

May 7, 2013

To Whom it May Concern:

We are writing with regard to the property we purchased at 5701 Oliver Avenue South in Minneapolis. We have been informed that this site is located within a potential historic district. After reviewing the Historic Resources Inventory document provided to us by the city, we don't believe that our property qualifies as an integral part of this neighborhood for several reasons. While it once matched the characteristics of a home built in this neighborhood in the mid-to-late 1940s, it no longer contains any of the original elements or architectural details original to the structure other than the basement and a roof that is flat. The windows and floor plan have absolutely no resemblance to that of the original home.

We purchased this property with intentions of building a home that is mid-century inspired and scaled to fit the neighborhood. It is most certainly not our intention to move into the neighborhood with a suburban style home with a large, out-of-scale roof. Our specific request to our architects and designer at our very first meeting was that we wanted to build something with styling that fit the character of the existing neighborhood.

- The design of our proposed new home matches the city's description of other existing properties on page 38 of the Historic Resources Inventory document: "flat roofs, prominent horizontal lines, and large window walls on the primary facades." The architects even went as far as to break the front porch and garage roofs to lower the look of the home and inset the second floor on both ends and front of the home to make it more in scale with other homes in the area.
- We realized that most of our neighbors have a single car garage, so we planned a side load garage to help disguise the two-car garage that is planned.
- The footprint of the planned home is similar or smaller in size to the existing house.
- The proposed home is designed with several outdoor living spaces to connect with neighbors on Oliver Avenue as well as 57th Street.

We are excited about moving to the Armatage neighborhood and hope that the local authorities will take a closer look at what is left of the integrity of the existing house and take into consideration our request to build a home similar in style.

Best regards,

Theodore Huseby and Matthew Farner

Letter stating reasons for demolition

Heritage Preservation Application - 5701 Oliver Ave S.

May 8, 2013

Statement of proposed use and description of project:

Demolition of a single family home

Reasons for Demolition:

1. The house is in disrepair, with numerous, poorly designed, and crafted additions having been added to the home over the years.
2. The property was purchased for \$165k in 2012 by Matt Farner and Ted Huseby. The lot is 80 x157. Neighboring homes on lots 50x128 are typically sold for between \$200-400k. There is no value in the existing structure. None.
3. It is not economically feasible for any respectable remodeler to take the time to calculate the costs of remodeling the existing home. Such an exercise would require a design for starters, since the home as oddly rearranged as it is, would need to be completely reconfigured in any renovation. Any renovation to the home would be seen the same as building new since that is what would essentially have to be done. And then the only significant item saved for economical purposes is the foundation, and currently the foundation is made of concrete block, leaks, and extends under only approximately half of the existing home.
4. Bottom line is there is nothing left of the existing home to renovate.
None of the following **original** items remain at the home:
 - a. Front Porch
 - b. Windows
 - c. Siding
 - d. Fireplace
 - e. Layout
 - f. Garage
 - g. Tile
 - h. Cabinets
 - i. Millwork
 - j. Exterior Doors
 - k. Interior Doors
 - l. Driveway

All that we believe remains of the original home is some 1-1/2" red oak hardwood floors and a hearth that still sits in the corner of what now is a small bedroom, in what once was the living room, in front of where the fireplace and chimney once stood. A 1980's casement window sits where once the fireplace stood.

Notification to the neighborhood and council member

Hanauer, Aaron M.

From: jnicholson@quartersawndesignbuild.com
Sent: Thursday, May 09, 2013 9:53 AM
To: ANACoordinator@Armatage.org; Hanauer, Aaron M.; Hodges, Betsy A.
Subject: Fwd: Heritage Preservation application

Dear Armatage neighborhood group and Councilmember Hodges,

This email is a notification of our submittal of a Heritage Preservation Application for the demolition of a Potential Historic Resource for the property at 5701 Oliver Avenue South.

The current house has almost none of its original details remaining. The floor plan and exterior envelope have been dramatically altered several times throughout its history and the home is in complete disrepair. The proposed new home design has taken great care to maintain the character of the neighborhood in both detailing as well as scale. We are a Minneapolis Design/Build firm who believe strongly in maintaining the design values of Minneapolis neighborhoods. We feel the new home will be an asset to the neighborhood.

In general the preservation approvals that we are seeking are for the Heritage Preservation commission to determine that the property is not an historic resource, allowing the commission to approve the demolition permit. If the commission determines that the property is an historic resource, the commission shall deny the demolition permit and direct the planning director to prepare or cause to be prepared a designation study of the property.

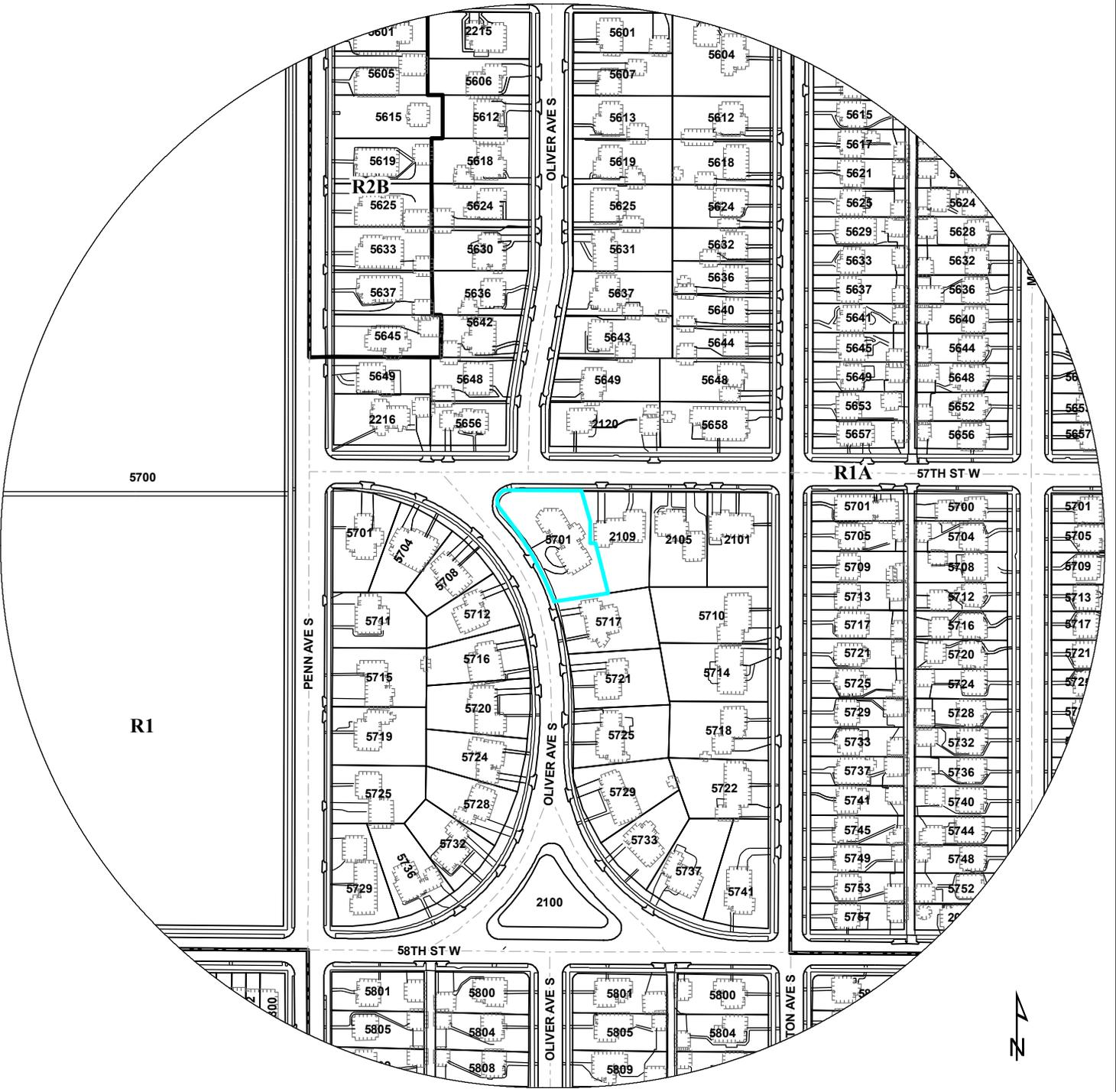
I (contact info on the signature lines of this email below) am applying on behalf of the homeowners Matt Farner and Ted Huseby. Please feel free to contact me if you have any questions. Thank you.

