



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
 HPC Agenda Item #1
 March 22, 2016
 BZH-27695

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2200 Park Avenue
Project Name: The Sumner T. McKnight Mansion
Prepared By: [Joe Bernard](#), AICP, Senior City Planner, (612) 673-2422
Applicant: Commissioner Sue Hunter Weir, Minneapolis Heritage Preservation Commission
Project Contact: Joe Bernard
Ward: 6
Neighborhood: Phillips West
Request: Local Historic Designation of the Sumner T. McKnight Mansion at 2200 Park Avenue

HISTORIC PROPERTY INFORMATION

Current Name	Vacant Building
Historic Name	Sumner T. McKnight Mansion
Historic Address	2200 Park Avenue
Original Construction Date	1892
Original Architect	Bertrand and Keith
Original Builder	Sumner T. McKnight
Original Engineer	<u>Unknown</u>
Historic Use	Residence
Current Use	Vacant Building
Proposed Use	Assisted Living

Date Application Deemed Complete	N/A	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	N/A	End of 120-Day Decision Period	N/A

CLASSIFICATION

Local Historic District	N/A
Period of Significance	TBD
Criteria of Significance	TBD
Date of Local Designation	TBD
Date of National Register Listing	N/A
Applicable Design Guidelines	N/A

BACKGROUND

On April 30, 2013 the Heritage Preservation Commission, in response to a nomination by Commissioner Sue Hunter Weir, established interim protection for the Sumner T. McKnight Mansion at 2200 Park Ave and directed the planning director to prepare or cause to be prepared a designation study of the property. In this case, the designation study is being completed by Commissioner Hunter Weir and her research associate. The designation study is not yet complete, and interim protection is set to expire on April 30, 2014.

Section 599.240 of the Minneapolis Code of Ordinance provides interim protection to properties during the time of a designation study. The interim protection period lasts 12 months from the decision to commence a designation study. Interim protection may be extended up to an additional 18 months. The ordinance requires the Heritage Preservation Commission to hold a public hearing on a proposed extension of interim protection.

The property is under new ownership since the time interim protection commenced. On March 24, 2014, the City Planning Commission granted a Conditional Use Permit (BZZ-6355) to allow an assisted living facility with 78 beds at the property, as well as a variance to reduce the vehicle parking requirement from 26 to 8.

On March 11, 2014, staff approved a Certificate of No Change (BZH-28014) for window repair, painting, and mold/asbestos abatement. Work on these repairs has revealed intact features that may contribute to the property’s significance and may deepen the scope of the designation.

Interim protection of the property was extended on April 29, 2014 to allow additional time for completion of the designation study, including documentation of interior features, and allowed time for the necessary reviews outlined in the preservation ordinance. In recent months the designation study was completed, and reviewed by both the State Historic Preservation Office as well as the Minneapolis City Planning Commission.

CONSISTENCY WITH CITY OF MINNEAPOLIS ADOPTED PLANS AND POLICIES

Title 23, Chapter 599.260 of Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. In its review, the City Planning Commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city’s comprehensive plan
- (2) The effect of the proposed designation on the surrounding area
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council

The designation of the subject property meets relevant policies of *The Minneapolis Plan for Sustainable Growth*.

- Policy 3.7: Maintain the quality, safety and unique character of the city's housing stock.
- 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 effect of the proposed designation on the surrounding area: The proposed designation of the subject property will keep intact one of the last remaining mansions on the "Golden Mile," on a block face of Park Avenue that remains mostly residential.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The property is within the boundary of the Phillips West Master Land Use Plan, which guides the site for future Institution, Public, or Office use – with the intended result of preservation of mansions in the area. The designation will help preserve the character of the neighborhood.

LOCAL DESIGNATION CRITERIA

Title 23, Chapter 599.210 of Minneapolis Code of Ordinances list seven criteria which shall be considered in determining whether a property is worthy of local designation as a landmark because of its historical, cultural, architectural, archaeological or engineering significance. The Sumner T. McKnight Mansion meets the following designation criteria.

Criterion #1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

Park Avenue between Franklin Avenue and East 28th Street in the era of Sumner T. McKnight was known as Minneapolis' "Golden Mile." It was one of 35 architect-designed homes built for several of the City's wealthiest and most prominent businessmen and civic leaders. By the 1920s the wealthy residents of Park Avenue had begun to move to other, less busy, areas of the city. Many of their former homes came to house commercial and non-profit organizations and over the years the majority of homes along Park Avenue were demolished. Only eight of them remain today.

Criterion #2: The property is associated with the lives of significant persons or groups.

The McKnight residence is significant for Sumner T. McKnight and members of his family. Sumner T. McKnight was a leader in the lumber industry and prominent in local financial and real estate ventures. McKnight's family continued to live in the mansion after his death. Sumner T. McKnight, Jr. served in the state legislature and carried on his father's legacy as a prominent business leader.

Criterion #3: The property contains or is associated with distinctive elements of city or neighborhood identity.

Park Avenue between Franklin Avenue and East 28th Street in the era of Sumner T. McKnight was known as Minneapolis' "Golden Mile." It was one of 35 architect-designed homes built for several of the City's wealthiest and most prominent businessmen and civic leaders. By the 1920s the wealthy residents of Park Avenue had begun to move to other, less busy, areas of the city. Many of their former homes came to house commercial and non-profit organizations and over the years the majority of homes along Park Avenue were demolished. Only eight of them remain today.

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

The property is historically significant because it embodies the distinctive characteristics of the Richardsonian Romanesque style, a variant of the Romanesque style created by Henry Hobson Richardson. Characteristics of the Richardsonian Romanesque style include exterior walls composed of

large rough-hewn stone blocks, naturalistic stone carving of plant forms, prominent use of Roman barrel arches and a studied asymmetry. The 1963 rear addition is in stark contrast to the Richardsonian Romanesque style of the original mansion, and is non-contributing.

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

The subject property is significant because of its association with architects Bertrand and Keith. The work of Bertrand and Keith represents a variety of architectural and building types. They worked as partners from 1890 until 1894, a period that includes the construction of the McKnight Mansion. Bertrand designed several notable commercial buildings, including two locally and nationally designated properties. Keith's primary interest was in designing residential properties. His work reflects a number of different styles but he is perhaps best known for his efforts to popularize bungalow-style housing.

REVIEWS AND COMMENTS

The Preservation Chapter of the Minneapolis Code of Ordinances (Chapter 599) requires that the designation be submitted to the Minnesota State Historic Preservation Office (SHPO) for review and comment.

State Historic Preservation Office

The designation was submitted to SHPO for comment on September 16, 2015. In a letter dated November 19, 2015 (attached) SHPO provided favorable comments on the designation and stated:

“The McKnight Mansion is historically significant for its association with Sumner T. McKnight, a successful lumberman, philanthropist, and arts supporter. The property gains additional architectural significance as a well-conserved example of the Richardsonian Romanesque style. As such, we concur that the Sumner T. McKnight Mansion is an ideal candidate for local designation.”

Chapter 599 of the Minneapolis Code of Ordinances also requires that the designation be submitted to the Minneapolis City Planning Commission (CPC) for review and comment. The Ordinance states that the city planning commission shall consider, but not be limited to, the following factors:

1. The relationship of the proposed designation to the city's comprehensive plan.
2. The effect of the proposed designation on the surrounding area.
3. The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The designation study was presented to the CPC on February 25, 2016. The CPC found that the proposed designation was consistent with the City of Minneapolis's Comprehensive Plan and applicable development plans and objectives adopted by the City Council. Furthermore, the CPC found that the proposed designation would have a positive effect on the surrounding area. A copy of the Planning Commission's comments on the designation is attached to this report.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development:

CPED Staff recommends that the Minneapolis Heritage Preservation Commission **adopt** the above report and attachments as findings of fact and submit the same together to the Zoning & Planning Committee of the City Council with a **recommendation to approve** the local designation of the property at 2200 Park Avenue with the following conditions:

1. The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the property.

ATTACHMENTS

1. The Sumner T. McKnight Mansion Designation Study
2. Heritage Preservation Commission Nomination Staff Report and Actions, dated April 30, 2013
3. State Historic Preservation Office Correspondence
4. Minneapolis City Planning Commission Staff Report and Comment Letter, dated February 25, 2016
5. Heritage Preservation Commission Extension of Interim Protection Staff Report, dated April 29, 2014
6. Minneapolis City Planning Commission Staff Report, dated March 24, 2014
7. Map of the subject property

DESIGNATION STUDY:

2200 Park Avenue - The Sumner T. McKnight Mansion



ACKNOWLEDGEMENTS

Mayor and City Council of the City of Minneapolis
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Designation Study Purpose and Background

On April 30, 2013 the Heritage Preservation Commission approved Commissioner Hunter Weir’s nomination of the residence at 2200 Park Avenue South as a Landmark, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study. On April 29, 2014, the Heritage Preservation approved a one-year extension to complete the study and continued interim protection until April 29, 2015, or until a decision is made on the designation, whichever is sooner.

