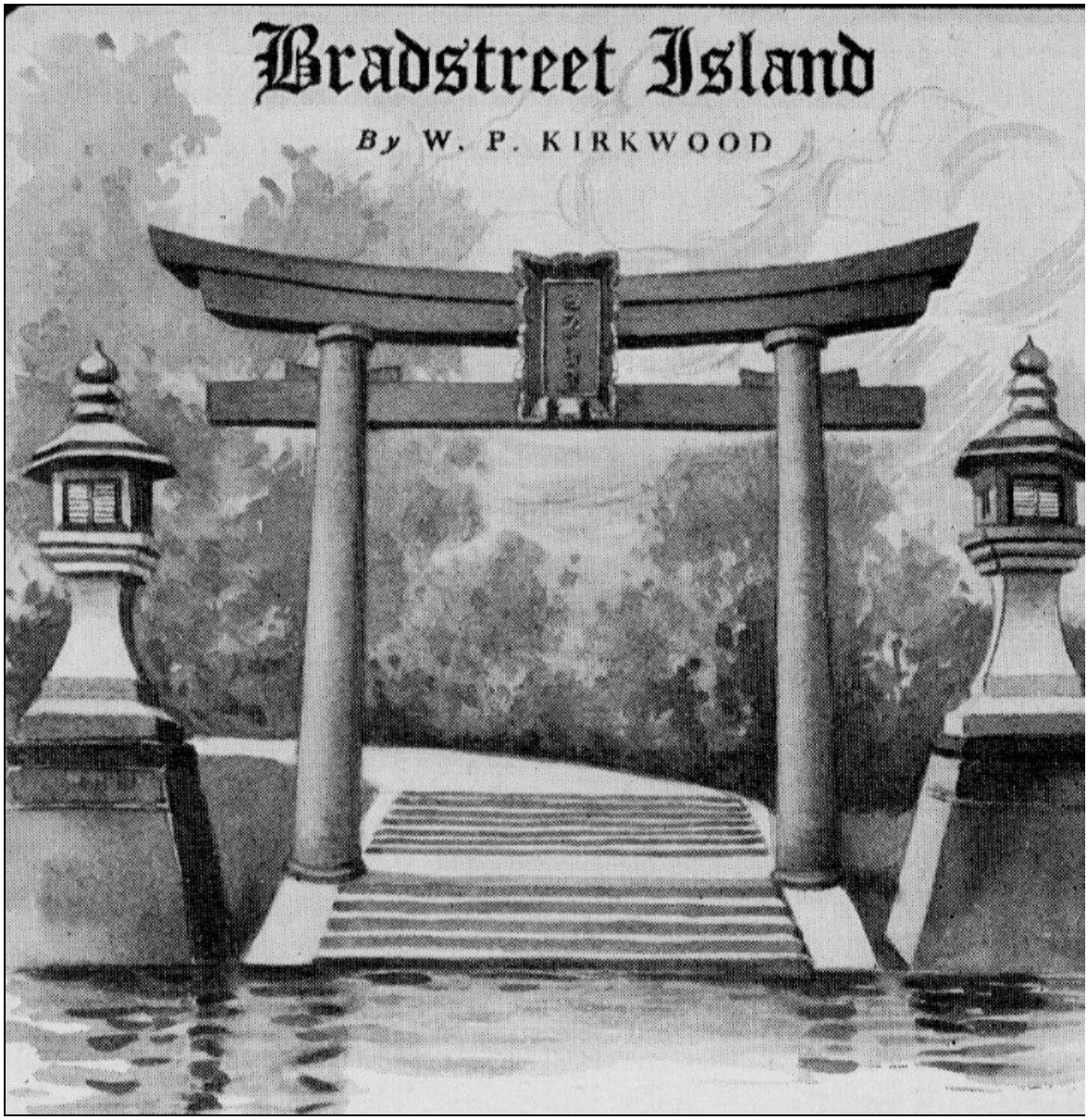


Figure 59: Proposed plans for Raspberry Island, 1912, Source: The Bellman, Accessed from Hennepin County Special Collections

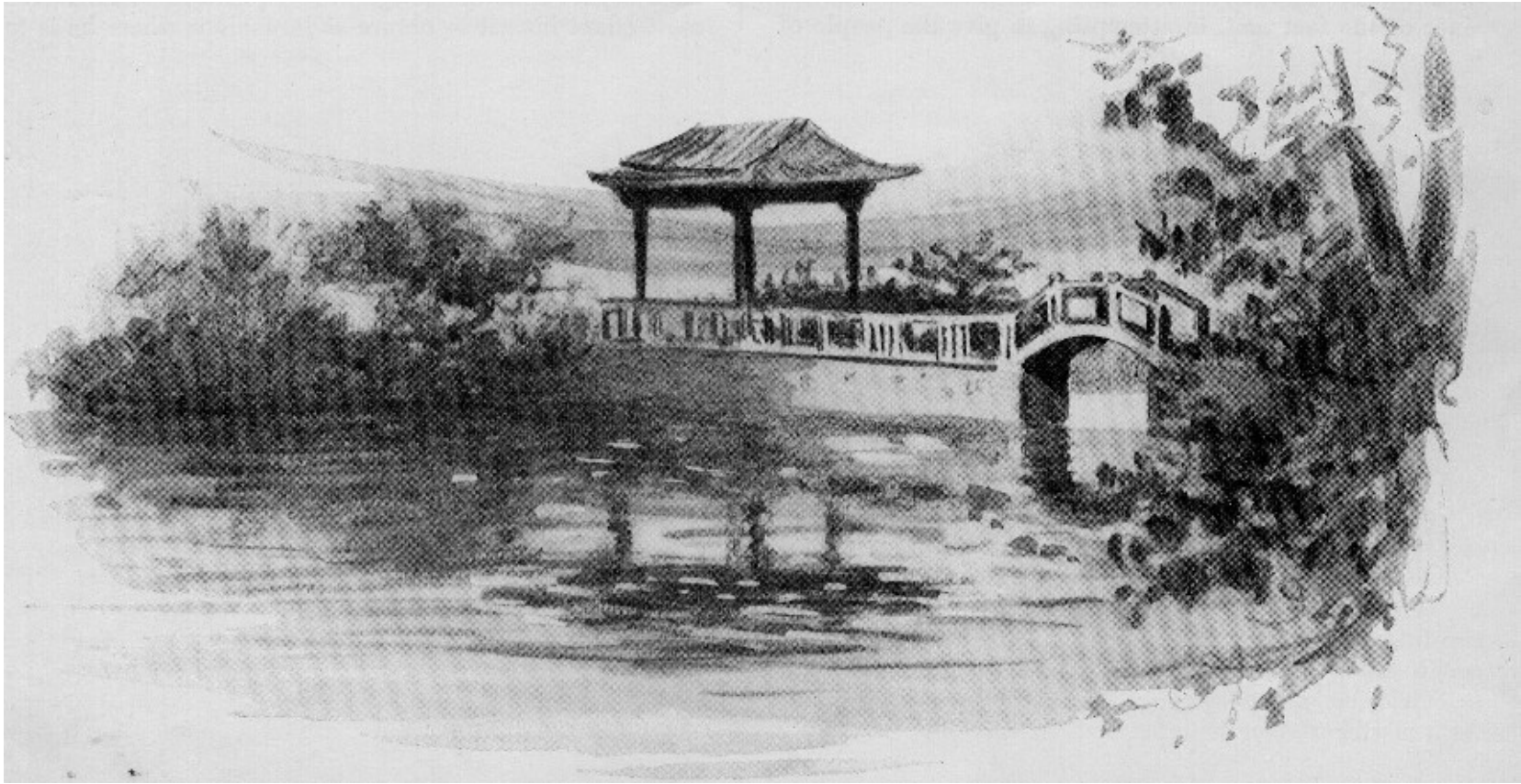


Figure 60: Proposed plans for Raspberry Island, 1912, Source: The Bellman, Accessed from Hennepin County Special Collections

