

**CITY OF MINNEAPOLIS  
CPED PLANNING DIVISION  
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

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FILE NAME: 140 Melbourne Avenue SE (APN 3002923430069), BZH-25709  
CATEGORY/DISTRICT: Prospect Park Historic District (Interim Protection)  
CLASSIFICATION: Certificate of Appropriateness  
APPLICANT: Home Tailors Building and Remodeling, 651-646-6436  
NOMINATION OF DISTRICT: September 16, 2008  
DATE OF APPLICATION: December 12, 2008  
PUBLICATION DATE: March 3, 2009  
DATE OF HEARING: March 10, 2009  
APPEAL PERIOD EXPIRATION: March 20, 2009  
STAFF INVESTIGATION AND REPORT: John Smoley, Ph.D., (612) 673-2830  
REQUEST: Replace windows, window openings, and doors

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**A. SITE DESCRIPTION:**

140 Melbourne Avenue SE is a cross gable, 1.5 story single family residence designed in a vernacular manner. This building is located mid-block along Melbourne Avenue SE between Malcolm and Barton Avenues in the Prospect Park Historic District, currently under interim protection pending the completion of a designation study.

According to the local nomination and the National Register of Historic Places nomination prepared and submitted by Hess, Roise, and Company, the Prospect Park Historic District is locally significant for its depiction of social history, community planning, architecture, and landscape architecture during the period 1883-1965.<sup>1</sup>

Prospect Park's social history significance stems from its exhibition of characteristics common to early twentieth century suburban development. Prospect Park remained sparsely settled until the installation of the first inter-urban street railway along University Avenue in 1890.

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<sup>1</sup> Jack Byers, *Prospect Park Historic District: Nomination for Consideration for Designation as a Local Historic District*, 2008, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 3; Marjorie Pearson, *National Register of Historic Places Registration Form: Prospect Park Residential Historic District*, no date, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 8-1.

Curvilinear streets built along wooded hillsides stand out in this relatively level city built primarily in a grid network.<sup>2</sup>

Home to the first neighborhood association in the City, the Prospect Park Improvement Association, the neighborhood is also associated with prominent forces in Minneapolis' early development: the University of Minnesota and numerous residents important to the City's development such as Robert Taylor Jones, Ralph Rapson, and Lowell Lamoreaux.<sup>3</sup>

In addition to many architect designed residences, the neighborhood housed and was shaped by a relatively large population of architects like Lamoreaux. Rapson lived in a Prospect Park home designed by Lamoreaux and went on to design many other modern buildings throughout the world while teaching at the University of Minnesota. Jones, another member of the university's faculty, lived in the neighborhood and brought his architectural ideas to the Architects' Small House Service Bureau, the Minneapolis Planning Commission, the Minneapolis Mayor's Housing Conference, and President Herbert Hoover's Conference on Housing.<sup>4</sup>

Hess, Roise, and Company determined that the exterior portions of 140 Melbourne Avenue SE contribute to the district's significance.<sup>5</sup> Constructed in 1909 for W. Caroline Peterson, the building is representative of vernacular architecture and development characteristic of the neighborhood. The building has experienced changes over time, some of which have been documented in Building permit records:

- In 1918 the owners added a porch to the front of the building.
- In 1946 the owners added a one foot addition to the western side of the dwelling.
- In 1971 the owners removed and replaced the front porch. In 1992 the owners reroofed the home.
- In 1994 the owners constructed a new garage, added a handrail to the rear entrance, and conducted repairs on the porch and western addition.

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<sup>2</sup> Marjorie Pearson, *National Register of Historic Places Registration Form: Prospect Park Residential Historic District*, no date, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, F1-F4.

<sup>3</sup> Marjorie Pearson, *National Register of Historic Places Registration Form: Prospect Park Residential Historic District*, no date, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, F5, F10-F17.

<sup>4</sup> Marjorie Pearson, *National Register of Historic Places Registration Form: Prospect Park Residential Historic District*, no date, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, F11, F14-F16.

<sup>5</sup> Marjorie Pearson, *National Register of Historic Places Registration Form: Prospect Park Residential Historic District*, no date, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, E-49.