Community Planning and Economic Development (CPED) staff scoped the designation study, and Commissioner Hunter Weir and Ryan Knoke conducted the research. CPED finalized the study and brought it through the review process for City Council designation of the property.

This report is the designation study as defined in Section 599 of the Minneapolis Code of Ordinances. Included in this report is a description of the potential significance of the property, both individually and within the context of Minneapolis planning and heritage preservation goals. The report is based on a review of resources including historic building permits, periodicals, archival materials of the Minneapolis Collection of the Hennepin County Library, State Historic Preservation Office survey records, and city land use records.

Table 1: Basic Property Information

Current name	Stallion Properties LLC
Historic Name	Sumner T. McKnight Residence
Current Address	2200 Park Avenue
Historic Address	2200 Park Avenue
Original Construction Date	1892
Original Contractor	
Original Architect, Master builder, engineer, designer, artist, or craftsmen	Bertrand and Keith
Historic Use	Private residence
Current Use	Vacant
Ward:	6
Neighborhood:	Phillips West

PART 1: PHYSICAL DESCRIPTION OF PROPERTY

This section provides a description of the physical characteristics of the property, including both the parcel and features on the parcel, such as structures and landscaping.

Parcel location, shape, and size

The subject property is located at the intersection of Park Avenue South and East 22nd Street. It is located in the Phillips West neighborhood south of downtown Minneapolis (Figure 1) Figure 1. Aerial view of subject property, looking west. The parcel is rectangular in shape, measuring 100 by 198 feet, totaling 30,051 square feet. It is the oldest of eight remaining stately homes along Park Avenue bounded by 28th Street on the south and Franklin Avenue on the north. Those homes were originally built as single-family residences but most were converted to commercial or institutional uses in the last half of the twentieth century, including the McKnight Mansion.

Description of building(s) on the property

There is one structure on the site. The house was originally constructed as a single-family residence for the Sumner T. McKnight family in 1892 (Figure 2 and Figure 3). A carriage house that was built at the same time as the residence was demolished in 1963 when a new addition was added to the mansion (Figure 4, Figure 5, Figure 6). Members of the family lived in the home until 1935. Since then it has been occupied by educational, nursing home, and social service uses.

Description of the primary structure

Date(s) of construction: The original building permit for the McKnight mansion was issued on July 22, 1891. Bertrand and Keith, a well-known Minneapolis architectural firm, designed the home to serve as the primary residence of the Sumner T. McKnight family. The cost of construction was \$35,950.

In 1963, an addition, approximately 53 by 80 feet, was built onto the home's west façade in order for the owners to use the property as a nursing home. The addition is connected to the residence by an opening in the exterior wall but the majority of the exterior wall is intact and visible from the hallway that connects the new addition to the original residence.

Size and massing: The subject property is an imposing three-story structure constructed almost entirely of large rough-hewn blocks of Lake Superior sandstone. Its accents include a 15-inch frieze with a pattern of naturalistic carved flowers, vines and stems over the front door (Figure 7). Above the frieze there is a string-course of egg and dart carving. Two basement windows are protected by iron grates that suggest Art Nouveau styling (Figure 8); the central element of the grates appears to be a sun image with curved rays extending out from the central image. The front, east-facing, façade is asymmetrical with two towers, one on the northeast corner and the other on the southeast corner of the residence (Figure 9). The towers are capped by conical roofs. Although the towers suggest an overall symmetry to the primary façade's exterior, the space within the two towers has different uses. The tower on the southeast corner is completely enclosed and the space is incorporated into the residence's living space. By

contrast, the space within the northeast tower is open to the outside world (Figure 10); on both the first and second levels, the towers has open porches that look out over Park Avenue in a northeasterly direction. A lion's head is carved over the third-floor dormer.

Architectural style: The McKnight mansion was designed in the Richardsonian Romanesque style.

Description of the secondary structure

Known original elements that are deteriorated or missing: A carriage house, constructed in 1892, at the same time as the residence, was demolished in 1963 to accommodate a new addition.

Description of landscape and landscape features

Topography

The residence sits on a flat lot. It does not appear that the lot has had any formal landscaping or planting in recent years.

Vegetation

The little vegetation that exists on the lot does not appear to be original and is not noteworthy.

Other landscape features

Fences, gates, screens, retaining walls, and privacy walls: There is a small enclosed area on the southwest side of the building which looks as though it was used as by staff. The fence is part wooden privacy fence and part chain link. None of it is original.

Driveways, walkways, patios, and garden paths: There is a driveway on the north side of the residence. It is the entrance and exit for the porte cochere. Although it may have been resurfaced, its location and design are original.

PART 2: HISTORIC SIGNIFICANCE

The McKnight Mansion is historically significant for its association with business leader Sumner T. McKnight, its Richardsonian Romanesque design by master architects Bertrand and Keith, and its location on Minneapolis' "Golden Mile," a row of Park Avenue mansions built between 1900 and 1920.

Sumner T. McKnight Family

The mansion at 2200 Park Avenue was built for Sumner T. McKnight, Sr. (Figure 11), who as a successful lumberman, real estate pioneer, and well-known philanthropist and supporter of the arts, played a key role in the City's early growth and expansion. Sumner T. McKnight was born in Truxton, New York in 1836 (Rev. Marion Daniel Shutter, 1923). By the time that he was 20 years old, he was living in Wausau, Wisconsin where he was already engaged in the lumber business. Shortly thereafter, he incorporated his own firm, S.T. McKnight & Company. He was one of the founders and treasurer of the Northwestern Lumber Company from 1871 to 1898 at which time he was elected that body's president. Although he is most closely associated with the lumber business he had ties to the financial world as well and served as vice president of the Flour City National Bank. He built the McKnight Building, one of Minneapolis' first modern skyscrapers.

He and his wife, Eugenia Manville McKnight, were among the city's social elite and were well known for hosting lavish parties and important charity events. Often these events were written up in the local papers and touted as the most important social event of the moment. By the late 1890s Mr. McKnight, having reached the pinnacle of his success, had begun taking more time for traveling the world, especially throughout Europe, collecting highly valuable furniture and paintings that were on display in his home. His Park Avenue home became a showcase for his collection.

In July 1908, Sumner T. McKnight Sr. suffered a heart attack, and after a three-week illness, complicated by pneumonia, he died at home on August 3, 1908. Funeral services were held at the residence on August 7, 1908. In keeping with a lifetime of philanthropy, Mr. McKnight willed money to various charitable causes, including the Home for Children and Aged Woman in Minneapolis, Westminster Presbyterian Church, and the YWCA.

Sumner T. and Eugenia McKnight had three children, each of whom lived at 2200 Park for a significant portion of their lives. As adults, they and their spouses followed in the footsteps of their parents' business and social success and their civic mindedness. Their daughter Harriet married Franklin Crosby, who in addition to being vice president and director of General Mills, served on several corporate boards and as a trustee for a variety of nonprofit organizations, including Abbott Hospital. Carolyn McKnight married George Chase Christian, whose father George H. Christian had helped perfect a new process of milling spring wheat that made Minneapolis the flour milling capital of the world. Sumner T. McKnight Jr. continued to live at 2200 Park until 1935. He succeeded his father as President of the S. T. McKnight Company and was a Vice President of the First National Bank in Minneapolis. He was a veteran of World War I and in 1923 was elected to serve in the Minnesota House of Representatives ; in 1929-30 he served in Minnesota's State Senate (Minnesota Legislative Reference Library). He died in 1959, one-year after the Sumner T. McKnight Foundation, named for father and son, was established.

Architects: Bertrand and Keith

The work of architects George Bertrand and Walter Keith represents a variety of architectural and building types (Millett, AIA Guide to the Twin Cities, 2007). They worked as partners from 1890 until 1894, a period that includes the construction of the McKnight Mansion. Their shared portfolio also includes the Scandinavian Bank Building (1895), located at 517 Marquette Avenue, and a residence at 1912 Girard Avenue South (1894).

Bertrand's work includes two locally and nationally designated properties: Northwestern Knitting Company (constructed 1910-1915 and currently known as International Market Square) and the Minneapolis Grain Exchange (north building constructed in 1928 at 301 4th Avenue South). From 1897 until 1931 Bertrand partnered with Arthur B. Chamberlin. Their work includes a number of other notable buildings including the Grand Hotel Minneapolis (constructed in 1915 and currently known as the Minneapolis Athletic Club), a major remodel of the Scottish Rite Temple and many buildings in the Minneapolis Warehouse District including the Dean & Company Warehouse (constructed 1902 at 410 Washington Avenue North), Northwestern Glass Company Buildings (constructed 1912/1918 at 215-219 Second Street North) and the Parlin & Orendorff Plow Company (constructed 1910 at 607 Washington Avenue North). In addition to their commercial work, the firm also designed many fine private residences throughout the Loring Hill and Kenwood neighborhoods and along Mount Curve Avenue in the Lowry Hill neighborhood.