Regards,

Jeff Nicholson
Quartersawn Design Build
320 W. 48th Street
Mpls. MN 55419
952-237-9290

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

5701 Oliver Avenue South

FILE NUMBER

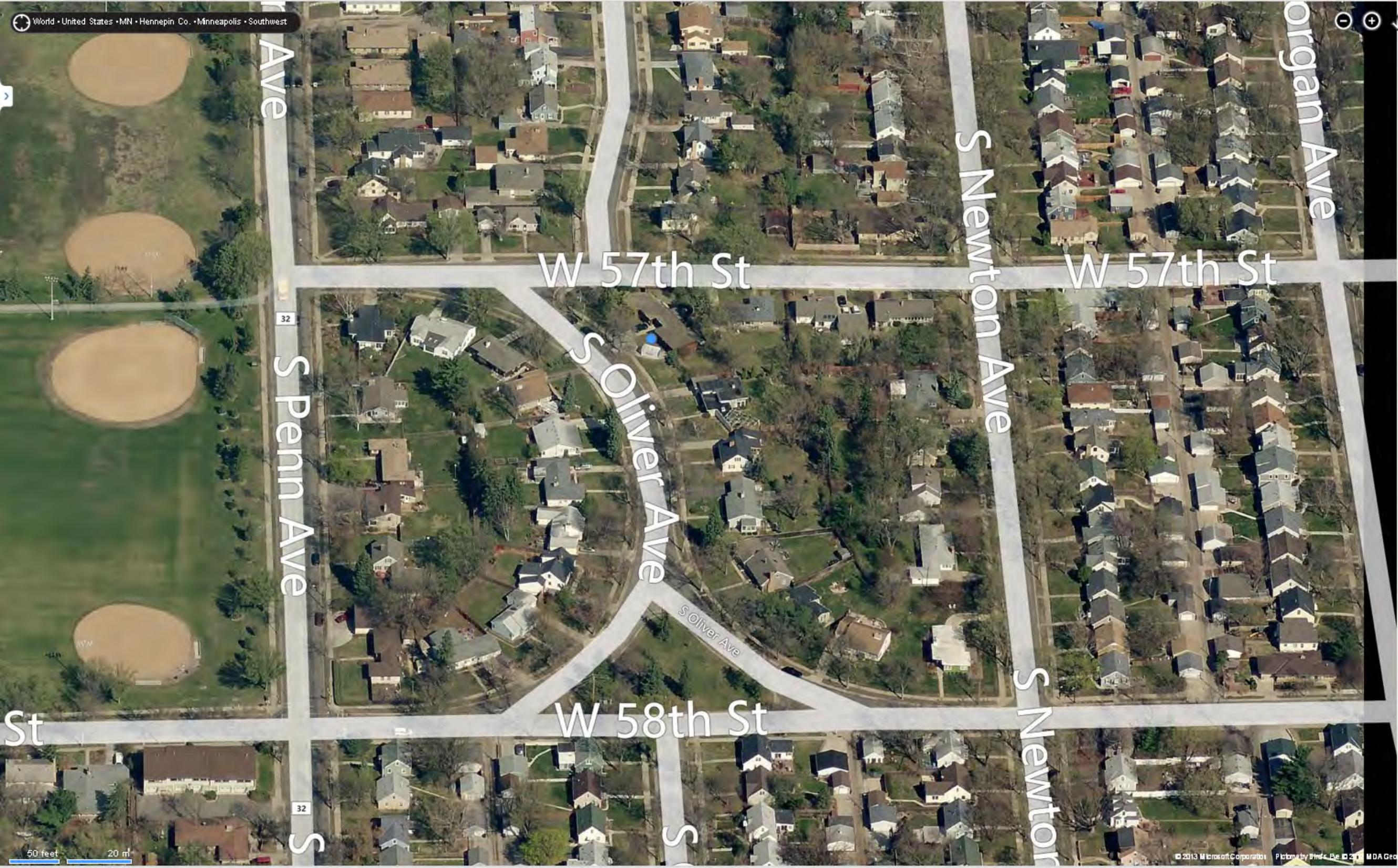
BZH-27756

Oblique aerials of Penn Model Village Potential Residential Historic District



5701 S Oliver Ave, Minneapolis, MN 55419
[Directions](#) [Send](#) [Save](#) [Zoom](#)

[Redacted]



