

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

Date: March 25, 2010

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 Elizabeth C. Quinlan Residence at 1711 Emerson Avenue South

Recommendation: The Heritage Preservation Commission adopted a resolution recommending that the Minneapolis City Council designate the Elizabeth C. Quinlan Residence at 1711 Emerson Avenue South 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)

- 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 Lowry Hill Neighborhood Association and property owners within 350 feet of 1711 Emerson Avenue South were notified of the March 2 Heritage Preservation Commission public hearing and the March 25 Zoning and Planning Committee meeting on February 12, 2010.

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: In April 2009, the Lowry Hill History Committee on behalf of the property owners, Mr. and Mrs. Riaz, submitted materials to the City of Minneapolis Department of Community Planning and Economic Development (CPED) supporting the nomination of the Elizabeth C. Quinlan Residence at 1711 Emerson Avenue South as a local heritage landmark. After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on June 2, 2009 that the property exhibited at least one of the

local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings and placed the Quinlan Residence under interim protection while a designation study was completed.

A designation study was submitted to the Minnesota State Historic Preservation Office (SHPO) and the Minneapolis Planning Commission. The designation received favorable comments from both groups.

On March 2, 2010, the Heritage Preservation Commission **adopted** the Elizabeth Quinlan Residence Designation Study, the attachments, and corroborating information/appropriate corrections submitted by the Lowry Hill History Committee 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 Elizabeth Quinlan Residence at 1711 Emerson Avenue South. The recommended designation shall include the entire property including the principal structure, accessory structures, landscape features, and specific portions of the interior as noted herein:

1. Exterior: Exterior elements of the principal structure and garage
2. Interior
 - a. Entry door and entry area, including the walls, tile, stonework, and ironwork
 - b. Stairway, Yellin staircase ballustrade and ironwork therein, rails and fixtures
 - c. Living room
 - i. Corinthian style stone column separating the living & dining room areas
 - ii. Fireplace façade and fittings
 - iii. Balcony and the acanthus bracket ironwork completed by Yellin
 - iv. Iron work lighting fixtures (2)
 - v. Italian Monastery cabinet
 - vi. Italian gates
 - d. Dining room ironwork lighting fixtures, sconces (4), and radiator grillwork
 - e. Powder room "Swan sink."
3. Landscape: All portions of the property with specific attention to the following:
 - a. Tiled stone fountain
 - b. Ironwork circular staircase from second floor to courtyard
 - c. Bronze cast "elephant" sculpture
 - d. Wooden gateway between front walkway to rear courtyard
 - e. Walls, tile work, stonework, ironwork, and inlaid stone 'pebble art' design of courtyard

Supporting Material

1. HPC Resolution on Designation March 2, 2010
2. March 2, 2010 Staff PowerPoint Presentation
3. Materials and Comments submitted after publication of March 2 HPC staff report
 - a. Letter from Natalie Westreich, February 24, 2010
 - b. Letter from Lowry Hill History Committee, March 2, 2010
 - c. Designation study with Lowry Hill History Committee proposed revisions, March 2, 2010
 - d. Women's History Month (March), President Proclamation

4. March 2, 2010 HPC Staff Report
 - a. Staff Report
 - b. Appendix A: Map of Subject Property
 - c. Appendix B: Designation Study
 - d. Appendix C: Letter from Minnesota State Historic Preservation Office, February 5 2010
 - e. Appendix D: City Planning Commission Memo, February 11, 2010
 - f. Appendix E: HPC Nomination Staff Report and Action, June 2, 2009
 - g. Appendix F: Letter from Diane Montgomery, Lowry Hill History Committee, February 21, 2010

Historic Designation

Date: March 2, 2010

Proposal: Local Designation of Elizabeth Quinlan Residence at 1711 Emerson Avenue South

Applicant: Mahmoud and Nancy Riaz, property owners, (612) 377-3412

Address of Property: 1711 Emerson Avenue South

Planning Staff and Phone: Aaron Hanauer, (612) 673.2494

Publication Date: February 23, 2010

Public Hearing: March 2, 2010

Ward: Ward 7

Neighborhood Organization: Lowry Hill Neighborhood Association

Attachments:

- Attachment A: Map of Subject Property
- Attachment B: Elizabeth C. Quinlan Residence Designation Study - December 14, 2009
- Attachment C: Letter from Minnesota State Historic Preservation Office – February 5, 2010
- Attachment D: City Planning Commission Memo – February 11, 2010
- Attachment E: HPC Nomination Staff Report and Action June 2, 2009

Attachment F: Diane Montgomery, Lowry Hill History
Committee

Executive Summary

- The local designation of the Elizabeth Quinlan Residence at 1711 Emerson Avenue South is consistent with the Minneapolis Plan for Sustainable Growth (see Appendix D for City Planning Commission memo)
- The designation study has been reviewed the Minnesota State Historic Preservation Office (SHPO) and the Minneapolis Planning Commission. The designation received favorable comments from both groups (see Appendix C for SHPO comments).
- The proposed designation of the building exterior, select interior areas/items, and patio meets local designation Criteria of Significance Two, Four, Five, and Six outlined in Section 599.210 of the City Code (see Appendix B for designation study).
 - *Criterion Two:* The property is associated with the lives of significant persons or groups;
 - *Criterion Four:* The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction;
 - *Criterion Five:* The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail;
 - *Criterion Six:* The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

Background

In April 2009, the Lowry Hill History Committee, on behalf of the property owners, Mr. and Mrs. Riaz, submitted materials to the City of Minneapolis Department of Community Planning and Economic Development (CPED) supporting the nomination of the Elizabeth C. Quinlan Residence at 1711 Emerson Avenue South as a local heritage landmark. After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on June 2, 2009, that the property exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings and placed the Quinlan Residence under interim protection while a designation study was completed. With the assistance of the property owner, Dr. Mahmoud Riaz, the Lowry Hill History Committee, and consultant, Hannah Berg, the CPED-Preservation and Design team completed a designation study on December 14, 2009.

Per the Heritage Preservation ordinance, a draft designation study shall be reviewed by the State Historic Preservation Office and Planning Commission prior to the HPC designation hearing. The designation study for 1711 Emerson Avenue South was submitted to the SHPO office for review on December 14, 2009. On February 5, 2010, Chair Larsen and CPED-Preservation and Design staff received comments from SHPO stating that the Elizabeth Quinlan residence is "a suitable candidate for local designation." On February 11, CPED-Preservation and Design staff presented the designation study to the City Planning Commission at their Committee of the Whole meeting. The CPC was supportive of the designation and adopted the report and findings prepared by CPED staff.

Staff Recommendation

CPED staff recommends that the Minneapolis Heritage Preservation Commission **adopt** the Elizabeth Quinlan Residence Designation Study and attachments as findings of fact and submit the same together with a recommendation to the Zoning and Planning Committee of the City Council to **approve** a local designation of the Elizabeth Quinlan Residence at 1711 Emerson Avenue South. The designation shall include the entire property including the principal structure, accessory structures, landscape features, and specific portions of the interior as noted herein:

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 - iii. Balcony and the acanthus bracket ironwork completed by Yellin;
 - iv. Iron work lighting fixtures (2);
 - v. Italian Monastery cabinet;
 - vi. Italian gates;
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