Keith's primary interest was in designing residential properties. His work reflects a number of different styles but he is perhaps best known for his efforts to popularize bungalow-style housing. He was founder of *Keith's Magazine on Home Building*, which was published from the turn of the century through the 1930s. The magazine was considered an authoritative source on architecture, interior design, and building techniques. His architectural firm sold home plans and provided blueprints and details materials lists to facilitate building. Keith's plans were marketed across the country through catalogs and books advertised in popular magazines such as *Ladies' Home Journal*. He also authored several books on architecture, including *Architecture for the Home Builder* and *Keith's Architectural Studio*.

Richardsonian Romanesque Style

The mansion's exterior is made of Lake Superior sandstone in the Richardsonian Romanesque Style. This style was created by the Boston architect Henry Hobson Richardson, who, while attending the École des Beaux Arts in Paris in the 1860s, became enchanted by the 11th and 12th-century Romanesque buildings of southern France. Richardson's first Romanesque design was Trinity Church (1872-77) on Boston's Copley Square. This and other Romanesque buildings made Richardson famous and prompted architects across the U. S. to adopt his style for large homes, churches, and public buildings. The defining characteristics of the Richardsonian Romanesque style are:

- Heavy, massive appearance
- Exterior walls composed of large rough-hewn stone blocks.
- Naturalistic stone carving of plant forms, usually tightly intertwined vines
- Prominent use of Roman barrel arches and cylindrical turrets

- A studied asymmetry

The bulky stone give Romanesque buildings a feeling of great strength and solidity. The naturalistic carvings suggest that the plant forms and the stone itself might have grown right out of the ground. The asymmetry announces a disregard for classical convention.

Several of the decorative elements of the McKnight Mansion depart slightly from a strict adherence to Richardsonian Romanesque design principles. A frieze that is approximately fifteen inches high contains a repeating pattern of two-dimensional flower, stem and leaf forms that are highly stylized. The plants differ from the Richardsonian Romanesque style in that they are not naturalistic (i.e., they are not any recognizable species). An egg-and-dart string-course, more typical of the Ionic order of ancient Greek architecture, runs along the top of the frieze.

The entrance to the building is off-center but the conical towers on the north and south corners of the building lend a hint of classical symmetry to the design.

The 1963 rear addition is in stark contrast to the Richardsonian Romanesque style of the original mansion, and is non-contributing.

Park Avenue: Minneapolis' "Golden Mile":

The setting of the McKnight residence on Park Avenue, the city's "Golden Mile," makes it a distinct element of Minneapolis architectural and landscape identity (Figure 12). Beginning in the late 1800s, as commercial development was encroaching on the original mansion districts in downtown Minneapolis (located around Fifth Avenue South and Seventh Street and in and around the Loring Park neighborhood), the city's earliest, most influential and wealthiest residents and business elite (magnates in the then-booming lumber, grain, real estate, and newspaper industries) sought refuge in out-lying areas where they could build more tranquil "urban estates." They wanted to be far enough outside of the urban core to offer desired peace and quiet and protection from further commercial encroachment, yet close enough to downtown for an easy commute to and from their businesses, shopping and entertainment. Park Avenue quickly became the residential district of choice and the city's most fashionable street for building large, opulent, architect-designed homes.

Sumner and Eugenia McKnight moved from Milwaukee, Wisconsin, to Minneapolis in 1887. Their home at 2200 Park Avenue was not the family's first Minneapolis mansion. The first was located at 1818 LaSalle (then Vine Place) across 19th Street to the north of the historic Van Dusen mansion. The first McKnight mansion, completed in 1887, was designed by architect Charles Sedgwick in the Romanesque Revival style. That property is locally and nationally designated as the George R. Newell House, named after its second owner. By 1892, commercial development had begun encroaching on the early downtown mansion districts and 18th Street and Vine Place was not immune. As a result, many of the early residents of these early mansion districts began a several-decade-long migration away from the downtown core. While the McKnight family was quite fond of their Vine Place home, only four years after it was constructed, McKnight sold it to George R. Newell, stating that he "wanted to move to an area that [he] considered the coming residents district of Minneapolis" (Huck, 1980). This area was Park Avenue.

From the outset, the stretch of Park Avenue from Franklin Avenue south to East 28th Street was platted and planned to attract the most prominent Minneapolitans. It soon became the most sought-after and prestigious residential street in the city. In short, it was Minneapolis' answer to St. Paul's Summit Avenue. Its original design included:

- An impressive, wide expanse unlike any other in the City, bisected by a narrow, 36-foot wide, two-way roadway, flanked by ten extra feet of boulevard on each side
- 100-foot building setbacks
- Deep lots of approximately 230 feet

By the early part of the 1900s, the City's elite had built 35 mansions along the Golden Mile. Among these residents were men who had made their fortunes in the milling industry: Frank Peavey, James Bell, Franklin Crosby, Edmund Phelps, Frank Heffelfinger and Charles Harrington. Prominent lumberman Anson Brooks lived in a mansion three blocks south of the McKnight residence. Swedish newspaper mogul Swan Turnblad lived four blocks south.

The mansions of the Golden Mile were designed in an array of popular nineteenth and early-twentieth century architectural styles, all rendered by Minneapolis' most popular and prolific architects, including William Channing Whitney, Harry Wild Jones, Boehme & Cordella, Kees & Colburn, Franklin Long, Lowell Lamoreaux, Orff & Joralemon, LeRoy Buffington, Charles Sedgwick, Bertrand & Chamberlin, Septimus J. Bowler, Theron Potter Healy, Bertrand & Keith, and others.

In the early 1890s residents formed the Park Avenue Improvement Association to protect their interests and safeguard the area's reputation as the finest residential street in the city. Association members levied taxes of ten cents per lineal foot upon themselves for the purpose of managing plantings and boulevard maintenance, tree trimming and insect spraying, street sweeping, traffic regulation, and the strict enforcement of the 100-foot building setback rules. In 1889, the association went so far as to privately finance a two-mile project that made Park Avenue the first street in Minneapolis to be paved with asphalt.

On June 21st every year, residents of the avenue hosted a "Parade of Autos" on Park Avenue. Residents and others spent the day driving up and down the avenue to show off their cars.

But their revered automobiles played a major role in the avenue's decline. By the 1920s, wide-spread automobile ownership had increased the conveniently-paved avenue's traffic, dust, and noise levels considerably. Aside from its smooth paved surface, Park Avenue's close proximity to downtown, and straight north-south route, also made it an ideal choice for downtown commuters from the expanding city limits to the south. And so as early as 1920, the next phase of migration for the City's wealthiest founding residents began. Just as commercial encroachment 20-30 years earlier drove them from the early downtown mansion districts, so, too, had the automobile sent Park Avenue residents clamoring for new, increasingly fashionable, more tranquil, and less-traveled residential areas such as Lowry Hill, Lake of the Isles, and Lake Minnetonka.

Despite strong, decades-long advocacy efforts from Park Avenue's hold-out residents to curb the traffic, in 1948 the City of Minneapolis converted Park Avenue's original 36-foot

wide, two-way roadway into a one-way, northbound artery (Minneapolis City Council Proceedings, 1948). In 1955, the City widened the roadway to 56 feet, and added a third lane, thus eliminating a full 20 feet of boulevard green space in order to further accommodate the then growing suburban commuters into downtown. In 1967, Interstate 35W opened just a few blocks west of Park Avenue, but Park's three-lane, one-way configuration remained the same.

Throughout the 1950s and 1960s, urban renewal took the form of demolition and left only eight Park Avenue mansions between Franklin Avenue and East 28th Street in its wake. (By contrast, the far more modest—albeit architect-designed—wood-frame residences south of 28th Street remained largely intact). To date, only the Swan Turnblad Mansion (American Swedish Institute) at 2600 Park Avenue (Local and National Designation), the Charles M. Harrington Mansion at 2540 Park Avenue (Local Designation), and the Anson Brooks Mansion at 2445 Park Avenue (pending Local Designation) have received historic designations.

PART 3: RATIONALE FOR LOCAL HISTORIC DESIGNATION

Local historic designation is an official action that promotes the preservation of historic resources by recognizing specific people, places, and events that are deemed to be significant in relation to the history and heritage of Minneapolis. Through the requirements set out in the Heritage Preservation chapter of the City's Code of Ordinances, the act of designation establishes a series of protections that are administered through the ordinance to ensure protection of significant places throughout the city against demolition or inappropriate alterations.

Designation Criteria

Title 23 Chapter 499.210 of the Minneapolis Code of Ordinances lists seven criteria that are considered when trying to determine whether a property is worthy of local designation as a landmark because of its particular significance. The McKnight Mansion is considered below in relation to each of the seven designation criteria.

Criterion #1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

Park Avenue between Franklin Avenue and East 28th Street in the era of Sumner T. McKnight was known as Minneapolis' "Golden Mile." It was one of 35 architect-designed homes built for several of the City's wealthiest and most prominent businessmen and civic leaders. By the 1920s the wealthy residents of Park Avenue had begun to move to other, less busy, areas of the city. Many of their former homes came to house commercial and non-profit organizations and over the years the majority of homes along Park Avenue were demolished. Only eight of them remain today.