Ave

Morgan Ave

S Newton Ave

W 57th St

W 57th St

32 S Penn Ave

S Oliver Ave

S Oliver Ave

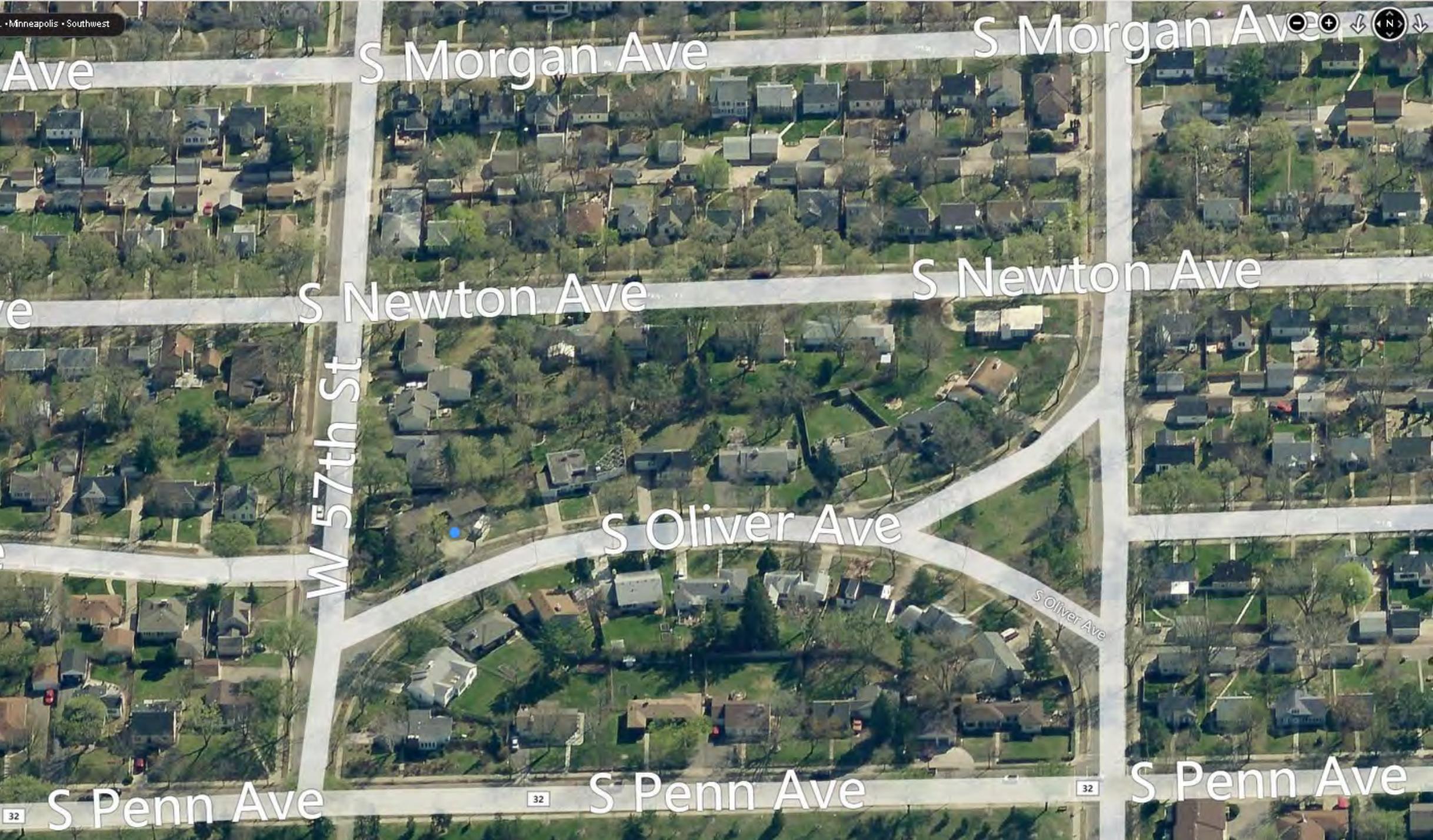
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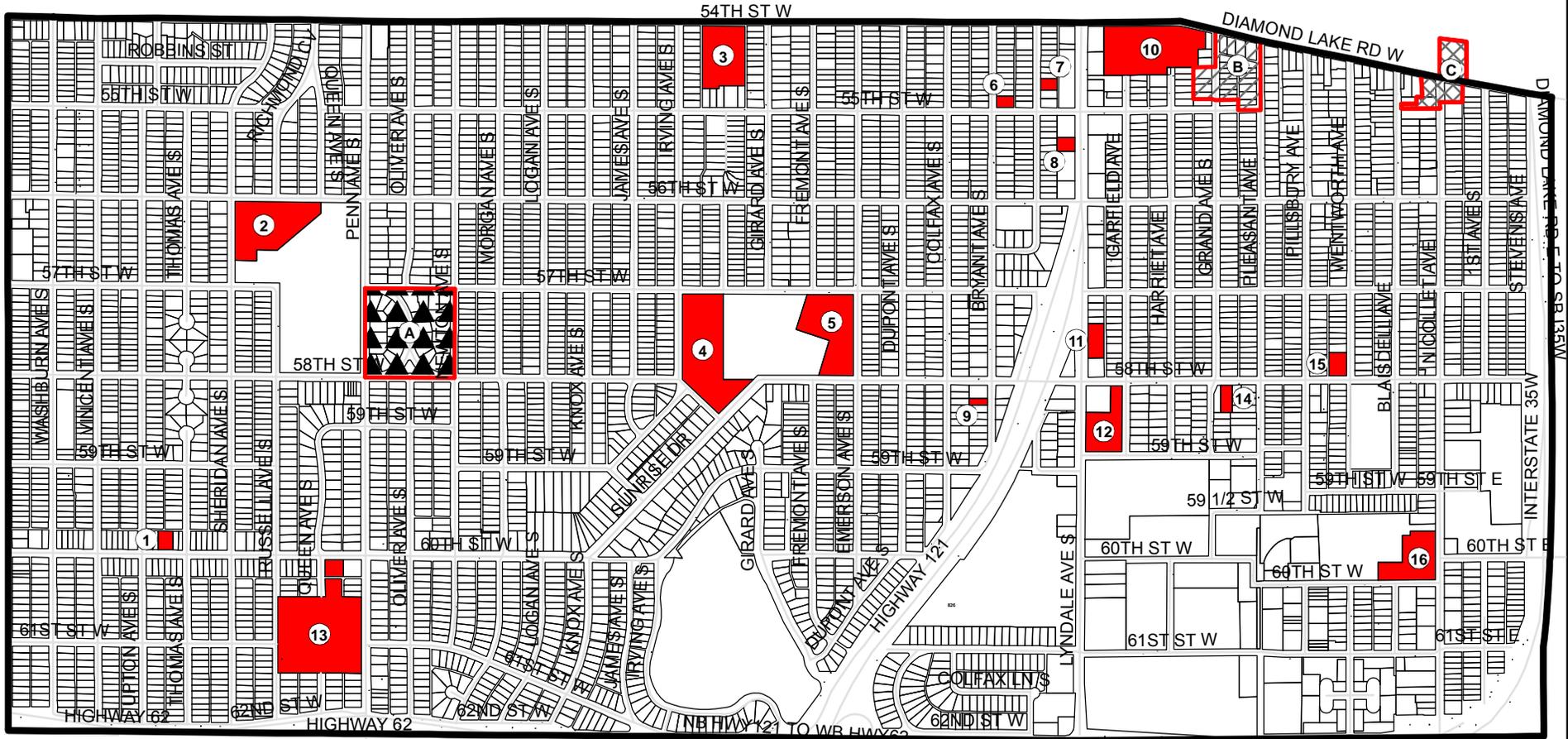
S Olive Ave

S Newton Ave

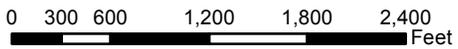
W 57th St

S Olive Ave

S Penn Ave



Map 3: WKA Properties Recommended For Further Survey and Research



Legend

-  Survey Boundary
- Recommended Historic District**
-  A: Penn Model Village Addition Potential Historic District (see page ZZ)
-  B: Pleasant Heights Addition Potential Historic District (see page ZZ)
-  C: 54th Street West at Nicollet Avenue South Potential Commercial Historic District (see page ZZ)
-  Property Recommended for Further Survey and Research



Mead & Hunt
Sources:
City of Minneapolis
Mead & Hunt, 2011

Penn Model Village Addition Potential Residential Historic District

Minneapolis Designation Criteria:

Criterion 1: History, Criterion 4: Architecture

National Register:

Criterion A: Community Planning and Development, Criterion C: Architecture

The Penn Model Village Addition is bounded by 57th Street to the north, 58th Street to the south, Penn Avenue South to the west, and Newton Avenue South to the east. Oliver Avenue South runs through the middle of the one-block-long residential area and curves at the southern end around a small park. This addition represents a cohesive collection of single-family residential properties built in 1946 and 1947. Three Contemporary-style houses, which feature shed or flat roofs, prominent horizontal lines, and large window walls on the primary facades, stand out among the Minimal Traditional and Ranch-style homes comprising the addition. These distinctive houses anchor three of the four corners of the addition. See the map on page 40 for preliminary boundaries of the potential historic district.



*Southeast corner of 57th Street South and Penn Avenue South, view facing northeast.
Mead & Hunt photograph.*



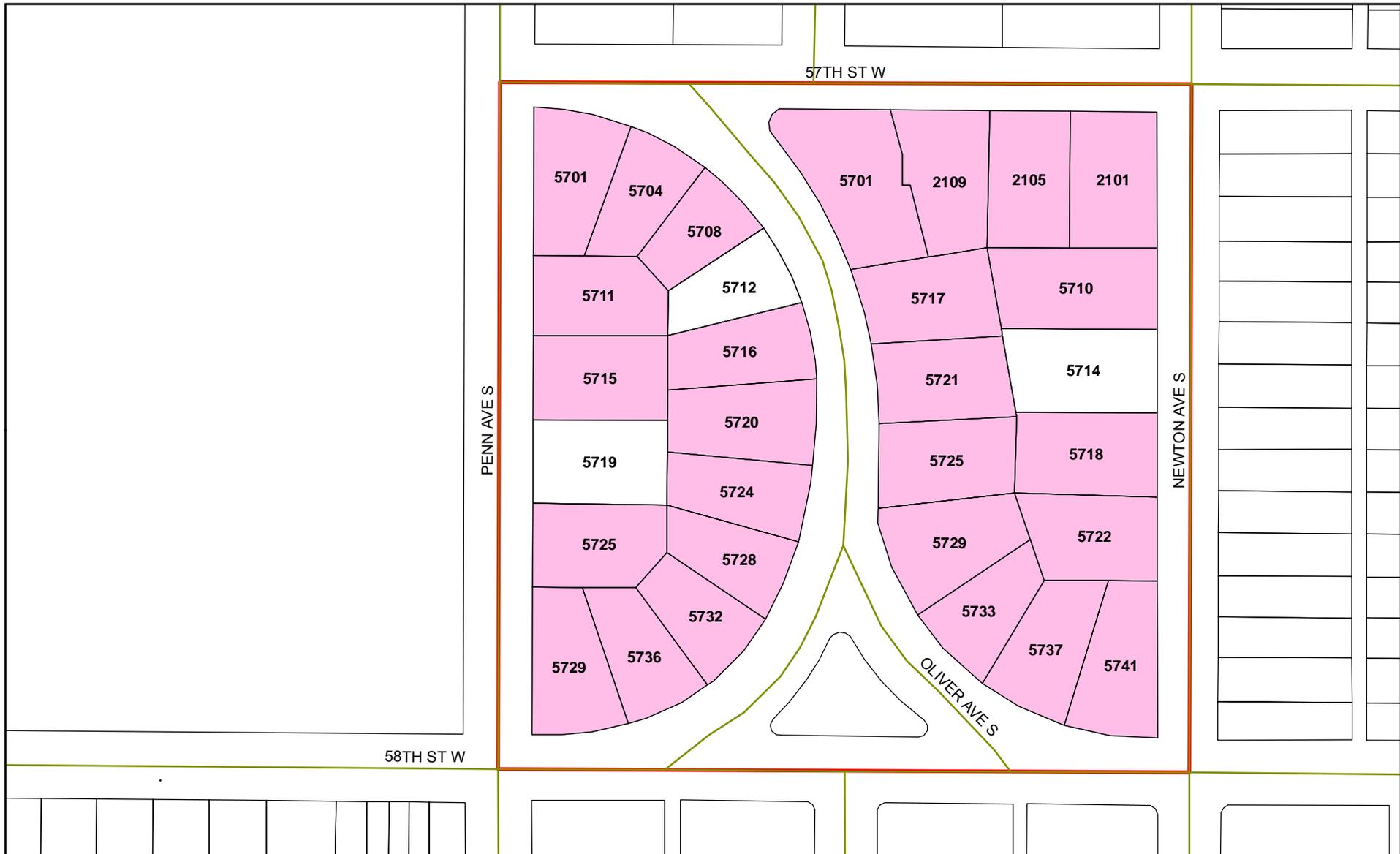
5717 Oliver Avenue South, view facing northeast. Mead & Hunt photograph.



