

**CITY OF MINNEAPOLIS  
CPED PLANNING DIVISION  
HERITAGE PRESERVATION COMMISSION STAFF REPORT  
BZH #25764**

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FILE NAME: Benjamin Walling House, 4850 West Lake Harriet Parkway  
CATEGORY/DISTRICT: Individual Landmark  
CLASSIFICATION: Certificate of Appropriateness  
APPLICANT: Les Jones Roofing, Inc., (952) 881-2241  
DATE OF APPLICATION: March 24, 2009  
PUBLICATION DATE: April 7, 2009  
DATE OF HEARING: April 14, 2009  
APPEAL PERIOD EXPIRATION: April 24, 2009  
STAFF INVESTIGATION AND REPORT: John Smoley, Ph.D., (612) 673-2830  
REQUEST: Install new roofs, gutters, paint, stucco, and wood

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**A. SITE DESCRIPTION:**

The Benjamin Walling House is a two story residence that stands on the southern shore of Lake Harriet. The building is dominated by a large, complex slate roof with numerous hips, gables, and dormers of various types. According to the local nomination, the Benjamin Walling House is significant for its architecture: a Tudor Revival variation of the English Cottage style. Gottlieb Magney designed the house for Benjamin Walling, a local realtor. This gentleman built the home for \$37,000 in 1930. This residence was listed in the National Register of Historic Places in 1983 and designated as a Landmark by the City of Minneapolis four years later.

**B. PROPOSED CHANGES:**

Les Jones Roofing, Inc. has applied to conduct the following work on the Benjamin Walling House:

1. Remove metal roof flashing and replace with copper roof flashing;
2. Reset existing copper gutters;
3. Replace existing five inch, half round, galvanized steel gutters with sixteen ounce copper gutters that match the existing five inch, half round, copper gutters, soldering all seams, building gutters to slope to the outlets, stripping the flange of the gutter with an ice and water shield, and installing new copper downspouts at all existing locations;
4. Sheathe roof with Grace Ice and Water shield, extending it 6 inches up all sidewalls;
5. Remove rubber roof in saddle and replace it with a fully soldered sixteen ounce copper saddle;

6. Sand, scrape, prime, and paint the exterior of the residence with colors that match existing;
7. Caulk or putty existing holes/cracks;
8. Glaze windows where necessary;
9. Replace in kind damaged stucco;
10. Replace wood trim at sides of the dormer;
11. Install 1x wood nailers at hips and ridges;
12. Install twenty-four inch wide sixteen ounce copper with hemmed edges at the valleys;
13. Install kick out flashings where necessary;
14. Custom fabricate saddles on the job, fitting them over the existing crickets and soldering their seams;
15. Install step style counter flashing into the mortar joints of the chimney;
16. Install headwall flashing four inches up the wall and four inches over the top of the slate;
17. Install copper plumbing vents;
18. Install two new skylight flashing kits;
19. Replace the graduated S2 or S3 multi-colored slate roof using 1/4 inch to 3/8 inch thick, rough texture, random width, black and purple Evergreen Vermont slates (four color mix) of S1 quality, cutting slates in valleys close style, overhanging the gable rakes by approximately one inch, and installing a saddled/hip ridge;
20. Install a flat lock panel soldered seam roof system to the following specifications:
  - a. Remove and reinstall the railing on the large flat roof;
  - b. Install metal drip around the outside perimeter where the existing drip is installed;
  - c. Install 16.5 x 22.5 metal panels, hemming all sides, locking two sides into adjoining panels, and fastening the other sides with clips;
  - d. Close and solder all seams;
  - e. Install metal flashing approximately eight inches up the back wall;
  - f. Reinstall siding;
  - g. Flash each post with metal and solder all seams;
  - h. Install a metal counterflashing in the reglet and seal it with sealant;
21. Fabricate and install a new copper chimney, matching the existing as closely as possible;
22. Replace copper bay roofs to the following specifications:
  - a. sixteen ounce copper shall be used;
  - b. Install snow and ice barrier;
  - c. Install perimeter metal on the outside perimeters;
  - d. Install curved standing seam panels;
  - e. Install flashing up the wall;
  - f. Install reglet counter flashing;
  - g. Install curved ribs over the legs of the panels;
23. Install a twenty ounce copper saddle that extends up the steep slopes in the saddle area approximately twenty-four inches, soldering all seams;
24. Replace flat seam steel roofs with sixteen ounce copper matching existing details;
25. Replace standing seam copper roofs with sixteen ounce copper standing seam panels matching existing size and related details; and
26. Replace deteriorated wood details with matching wood.

**C. ANALYSIS:**

## **Certificate of Appropriateness**

Based upon the evidence provided, as discussed below, the proposed work will materially impair the integrity of the subject property and is not consistent with the Secretary of the Interior's Standards for Rehabilitation. No local guidelines exist for changes to this Landmark.