8. Douglas Volk, *John Bradstreet in His Judd House Rooms*, about 1890 The Minneapolis Institute of Arts

9. Drawing Room, Edmund G. Walton house, 802 Mount Curve Avenue, Minneapolis, 1893
Decorated by John Bradstreet Minnesota Historical Society

11

Figure 61: Bradstreet Interior Designs, Judd House Rooms about 1890 and Edmund G. Walton House, 1893, Source: Art and Life on the Upper Mississippi

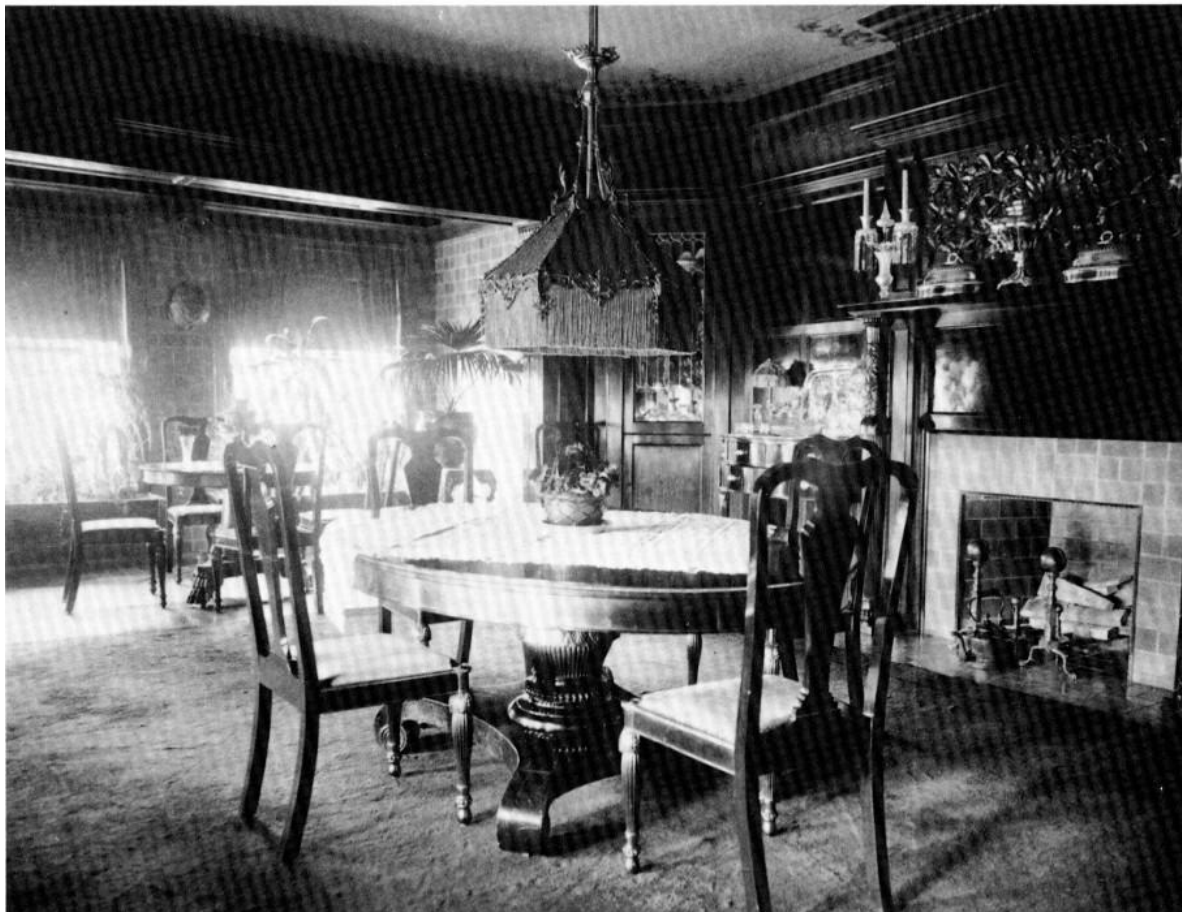


Figure 62: Bradstreet Interior Design, George Daggett House, 1898, Source: Art and Life on the Upper Mississippi

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PART 7: NOTES

[1] Jon Tevlin. "Chief Witness to Plundering of House Isn't Saying a Word." *Star Tribune*; July 1, 2009.

[2] Preservation Alliance of Minnesota website, http://www.mnpreservation.org/2010/08/30/member-event-hewson-house-open-house-september-9th/, accessed January 24, 2011.

[3] Hennepin County Property Information Services: http://www16.co.hennepin.mn.us/pins/.

[4] City of Minneapolis Building Permit #B64931, 2008 Pillsbury Avenue; "Building permits."

[5] City of Minneapolis Building Permit #B579852, 2008 Pillsbury Avenue; "Index card."

[6] McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000.

[7] City of Minneapolis Building Permit #B448888, 2008 Pillsbury Avenue; "Index card

[8] City of Minneapolis Building Permit #D883823, 2008 Pillsbury Avenue; "Index card.

[9] City of Minneapolis Building Permit #B98118, 2008 Pillsbury Avenue; "Building permits

[10] Mary Lynn Smith, "Bank Offers $5,000 Reward for Stolen Mural." *Star Tribune*; July 9, 2009.

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[35] Rev. Marion Daniel Shutter. *History of Minneapolis, Gateway to the Northwest.* S. J. Clarke Publishing Co., 1923.

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[37] Minneapolis City Directory, 1917.

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[68] The Grand Rapids Furniture Record, July 1914.

[69] Flanagan, Barbara "Bradstreet Carved a Seat In History." Minneapolis Star Tribune, December 24, 1981.

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[71] Pearson, Marjorie, Petersen, Penny, Roise, Charlene. "The Evolution of the Whittier Neighborhood." December 2009. Prepared by Hess, Roise, and Company for the Whittier Alliance.

[72] Martin, Judith A., Lanegran, David A. *Where We Live: The Residential Districts of Minneapolis and St. Paul. Minneapolis.* University of Minnesota Press, 1983.