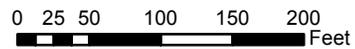
*Northwest corner of 58th Street South and Newton Avenue South, view facing northeast.
Mead & Hunt photograph.*



*East side of Oliver Avenue South between 57th and 58th Streets South, view facing
southeast. Mead & Hunt photograph.*



Map 4:
Penn Model Village Addition
Potential Residential Historic District (A)



Legend

-  Survey Boundary
-  Potential Historic Distric Boundary
-  Contributing Property
-  Noncontributing Property

 N

Mead & Hunt
 Sources:
 City of Minneapolis
 Mead & Hunt, 2011

EXHIBITION OPENS SOON!

YOU'VE GOT A DATE with a Dream House some sunny Spring or Summer day at Penn Model Village. Construction on these beautiful homes is going full speed ahead. You're invited to visit the Village often during coming months . . . to prowl around . . . to study . . . to examine . . . compare . . . ask questions. The things you'll see will help you plan your own new home. Plans for all these delightful new homes are available at low cost through the architects and their associates. (Sorry, but all Penn Model Village homes are promised to veterans, and are on exhibition only.)

30 MODEL HOMES . • 13 BASIC ARCHITECTURAL PLANS

sponsored and financed by

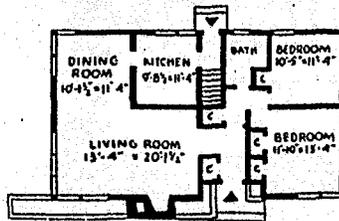
Farmers & Mechanics Savings Bank

Plan your

DREAM HOUSE

from examples

like this

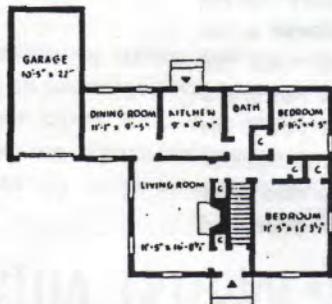


**ARCHITECTS HOME
PLAN INSTITUTE**

1050 square feet. Two bedrooms, dining nook. Future garage. Being built at 5710 and 5722 Newton Avenue South.

PLAN 12-A

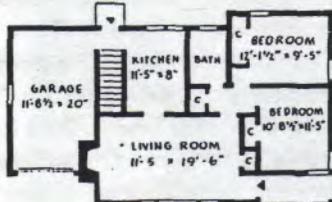
and these



**HOUSE-OF-THE-MONTH
PLANS**

(From Royal Barry Wills design.) 869 square feet. Two bedrooms, dining room, garage. 5725 Penn, 5728 and 5721 Oliver and 5718 Newton Ave. South.

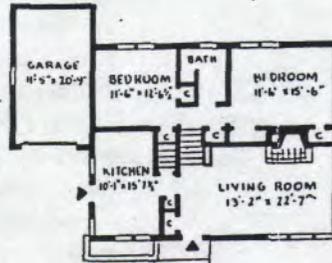
PLAN Dobbs



McENARY & KRAFFT PLAN

1020 square feet. Two bedrooms. Being built at 5711 Penn Ave. and 5716 and 5733 Oliver Ave. S.

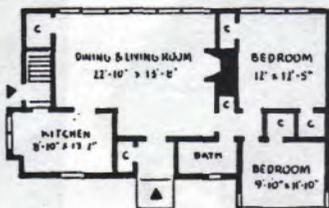
PLAN W-33



**ARCHITECTS HOME
PLAN INSTITUTE**

1008 square feet. Split level. Two bedrooms, garage. Being built at 5719 Penn Ave., and 5712, 5717 and 5737 Oliver Ave. South.

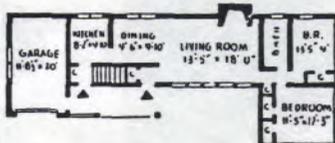
PLAN 12-E



**BETTER HOMES AND
GARDENS DESIGN**

942 square feet. Two bedrooms. Large living room window. Being built at 2101 West 57th Street.

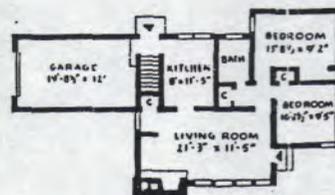
PLAN 1510



McENARY & KRAFFT PLAN

988 square feet. Two bedrooms. Garage. Flat roof. Being built at 5729 Penn Ave. and 5701 Oliver Avenue South.

PLAN W-55



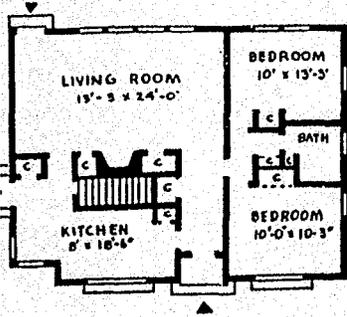
McENARY & KRAFFT PLAN

(From Royal Barry Wills sketch.) 1140 square feet. Two bedrooms. Shed roof. Being built at 5701 Penn Ave. and 5741 Oliver Avenue South.

PLAN W-32

See these houses at PENN MODEL VILLAGE

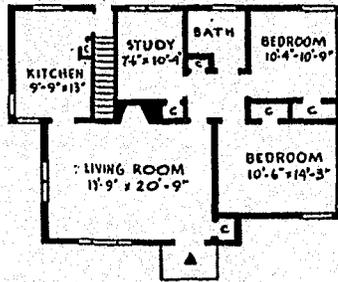
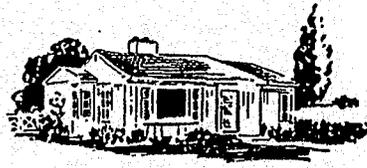
subject property



**ARCHITECTS HOME
PLAN INSTITUTE**

1050 square feet. Two bedrooms.
Being built at 5704 and 5725
Oliver Avenue South.

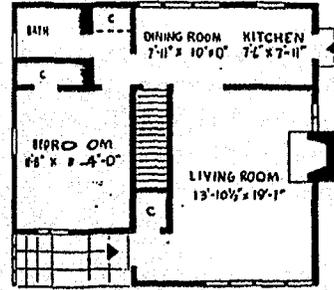
PLAN 4-A



**ARCHITECTS HOME
PLAN INSTITUTE**

945 square feet. Two bedrooms
and study. Being built at 5732
Oliver Ave. S. and 2105 West
57th Street.

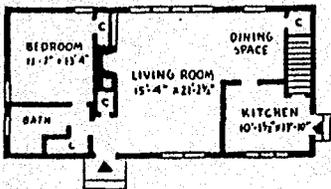
PLAN 4-C



**ARCHITECTS HOME
PLAN INSTITUTE**

713 square feet. One bedroom.
Being built at 5724 and 5736
Oliver Avenue South.