### **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. Based upon the evidence provided below, the proposed work will impair the integrity of materials, and possibly the integrity of design, workmanship, and feeling, of the subject property.

*Location:* The applicant proposes no changes to the building's location, thus the project will not impair the property's integrity of location.

*Design:* The applicant has not provided sufficient evidence to demonstrate that the roof design will remain intact. The applicant proposes to replace the most character-defining feature of this property, its roof, yet the applicant has not specified how slate, flashing, and membranes will be attached and interface with each other even at critical junctures like dormers and eaves.

*Setting:* The applicant proposes no changes to the properties surrounding this parcel, thus the project will not impair the property's integrity of setting.

*Materials:* The project will impair the property's integrity of materials. The applicant proposes to replace all existing slate, though he has not demonstrated that all slate is indeed in need of replacement. Additionally, the applicant proposes to replace all existing steel gutters and downspouts with copper gutters designed to match a section of recently installed copper gutters that do not date back to the building's date of construction. Along similar lines, the applicant proposes to replace existing steel roofs and flashing with copper roofs and flashing. Staff is concerned about the manner in which new materials will be attached to original building materials, but no details have been provided to address this issue.

*Workmanship:* The applicant has not provided sufficient evidence to demonstrate that the building will retain integrity of workmanship once the project is complete. No detailed sections explain how slate, flashing, and membranes will attach to and minimize damage to original building materials, even at critical junctures like dormers and eaves.

*Feeling:* The applicant proposes to replace steel roofs, gutters, downspouts, and flashing with copper fixtures. The applicant has not provided sufficient evidence to demonstrate that the building will retain integrity of feeling once the project is complete.

*Association:* The applicant proposes no changes that would break the building's association with its original owner, Benjamin Walling, thus the project will not impair the property's integrity of association.

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

*Replacing Serviceable Features:* The applicant proposes to replace all of the existing roofing material; an unspecified amount of gutters and downspouts; and woodwork, despite not demonstrating that the existing materials are beyond repair. The Secretary of the Interior's Standards for Rehabilitation (Wood, Architectural Metals, and Roofs) do not recommend removing a major portion of the historic wood, roofing, and architectural metals from a building instead of repairing or replacing only the deteriorated materials, then reconstructing the features with new material in order to achieve a uniform or "improved" appearance. Photographs and slate samples indicate representative areas of deterioration, but do not identify each deteriorated feature and prove on a feature-by-feature basis that each part does indeed need to be replaced, rather than repaired. In the case of the gutters and woodwork, the applicant has not identified the existing woodwork and gutters to be replaced, beyond stating that all steel gutters, steel downspouts, and rotten wood shall be replaced. The applicant does note damage to the interior occurring from water infiltration, but provides no evidence of this interior damage or that wholesale roof replacement is the only treatment able to correct the problem. Such limited documentation could result in the wholesale replacement of all existing original exterior woodwork, roofing, gutters, and downspouts.

*Creating a False Historical Appearance:* The Secretary of the Interior's Standards for Rehabilitation (Roofs: Design for Missing Historic Features) recommend against creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation. The applicant proposes to replace galvanized steel gutters with copper gutters designed to match copper gutters that do not date back to the building's date of construction. The applicant proposes to replace existing steel flashing and steel roof sections with copper components. Furthermore, the applicant appears to propose to install new flashing further up walls than the existing flashing, thereby changing the look of this residence whose primary character-defining feature is undoubtedly its roof. A responsible replacement should begin with measured architectural drawings including details of typical sections, eaves, dormers, and other key features of the building.

*Limited Documentation:* Evaluating the proposed changes is difficult, given the application's limited depiction of the existing conditions and historic materials on the building. Photographs do not enable staff to determine whether the proposed copper gutters and downspouts will indeed match the existing copper gutters and downspouts. The application does not provide details of how new materials will be attached to original building materials to prevent unnecessary damage. When staff requested additional information from the applicant, subsequent submittals revealed that what was originally planned as an in kind replacement of a slate roof evolved into a proposal featuring new types of metal roofs, metal flashing, extensions of areas covered by flashing, and new gutter designs. Further research into existing conditions and the feasibility of matching materials is needed for staff to consider recommending approval of a project affecting such a major, character-defining feature of a monumental Landmark.

**D. FINDINGS:**

1. The Benjamin Walling House has been designated as an individual Landmark by the City of Minneapolis and is listed in the National Register of Historic Places.
2. The proposed work will materially impair the integrity of the subject property.
3. The application does not demonstrate that the proposed work will comply with the Secretary of the Interior's Standards for Rehabilitation.

**E. STAFF RECOMMENDATION:**

1. Staff recommends that the Heritage Preservation Commission **adopt** staff findings and **deny** a Certificate of Appropriateness for the proposed work.

**Attachments**

- A. Vicinity Map (prepared by staff)
- B. Application (submitted by applicant)
- C. Plans (submitted by applicant)