Attachment A: Council Member Nomination

MINNEAPOLIS CITY COUNCIL
OFFICIAL PROCEEDINGS

REGULAR MEETING OF
APRIL 16, 2010

(Published April 24, 2010, in *Finance and Commerce*)

Council Chamber
350 South 5th Street
Minneapolis, Minnesota
April 16, 2010 - 9:30 a.m.
Council President Johnson in the Chair.
Present - Council Members Goodman, Hodges, Samuels, Gordon, Reich, Hofstede, Lilligren, Tuthill, Quincy, Glidden, President Johnson.
Absent - Council Members Schiff, Colvin Roy.
Lilligren moved adoption of the agenda. Seconded.
Glidden moved to amend the agenda to include under "New Business" an ordinance introduction relating to special late hours food licenses. Seconded.
Adopted upon a voice vote 4/16/2010.
Absent - Schiff, Colvin Roy.
The agenda, as amended, was adopted 4/16/2010.
Absent - Schiff, Colvin Roy, Tuthill.
Lilligren moved acceptance of the minutes of the regular meeting of April 2, 2010 and the adjourned meeting of April 8, 2010. Seconded.
Adopted upon a voice vote 4/16/2010.
Absent - Schiff, Colvin Roy.
Lilligren moved referral of petitions and communications and reports of the City officers to the proper Council committees and departments. Seconded.
Adopted upon a voice vote 4/16/2010.
Absent - Schiff, Colvin Roy.

PETITIONS AND COMMUNICATIONS

CLAIMS:
RISK MANAGEMENT (274168)
Claims: 2009 Tort Claims Summary Report.

CLAIMS (See Rep):
RISK MANAGEMENT (274167)
Claims: Appeals of decision of Staff Claims Committee.

The following is the complete text of the unpublished summarized ordinance.

ORDINANCE 2010-Or-044
By Schiff
Intro & 1st Reading: 2/15/2008
Ref to: Z&P
2nd Reading: 4/16/2010

Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That the following specified development standard in Section 536.20 of the above-entitled ordinance be amended to read as follows:

536.20 Specific development standards. The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Automobile convenience facility.

(1) The sale or repair of vehicles shall be prohibited.

(2) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

(3) Service area canopy light fixtures shall be completely recessed within the canopy so that the lenses shall not extend beyond the surface of the canopy.

(4) The total light output used for illuminating service area canopies shall not exceed forty (40) initial bare-lamp lumens per square foot of canopy.

~~(4)~~(5) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

~~(5)~~(6) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

MOTIONS

Lilligren moved to nominate the property known as the Samuel J. Hewson House at 2008 Pillsbury Avenue in Minneapolis for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. The Planning Director is directed to prepare the necessary documentation to bring this nomination forward to the Heritage Preservation Commission no later than May 19, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

Goodman moved to nominate the property known as the James H. Dunn Residence at 337 Oak Grove in Minneapolis for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. The Planning Director is directed to prepare the necessary documentation to bring this nomination forward to the Heritage Preservation Commission no later than June 22, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

Attachment B: HPC Nomination Staff Report

2008 Pillsbury Avenue South Nomination Staff Report

Attachment B: HPC Nomination Staff Report

CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26396

FILE NAME: 2008 Pillsbury Avenue South – The Samuel J. Hewson House
NOMINATION DATE: April 16, 2010
NOMINATION MADE BY: Council Member Lilligren
PROPERTY OWNER: TCF National Bank
APPLICANT: Community Planning and Economic Development (CPED) Department, Contact, Aaron Hanauer, 612-673-2494
DATE APPLICATION COMPLETE: April 29, 2010
PUBLICATION OF STAFF REPORT: May 11, 2010
DATE OF HEARING: May 18, 2010
APPEAL PERIOD EXPIRATION: May 28, 2010
STAFF INVESTIGATION AND REPORT: Aaron Hanauer, Senior City Planner, 612-673-2494
CLASSIFICATION: Nomination for Consideration for Designation as a Local Historic Landmark

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A. SITE DESCRIPTION AND BACKGROUND

District/Area information	
Historic District	N/A
Neighborhood	Whittier
Historic Property information	
Current name	2008 Pillsbury Avenue
Historic Name	The Samuel J. Hewson House
Current Address	2008 Pillsbury Avenue South
Historic Address	2008 Pillsbury Avenue South
Original Construction Date	1905
Original Contractor	Theron P. Healy
Original Architect	Frederick Kees and Serenus Colburn
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence
Other Historical Designations	N/A

2008 Pillsbury Avenue, May 2010

Background: In June 2009, The Samuel J. Hewson House at 2008 Pillsbury Avenue South went into foreclosure. The property owners held an auction to sell most of the architectural interior details of the house before the bank that held the mortgage, TCF, was to take over ownership. The auction took place the weekend of June 12; however, prior to most of the interior items being removed from the property, TCF Bank received a temporary restraining order and changed the locks preventing items from being removed from the property[1]. The property has been for sale since the Fall of 2009.

At the April 16, 2010, City Council meeting, Councilmember Robert Lilligren moved to nominate the property known as the Samuel J. Hewson at 2008 Pillsbury Avenue South for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. Councilmember Lilligren also moved that the Planning Director be directed to prepare the necessary documentation to bring this nomination forward to the Historic Preservation Commission no later than May 19, 2010. The Council adopted this motion.

[1] Jon Tevlin. "Chief witness to plundering of house isn't saying a word." Star Tribune; July 1, 2009

Project Description: The Samuel J. Hewson House is a 2.5 story residence designed in a Colonial Revival architectural style (Attachment B2). Master architects, Frederick Kees and Serenus Colburn designed the house, and master builder, Theron P. Healy was the contractor. The house was built in 1905 for Samuel J. Hewson at a cost of $10,000. John S. Bradstreet, who was nationally known for his interior design and furniture manufacturing, designed several rooms at 2008 Pillsbury Avenue South including the living room and smoking room.

B. 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 or 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 appears eligible for designation as an individual landmark per the following criterion:

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

Frederick Kees and Serenus Colburn designed the house at 2008 Pillsbury Avenue for Samuel J. Hewson. Together, Kees and Colburn also designed the following local Minneapolis landmarks: Northern Implement Company Building (616 3rd Street South), the Grain Exchange Building (400-412 4th Street South), the Loring Theater (1407 Nicollet Avenue South), The Charles M. Harrington House (2540 Park Avenue South), and Advance Thresher/Emerson Newton Building (700-708 3rd Street South).

Theron P. Healy, who was the contractor for 2008 Pillsbury Avenue South, constructed a majority of the Queen Anne-style homes in the Healy Block Historic District. Mr. Healy was the only Minneapolis builder to concentrate most of his work on the Queen Anne style, which earned him the reputation as the “Master Builder” of Queen Anne in the Twin Cities.