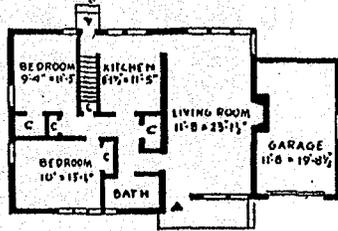
PLAN 6-D



**ARCHITECTS HOME
PLAN INSTITUTE**

912 square feet. One bedroom.
Future bedroom, garage, porch.
Being built at 5715 Penn Ave.,
5720 Oliver Ave., and 2109 West
57th Street.

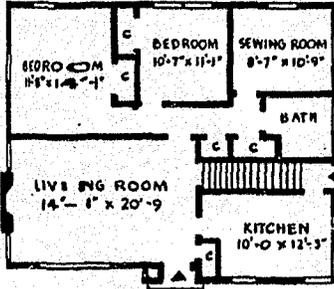
PLAN 12-D



McNARY & KRAFFT PLAN

1100 square feet. Two bedrooms,
large living room. Garage. Being
built at 5708 Oliver Ave. S.

PLAN W-34



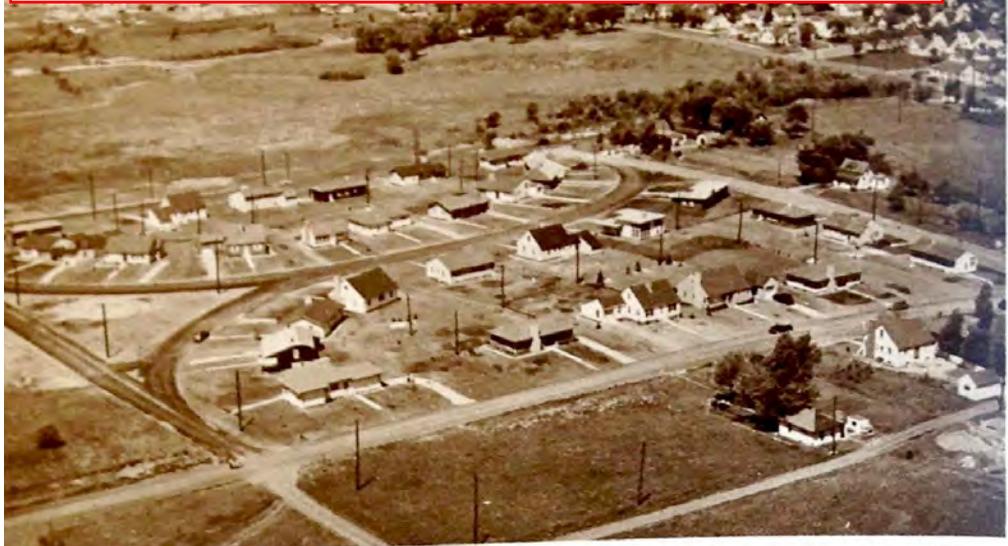
**ARCHITECTS HOME
PLAN INSTITUTE**

1020 square feet. Two bedrooms,
sewing room. Future garage.
Being built at 5729 Oliver Ave.
and 5714 Newton Ave. South.

PLAN 23-B

Variety

Thirteen different designs are used in 30-house project. Contemporary styles are successfully combined with traditional



AERIAL VIEW showing irregular shape of two city blocks comprising Penn Village
Photo courtesy of Minneapolis Tribune

IN A NEW section of Minneapolis, there is a recently completed, two-block development which is known as Penn Model Village. Its 30 houses show how extra value can be added to small homes by intelligent use of community planning and close collaboration between architect and builder.

Penn Model Village is easily distinguished from the surrounding neighborhood. Larger lots were used. These were arranged in an irregular pattern by curving the central street through the two blocks and eliminating alleys. Work on this project was started in 1945 by the Farmers and Mechanics Savings Bank of Minneapolis, the sponsoring organization. Original plans for Penn Village called for building 30 houses for veterans under the \$10,000 ceiling program. McEnary and Krafft, architects of Minneapolis, were commissioned as project architects and prepared five of the thirteen basic plans. Other plans were selected from the Architects Home Plan Institute, a cooperative organization of Minneapolis architects. The James Leck Co., though

primarily an industrial builder, became the general contractor.

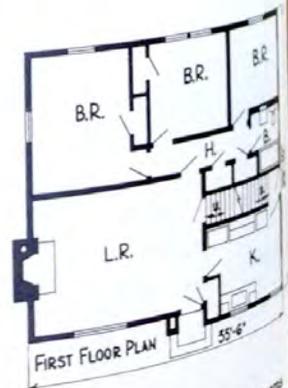
In March, 1946, the bank publicized its effort, and work began to proceed in earnest. Then began a period of worry and soul searching. Houses by the hundreds were standing partially completed for lack of vital building materials. Costs were soaring. The architects rejected plan after plan to keep costs from exceeding the GI priority limit of \$10,000. Many of the dream gadgets and wrinkles that had been considered were completely forgotten. The story of the building operation was a tale of rising prices and shortages. These difficulties called for extra efforts from both architect and builder. It was nearly a year from ground breaking to final completion. Sales were completed in the fall of 1947, and the last house occupied in December, 1947.

At this time the promotional picture was as bright as the building picture had been dismal. More than 30,000 people came to look at the houses. Toward the end of the public exhibition, the visitors to the Vil-

lage were asked to express their opinions on the architectural features. In most cases, they voted for the more traditional features. They showed a marked preference for hipped roofs as against flat roofs. They voted for horizontal siding over shakes, shingles, vertical boards, or battens. They preferred drab to bright colors. They insisted on attached garages, not fireplaces, on dining rooms or dining alcoves. Large picture windows and plenty of glass area received unanimous approval.

There was another group that rendered a somewhat different verdict. These were the actual purchasers. The more advanced design features, not too popular in the mass survey in opinion, proved no barrier to sales. This indicated that a demand does exist for reasonable and intelligent departures from the normal in small house design.

Most of the original owners of Penn Model Village homes are busy at work furnishing and landscaping their properties. In a few cases, homes have been resold. The process at which these recent sales have been

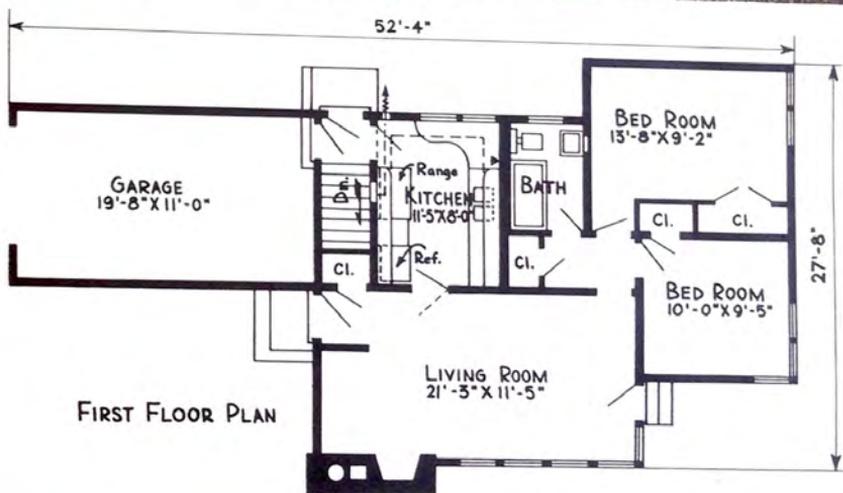


THIS plan includes three bedrooms across rear, full basement and attic.

