



Department of Community Planning and Economic Development  
BZH-27865

<b>CLASSIFICATION:</b>	
Local Historic District	Healy Block Historic District, contributing resource
Period of Significance	1886-1898
Criteria of Significance	Architecture
Date of Local Landmark Designation	1976
Date of Individual Listing on the National Register	1977
Date of Healy Block Historic District Local Designation	1989
Date of Healy Block National Register Listing	1993
Applicable Design Guidelines	The Secretary of the Interior's Standards for Treatment of Historic Properties  Healy Block District Design Guidelines (Adopted 1990)

<b>PROPERTY INFORMATION</b>	
Current Name	Cunningham Residence
Historic Name	Bennett-McBride Residence
Current Address	3116 3 <sup>rd</sup> Avenue South
Historic Address	3116 3 <sup>rd</sup> Avenue South
Original Construction Date	1891
Original Architect	Theron Potter "T.P." Healy
Original Contractor	Theron Potter "T.P." Healy
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence

**BACKGROUND:** The Bennett-McBride House, the subject property, is located at 3116 3rd Avenue South. The 2 ½ story, Queen Anne house was built in 1891. In 1976, the Bennett-McBride House was designated as a local landmark for its interior and exterior architectural significance and listed on the National Register in 1977. The Bennett-McBride House is also a contributing building to the Healy Historic District, which was designated as a local historic district in 1989 and listed on the National Register in 1993.

The Bennett-McBride House is unique in Minneapolis in that the interior as well as the exterior is locally designated. Like the other houses on the Healy Block, the exterior of the Bennett-McBride House is significant for its Queen Anne architectural style. The interior is significant for its intact design and wood work. The local designation provides the following description of the interior:

*The Bennett-McBride house has retained design elements, which are typical of the style, such as the spindle screens (both inside and out) the second story balcony, and Palladian window. The presence of quality millwork unifies the house's design and this together with quality materials and workmanship creates a fine example of this period of architecture.*

*The interior, like the exterior, displays care in its design and a concern for quality wood materials. Different kinds of wood were selected for the floors and woodwork of each room. The entrance foyer and the two parlors have floors of Minnesota White Pine. The woodwork in the foyer including the open staircase is oak and both parlors have maple woodwork. The music room is all in oak. The woodwork in the dining room is oak, including a mirrored hutch and the floors are of birds eye maple. The kitchen has vertically placed rounded oak boards which forms the wainscoting. The floors on the second story are all oak with walnut inserts (parquet) and the third story floor are of maple. The woodwork on the upper floors is pine.*

The Healy Block Historic District represents one of the finest surviving collections of Queen Anne architecture in Minneapolis. Between 1886 and 1898, Theron Potter "T.P." Healy constructed the majority of the Queen Anne-style homes in the area south of downtown Minneapolis, including the Bennett-McBride House. The district is bordered by 31st and 32nd Streets on the north and south, and Second and Third Avenues on the east and west. 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 Cunningham purchased the subject property in 2012. Since taking ownership, he has completed substantial exterior and interior restoration work to the house and the carriage house. The recent repair work includes installing a new roof, refurbishing all of the windows, scraping/repainting the house's exterior paint, refurbishing and restoring the exterior wood porch railings, installing a new foundation on the carriage house, and restoring the carriage house. The work to the house and carriage house was approved through certificate of no change applications; BZH 27558 and 27865 respectively.

At the April 2, 2013, Heritage Preservation Commission (HPC) meeting, during the informational item portion of the meeting, Mr. Cunningham showed the HPC plans for adding a second living unit in the basement. The Commission and neighbors expressed concerns about this plan. Mr. Cunningham is no longer pursuing plans to add a second unit to the basement.

**SUMMARY OF APPLICANT'S PROPOSAL:** There are four parts to the applicant's proposed rehabilitation project.

- Remodeling of the kitchen/music room;
- Remodeling of the master bedroom sitting room and conversion of a closet to a bathroom;
- Remodeling of the guest bathroom;
- Raise the rear elevation basement door six inches.

**Remodeling of the kitchen/music room:** The kitchen retains its original size; 131 square feet (11'-8" x 11'-4"). However, the kitchen has been remodeled over the years. The original materials that do remain include the wainscoting, wood trim around the windows, and trim where the ceiling meets the walls. In addition, the sink dates back to the time the house was constructed. The non-original elements of the kitchen include the cabinets, appliances and the parquet flooring. It is not known if the original floor below the parquet floor remains and if it does its current condition.

The applicant is proposing to open up the kitchen by removing the non-load-bearing wall between the kitchen and the music room. The music room is approximately 164 square feet. If the rooms are combined there would be approximately 295 square feet of area. The applicant states that they are proposing this project to provide a less formal dining option than what the formal dining room offers. The new opening would have a wall of approximately eight inches in length and be trimmed with oak in a design that matches the wood trim between the formal dining room and living room. As part of the remodel, the applicant is proposing to retain the existing wood trim around doors and windows and the wainscoting not impacted by the portion of the wall that would be removed. In addition, if the original floor is in salvageable condition underneath the parquet floor the applicant is considering restoring the original floor. The applicant is proposing to install new cabinets, finished in oak, stained, and varnished to match the wood trim in the kitchen and an island that will function as a service counter.