John S. Bradstreet (1845-1914), who is well known for his contributions in the Arts and Crafts movement, had his own furniture manufacturing business, The Crafthouse. Mr. Bradstreet completed the design and furnishing for prominent Minneapolis residences including the Pillsburys, Morrisons, William Dunwoody, and Edward Gale. In addition to designing a couple of the rooms at 2008 Pillsbury Avenue, he also completed interior design work for The Municipal Building’s City Council chambers and the Purcell Cutts House, which are both City of Minneapolis landmarks.

Further research, through the designation study process, is warranted, to determine the place of this property within the scope of Kees, Colburn, Healy, and Bradstreet's work. The subject property may also be eligible for designation as a landmark under the other six designation criteria. Such an analysis would be conducted as part of a designation study.

B. PUBLIC COMMENTS

Staff has received a letter supporting the nomination from the Whittier Neighborhood (Attachment C1).

C. APPLICABLE ORDINANCES

Chapter 599. Heritage Preservation Regulation

ARTICLE V. DESIGNATION

599.210. Designation criteria. The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

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

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

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

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

(5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

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

(7) The property has yielded, or may be likely to yield, information important in prehistory or history.

599.230. Commission decision on nomination. The commission shall review all complete nomination applications. If the commission determines that a nominated property appears to meet at least one of the criteria for designation contained in section 599.210, the commission may direct the planning director to prepare or cause to be prepared a designation study of the property. In cases where an application for demolition is initiated by the property owner, the planning director may determine that the property owner bears the full financial responsibility of conducting the designation study. In all cases, the planning director shall define the scope of services for a designation study, review qualifications of agent conducting study and make a determination of what constitutes a final submission upon completion.

599.240. Interim protection. (a) Purpose. Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.

(b) *Effective date*. Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for twelve (12) months, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total additional period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section 599.170.

(c) *Scope of restrictions*. During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change, as provided in this chapter. (2001-Or-029, § 1, 3-2-01)

D. FINDINGS

1. The nominated property appears to meet at least one of the criteria for designation contained in section 599.210 (criterion 6).
2. The Samuel J. Hewson House at 2008 Pillsbury Avenue is likely eligible for interior and exterior designation.

E. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the nomination of 2008 Pillsbury Avenue as a landmark; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

Attachments:

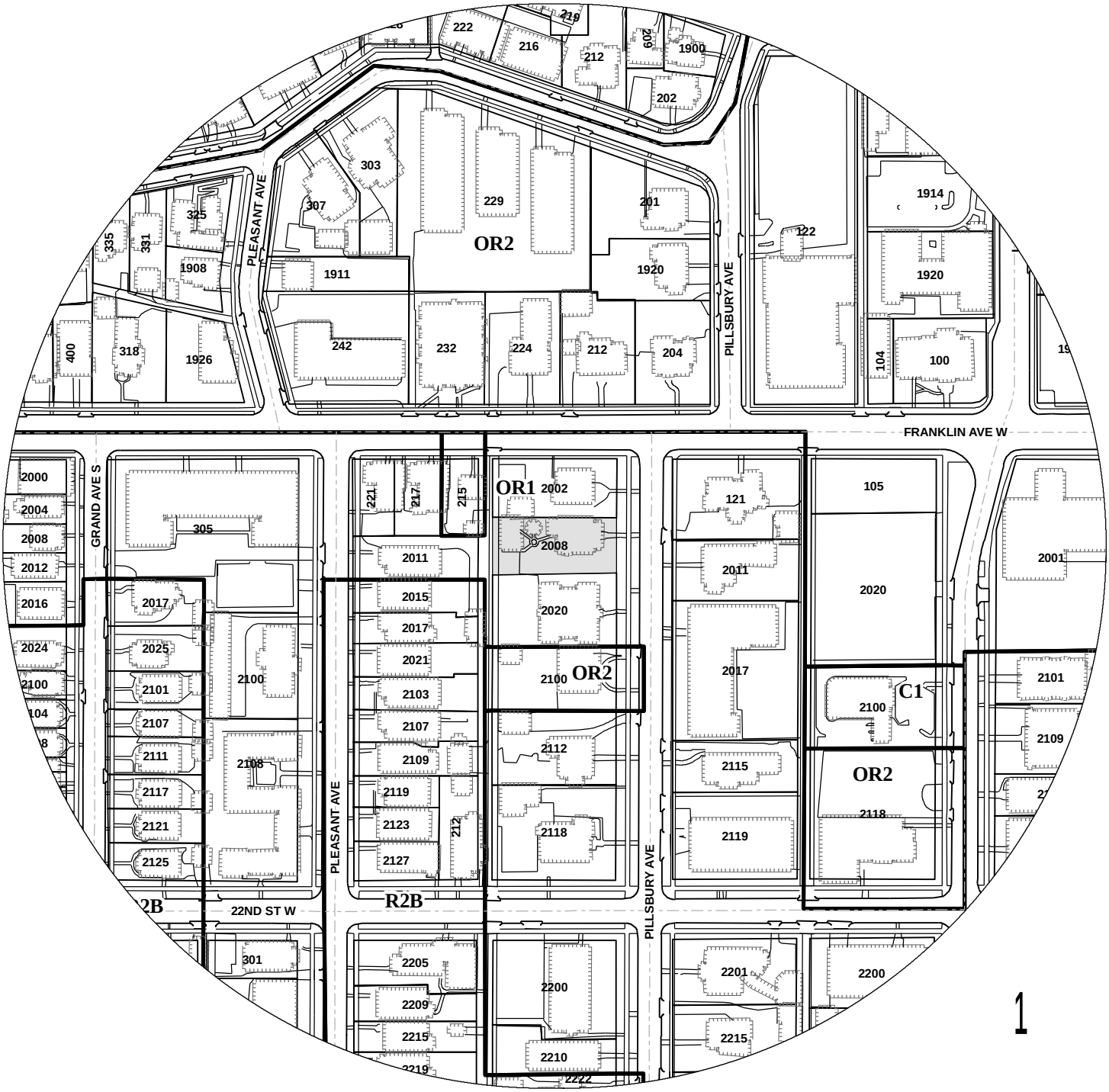
B. Materials submitted by CPED staff – B1-B2
C. Materials submitted by Whittier Neighborhood – C1
D. Councilmember Nomination – D1-D2

