

**CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26979**

FILE NAME: 4344 Dupont Avenue South – PJ Frey Residence

APPLICANT: Eric and Kristen McMaster, Property Owner

DATE APPLICATION COMPLETE: August 27, 2011

PUBLICATION OF STAFF REPORT: September 7, 2011

DATE OF HEARING: September 13, 2011

APPEAL PERIOD EXPIRATION: September 23, 2011

STAFF INVESTIGATION AND REPORT: Brian Schaffer 612.673.2670

CLASSIFICATION: Nomination for Consideration for Designation as a Local Historic Landmark

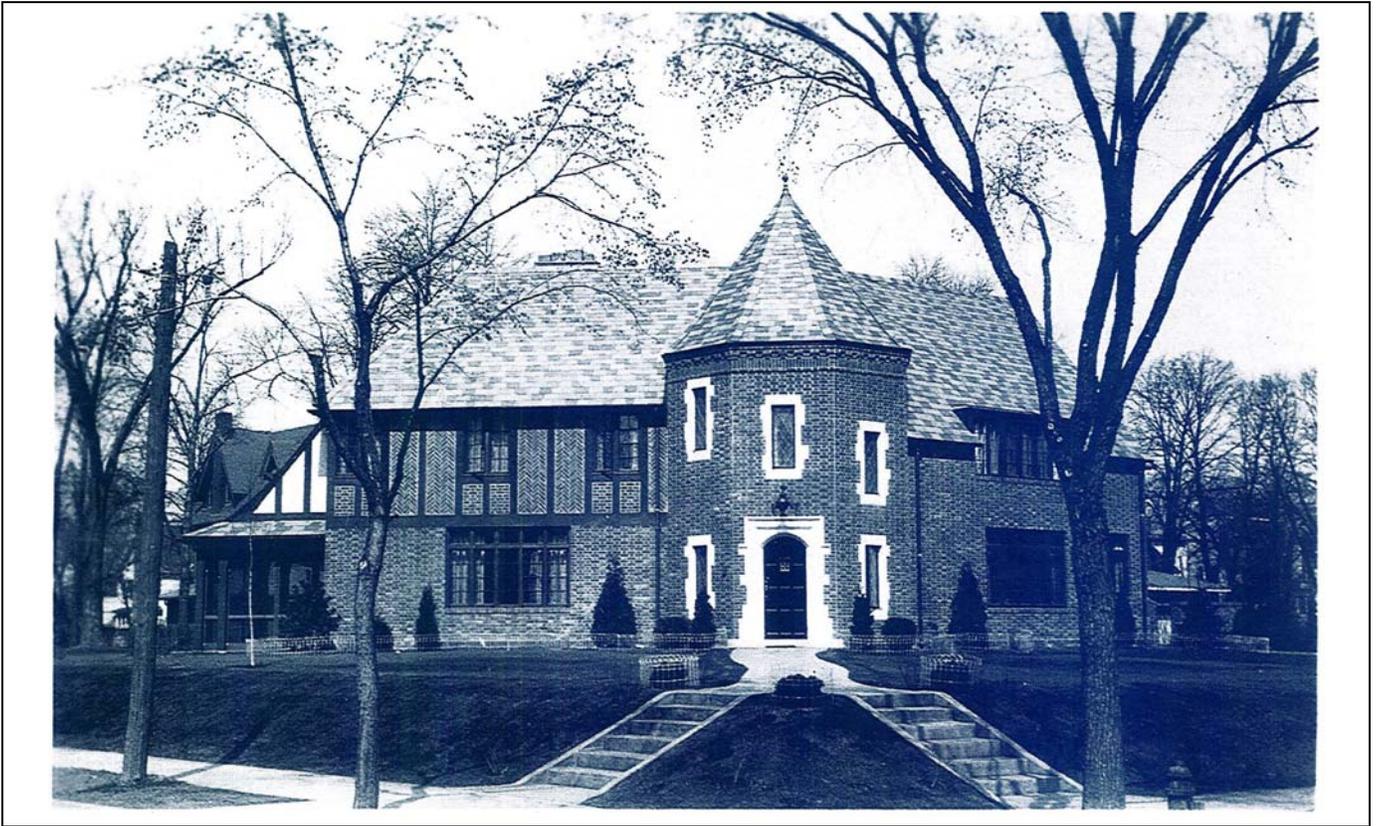
A. SITE DESCRIPTION AND BACKGROUND

District/Area information	
Historic District	N/A
Neighborhood	East Harriet Farmstead