**Remodeling of the master bedroom sitting room and conversion of closet to a bathroom:** The master bedroom contains a sitting room (7'-10"x 8'-11") and closet (3'-0"-8'-11"). The sitting room retains its ornate wood detail, as well as the original door, and wood trim and the closet has an ornate oval window with views of Downtown Minneapolis. The applicant is proposing to remodel the master bedroom sitting area and to convert the bathroom into a closet. This part of the project includes the following work:

- **Sitting room**
  - Retention of the decorative wood work;
  - Installation of two sinks, shelf, medicine cabinet, and upper cabinet storage along eastern wall. The cabinetry is proposed to be stained and varnished to match existing;
  - Installation of window bench with drawers below the sitting room window;
  - Installation of an open, double pole closet along the western wall;
  - Installation of a heavy curtain between the master bedroom and the sitting room.
- **Closet conversion to bathroom**
  - Retention of the oval window and trim;
  - Moving the closet door to the west approximately three feet;
  - Installation of tile (floors and wall), toilet and shower.

The applicant is proposing this project to provide a second full bathroom for the four-plus bedroom house. Currently, a full bath is located on the second floor and a half bath is located on the first floor. The applicant states that they choose this configuration over the conversion of one of the bedrooms into a bathroom in order to retain the character and function of the bedrooms.

**Remodeling of the guest bathroom:** The guest bathroom is located on the second floor along the western wall. With the exception of the trim around the door leading to the bathroom, little to no original materials remains. The applicant states that this bathroom is in poor repair with holes in the ceramic tile and the piping was not properly installed. The applicant is proposing to remodel the guest bathroom that includes the following work:

- Retention of the original door and door trim;
- Removal of all finishes and ceiling finishes inside the bathroom;
- Installation of gypsum board finish on walls and ceiling;
- Installation of ceramic tile on walls/floors, sink, toilet, and bathtub.

**Rear elevation basement door:** The entry door on the rear elevation leads to the basement and the first floor. The applicant is proposing to temporarily remove the door and raise the header and door six inches. The existing door and trim would be reinstalled with a six inch curb at the sill of the door to prevent entry of water due to lowered elevation of ground outside the entrance. The elevation of the ground near the door would be raised four inches so that drainage slopes away from the house. The applicant points out that the lot is flat but the outside walk to the rear door has settled below the ground level of the back yard and water enters the house during heavy rains.

**PUBLIC COMMENT:** As of the writing of this report, CPED has not received public comments from the Central neighborhood, property owners within the Healy Block Historic District, or other interested parties. Any comments submitted after the publication of this report will be forward to the Heritage Preservation Commissioners at the meeting on October 22.

**Findings as required by the Minneapolis Preservation Code:**

*The Minneapolis Community Planning and Economic Development Department has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings based upon, but not limited to, the following:*

**(1) The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.**

As conditioned, the proposed alterations are compatible with and will continue to support the criteria of significance and period of significance for which the landmark was designated. The Bennett-McBride House, like the other contributing structures to the Healy Block Historic District is significant for its representation of Queen Anne architecture. The only proposed exterior alteration is the raising of a rear elevation door six inches to eliminate water from entering the house, which will not impact the house's ability to demonstrate a fine example of a Queen Anne style house.

The interior of the Bennett McBride House is significant for its retention of original design and millwork. The proposed interior alterations are compatible with the criteria of significance and period of

significance. The proposed alterations will retain the ornate wood details, original decorative wood trim, and wood floors. It is realized that the proposed kitchen remodel will alter the kitchen and music room's separation; however, it is proposed to be done in a sympathetic way that will allow for contemporary living needs and given that it is a non-load-bearing wall, the proposed alteration is reversible. CPED is recommending that the walls be extended 1'10" on each side (instead of the proposed 8") to match the wall length between the front parlor and the back parlor and that a delineation be made on the floor (e.g. wood strip running the length of the opening) between the music room and kitchen to help demonstrate that these rooms were once separated.

**(2) The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.**

As conditioned, the proposed alterations are compatible with and will continue to support the interior and exterior designation in which the property was designated. The proposed exterior alteration to raise the door on the rear elevation six inches will not impact the Bennett-McBride House's ability to convey being a fine example of Queen Anne architecture.

The proposed interior alterations are also compatible with the interior designation for which the property was designated. The local designation and resolution passed by the Heritage Preservation Commission when the Bennett-McBride House was designated highlights the house's fine millwork. The proposed interior alterations will have a minimal impact on this feature.

**(3) The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.**

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, as conditioned, is compatible with and will ensure continued integrity of the historic district.

*Location:* The applicant is not proposing to change the location of the structure, thus the project will not impair the landmark's integrity of location.