Attachment B: Materials submitted by CPED

B1-B4

Name **6th**

Community Planning and Economic Development Department WARD



PROPERTY ADDRESS

2008 Pillsbury Avenue South

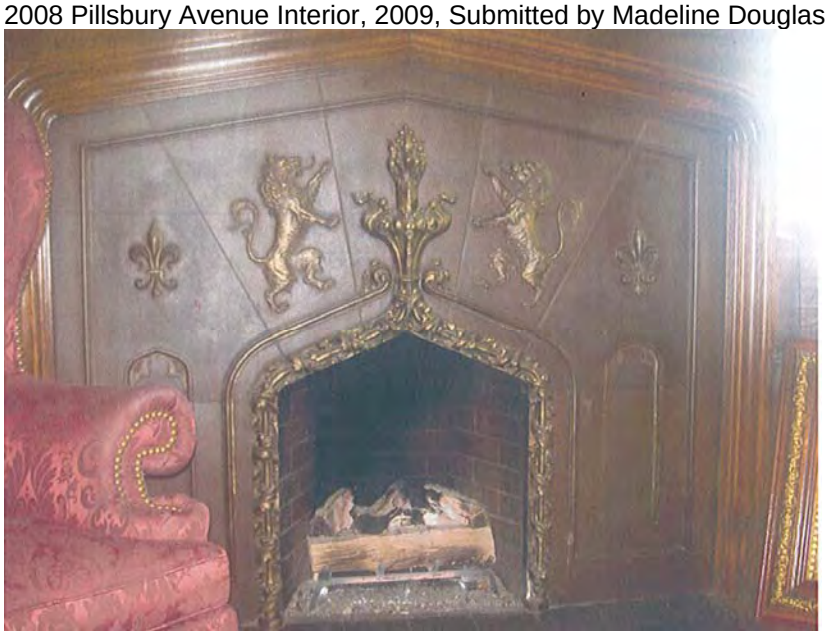
FILE NUMBER

BZH-26396

2008 Pillsbury Avenue South Nomination Staff Report

2008 Pillsbury Avenue, 2009, Submitted by Madeline Douglass

2008 Pillsbury Avenue Interior, 2009, Submitted by Madeline Douglas



2008 Pillsbury Avenue Interior, 2009, Submitted by Madeline Douglas

2008 Pillsbury Avenue Interior, 2009, Submitted by Madeline Douglas

Attachment C: Materials submitted by Public

aaron H.

WHITTIER
THE INTERNATIONAL NEIGHBORHOOD

OCT 9 2009

September 30th, 2009

Ms Rosey Dickey, Sr. Vice President

[redacted]

Dear Ms Dickey,

I am writing to update you of action taken at the Sept 14th Community Issues Committee Meeting and forwarded to the Sept 24th Whittier Alliance Board Directors Meeting.

Motion: The Whittier Alliance Board supports the application and historic designation of 2008 Pillsbury and requests that Councilman Lilligren recommend the designation to the Heritage Preservation Commission. **Motion Carried.**

Earlier this year, the Whittier neighborhood undertook the project of a neighborhood wide Historic Context Study. This study will help identify architectural, social and cultural gems in the Whittier Neighborhood such as 2008 Pillsbury. The Whittier Alliance is hoping that TCF will support the historic designation of this home and also support the neighborhood goal of having a family enjoy the warmth and spaciousness of this home.

Sincerely,

Marian Biehn

Marian Biehn
Executive Director

Cc: Councilmember Robert Lilligren, 6th Ward
Jack Byers, Heritage Preservation Commission
Robert Glancy, Coldwell Banker Burnett

Whittier Alliance • 10 E. 25th Street • Minneapolis, MN 55404 • Phone (612) 871-7756 • Fax (612) 871-0650 • Email-info@whittieralliance.org

Attachment D: Council Member Nomination

D1 – D2

MINNEAPOLIS CITY COUNCIL
OFFICIAL PROCEEDINGS

REGULAR MEETING OF
APRIL 16, 2010

(Published April 24, 2010, in *Finance and Commerce*)

Council Chamber
350 South 5th Street
Minneapolis, Minnesota
April 16, 2010 - 9:30 a.m.
Council President Johnson in the Chair.
Present - Council Members Goodman, Hodges, Samuels, Gordon, Reich, Hofstede, Lilligren, Tuthill, Quincy, Glidden, President Johnson.
Absent - Council Members Schiff, Colvin Roy.
Lilligren moved adoption of the agenda. Seconded.
Glidden moved to amend the agenda to include under "New Business" an ordinance introduction relating to special late hours food licenses. Seconded.
Adopted upon a voice vote 4/16/2010.
Absent - Schiff, Colvin Roy.
The agenda, as amended, was adopted 4/16/2010.
Absent - Schiff, Colvin Roy, Tuthill.
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Absent - Schiff, Colvin Roy.
Lilligren moved referral of petitions and communications and reports of the City officers to the proper Council committees and departments. Seconded.
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Absent - Schiff, Colvin Roy.

PETITIONS AND COMMUNICATIONS

CLAIMS:
RISK MANAGEMENT (274168)
Claims: 2009 Tort Claims Summary Report.

CLAIMS (See Rep):
RISK MANAGEMENT (274167)
Claims: Appeals of decision of Staff Claims Committee.

The following is the complete text of the unpublished summarized ordinance.

ORDINANCE 2010-Or-044
By Schiff
Intro & 1st Reading: 2/15/2008
Ref to: Z&P
2nd Reading: 4/16/2010

Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That the following specified development standard in Section 536.20 of the above-entitled ordinance be amended to read as follows:

536.20 Specific development standards. The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Automobile convenience facility.

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(2) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

(3) Service area canopy light fixtures shall be completely recessed within the canopy so that the lenses shall not extend beyond the surface of the canopy.

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~~(5)~~(6) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

MOTIONS

Lilligren moved to nominate the property known as the Samuel J. Hewson House at 2008 Pillsbury Avenue in Minneapolis for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. The Planning Director is directed to prepare the necessary documentation to bring this nomination forward to the Heritage Preservation Commission no later than May 19, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

Goodman moved to nominate the property known as the James H. Dunn Residence at 337 Oak Grove in Minneapolis for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. The Planning Director is directed to prepare the necessary documentation to bring this nomination forward to the Heritage Preservation Commission no later than June 22, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

Attachment C: HPC Actions from Nomination

Minneapolis Heritage Preservation Commission
Actions

Regular Meeting
4:30 p.m., Tuesday, May 18, 2010
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Board Membership: Mr. Chad Larsen, Ms. Denita Lemmon, Mr. Kevin Kelley, Ms. Kathleen Anderson, Mr. John Crippen, Ms. Meghan Elliott, Ms. Christina Harrison, Ms. Ginny Lackovic, Ms. Linda Mack, and Ms. Deborah Morse-Kahn.

Committee Clerk: Diana Armstrong, 612.673.2615

Commissioner Anderson was absent from tonight's meeting.

The meeting was called to order at 4:32 p.m.

Minutes were approved for the meeting held on May 4, 2010

Public Hearings

For Presentation

1. 2026 4th Avenue South – Washburn-Fair Oaks Historic District, Ward 6

Staff: John Smoley, 612.673.2830

Certificate of Appropriateness to replace siding

ACTION: Notwithstanding staff recommendation, motion was made to **approve** the Certificate of Appropriateness with the following conditions:

1. Owner submit plans for approval showing new vinyl detailing to replicate original wood window trim detailing.
2. New window trim detailing to be in place of, not on top of, existing vinyl.
3. Plans will be submitted to staff for approval.

2. 425 Oak Grove Street, Charles B. Lyon House – Ward 7

Staff: Aaron Hanauer, 612.673.2494

Nomination for designation as an individual landmark

ACTION: **Adopt** staff findings and **approve** the nomination of 425 Oak Grove Street as a landmark, establish interim protection, and direct the Planning Director to prepare or cause to be prepared a designation study.