Historic Property information	
Current name	McMaster Residence
Historic Name	PJ Frey Residence
Current Address	4344 Dupont Avenue South
Historic Address	4344 Dupont Avenue South
Original Construction Date	1929
Original Contractor	Hamilton Construction Company
Original Architect	Magney & Tusler
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence
Other Historical Designations	N/A



P.J. Frey House, 4344 Dupont Avenue South. 2011(Eric McMaster)



P. J. Frey House, 4344 Dupont Avenue South, Date & Source unknown (HPC File)

The residence was built for Peter. J Frey, former President of Central Supply Company- a plumbing and heating fixture wholesaler. The house was constructed in 1929 for an estimated cost of \$31,000 and designed by the architectural firm of Magney and Tusler. The 2.5 story Tudor style home has 4,300 square feet of finished space with six bathrooms and six bedrooms and an attached garage.

The home is located on the corner of Dupont Avenue South and 44th Street West. It is a frame dwelling with a brick veneer with half-timber and stucco on some rear elevations. The home is entered through an octagonal turret that connects to a living room wing, dining room and kitchen and library and garage. See Attachment A for the original architectural plans.

The house was built for Peter J. Frey. PJ Frey started out at the Central Supply Company as an employee and soon became a shareholder. He was president of the company in 1910 and served in that capacity until the early 1950s when he became Chairman of the Board of the company. PJ Frey lived at 4344 Dupont Avenue South from 1931 to 1940. In 1941 he moved to a residence at 2615 Park Avenue.

In 1941, Stephen P Duffy, owner of Hall Hardware Company, purchased the property and lived there until at least 1955.

The current property owners, Eric and Kristen McMaster, have nominated the property for local designation as an individual landmark.

The property at 4344 Dupont Avenue South has also been identified as a contributing property to a potential historic district, the Lynnhurst Residential Historic District. The Lynnhurst Potential Historic District was identified in 2005 reconnaissance survey of Southwest Minneapolis.

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 may be eligible for local designation as an individual landmark under criteria 4 and 6

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

The subject property is a 2.5-story house designed in the Tudor Revival Style. The design typifies the Tudor Revival style with its turreted entrance, steep roof pitches, cast stone window trim, varied eave line heights and half-timbered wall details.

There are eight locally designated individual landmarks that are designed in the Tudor Revival style. Three of these properties are residential properties. Of those three properties, two have been designed by Magney & Tusler, the architects of the subject home.

<p>Benjamin B. Walling House 4850 West Lake Harriet Parkway Constructed in 1930 Architect: Magney & Tusler</p>	
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<p>Garlick – Magney House 5329 Washburn Avenue South Constructed in 1922 Architect: Gottlieb Magney</p>	
<p>Edwin H Hewitt House 126 Franklin Avenue East Constructed in 1906 Architect: Edwin H Hewitt</p>	
<p>Linden Hills Branch Library 2900 West 43rd Street Constructed in 1931 Architect: Vanderbilt and Bard</p>	
<p>Hosmer Library 347 East 36th Street Constructed in 1916 Architect: Henry D. Whitefield</p>	
<p>Sumner Library 611 Emerson Avenue North Constructed in 1915 Architect: Cecil Bayless Chapman</p>	

<p>Roosevelt Branch Library</p> <p>4026 28th Avenue South</p> <p>Constructed in 1927</p> <p>Architect: Jerome Paul Jackson</p>	
<p>Linden Hills Methodist & Episcopal Church</p> <p>3118 West 49th Street</p> <p>Constructed in 1907</p> <p>Architect: Downs and Eads</p>	