Adds Value to Penn Model Village



THIS modern design by McEnary & Krafft, project architects, offers a compact two-bedroom arrangement with attached garage. Exposed rafters on overhang adds a note of interest to shed roof. Plan of first floor at the right



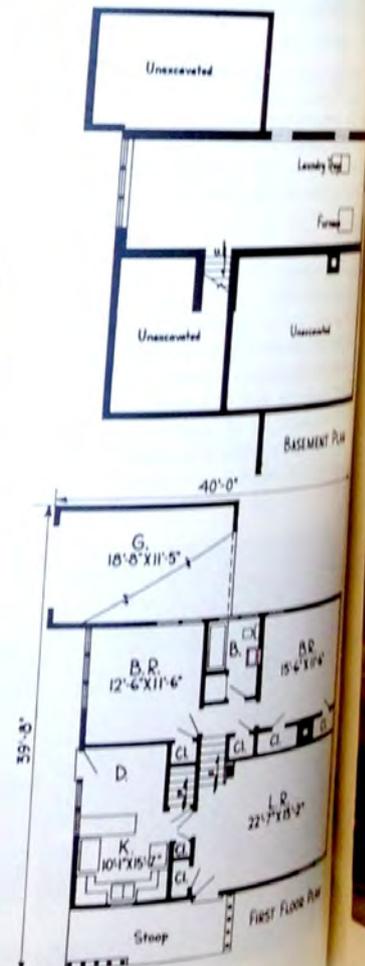
made, are substantially above the ceiling prices at which they were originally sold. It strongly indicates that the "extras" that went into the planning of the Village created more than compensating "extra" values. It may well be that such extra values will make a lot of business for the house builder when the era of tough competitive building arrives again.

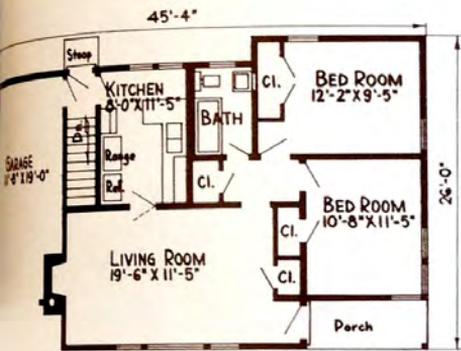
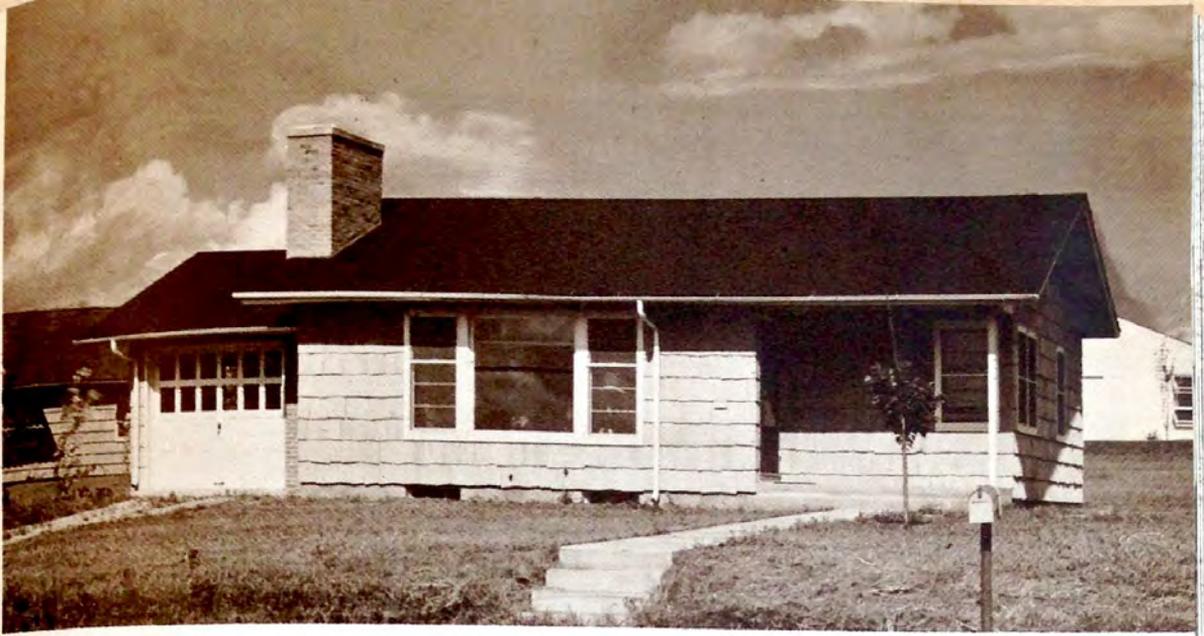


THE traditional house, at left, with its modern fenestration, is taken from a design by the Architects Home Plan Institute. Ample space for additional bedrooms is provided in unfinished second floor area



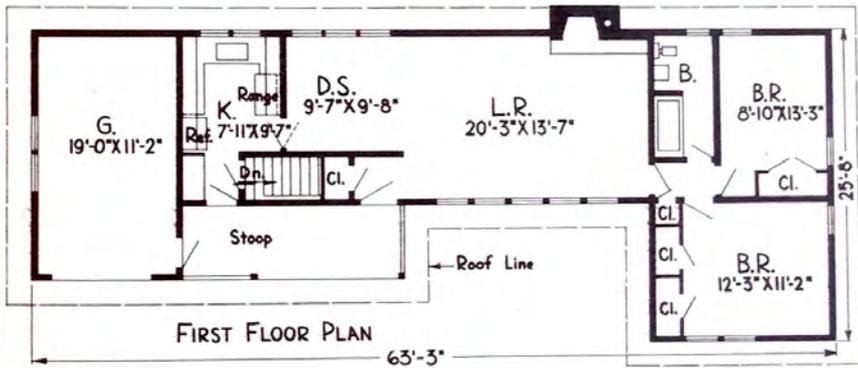
THE flat roof, split-level house of contemporary design provoked most of the comment from the visitors to Penn Village. The two bedrooms shown in plan at right are raised a half story above the living room level. With this type of arrangement an abundance of light is obtained for all rooms, including the basement. View below shows the story-and-a-half living room. This design was prepared by project architects





ONE of the smaller houses, also designed by McEnery & Krafft, project architects, contains 1,020 square feet exclusive of garage. An interesting effect is obtained on the exterior by the overhanging roof and the assimilated effect of hand-split shakes on sidewalls. A compact arrangement of rooms is achieved in plan shown at left. Basement is provided under the entire area

MODERN flat-roof example shown below provoked considerable comment from visitors. The plan at right shows two-bedroom layout with a combination living room and dining space that is 28 feet long. This house is suitable for either a narrow or a wide, shallow lot. Designed by McEnery & Krafft, project architects

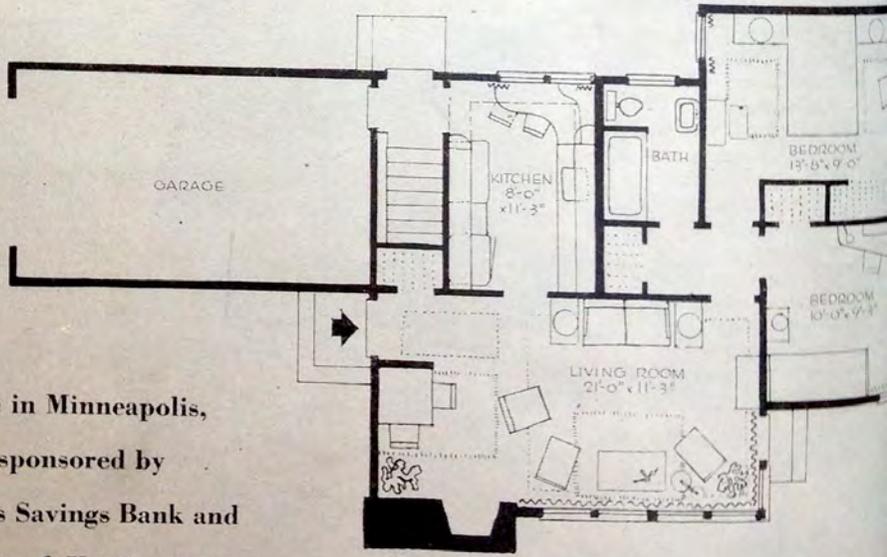


The American Home Study Plan

FOR JUNE



FIRST FLOOR PLAN



Robert F. Calrow home in Minneapolis,
Minnesota, is one of thirty sponsored by
Farmers & Mechanics Savings Bank and
designed by McEnary & Kraft, architects



The Calrow home is No. 4 in a series of comprehensive 34" x 44" blueprints with all plans, elevations, specifications etc., for careful home study. Order form on page 107

You might say we bought our home almost by instinct since we were half sold even before seeing it." The Calrows had been dining with friends in Penn Model Village and had been tremendously impressed by the ingenious layout of both its plots and streets. Here is a community of thirty houses, some traditional, others contemporary in design whose architects and sponsors had actually thought in terms of neighborhood and human relationships rather than mere sticks and stones. The young future owners saw the house first by moonlight and were taken with its clean, strong lines and quiet dignity. Its lowness, white painted board-and-batten walls, set off by a massive brick chimney, made it appear larger than it actually was. They liked, too, the deep projecting eaves with rafters exposed because the overhang protected windows, walks, and entrances from the elements and hot noonday sun.