3. 2008 Pillsbury Avenue South, Samuel J. Hewson House – Ward 6

Staff: Aaron Hanauer, 612.673.2494

Nomination for designation as an individual landmark

ACTION: **Adopt** staff findings and **approve** the nomination of 2008 Pillsbury Avenue as a landmark, establish interim protection, and direct the Planning Director to prepare or cause to be prepared a designation study.

Information Items

New Business

1. Fjelde House update. (Byers)
2. Pending HPC appointments – Alex Haecker and Susan Hunter Weir. (Byers)
3. Preservation Awards scheduled for Thursday, May 20, at the International Market Square, 275 Market Street. (Byers)
4. 2010 Walking Tours. (Byers)
5. Metropolitan Building. (Byers)
6. June 8 HPC Business Meeting at the Pillsbury A Mill, Main Street SE. (Byers)
7. Discussion on lighting settings in Chamber. (Commission)
8. Application and review process and enforcement concerns. (Commission)

Adjournment

Meeting was adjourned at 7:40 p.m.

The Next Heritage Preservation Commission Meeting is scheduled as a Business Meeting: June 8, 2010, at the Pillsbury A Mill, Main Street SE.

Heritage Preservation Commission decisions are final unless appealed.

Attention: The meeting site is wheelchair accessible: if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612.673.3220 (673.2157) TTDY/VOICE at least five days prior to the meeting.

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.

Attachment D: State Historic Preservation Office Letter

cc. property file

Minnesota
Historical Society

RECEIVED
MAR - 7 2011

March 3, 2011

Mr. Jack Byers
Planning Supervisor, CPED-Planning
City of Minneapolis
250 South 4th Street – Room 110
Minneapolis MN 55415

RE: Local designation of the Samuel J. Hewson House, 2008 Pillsbury Avenue, MHS Referral No. 2011-1434

Dear Mr. Byers,

Thank you for the opportunity to comment on the above referenced designation. It has been reviewed pursuant to Minnesota Statutes §471.193, subd. 6., and Section 599.210 of the City of Minneapolis Code of Ordinances.

The Samuel J. Hewson House exemplifies an architecturally significant Colonial Revival style building, as seen in its symmetrically balanced façade featuring an accentuated front door; one-story, full-width front porch supported by classical columns; double-hung sash windows; and hipped dormers. The Hewson House gains additional significance because it was designed by the architects Kees and Colburn, built by master builder Theron P. Healy, and its primary first floor interior spaces – still intact – were designed by master interior designer, John S. Bradstreet. We concur that the Samuel J. Hewson House is a suitable candidate for local designation.

If you have any questions regarding our assessment of this property, please contact this office.

Sincerely,

Britta L. Bloomberg
Deputy State Historic Preservation Officer

cc: Aaron Hanauer, Senior City Planner

Minnesota Historical Society, 345 Kellogg Boulevard West, Saint Paul, Minnesota 55102
651-259-3000 • 888-727-8386 • www.mnhs.org

Attachment E: Staff Report to City Planning Commission

Community Planning & Economic Development
Planning Division
250 4th Street South, Room 300 PSC
Minneapolis, MN 55415

City of Minneapolis
Department of Community Planning & Economic Development - CPED

MEMORANDUM

TO: City Planning Commission

FROM: Aaron Hanauer, Senior City Planner, 612-673-2494

DATE: March 9, 2011

RE: Samuel J. Hewson House (2008 Pillsbury Avenue) Designation Study – CPC Review and Comment

CC: Barbara Sporlein, Director, CPED – Planning
Jack Byers, Manager, CPED – Planning, Preservation & Design
Jason Wittenberg, Manager, CPED –Planning, Development Services

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Designation Study Review and Comment
Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. A copy of the draft designation study has been submitted to the Minnesota SHPO. Enclosed is a copy of the draft designation study for your review and comment.

Section 599.260 of the Heritage Preservation Regulations requires the planning director to submit all proposed designations to the City Planning Commission for review and comment on the proposal within thirty (30) days. In its review, the City Planning Commission shall consider but not be limited to the following factors:

(1) The relationship of the proposed designation to the city's comprehensive plan.
(2) The effect of the proposed designation on the surrounding area.
(3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

This item will be on the March 9, 2011 Committee of the Whole agenda for discussion and comment.

The following memorandum analyzes the proposed designation using the three factors outlined in the section 599.260 of the ordinance.

> *The relationship of the proposed designation to the city's comprehensive plan:* The designation of the Samuel J. Hewson House meets numerous policies of the Minneapolis Plan for Sustainable Growth.

- Policy 3.7 states, “Maintain the quality, safety and unique character of the city’s housing stock.” The Samuel J. Hewson House serves as an elegant example of Minneapolis’ high-quality, safe, and unique housing: an example that has thrived for over a century.

- Policy 8.1 states “Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.” By designating 2008 Pillsbury Avenue as a landmark, the City will require the preservation of a building significant to the City and state for its association with a master builder, master interior designer, master architects, its architectural style, and neighborhood identity.

The effect of the proposed designation on the surrounding area: The Samuel J. Hewson House is an important example of the original residences of Pillsbury Avenue. The proposed designation of 2008 Pillsbury Avenue will help slow the destruction of the elegant residences built in the early part of the 20th-century on this street. A number of the original residences on Pillsbury Avenue were torn down and replaced with 2 ½ story apartment buildings in the 1960s.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The comprehensive plan identifies no small area plans that cover the area of the proposed landmark. The Samuel J. Hewson House is within the Whittier Neighborhood. The neighborhood organization, The Whittier Alliance, strongly supports the proposed designation.

Hanauer, Aaron M.

From: Sporlein, Barbara L.
Sent: Wednesday, March 09, 2011 3:34 PM
To: Hanauer, Aaron M.; Byers, Jack P.
Subject: FW: 2008 Pillsbury

FYI

[redacted]

FYI

[redacted]

Hi David

I just got the HPC Designation Study from Aaron Hanauer. I want to ask that at the COW today, you and other members adopt the findings and move the historic designation of both the interior and exterior of the Samuel Hewson house at 2008 Pillsbury forward.

The retention and restoration of this home have been the focus of individual residents, the Whittier Alliance, Preservation Alliance of MN, Councilman Lilligren and the HPC. It is a fairly in-tact link to the former gracious homes that lined Pillsbury, Pleasant and Blaisdell Avenues designed, built and decorated by top craftsmen of the era. In the Hewson house we have a trifecta –the collaboration of Kees and Colburn architects, John S. Bradstreet interior design and T.P. Healy construction—the most prominent artisans of the era. Throwing in Hewson's access to and use of brick, stone, terra cotta the home is a living example of early 20th century building.

Due to another commitment, I can not attend the COW but I hope you will favorably consider this designation. Thank you.