The Tudor Revival styling of the exterior gives way to some distinctive interior finishes and construction techniques. The nominators have identified these features which include original art deco bathrooms, with rare and original plumbing fixtures. Metal lath wall construction and other fire retardant features such as a boiler room and tuck under garage with concrete walls and ceilings, and flexible armored cable. The nominators state that:

Four of the six bathrooms have original art-deco theme with original fixtures, tiles, colors. Each bathroom is in a different color palette, all good examples of Art Deco bathrooms. The master bath has side spray shower heads, rare in 1929. The remaining two bathrooms are in the basement and the third level and were designed only as functional bathrooms.

Plumbing design of the home was at the leading edge for 1929, as was to be expected by a home built for a plumbing businessman. All freshwater pipes were $\frac{3}{4}$ flared, flexible copper. The home has three water circuits, one for cold water, one for hot water and one that only fed toilet tanks. Additional unique plumbing fixtures include a heating radiator designed for freshwater to trickle over the outside surface, thus evaporating and humidifying the air in the winter.

The use of unique plumbing and heating fixtures are likely connected to PJ Frey's business.

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

The property was designed by the firm of Magney & Tusler. The partnership of Gottlieb Magney and Wilber H. Tusler was established in 1917. The firm is known for the diversity of its commissions ranging from single family homes, to the Foshay Tower. Magney and Tusler have designed several locally designated landmarks including:

- The Garlick-Gotleib Magney House 5329 Washburn Ave S. 1922
- The MacPhail School of Music, 1128 LaSalle Avenue South. 1923
- The Forum Cafeteria, City Center. 1929
- The Foshay Tower, 821 Marquette Avenue. 1929- designed by Leon Arnal under Magney & Tusler
- US Post Office, 100 First Street South. 1934 - designed by Leon Arnal under Magney & Tusler

In addition to the locally designated properties, Magney with Tusler, and other partnerships involving Magney, designed several other buildings that have been identified for their architectural merit in the “AIA Guide to the Twin Cities.” These buildings include:

Under Chapman & Magney

1912 Mrs. E.A. Lawrence House 2772 River Pkwy W Craftsman
1916 Charles Olson House 1774 Emerson Ave S Tudor Revival

Under Magney & Tusler

1922 Teener Building 727-29 Hennepin Ave
1923 Wirth Park Chalet 500 Wirth Prkwy
1923 Hardware Mutual Insurance Co, Bldg 2344 Nicollet Ave S
1925 Columbia Manor 3300 Central Ave NE Colonial Revival
1927 Woman’s Club of Minnesota 410 Oak Grove (Leon Arnal)
1928 Calhoun Beach Club 2730 Lake St W Renaissance Revival w/
Charles Nicol

Under Magney Tusler & Setter

1951 Waite Park Elementary 1800 34th Ave NE
1952 Armatage School 2501 56th St W
1954 Prudential Building 3701 Wayzata Blvd

Magney and Tusler’s catalog of commissions represent a variety of architectural and building types. In the 1920s Mageny and Tusler’s residential designs appear to focus on the Tudor Revival style; a popular style during this time period. Based on previously recognized work, Magney and Tusler seem to have been masters of this architectural style.

The PJ Frey residence conveys the original design intent of Mageny and Tusler. It has had only minor exterior alterations and retains its historic integrity.

B. PUBLIC COMMENTS

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

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 4 and 6).
2. The property may meet additional criteria of significance. A full review will be undertaken during the designation study.

E. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the nomination of 4344 Dupont Avenue South as a landmark; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

Attachments:

- A. Materials submitted by CPED
 - a. 350' map
 - b. 2005 Southwest Minneapolis reconnaissance survey form
 - c. Copies of original architectural plans for property
 - d. Photos of construction of property
- B. Materials submitted by Nominator
 - a. Application Form
 - b. Exterior photos of the property
 - c. Interior photos of the property
 - d. Construction Photos
 - e. Builder detail from original blueprints