*Design:* As proposed, the applicant's proposed remodeling project would have a minimal impact on the building's design. On the exterior, the proposed alterations do not impact the building's primary or secondary elevations. On the interior, the proposed alterations will not impact the primary rooms including the entrance/foyer, front parlor, back parlor, and dining room. The proposed raising of the rear door, remodeling of the guest bathroom, and converting a closet into a bathroom will not have any impact on the building's design. The proposed additions in the master bedroom sitting room and proposed kitchen alterations will modify the original space, form, and style. However, the proposed alterations are respectable to their original design, retain the house's interior millwork, and update the house to contemporary living standards.

*Setting:* As proposed, the applicant's proposed alterations would not have an adverse impact on the building's setting. The applicant's proposed grade alteration near the rear elevation will not be discernible after it is completed.

*Materials:* The proposed project would have a minimal impact to the building's original materials. The only millwork that is proposed to be removed is a portion of the kitchen's wainscoting. CPED is recommending that this portion of the wainscoting be reinstalled in the kitchen with the remodel or stored on site for possible reinstallation.

*Workmanship:* The modifications proposed will not result in the loss of workmanship. The character defining features and the architectural details of the building are not proposed to be removed.

*Feeling:* As conditioned, the proposed project would not have an adverse impact on the building's ability to evoke the historic sense of the Bennett-McBride House from the exterior or interior.

*Association:* As conditioned, the proposed alterations would not have an adverse impact on the characteristics of the Bennett-McBride House.

**(4) The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.**

As conditioned, the proposed alterations to the Bennett-McBride House will not materially impair the significance and integrity of the historic district evidenced by the consistency with the Healy Block Historic District Guidelines (1990). The only proposed exterior alteration is the raising of the rear elevation door six inches. The Healy Block Historic District guidelines state that original doors and transoms shall be retained. After the proposed raising of the door six inches, the applicant is proposing to reinstall the existing door and original wood trim.

**(5) The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.**

As conditioned the applicant's proposed remodeling project will be consistent with the following Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**(6) The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.**

As stated in Findings #1 through #5, CPED is supportive of the rehabilitation project with conditions. As conditioned, the certificate of appropriateness will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan.

- Preservation policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture. The proposed work will help preserve the historic building by allowing for adaptive reuse. These actions will not impair the building's integrity of design. (Implementation Step 8.1.1) City shall protect historic resources from modifications that are not sensitive to their historic significance.
- Preservation policy 8.8: Preserve neighborhood character by preserving the quality of the built environment. (Implementation Step 8.8.1) Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.

**(7) Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.**

The project does not involve the destruction of the property.

*Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:*

**(8) Adequate consideration of the description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.**

The proposed alteration demonstrates that the applicant has made adequate consideration of the original nomination in proposing minimal alterations to the exterior, and proposing interior alterations that are respectable to the building's original interior design and millwork.

**(9) Where applicable, Adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.**

The proposed project will not require a site plan review application.

**(10) The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.**

The proposed alterations demonstrate that the applicant has made adequate consideration of the Secretary of the Interior's Guidelines for Rehabilitation. Although the applicant is modifying the rear elevation door by raising it six inches, the applicant is retaining the original location of the rear door. The proposed alterations in the master bedroom sitting room and kitchen will modify the original space. However, the proposed alterations are respectable to their original design, retain the house's interior millwork, update the house to contemporary living standards, and are reversible. In addition, the applicant is not proposing any alterations to the primary rooms which include the entrance/foyer, front parlor, back parlor, and dining room.

*Before approving a certificate of appropriateness that involves alterations to a property within an historic district, the commission shall make findings based upon, but not limited to, the following:*

**(11) The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.**

As conditioned, the proposed addition is compatible with and will ensure continued significance and integrity of all contributing buildings in the historic district based on the period of significance for which the district was designated. Please see Findings #1 and #2 for analysis.

**(12) Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.**

As conditioned, the proposed alterations will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district. Please see Findings #1 through #4 for analysis.

**(13) The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.**

As conditioned, the approval of the certificate of appropriateness application will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources.

**STAFF RECOMMENDATION:**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the findings above and approve the certificate of appropriateness to allow the side addition with second floor deck at 3116 3<sup>rd</sup> Avenue South, subject to the following conditions:

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1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than October 22, 2015.
2. Community Planning and Economic Development staff shall review and approve the final plans and elevations prior to building permit issuance. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.
3. The applicant shall retain all wainscoting in place in the kitchen not impacted by the wall removal. Wainscoting that is removed shall be either reinstalled within the kitchen or stored on site for possible reinstallation at a later time.
4. The applicant shall restore the original kitchen wood floor if it remains underneath the parquet floor and is salvageable.
5. The new wall between the kitchen and music room shall be at least 1'10" on each side (instead of 8") to match the wall length between the front parlor and the back parlor. In addition, delineation shall be made on the floor between the music room and kitchen.

**Attachments:**

- District map, zoning map, and aerials
- Local landmark designation report (1976)
- Project description
- Letter to council member and neighborhood
- Existing floor plans, proposed floor plans, section and details
- Photo key and photos