"We bought the house next day during Bob's

PLEASE TURN TO PAGE 106



by Eleanor Calrow
Photographs by Photography Inc

Draperies in living room are of beige feed-bag material and blend nicely with dove-gray walls. Simple brick fireplace minus usual mantel forms vertical accent, has andirons of railroad tracks



Restful effect in master bedroom is achieved by combining three blending tones—chocolate brown, beige, yellow. Bamboo-patterned paper forms background for bed and lacquered chests

lunch hour," Mrs. Calrow explained, "after a quick tour of the inside, taking careful note of hardwood floors, weatherstripping, plaster walls, and full basement with its automatic forced-air gas-heating plant and water heater. Three weeks later we moved in. Our only possessions were a new box spring and handsome gas range and refrigerator. Meals were eaten on Bob's drafting table by the light of two borrowed lamps. After that, the real fun began. My architect husband wouldn't be satisfied with anything but a super-duper example of modern kitchen décor, a natural reaction since he's the Kitchen Planning Director for a local utility company. In an area measuring 8' x 11' 3" there is now contained 92 cubic feet of cabinet space, all within arm's reach. In addition there's 38 square feet of working-counter area along with a combination planning desk and breakfast bar that seats three people."

The original upper cabinets were cut in half and aligned in a continuous fashion, a feat resulting in twice the amount of storage space at a sensible, convenient height. The space between ceiling and cabinets was furred down and faced with Masonite. This surface, ceiling, and wall adjacent to the living room were then painted a forest green. Other walls were given a lime-green finish; the gray exteriors and coral linings of the cabinets offered contrast. Aluminum chairs, four in number, were purchased and serve at either breakfast bar or bridge table.

"With our expert guidance one common pitfall of many kitchens was avoided," continued Mrs. Calrow, "the refrigerator was not placed next to the range, forcing the former to work overtime, but the two were separated by a 21" base cabinet now acting as food preparation center. Below the counter I store all my staples and equipment necessary for baking.

"After getting tired of jumping out of bed to answer the telephone at all hours of the night, we installed one that can be unplugged from its jack and connected in the bedroom. While Bob was hard at work in the kitchen, I tackled the draperies. We needed so much yardage for the large areas of glass that I decided to make all draperies of feed-bag material. Besides being most inexpensive, it is light beige in color and won't fade. It's also heavy enough to be used without linings. On cold days we keep the draperies drawn, but, when the sun shines, back they go to take advantage of the solar heating principle, an important feature of the house. Because this house is properly oriented, harnessing the sun's rays has cut our heating costs appreciably.

In order to give a sense of openness to the interiors, all woodwork has been painted to match the walls and furniture kept light in scale. Walls of living room are dove gray, a tone that displays nearly every other color to advantage. Striking color accents are two modern chairs with



Breakfast for two with all conveniences right at one's fingertips. Free-form counter and shelf eliminate sharp corners, make ideal work area for housewife



Cabinets cut in two bring shelves down to comfortable reaching level, help prevent home accidents. Handy metal shelves on door backs keep small objects in order



General view of owner-designed kitchen. Door was removed on living-room side, makes conversation possible between these two rooms during meal preparation

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BALANCE
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Home Study Plan

(Begins on page 50)

bright-red webbing and a flax rug in mottled gray, white, and turquoise.

Mrs. Calrow calls attention to other examples of her husband's ingenuity. "For instance, one day Bob noticed some workmen mixing plaster on a section of flush door. Finding an old piece of pressed wood to take its place, he obtained the section and sanded it down. Now finished in prima-vera plastic, one that's burn and stainproof, and mounted on sturdy legs, it serves as a handsome coffee table. Then, too, many people inquire about our andirons but they are actually sections of railroad track. My talented husband has saved us lots of money—all water colors on our walls are original Calrows!"

Two bedrooms form one wing of the house and are isolated for quiet. Each is equipped with plenty of closet space. The master room has been decorated in restful chocolate brown, beige, and yellow. Later the owners plan to build a headboard for the bed with bookshelves above, a unit that will be attached to the two flanking chests and unified by a coat of brown lacquer. There'll be a dressing table, too, along the north wall with plenty of built-in storage space on either side for shoes.

The other room, a bit smaller, has been fitted as guest room or den and has a free-form counter running around two walls. When the war-surplus bunks and mattresses were bought for a pittance, the Calrows were sure that no guest would be eager to overstay. On the contrary, the beds proved most comfortable, and now the industrious housewife is making spreads to match the hand-stenciled draperies. "Yes," she laughingly remarked, "you've guessed it—feed-bags again!"

The Calrows have found theirs an economical house to maintain. Because gas is used throughout—for refrigerator, range, furnace, water heater, and clothes dryer—they are eligible for a lower rate. Since this is the cheapest type of fuel in their area, bills have been exceedingly low. Naturally their greatest pride is the kitchen since it bears a definite Calrow stamp. Drudgery is unknown here because an automatic dishwasher does its job in a jiffy without fuss or bother, a "sweep-in" in the floor receives the daily accumulation of dust, dirt, and wastepaper, and a range-length ventilator directly over the range captures and expels hot grease-laden food vapors before they can spread, cool, and condense on walls, ceilings, or fixtures. Mrs. Calrow finds that this unit does its job so efficiently that the door between kitchen and living room has been permanently taken down. Now she can chat with guests while preparing a meal, certain that no one will be disturbed by unpleasant cooking odors.