Marian Biehn, Executive Director
Whittier Alliance
10 E 25th Street
Minneapolis, MN 55404
612-871-7756; 612-871-0650 (fax)
marian@whittieralliance.org
www.whittieralliance.org

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"I get up every morning determined to both change the world and have one hell of a good time. Sometimes this makes planning my day difficult." - E. B. White

Attachment F: Public Comments Received After Publication

2008 Pillsbury Avenue
Agenda Item #2
4/5/2011 HPC meeting
Item #1

Hanauer, Aaron M.

[redacted] [redacted]

Sent: Monday, April 04, 2011 4:20 PM

To: Hanauer, Aaron M.

Subject: 2008 Pillsbury

Mr. Hanauer,

I'm writing to formally give my support to the proposed historic designation of 2008 Pillsbury. I've spent the past 2 and a half years restoring my home (2115 Pillsbury) on the same block, and I'm anxious to see 2008 get the designation it deserves to help ensure that someone will work to restore this beautiful home to it's former glory.

I'm afraid I won't be able to make the meeting tomorrow afternoon, so appreciate your noting my support of this designation.

Sincerely,

Ted Irgens

[redacted]

[redacted]. *Thank you.*

F1

Attachment G: Heritage Preservation Commission Staff Report

CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26009

FILE NAME: 2008 Pillsbury Avenue – Samuel J. Hewson House
APPLICANT: CPED, nominated by Councilmember Robert Lilligren, (612) 673-2206, with support from The Whittier Alliance.
DATE APPLICATION COMPLETE: April 16, 2010
PUBLICATION OF STAFF REPORT: March 29, 2011
DATE OF HEARING: April 5, 2011
STAFF INVESTIGATION AND REPORT: Aaron Hanauer, Senior City Planner, 612-673-2494
CLASSIFICATION: Landmark Designation Study

A. SITE DESCRIPTION AND BACKGROUND

District/Area information	
Historic District	N/A
Neighborhood	Whittier

Historic Property information	
Current name	Samuel J. Hewson House
Historic Name	Samuel J. Hewson House
Current Address	2008 Pillsbury Avenue
Historic Address	2008 Pillsbury Avenue
Original Construction Date	1905
Original Contractor	Theron P. Healy
Original Architect	Frederick Kees and Serenus Colburn
Historic Use	Residence
Current Use	Residence
Other Historical Designations	N/A

The Samuel J. Hewson House is a 2.5-story residence designed in the Colonial Revival style. It was built by Frederick Kees and Serenus Colburn in 1905 at a cost of $10,000[1]. The Samuel J. Hewson House is a prime example of the Colonial Revival style as it exhibits most of the common characteristics of the style including: including a symmetrical façade, rectangular shape, brick veneer, dormers, fireplaces, and an accentuated front door.

On April 16, 2010, Councilmember Robert Lilligren, with support from The Whittier Alliance, moved to nominate the property at 2008 Pillsbury Avenue for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240.

Councilmember Lilligren also moved that the Planning Director be directed to prepare the necessary documentation to bring this nomination forward to the Historic Preservation Commission no later than May 19, 2010. The Council adopted this motion.

At their May 18, 2010 meeting, the Heritage Preservation Commission approved the nomination of 2008 Pillsbury Avenue and directed the Planning Director to prepare a designation study of the property. That study is attached (see designation study dated March 15, 2011).

On March 3, 2011, the State Historic Preservation Officer found 2008 Pillsbury Avenue to be eligible for local designation (see Attachment D).

On March 9, 2011, CPED brought the completed designation study to the Committee of the Whole of the Planning Commission. The Committee recommended the property for designation.

B. EVALUATION

A 2001 Historic Resources Inventory of the Whittier neighborhood identified the Samuel J. Hewson House as a potential historic resource with “possible significance and integrity.” This inventory did not provide additional details for its possible significance. However, when completing research for the Nomination and Designation Study, information was found that illustrates that this building meets City of Minneapolis designation criteria.

C. CONSIDERATION FOR DESIGNATION

Based on the 2010 nomination, CPED-Planning-Preservation and Design conducted a designation study attached within (see designation study dated March 15, 2011).

Chapter 599 of the Minneapolis Code of Ordinances, Heritage Preservation Regulations, authorizes the HPC to hold a public hearing to consider proposed designations and to make findings and recommendations to the Zoning and Planning Committee of the City Council with respect to proposed designations as follows:

> 599.270. Designation hearing. Following completion of the designation study the Commission shall hold a public hearing to consider the proposed designation, as provided in section 599.170. Any person having a legal or equitable interest in a nominated property shall be allowed reasonable opportunity to give testimony or present evidence concerning the proposed designation.
>
> 599.280. Commission recommendation. Following the public hearing, the commission shall make findings with respect to the proposed designation and shall submit the same together with its recommendation to the Zoning and Planning committee of the City Council. In making its findings and recommendation, the Commission shall consider the designation criteria contained in section 599.210, the information contained in the designation study, the State Historic Preservation Officer’s comments, the City Planning Commission’s comments, the Planning Director’s report and all testimony and evidence received at the public hearing relating to the designation.

D. DESIGNATION CRITERIA

Section 599.210 of the Heritage Preservation Regulations establishes criteria to be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance. To be eligible for designation, a property must meet at least one of the following designation criteria:

(1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
(2) The property is associated with the lives of significant persons or groups.
(3) The property contains or is associated with distinctive elements of city or neighborhood identity.
(4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
(5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
(6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
(7) The property has yielded, or may be likely to yield, information important in prehistory or history.

E. FINDINGS

1. Consistency with designation criteria:

The Samuel J. Hewson House appears eligible for designation as an individual landmark per the ordinance's criteria 3, 4, and 6. It does not appear significant under criteria 1, 2, 5, and 7.

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

The property in question does not appear to be the site of historically significant events. While it did merit mention in the *Minneapolis Tribune* in numerous articles, such mention generally referred to its original owners, the Hewson's, and their social occurrences.

Criteria #2: The property is associated with the lives of significant persons or groups.

The property in question does not appear to be significant based on its association with the lives of significant persons or groups. Samuel J. Hewson along with his wife Fannie, were the original owners of 2008 Pillsbury Avenue.

The National Park Service National Register Bulletin provides guidance to help clarify how/when a property should be considered significant based on its association of a significant person.

> *"Associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property under Criterion B. The fact that we value certain professions or the contributions of certain groups*

historically does not mean that every property associated with or used by a member of that group is significant."

"When specific individuals cannot be identified, or the significance of the activities, accomplishments, or influence of specific individuals cannot be identified or explained, significance rests more in a property's representation of a pattern of history and the appropriate criterion is A rather than B*."*

Samuel J. Hewson was a successful and well known branch manager for the Hydraulic Press Brick Company, which was a major player in providing bricks nationwide. Through his hard work, S.J. Hewson likely contributed to the success of his branch doing well in the Northwest region and Minneapolis. However, the significance of his activities, accomplishments and/or influence in commerce, construction or civic activity could not be identified during the research of this report.

Criteria #3: The property contains or is associated with distinctive elements of city or neighborhood identity.