Criterion #2: The property is associated with the lives of significant persons or groups.

The McKnight residence is significant for Sumner T. McKnight and members of his family. Sumner T. McKnight was a leader in the lumber industry and prominent in local financial and real estate ventures. McKnight's family continued to live in the mansion after his death. Sumner T. McKnight, Jr. served in the state legislature and carried on his father's legacy as a prominent business leader.

Criterion #3: The property contains or is associated with distinctive elements of city or neighborhood identity.

Park Avenue between Franklin Avenue and East 28th Street in the era of Sumner T. McKnight was known as Minneapolis' "Golden Mile." It was one of 35 architect-designed homes built for several of the City's wealthiest and most prominent businessmen and civic leaders. By the 1920s the wealthy residents of Park Avenue had begun to move to other, less busy, areas of the city. Many of their former homes came to house commercial and non-profit organizations and over the years the majority of homes along Park Avenue were demolished. Only eight of them remain today.

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

The property is historically significant because it embodies the distinctive characteristics of the Richardsonian Romanesque style, a variant of the Romanesque style created by Henry Hobson Richardson. Characteristics of the Richardsonian Romanesque style include exterior walls composed of large rough-hewn stone blocks, naturalistic stone carving of plant forms, prominent use of Roman barrel arches and a studied asymmetry. The 1963 rear addition is in stark contrast to the Richardsonian Romanesque style of the original mansion, and is non-contributing.

Criterion #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

The subject property is not significant under criterion 5. The landscape, while attractive, is unexceptional.

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

The subject property is significant because of its association with architects Bertrand and Keith. The work of Bertrand and Keith represents a variety of architectural and building types. They worked as partners from 1890 until 1894, a period that includes the construction of the McKnight Mansion. Bertrand designed several notable commercial buildings, including two locally and nationally designated properties. Keith's primary interest was in designing residential properties. His work reflects a number of different styles but he is perhaps best known for his efforts to popularize bungalow-style housing.

Criterion #7: The property has yielded, or may be likely to yield, information important in prehistory or history.

The subject property has not yielded information important in prehistory. According to the State Historic Preservation Office any archaeological significance is likely to be associated with the construction of the residence itself rather than from an earlier period.

Integrity of historic resource

The following is an assessment of the McKnight Mansion as related to the seven aspects of integrity, as defined by the Department of the Interior:

Location

The original building permit for this home shows that the building was constructed onsite at 2200 Park Avenue, indicating that it maintains its integrity of location.

Design

The design of the residence remains much the same as its owner and architects intended, with the exception of the 1963 rear addition.

Setting

While many of the original homes on Park Avenue have been razed, including on the 2200 block, the McKnight Mansion is adjacent to a remaining mansion with another directly across East 22nd Street. The McKnight Mansion retains its integrity of setting.

Materials

The windows on the first and second stories of the residence have been replaced with newer, metal-framed windows. The diamond-paned, leaded windows in the second floor porch have been retained. In general, the property maintains the integrity of its materials, with the exception of the 1963 rear addition.

Workmanship

The McKnight Mansion retains its integrity of workmanship. There is nothing to suggest, either in the permit record or in photographic evidence, that there has been substantial removal, replacement or alteration of original elements of the house, with the exception of the 1963 rear addition.

Feeling

The McKnight Mansion retains its integrity of feeling. Grouped in close proximity with two of the other remaining Park Avenue mansions, the McKnight Mansion still is able to provide a sense of how the street appeared around the turn of the 20th century.

Association

The McKnight Mansion retains its integrity of association relative to all four of the designation criteria for which it is significant. The property continues to convey the intent of its original owner, Sumner T. McKnight, as well the Richardsonian Romanesque design by master architects Bertrand and Keith. While the remaining mansions of the Golden Mile are spread across multiple blocks of Park Avenue, the McKnight Mansion and surrounding structures retain a uniform large setback from the street that was a key feature of the Golden Mile.

Other Considerations

Relationship to the 1990 Minneapolis Preservation Plan

The McKnight Mansion is historically significant for its association with business leader Sumner T. McKnight, its Richardsonian Romanesque design by master architects Bertrand and Keith, and its location on Minneapolis' "Golden Mile," a row of Park Avenue mansions built between 1900 and 1920. These areas of significance align with the Business and Industry, Architecture, and Residential Development contexts of the *Minneapolis Preservation Plan*.

Relationship to the body of locally-designated properties in Minneapolis

The City of Minneapolis designates properties that represent and reflect elements of the city's culture, social, economic, religious, political, architectural, or aesthetic history as

local heritage landmarks. As of August 2015, over 150 individual properties have been designated as landmarks in the City of Minneapolis. Two of Park Avenue's other mansions have been locally-designated. One is the Swan Turnblad mansion (American Swedish Institute) at 2600 Park Avenue. The other is the Charles M. Harrington mansion (St. Mary's Student Center) at 2540 Park Avenue. The Turnblad mansion is also listed in the National Register of Historic Places.

Richardsonian Romanesque is well represented throughout Minneapolis, especially among churches, civic buildings, and urban mansions. Ten properties built in the Richardsonian Romanesque style are locally designated as individual landmarks in Minneapolis:

- Minneapolis City Hall/Minneapolis City Hall
- Lumber Exchange Building
- Masonic Temple
- Crowell Block
- Montefiore Cemetery Chapel
- Smith, Alden H., House
- Van Dusen Mansion
- George R. Newell House
- Wesley Methodist Church
- Swinford Apartments

Bertrand and Keith designed several properties that are locally designated (see Part 2 of this study for further details).

Comprehensive and Long-Range Planning

Title 23, Chapter 599.260 of Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. In its review, the City Planning Commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The relationship of the proposed designation to the city's comprehensive plan:

The designation of the subject property meets relevant policies of the Minneapolis Plan for Sustainable Growth.

Policy 3.7 states, "Maintain the quality, safety and unique character of the city's housing stock." The subject property serves as an enduring example of Minneapolis' safe, and unique housing: and example that has thrived for over a century.

Policy 8.1 states, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture history, and culture." Implementation step 8.1.1 continues, "Protect historic resources from modifications that

are not sensitive to their historic significance.” Designating the McKnight mansion as a historic landmark would directly meet the intent and goal of Policy 8.1. The protections placed on the property as a result of designation would serve to meet policy objective 8.1.1.

The effect of the proposed designation on the surrounding area:

Designation of the McKnight Mansion will keep intact one of the last remaining mansions on the “Golden Mile.”

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council:

There are no adopted small area plans for the area where the property is located.

National Register Status

This property is not currently listed in the National Register of Historic Places.

State Designation

The property has not been designated by the state of Minnesota as a historic district, historic place, or historic site.

Period of Significance

The period of significance for the McKnight Mansion is 1892 to 1935, beginning with the issuance of the building permit and ending with the family of Sumner T. McKnight, Jr moving out of the home.

The 1963 addition is non-contributing because it post-dates the use of the structure as a residence for the McKnight family.

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

NAME OF PROPERTY	
Historic Name	Sumner T. McKnight Residence
Current Name	Stallion Properties, LLC
Other Names Used	
LOCATION OF PROPERTY	
Street and Number	2200 Park Avenue
Is building located on its original site?	Yes
Date if moved	
OWNERSHIP OF PROPERTY	
Owner's Name	Stallion Properties, LLC
Owner's Address	2200 Park Avenue
CLASSIFICATION	
Ownership of Property	Private
Category of property	Group Residence
Number of contributing resources within property	Buildings: 1 Structures: 0 Sites: 0 Objects: 0
Number of non-contributing resources within property	Buildings: 1 Structures: 0 Sites: 0 Objects: 0
Listed on the National Register of Historic Places?	No
Date of NRHP listing?	
USE AND FUNCTION	
Historic Use	Single-family residence
Current Use	Vacant
DESCRIPTION	
Architectural classification/style	Richardsonian Romanesque
Materials: <ul style="list-style-type: none"> • Foundation • Roof • Walls • Other 	<ul style="list-style-type: none"> • Lake Superior sandstone • Slate • Lake Superior sandstone • Wrought iron

STATEMENT OF SIGNIFICANCE	
Applicable local designation criteria	599.210 (2)(3)(4)(6)
Related local context (s)	Architecture, Neighborhood Development, Master Architect, Significant Persons
Significant dates	1892
Period (s) of significance	1892-1935
Names of master builders, engineers, designers, artists, craftsmen, and/or architects	George E. Bertrand and Walter K. Keith, architects
MAJOR BIBLIOGRAPHIC REFERENCES	
	See Sources Section (Part 6) and references throughout the body of this report
GEOGRAPHICAL DATA	
Size of parcel	30,051 square feet
PIN number	35-029-24-22-0014
Legal Description	Lots 1 2 And 22 And The N 25 Ft Of Lot 3 And The N 25 Ft Lying E Of The W 62 Ft Of Lot 20 And The S 14 Ft Lying E Of The W 62 Ft Of Lot 21 of the G N Merriams Addition to Minneapolis

PART 5: PHOTOGRAPHS, DRAWINGS AND OTHER DOCUMENTS



Figure 1. Aerial view of subject property, looking west

Source: Bing Maps



Figure 2. East façade of the Sumner T. McKnight Mansion in the 1890s

Source: Franklin and Harriet: the Crosby Family Story by Virginia Huck, Hardcover
Publisher: Crosby Co; First Edition, 1980.