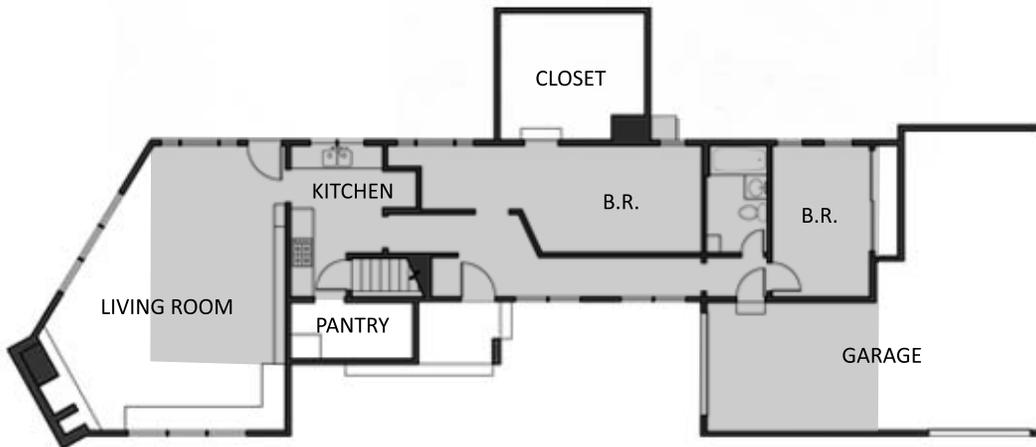
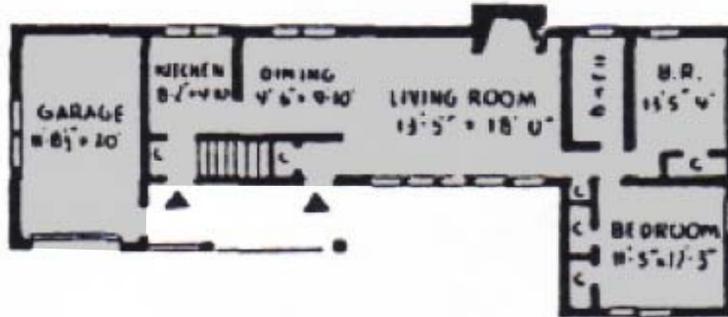
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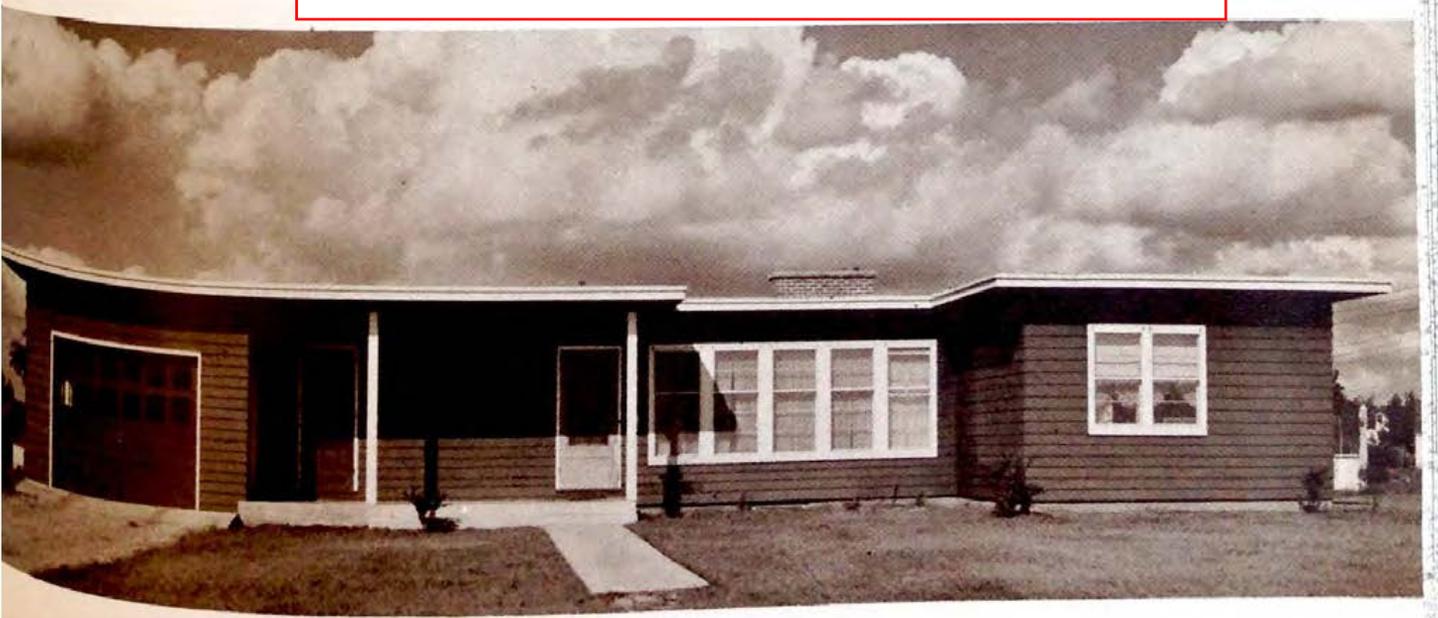
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5701 Oliver Avenue South comparison, provided by CPED



Circa 1947



2012

Penn Model Village elevation comparison, design and today

House of the Month

5728 Oliver Avenue (top left)

5725 Penn Avenue (top right)

5718 Newton Avenue (bottom left)

5721 Oliver Avenue (bottom right)



McEnary and Krafft Plan Houses (W33)

5733 Oliver Avenue (top left)

5716 Oliver Avenue (top right)

5711 Penn Avenue (bottom)



Architects Homes

5719 Penn Avenue (top left)

5737 Oliver Avenue (top right)

5712 Penn Avenue (bottom left, non-contributing)

5717 Oliver Avenue (bottom right)



Better Homes and Gardens
2101 West 57th Street



McEnary and Krafft Plan Houses (W55)

5729 Penn Avenue (left)

5701 Oliver Avenue (right)



McEnary and Krafft Plan House (W32)

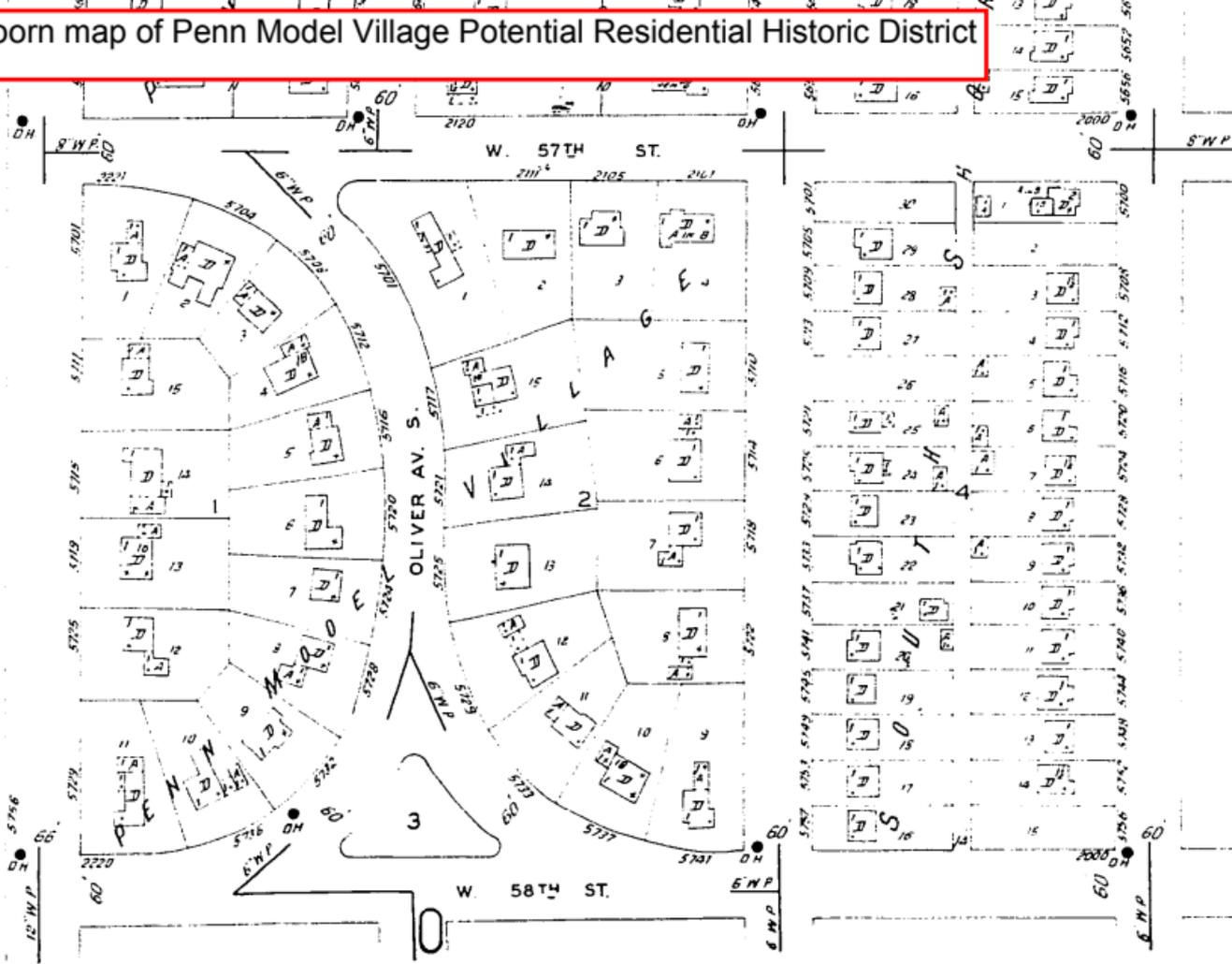
5741 Oliver Avenue (left)

5701 Penn Avenue (right)



1952 Sanborn map of Penn Model Village Potential Residential Historic District

2A



Images of 5701 Oliver Avenue South

5701 Oliver Ave S – Existing Exterior Photos

May 2013



North Elevation



West Elevation



NE Corner Elevation



East Elevation



South Elevation