- In December 2008, staff approved numerous interior changes to the mudroom and kitchen to accomplish the interior work in this two-room remodel.<sup>6</sup>

Visual inspection does reveal evidence of additional work such as vinyl siding and replacement windows.

## **B. PROPOSED CHANGES:**

The applicant proposes to remodel the kitchen and mudroom at the rear of the residence in the following manner:

1. Replace existing wood casement windows with white, double-hung, aluminum clad, wood windows;
2. Reduce the existing first floor, northern (rear) window opening by nearly one foot in width and length;
3. Eliminate the rearmost window on the western (interior side) elevation;
4. Move the rearmost window opening on the eastern (interior side) elevation 2.5 feet closer to the rear of the building; and
5. Replace the rear mudroom door with a new wood door that matches the other existing interior doors in the kitchen.

Following this work, all areas lacking siding will receive replacement wall cladding that matches the existing aluminum clapboard siding in terms of color, finish, dimensions, and texture. No changes are proposed for the primary (front) facade.

## **C. ANALYSIS:**

### **Certificate of Appropriateness**

Article VI of the city of Minneapolis' Heritage Preservation Regulations state:

...Any alteration of a landmark, property in an historic district or nominated property under interim protection shall be prohibited except where authorized by a certificate of appropriateness approved by the commission...

...Before approving a certificate of appropriateness, the commission shall make findings that the alteration will not materially impair the integrity of the landmark, historic district or nominated property under interim protection and is consistent with the applicable design guidelines adopted by the commission, or if design guidelines have not been adopted, is consistent with the recommendations contained in The Secretary of the Interior's Standards for Rehabilitation, except as otherwise provided in this section...

As conditioned, the proposed work will not materially impair the integrity of the subject property and are consistent with the Secretary of the Interior's Standards for Rehabilitation. No local guidelines exist for changes in the Prospect Park Historic District.

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<sup>6</sup> City of Minneapolis Building Permit Records, 140 Melbourne Avenue Southeast.

## **Integrity**

Both the city of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. The most widely recognized standard in the United States for determining adverse effects to the integrity of historic properties is the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68), one part of which is the Secretary of the Interior's Standards for Rehabilitation. In all but rare circumstances, alterations consistent with the Secretary's Standards for the Treatment of Historic Properties produce no adverse effects to historic properties. The proposed alterations at the subject property comply with the Secretary of the Interior's Standards for Rehabilitation, as discussed below. Staff finds no unusual circumstances that cause the proposed project to meet these standards while materially impairing the integrity of the subject property.

## **Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior's Standards for Rehabilitation recommend identifying, retaining, and preserving windows and doors that are important in defining the overall historic character of the building. The casement windows that the applicant wishes to replace are not important in defining the overall character of the building, made up predominately of double hung windows. The rear door that the applicant wishes to replace, whose hardware is clearly non-original, is not important in defining the overall character of the building either.

Additionally, these changes occur at the rear of the building. The Secretary of the Interior's Standards for Rehabilitation recommend designing and installing additional entrances when required for the new use in a manner that preserves the historic character of the building. The proposed rear door replacement will occur on a non-character-defining elevation. The Secretary of the Interior's Standards for Rehabilitation also recommend designing and installing additional windows on rear on other-non character-defining elevations if required by the new use. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation. Application materials indicate that the aluminum clad replacement windows will match other non-original windows installed in the building in terms of color, finish, dimensions, and texture.

## **D. FINDINGS:**

1. 140 Melbourne Avenue SE is a contributing resource in the Prospect Park Historic District.
2. The proposed work complies with the Secretary of the Interior's Standards for Rehabilitation.

## **E. STAFF RECOMMENDATION:**

Staff recommends that the Heritage Preservation Commission adopt staff findings and **approve** a Certificate of Appropriateness for the proposed work subject to the following conditions:

1. CPED-Planning Preservation Staff shall review and approve the final plans and elevations prior to building permit issuance.

**Attachments**

- A. Vicinity Map
- B. Application
- C. Article VI, City of Minneapolis Heritage Preservation Regulations
- D. Plans
- E. Prospect Park Historic District Local Nomination Excerpt