The subject property is associated with distinctive elements of neighborhood identity. The Samuel J. Hewson House was originally an elegant single family residence constructed on the fashionable stretch of Pillsbury Avenue. The section of Pillsbury Avenue from Franklin Avenue to 26th Street, where the Samuel J. Hewson House is located, has some of the most architecturally distinguished houses in the Whittier neighborhood outside of the Washburn-Fair Oaks Historic District[2]. It is also the place where some of the wealthiest families in Minneapolis choose to build homes in the first part of the 20th century[3].

Over the years, some of the original Pillsbury Avenue single-family residences have been raised and 1960-era apartment buildings have been constructed in their place. However, a majority of the original houses along Pillsbury Avenue, from Franklin Avenue to 26th Street West, still remain. These homes are a distinctive element of the Whittier neighborhood and City of Minneapolis identity. A loss of one of these houses will have an adverse impact on the other single-family residences. Therefore, the protection of the Samuel J. Hewson House through local designation is important to the other early 20th century single-family residences.

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

As a residence embodying the distinctive characteristics of the Colonial Revival architectural style, 2008 Pillsbury Avenue is historically significant. The house contains many of the defining architectural style elements including a symmetrical façade, rectangular shape, brick veneer, accentuated front door, dormers, and fireplaces.

Criteria #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

The subject property does not appear significant under criterion 5. Turf grass and shrubs around the house are the major landscape features that have been consistently

present since the time of construction. Such features are quite common to other residences in Minneapolis. The property's retaining wall is not original. However, the open front yard that has never had a fence is a feature that helps maintain the open and democratic feeling of the house.

Criteria #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

2008 Pillsbury Avenue is historically significant as an example of a Colonial Revival residence designed by master architects, Frederick Kees and Serenus Colburn. The house was built by master builder Theron P. Healy. The house is also historically significant for its interior design in the primary areas of the house done by one of the finest late 19th and early 20th century interior designers, John S. Bradstreet.

Criteria #7: The property has yielded, or may be likely to yield, information important in prehistory or history.

The property is not significant under Criterion 7. No evidence demonstrates that the property has yielded, or may be likely to yield, information important in prehistory or history. Records available at the Minnesota State Historic Preservation Office indicate no archaeological surveys have been conducted on or near the property in question.

F. PUBLIC COMMENTS

Notification of the designation study was sent on March 14, 2011. As of March 28, 2011 Staff has not received any public comments.

G. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the landmark designation of the Samuel J. Hewson House, and forward the study and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to **approve** the designation of the property at 2008 Pillsbury Avenue.

H. ATTACHMENTS

Designation Study: March 15, 2011 (1-101)
Attachment A: Council Member Nomination (4/16/2010)
Attachment B: HPC Nomination Staff Report (5/18/2010)
Attachment C: HPC Actions from Nomination (5/18/2010)
Attachment D: SHPO Review Letter (3/3/2011)
Attachment E: Staff Report to City Planning Commission (3/9/2011)

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[1] City of Minneapolis Building Permit ##B64931, 2008 Pillsbury Avenue; "Building permits,"

[2] Pearson, Marjorie, Petersen, Penny, Roise, Charlene. "The Evolution of the Whittier Neighborhood." December 2009. Prepared by Hess, Roise, and Company for the Whittier Alliance.

[3] Martin, Judith A., Lanegran, David A. *Where We Live: The Residential Districts of Minneapolis and St. Paul. Minneapolis.* University of Minnesota Press, 1983.

Attachment H: Heritage Preservation Commission Actions

Minneapolis Heritage Preservation Commission
Actions

Regular Meeting
4:30 p.m., Tuesday, April 5, 2011
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Mr. Chad Larsen, Ms. Denita Lemmon, Mr. Kevin Kelley, Ms. Meghan Elliott, Mr. Alex Haecker, Ms. Christina Harrison, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Tammy Lindberg, and Ms. Linda Mack

Planning Manager: Jack Byers, 612.673.2634

Committee Clerk: Diana Armstrong, 612.673.2615

Commissioners Lemmon and Harrison were absent and excused from tonight's meeting.

The meeting was called to order at 4:37 p.m.

Minutes were approved for the meeting held on March 22, 2010

Public Hearings

For Presentation

1. 425 Oak Grove Street, Charles B. Lyon House – Historic Resource, Ward 7

Staff: Aaron Hanauer, 612.673.2494

Landmark designation study

Action: **Adopt** staff findings and **approve** the landmark designation of the Charles B. Lyon House, and forward the designation study (dated March 3, 2011) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 425 Oak Grove Street.

2. 2008 Pillsbury Avenue, Samuel J. Hewson House – Historic Resource, Ward 6

Staff: Aaron Hanauer, 612.673.2494

Landmark designation study

Action: **Adopt** staff findings and **approve** the landmark designation of the Samuel J. Hewson House, and forward the study and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 2008 Pillsbury Avenue.

3. 2617 3rd Street North, Concrete Block House #3 – Individual Landmark, Ward 3

Staff: John Smoley, 612.673.2830

Attachment I: Heritage Preservation Commission Resolution

Resolution
of the Heritage Preservation Commission
of the City of Minneapolis

Resolved by the Heritage Preservation Commission of the City of Minneapolis

WHEREAS, the Samuel J. Hewson House is located at 2008 Pillsbury Avenue in the Whittier Neighborhood; and

WHEREAS, the landmark nomination of the Samuel J. Hewson House was approved by the Minneapolis Heritage Preservation Commission on May 18, 2010, and a designation study was undertaken by the Community Planning and Economic Development Department of the City of Minneapolis and is included in the Planning Director's report; and

WHEREAS, the Samuel J. Hewson House local designation will include the exterior of the principal structure, portions of the interior of the principal structure, the exterior of the garage, and the property. The interior designation of the principal structure shall include protection of the following areas: foyer, main hall, main living room, parlor, dining room, smoking room, and staircase; and

WHEREAS, the Samuel J. Hewson House local designation meets Local Designation Criterion Three: the property contains or is associated with distinctive elements of city and neighborhood identity; Local Designation Criterion Four: the property embodies the distinctive characteristics of an architectural style; Local Designation Criterion Six: the property exemplifies works of master architects, a master interior designer, and a master builder; and

WHEREAS, the Samuel J. Hewson House local designation is consistent with City Council adopted plans and the policies they contain including The Minneapolis Plan for Sustainable Growth (2009); and

WHEREAS, the Samuel J. Hewson House local designation has been reviewed and favorably commented upon by the Minnesota State Historic Preservation Office and the City Planning Commission; and

WHEREAS, the Planning Director's report at the April 5, 2011 Heritage Preservation Commission meeting has been considered, a public hearing has been held, and the Commisison's actions and report will be forwarded to the City Council.

NOW, THEREFORE, be it resolved that the Minneapolis Heritage Preservation Commission recommends to the Minneapolis City Council that the Samuel J. Hewson House shall be designated as a landmark.

Adopted by the Heritage Preservation Commission of the City of Minneapolis this fifth day of April 2011.

Chad Larsen
Heritage Preservation Commission Chair

Kevin Kelley
Heritage Preservation Commission Secretary