

**Attachment A: HPC Nomination Staff Report**

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

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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**

<b>District/Area information</b>	
Historic District	N/A
Neighborhood	Whittier
<b>Historic Property information</b>	
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<sup>1</sup>. 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.

<sup>1</sup> 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 3<sup>rd</sup> Street South), the Grain Exchange Building (400-412 4<sup>th</sup> 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 3<sup>rd</sup> 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 Crafhouse. Mr. Bradstreet completed the design and furnishing for prominent Minneapolis residences including the Pillsburys, Morrissions, 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**

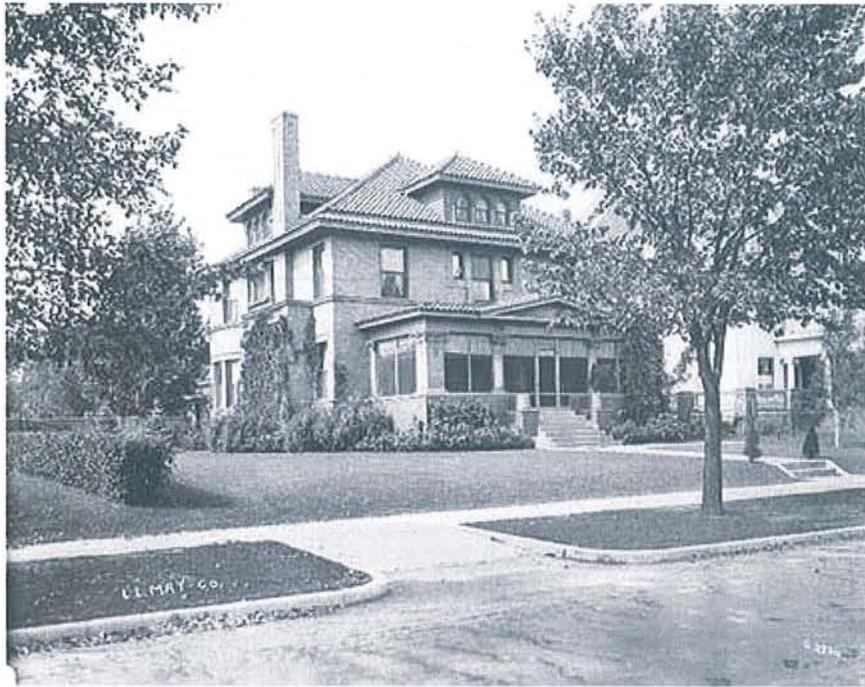
CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the nomination of 2008 Pillsbury Avenue as a landmark; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

#### **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**





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**

**WHITTIER**  
THE INTERNATIONAL NEIGHBORHOOD

*Aaron H.*

OCT 9 2009

September 30<sup>th</sup>, 2009

Ms Rosey Dickey, Sr. Vice President  
TCF Bank  
801 Marquette Ave.  
Minneapolis, MN 55402

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 24<sup>th</sup> 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  
Executive Director

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

**Attachment D: 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.