Figure 3. East facade of the Sumner T. McKnight Mansion in 2013



Figure 4. Sumner T. McKnight Mansion in 1962, as viewed from E. 22nd Street, showing the original carriage house

Source: Minnesota Historical Society



Figure 5. North side of the Sumner T. McKnight mansion, showing a portion of the 1963 addition



Figure 6. The 1963 rear addition to the Sumner T. McKnight mansion, looking northeast



Figure 7. Frieze over front door



Figure 8. Basement window



Figure 9. Sumner T. McKnight mansion, front view from Park Avenue. Second story windows appear to be casements replacing original double-hung windows.



Figure 10. Second floor open porch in the northeast corner of the residence

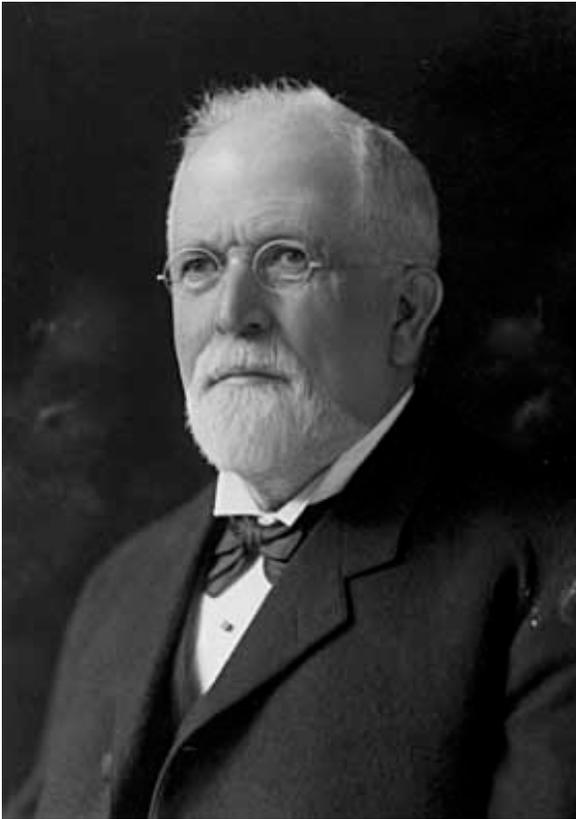


Figure 11. Sumner T. McKnight, 1895

Source: Minnesota Historical Society



Figure 12. Park Avenue Mansion District street scene at 22nd Street, showing the Sumner T. McKnight Mansion to the right in the foreground, 1902

Source: Hennepin County Library Special Collections

Part 6: Sources and References

- Huck, V. (1980). *Franklin and Harriet: the Crosby Family Story*. Crosby Company.
- Millett, L. (2007). *AIA Guide to the Twin Cities*. Saint Paul: Minnesota Historical Society Press.
- Minneapolis City Council Proceedings. (1948, January 30). 719.
- Minneapolis Model City Housing Bureau. (1971). *Historical Building Survey for the Minneapolis Model City*.
- Minnesota Legislative Reference Library. (n.d.). *Sumner T. McKnight*. Retrieved August 14, 2015, from Member Record:
<http://www.leg.state.mn.us/legdb/fulldetail.aspx?ID=13815>
- Park Avenue: The Leading Residence Street in the City. (1887, January 15). *Saturday Evening Spectator*.
- Rev. Marion Daniel Shutter, D. (1923). *History of Minneapolis, Gateway to the Northwest*. Chicago: SK Clarke Publishing Company.

Part 7: Appendices

- Appendix A HPC Action initiating nomination
- Appendix B Nomination staff report
- Appendix C HPC Actions from Nomination hearing
- Appendix D Letter to SHPO
- Appendix E Letter from SHPO
- Appendix F Staff report to City Planning Commission
- Appendix G Letter from City Planning Commission
- Appendix H Staff report to Heritage Preservation Commission (Forthcoming)
- Appendix I HPC Actions from Designation hearing (Forthcoming)
- Appendix J Request for Council Action (Forthcoming)
- Appendix K Zoning and Planning Committee Actions (Forthcoming)
- Appendix L Actions of the Full City Council (Forthcoming)
- Appendix M Publication in *Finance and Commerce* (Forthcoming)

Minneapolis Heritage Preservation Commission

Actions

Regular Meeting
4:30 p.m., Tuesday, February 26, 2013
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Ms. Laura Faucher, Mr. Alex Haecker, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Mr. Chad Larsen, Ms. Tammy Lindberg, Ms. Linda Mack, Mr. Robert Mack, Mr. Ian Stade, and Ms. Jody Tableporter

Committee Clerk: Diana Armstrong, 612.673.2615

Commissioner Haecker was absent.

The meeting was called to order at 4:32 p.m.

Minutes were approved for the meeting held on January 29, 2013.

Public Hearings

1. 1 (3) Lourdes Place (BZH #27645, Ward 3) ([Farrar](#))

Miller Dunwiddie Architecture, on behalf of Our Lady of Lourdes Parish, has applied for a Certificate of Appropriateness application to allow for the addition of air conditioning units on the roof of the church sacristy. The roof placement includes the addition of a cresting typical of the French Empire style represented by the main church building located on the property at 1 Lourdes Place, a contributing building in the St. Anthony Falls Historic District.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow for the installation of air conditioning units on the roof of the sacristy of Our Lady of Lourdes Church located at 1 (3) Lourdes Place, a contributing building in the St. Anthony Falls Historic District, subject to the following conditions:

1. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/> .
2. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
3. 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 February 26, 2015.
4. 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.
5. The condenser units must meet the size stipulations and locational specifications as noted in the attached plans.
6. The condenser units shall be screened with a 4-foot tall galvanized, picket steel fence with fleur-de-lis finials and fleur-de-lis ornamentation on the picket fence segments.

7. Final plans shall comply with the St. Anthony Falls Historic District Design Guidelines as noted within this report.

Absent: Haecker

Approved on Consent

2. 300 1st Avenue North and 123 3rd Street North (BZH #27478, Ward 7) ([Widmeier](#))

MacDonald & Mack Architects, on behalf of Colwell Partners, LLC, has applied for a Certificate of Appropriateness application to allow an infill building addition with projecting and marquee dynamic signs located at the property of 300 1st Avenue North and 123 3rd Street North in the North Loop Warehouse Historic District.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow an infill building addition with projecting and marquee dynamic signs and loading dock modifications for the property located at 300 1st Avenue North and 123 3rd Street North, subject to the following conditions:

1. On the 123 3rd Street North alley facing wall, any replacement brick and mortar shall match the original brick and mortar in material, color, profile, dimension, and texture. Original brick shall be reused where possible. Mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile.
2. Darker tones of red or brown shall be used for the door and window frames.
3. Glazing shall be clear. Low E and other energy-efficient glazing is acceptable.
4. 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 February 26, 2015.
5. 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.
6. Department of Community Planning and Economic Development staff shall review and approve the final plans and elevations prior to building permit issuance

Aye: Hunter Weir, Larsen, Lindberg, L. Mack, Stade, Tableporter

Nay: Faucher, Lackovic

Abstain: R. Mack

Absent: Haecker

Motion Passed

Information Items

3. 1346 LaSalle Avenue (Ward 7) ([Elliott](#))

National Register nomination for 1346 LaSalle Avenue, Hotel Maryland.

4. 312 11th Avenue South (Ward 7) ([Elliott](#))

National Register nomination for 312 11th Avenue South, Minnesota Linseed Oil Company.

New Business

A designation application will be coming soon for 2200 Park Avenue. (Hunter Weir)

Adjournment

The meeting was adjourned at 5:53 p.m.

The next regular Heritage Preservation Commission meeting: March 19, 2013.

The Chair reserves the right to limit discussion on Agenda items.

Heritage Preservation Commission decisions are final unless appealed.

Attention: The meeting site is wheelchair accessible: if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612.673.3220 (673.2157) TTDY/VOICE at least five days prior to the meeting.

Attention: If you want help translating this information, call: Hmong – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; Spanish – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; Somali – Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612.673.3500.

Department of Community Planning and Economic Development (CPED)
Nomination for Consideration for Designation as a Local Historic Landmark
BZH-27695

Proposal: Nomination of the Sumner T. McKnight Mansion for Consideration for Designation as a Local Historic Landmark

Applicant: Commissioner Sue Hunter Weir, Minneapolis Heritage Preservation Commission

Address of Property: 2200 Park Avenue

CPED Staff and Phone: Paul Mogush, AICP, 612-673-2074

Date Application Deemed Complete: March 15, 2013

Public Hearing: April 30, 2013

Appeal Period Expiration: May 10, 2013

Ward: 6

Neighborhood Organization: Phillips West Neighborhood Organization

Concurrent Review: n/a

Department of Community Planning and Economic Development
BZH-27695

PROPERTY INFORMATION	
Current name	American Indian Services
Historic Name	Sumner T. McKnight Mansion
Current Address	2200 Park Avenue
Historic Address	2200 Park Avenue
Original Construction Date	1892
Original Contractor	Sumner T. McKnight
Original Architect	Bertrand & Keith
Historic Use	Residence
Current Use	Vacant
Proposed Use	Undetermined; Property is for sale

BACKGROUND:

During the New Business portion of the February 26, 2013 meeting of the Heritage Preservation Commission, Commissioner Sue Hunter Weir announced that she would be submitting a nomination for the Sumner T. McKnight Mansion for local designation as an individual landmark. CPED has received the nomination and is bringing it forward for the commission's consideration.

The residence was built in 1892 for Sumner T. McKnight, a prominent figure in lumbering and Minneapolis real estate. The home was designed by Bertrand & Keith in the Richardsonian Romanesque style. The McKnight family lived in the home until 1935, when the Northwestern College of Speech Arts purchased the property for use as a school. The mansion became a nursing home in the 1950s. In 1963, the nursing home tore down a carriage house at the rear of the property and added a two-story addition, replacing the original carriage house. Yorkshire Manor nursing home moved its operation from 2200 Park Avenue in 1997 when it merged with another facility. The most recent occupant of the mansion was American Indian Services. The property is currently for sale and the building vacant.

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 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 1, 2, 3, 4, and 6.

Criterion 1 The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

Criterion 3 The property contains or is associated with distinctive elements of city or neighborhood identity.

The nomination states that the property meets criteria 1 and/or 3 as a result of its context within the Park Avenue “Golden Mile,” a stretch of 35 stately mansions along Park Avenue between Franklin Avenue and 28th Street. The nomination further states that of the few remaining Golden Mile mansions, only two have received historic designation (the Charles M. Harrington House and the Swan Turnblad House), leaving the others vulnerable to demolition.

Criterion 2 The property is associated with the lives of significant persons or groups.

The nomination details the life and significance of the Sumner T. McKnight family, who lived in the mansion from its construction in 1892 until Sumner T. McKnight, Jr. and his family moved to Lake Minnetonka in 1935. Sumner T. McKnight, Sr. was a prominent figure in the upper Midwest lumber industry and in Minneapolis real estate. His son, Sumner T. Jr. represented Minneapolis in both houses of the Minnesota Legislature. During the 43 years the McKnight family lived in the mansion, the home was host to lavish parties and social events, as well as the wedding of Harriett E. McKnight to Franklin Muzzy Crosby.

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

The nomination states that the property embodies the distinctive characteristics of the Richardsonian Romanesque Style of architecture, which include exterior walls composed of large rough-hewn stone blocks, naturalistic stone carving of plant forms, prominent use of Roman barrel arches, and a studied asymmetry. Examples of other Minneapolis buildings in the Richardsonian Romanesque style include Minneapolis City Hall, the Lumber Exchange building, and the Van Dusen Mansion.

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

The nomination states that the property exemplifies the work of architects Bertrand and Keith, citing George Bertrand in particular as a prominent architect who could be considered a master architect. The nomination states that the McKnight Mansion conveys the original design intent of Bertrand and Keith, and that the rear addition to the building does not impair its integrity.

PUBLIC COMMENTS

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

FINDINGS

1. The nominated property appears to meet at least one of the criteria for designation contained in section 599.210 (criteria 1, 2, 3, 4, and 6).
2. The property may meet additional criteria of significance. A full review will be undertaken during the designation study.

STAFF RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the nomination of 2200 Park Avenue as a landmark; establish interim protection; and direct the Planning Director to prepare or cause to be prepared a designation study.

Attachments

1. Staff Report
2. Materials Submitted by CPED
 - a. Letter from Sue Hunter Weir and 350' map
3. Materials Submitted by Applicant
 - a. Nomination application, including narrative and photos

Hilary,

As we discussed last week, I am submitting an application for the staff to review to determine whether the Sumner T. McKnight mansion at 2200 Park Avenue is eligible for designation as a local landmark. The property is vulnerable: it is foreclosed, vacant, and currently on the market with Keller Williams as the agent.

This property is one that is greatly valued by the neighborhood and represents an important piece of the city's—and region's—history. At one time there were 35 mansions along Park Avenue's "Golden Mile." Now there are only about a half dozen.

Sumner T. McKnight Sr. and his son Sumner Jr. were two of the most important commercial and civic leaders of their day, and the house that Sumner Sr. built is an elegant example of this success. The property appears to meet several criteria for designation, and those are outlined in the supporting materials.

I am asking that if staff agrees that the property merits historic designation, that the property be placed under interim protection.

Please let me know if you have questions or need further information.

Best wishes.

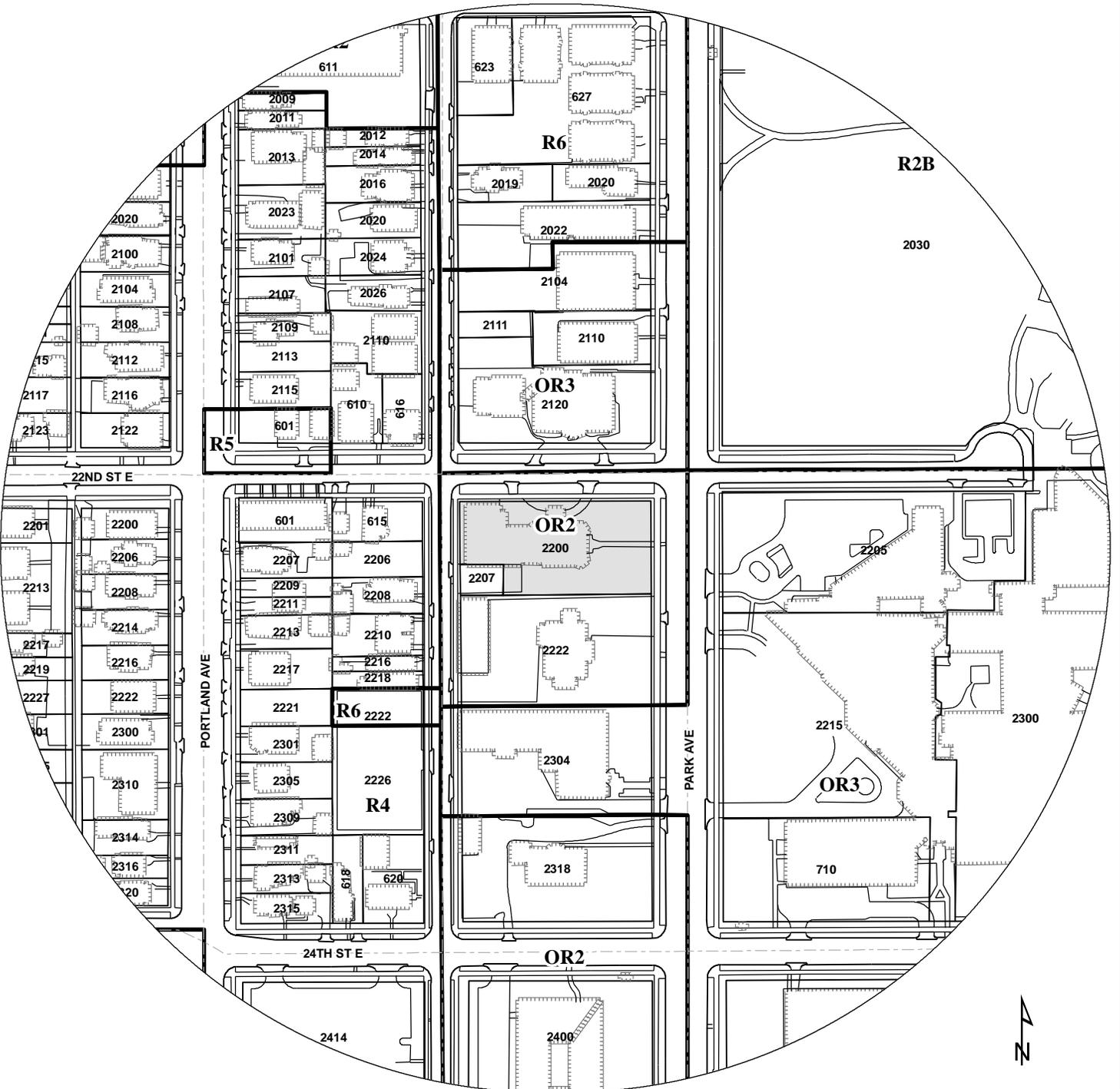
Sue Hunter Weir, HPC Commissioner

Sumner T. McKnight Mansion Nomination

6

NAME OF APPLICANT

WARD



Address
2200 Park Avenue

FILE NUMBER
BZH-27695

Minneapolis Heritage Preservation Commission

Actions

Regular Meeting
4:30 p.m., Tuesday, April 30, 2013
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Ms. Laura Faucher, Mr. Alex Haecker, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Mr. Chad Larsen, Ms. Tammy Lindberg, Ms. Linda Mack, Mr. Robert Mack, Mr. Ian Stade, and Ms. Jody Tableporter

Committee Clerk: Diana Armstrong, 612.673.2615

The meeting was called to order at 4:34 p.m.
Minutes were approved for the meeting held on April 16, 2013.

Public Hearings

Public Hearing

1. 1605 Hennepin Avenue, Harmon Place Historic District (BZH #27688, Ward 7) ([Holien](#))

Mina Adsit, on behalf of LL LLC, has applied for a Certificate of Appropriateness for various alterations to the property at 1605 Hennepin Avenue, a non-contributing property in the Harmon Place Historic District. The scope of work includes replacement of the existing storefront, a wall sign on the south elevation, removal of a freight elevator on the rear elevation, replacement of doors on the rear elevation and the addition of a metal railing to the existing loading dock.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow alterations to the structure at 1605 Hennepin Avenue, in the Harmon Place Historic District, subject to the following conditions:

1. Community Planning and Economic Development staff shall review and approve the final site plan, floor plans, and elevations prior to building permit issuance.
2. All signage shall be submitted as part of a separate application when detailed sign plans are available.
3. Glazing for all street-level windows shall be clear, un-tinted, non-reflective glass. Low-e coating may be used on glazing above the first story.
4. 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 April 30, 2015.
5. 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.

Approved on Consent

2. 1609-19 Hennepin Avenue, Harmon Place Historic District (BZH #27689, Ward 7) ([Holien](#))

Mina Adist, on behalf of LL LLC, has applied for a Certificate of Appropriateness for various alterations to the property at 1609-19 Hennepin Avenue, a contributing property in the Harmon Place Historic District. The scope of work includes replacement of the existing metal storefront and installation of fabric awnings; replacement of non-historic infill door openings on the rear elevation with steel sash windows and entry systems with aluminum doors; removal of the deteriorated upper portion of the existing chimney with the brick cap to be reconstructed; and alterations to the parking area and loading dock.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow alterations to the structure at 1609-19 Hennepin Avenue, in the Harmon Place Historic District, subject to the following conditions:

1. Community Planning and Economic Development staff shall review and approve final site plan, floor plans, and elevation prior to building permit issuance s.
2. All signage shall be submitted as part of a separate application when detailed sign plans are available.
3. Glazing for all street-level windows shall be clear, un-tinted, non-reflective glass. Low-e coating may be used on glazing above the first story.
4. A landscaped yard four-feet in width with plantings that are a minimum of three feet in height shall be provided between the parking area and the public sidewalk.
5. The handicap accessible stall shall be rotated so that it opens up to a standard drive aisle.
6. 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 April 30, 2015.
7. 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.

Approved on Consent**3. 1121 and 1127 Hennepin Avenue, Harmon Place Historic District (BZH #27701, Ward 7) ([Farrar](#))**

Shea, Inc., on behalf of Hennepin Avenue Realty, LLC, has applied for a Certificate of Appropriateness application to allow for the expansion of an existing non-contributing accessory structure in the Harmon Place Historic District located on the properties at 1121 and 1127 Hennepin Avenue. The proposed addition to the accessory structure would be one-story tall and total approximately 150 square feet in size. The addition would allow for the incorporation of a kitchen and restrooms to serve the outdoor patio at the Butcher & the Boar.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow for alterations to the existing accessory structure located on the properties at 1121 (and 1127) Hennepin Avenue subject to the following condition(s):

1. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/> .
2. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.

3. 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 April 30, 2015.
4. 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.
5. The proposed addition to the accessory structure shall not exceed 150 square feet in size. The addition shall be composed of CMU block and painted to match the existing building.
6. The two garage door openings shall be in-filled with CMU block and painted to match the existing building.
7. Final plans shall comply with the Harmon Place Historic District Design Guidelines as noted within this report.

Approved on Consent

4. 2200 Park Avenue (BZH #27695, Ward 6) ([Mogush](#))

Nomination of the Sumner T. McKnight Mansion for designation as a local landmark.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the nomination of 2200 Park Avenue as a landmark, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study.

Aye: Faucher, Haecker, Hunter Weir, Lackovic, Larsen, Lindberg, L. Mack, R. Mack, Stade,
Tableporter

Motion Passed

New Business

Old Business

- Reminder of the Preservation Awards scheduled for Thursday, May 16, at the International Market Square. (Lindberg)
- Announcement that Pioneers & Soldiers won an award for Minneapolis' Best Cemetery for 2013, due in large part to the efforts of staff Aaron Hanauer. (Hunter Weir)
- Recognition and thanks for her service to the HPC was given to Commissioner Lindberg as she prepares for her move to Denver. (Larsen)
- The city is accepting applications for the vacancy created by Lindberg's departure, help is needed to spread the word and encourage interested persons to apply. (Dvorak)

Adjournment

The meeting was adjourned at 5:55 p.m.

The next regular Heritage Preservation Commission meeting: May 14, 2013.

Heritage Preservation Commission decisions are final unless appealed.

Attention: If you want help translating this information, call: Hmong – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; Spanish – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; Somali – Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612.673.3500.

September 16, 2015

Michael Koop
State Historic Preservation Office
345 Kellogg Blvd W
St. Paul, MN 55102-1906

RE: 2200 Park Avenue, The Sumner T. McKnight Mansion Designation Study Submittal for State Historic Preservation Office Comment

Dear Mr. Koop,

CPED is submitting the enclosed Sumner T. McKnight Mansion Designation Study for the sixty (60) day State Historic Preservation Office review and comment period. Enclosed you will find two (2) hard copies containing the designation study. I have also sent an electronic copy to you via email.

On April 30, 2013 the Minneapolis Heritage Preservation Commission nominated the property at 2200 Park Avenue for local designation and directed CPED to commence a designation study.

Sincerely,



Paul Mogush
Principal City Planner
612-673-2074
paul.mogush@minneapolismn.gov

November 19, 2015

Paul Mogush
Community Planning & Economic Development
City of Minneapolis
105 Fifth Avenue South—Room 200
Minneapolis MN 55401

RE: Local designation of the Sumner T. McKnight Mansion, 2200 Park Avenue, MNHS Referral Number 2016-0010

Dear Paul,

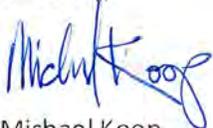
Thank you for the opportunity to comment on the above referenced designation. It has been reviewed pursuant to Minnesota Statutes §471.193, subd. 6., and Section 599.210 of the City of Minneapolis Code of Ordinances.

Constructed in 1892, the Sumner McKnight House is a three-story Lake Superior sandstone building designed in the Richardsonian Romanesque style by the Minneapolis architectural firm of Bertrand & Keith. The McKnight House, following the examples of H.H. Richardson, is characterized by a straightforward treatment of stone, broad roof planes, and a select distribution of openings. The overall effect of the design represents mass, volume, and scale rather than decorative detailing. Other character-defining features seen in the McKnight Mansion include a façade punctuated with windows set deeply into the wall, a large arched entry at the porte cochere, and multiple short squat towers.

The McKnight Mansion is historically significant for its association with Sumner T. McKnight, a successful lumberman, philanthropist, and arts supporter. The property gains additional architectural significance as a well-conserved example of the Richardsonian Romanesque style. As such, we concur that the Sumner T. McKnight Mansion is an ideal candidate for local designation.

If you have any questions regarding our assessment of this designation, please contact me.

Sincerely,



Michael Koop
Heritage Preservation Department

cc: Laura Faucher, HPC Chair



MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: [Joe Bernard](#), Senior City Planner, (612) 673-2422

DATE: February 25, 2016

SUBJECT: CPC Review and Comment on the Sumner T. McKnight Mansion Designation Study (2200 Park Ave)

Designation Study Review and Comment

Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. A copy of the designation study has been submitted to the Minnesota SHPO. Enclosed is a copy of the designation study for your review and comment.

Section 599.260 of the Heritage Preservation Ordinance requires the planning director to submit all proposed designations to the City Planning Commission for review and comment on the proposal within thirty (30) days. In its review, the City Planning Commission shall consider but not be limited to the following factors:

1. The relationship of the proposed designation to the city's comprehensive plan.
2. The effect of the proposed designation on the surrounding area.
3. The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The following addresses the proposed designation using the three factors outlined in section 599.260 of the ordinance.

I. The relationship of the proposed designation to the city's comprehensive plan.

The designation of the Sumner T. McKnight Mansion at 2200 Park Avenue is supported by the Minneapolis Plan for Sustainable Growth through the following policies:

Policy 3.7 states, "Maintain the quality, safety and unique character of the city's housing stock." The subject property serves as an enduring example of Minneapolis' safe, and unique housing, and is an example that has thrived for over a century.

Policy 8.1 states, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture history, and culture." Implementation step 8.1.1 continues, "Protect historic resources from modifications that are not sensitive to their historic significance."

Designating the McKnight mansion as a historic landmark would directly meet the intent and goal of Policy 8.1. The protections placed on the property as a result of designation would serve to meet policy objective 8.1.1.

2. The effect of the proposed designation on the surrounding area.

Designation of the McKnight Mansion will keep intact one of the last remaining mansions on the “Golden Mile,” on a block face of Park Avenue that remains mostly residential.

3. The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The property is within the boundary of the Phillips West Master Land Use Plan, which guides the site for future Institution, Public, or Office use – with the intended result of preservation of mansions in the area. The designation will help preserve the character of the neighborhood.

I look forward to discussing this with you on February 25th.

February 25, 2016

Joe Bernard
Senior City Planner
105 5th Avenue South, Room 200
Minneapolis, MN 55415

RE: City Planning Commission Review and Comment on the Sumner T. McKnight Mansion Designation Study (2200 Park Ave)

Mr. Bernard,

Following review of the proposed designation of 2200 Park Avenue, the City Planning Commission submits these comments for consideration:

1. The relationship of the proposed designation to the city's comprehensive plan. The designation of the Sumner T. McKnight Mansion at 2200 Park Avenue is supported by the Minneapolis Plan for Sustainable Growth through the following policies:

Policy 3.7 states, "Maintain the quality, safety and unique character of the city's housing stock." The subject property serves as an enduring example of Minneapolis' safe, and unique housing, and is an example that has thrived for over a century.

Policy 8.1 states, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture history, and culture." Implementation step 8.1.1 continues, "Protect historic resources from modifications that are not sensitive to their historic significance." Designating the McKnight mansion as a historic landmark would directly meet the intent and goal of Policy 8.1. The protections placed on the property as a result of designation would serve to meet policy objective 8.1.1.

2. The effect of the proposed designation on the surrounding area. Designation of the McKnight Mansion will keep intact one of the last remaining mansions on the "Golden Mile," on a block face of Park Avenue that remains mostly residential.

3. The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council. The property is not within the boundaries of any adopted small area plans or development plans as identified in The Minneapolis Plan for Sustainable Growth. While there are no small area plans that offer specific guidance for this property, the proposed designation is consistent with the policies in the comprehensive plan. The designation will help preserve the character of the neighborhood.

Sincerely,

John Slack
Vice President
City of Minneapolis Planning Commission



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #2

April 29, 2014

BZH-27695

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2200 Park Avenue
Project Name: Sumner T. McKnight Mansion
Prepared By: Paul Mogush, Principal City Planner, (612) 673-2074
Applicant: Commissioner Sue Hunter Weir, Minneapolis Heritage Preservation Commission
Project Contact: Paul Mogush
Ward: 6
Neighborhood: Phillips West
Request: Extension of Interim Protection through April 30, 2015

HISTORIC PROPERTY INFORMATION

Current Name	Vacant building
Historic Name	Sumner T. McKnight Mansion
Historic Address	2200 Park Avenue
Original Construction Date	1892
Original Architect	Bertrand & Keith
Original Builder	Sumner T. McKnight
Original Engineer	
Historic Use	Residence
Current Use	Vacant building
Proposed Use	Assisted living

Date Application Deemed Complete	N/A	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	N/A	End of 120-Day Decision Period	N/A

CLASSIFICATION

Local Historic District	N/A
Period of Significance	TBD
Criteria of Significance	TBD
Date of Local Designation	TBD
Date of National Register Listing	N/A
Applicable Design Guidelines	N/A

SUMMARY

On April 30, 2013 the Heritage Preservation Commission, in response to a nomination by Commissioner Sue Hunter Weir, established interim protection for the Sumner T. McKnight Mansion at 2200 Park Ave and directed the planning director to prepare or cause to be prepared a designation study of the property. In this case, the designation study is being completed by Commissioner Hunter Weir and her research associate. The designation study is not yet complete, and interim protection is set to expire on April 30, 2014.

Section 599.240 of the Minneapolis Code of Ordinance provides interim protection to properties during the time of a designation study. The interim protection period lasts 12 months from the decision to commence a designation study. Interim protection may be extended up to an additional 18 months. The ordinance requires the Heritage Preservation Commission to hold a public hearing on a proposed extension of interim protection.

The property is under new ownership since the time interim protection commenced. On March 24, 2014, the City Planning Commission granted a Conditional Use Permit (BZZ-6355) to allow an assisted living facility with 78 beds at the property, as well as a variance to reduce the vehicle parking requirement from 26 to 8.

On March 11, 2014, staff approved a Certificate of No Change (BZH-28014) for window repair, painting, and mold/asbestos abatement. Work on these repairs has revealed intact features that may contribute to the property’s significance and may deepen the scope of the designation.

Extending interim protection through April 30, 2015 will allow the additional time needed for completion of the designation study, including documentation of interior features, and will allow time for the necessary reviews outlined in the preservation ordinance.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development:

Staff recommends that the Heritage Preservation Commission **extend** interim protection of the property at 2200 Park Avenue to April 30, 2015 or until a decision has been made on the designation, whichever is sooner, to allow for the completion of the designation process.

ATTACHMENTS

1. Heritage Preservation Commission Actions from April 30, 2013
2. Heritage Preservation Commission Staff Report from April 30, 2013

Link to nomination:

<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms1p-107099.pdf>



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1
 March 24, 2014
 BZZ-6355

LAND USE APPLICATION SUMMARY

Property Location: 2200 Park Avenue
Project Name: Assisted Living
Prepared By: [Kimberly Holien](#), Senior Planner, (612) 673-2402
Applicant: Stallion Properties, LLC
Project Contact: Yemmy Osonowo
Request: To establish an assisted living use with 78 beds in the existing building at 2200 Park Avenue.

Required Applications:

Conditional Use Permit	To allow an assisted living use in the OR2, High-density Office Residence District.
Variance	To reduce the minimum vehicle parking requirement from 26 spaces to eight spaces.

SITE DATA

Existing Zoning	OR2, High-density Office Residence District NP, North Phillips Overlay District
Lot Area	32,469 square feet / 0.74 acres
Ward(s)	6
Neighborhood(s)	Phillips West
Designated Future Land Use	Institutional
Land Use Features	N/A
Small Area Plan(s)	Phillips West Master Land Use Plan

Date Application Deemed Complete	February 12, 2014	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	April 13, 2014	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is located in the southwest corner of the intersection of Park Avenue and 22nd Street E. The site contains an existing building that was originally constructed as a single family home in 1892. The building was converted to a school in 1935 and became a nursing home in 1950. In 1963, a large addition was constructed to the rear of the building for use as a nursing home. To the south of this rear addition there is a small surface parking lot. The most recent use of the property was a community residential facility with 32 beds. The property has been vacant since approximately November 2012.

On April 30, 2013, the Heritage Preservation Commission considered the nomination of the property for designation as a local historic landmark. The Heritage Preservation Commission determined that the Property, known as the Sumner T. McKnight Mansion, appears to meet at least one of the local designation criteria. Thus, the property is currently under interim protection and a designation study is underway.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area contains a mix of uses. The properties to the north, south and east contain larger institutional and commercial uses including a clinic, a community residential facility and an office building. The properties west of the site contain residential uses of varying densities. There is a large park in the northeast quadrant of this intersection.

PROJECT DESCRIPTION. The applicant is proposing to establish an assisted living use with 78 beds within the existing building. The use will be operated by Amazing Love, LLC, a health care provider licensed by the Minnesota Department of Health. Services provided on site include skilled nursing services, physical therapy and postoperative care. The building has been used as a nursing home in the past and therefore is designed to accommodate the proposed use with little or no alterations to the building. In terms of the floor plan, the basement will contain a kitchen and storage areas. The patient rooms will be located on the first and second floors with two to four beds per room. The first floor also contains an office, reception area and day room.

The use will include a maximum of 18 staff people working at any one time. The staff includes a psychiatrist, a therapist/psychologist, two registered nurses, a nutritionist, two cooks, a human resources officer and ten nursing assistants. The nursing assistants will work in rotating shifts with 4-6 people per shift. The in-house psychiatrist may also provide outpatient services to clients. This is considered an accessory office use and is permitted in the OR2 district.

Assisted living is a conditional use in the OR2 district and the applicant has submitted an application for a conditional use permit accordingly. The parking requirement for assisted living is one space for every four beds. The applicant is proposing 78 beds, equating to a vehicle parking requirement of 26 spaces. There are eight existing spaces on site. The applicant has requested a variance to reduce the vehicle parking requirement from 26 spaces to eight spaces accordingly. Please note, the public hearing notice stated that the parking variance was from 28 spaces to eight spaces. However, the applicant has since modified the application to reduce the number of beds, therefore reducing the parking requirement by two stalls.

PUBLIC COMMENTS. No comments were received from the West Phillips Neighborhood Organization as of the writing of this staff report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a an assisted living use in the OR2 district based on the following [findings](#):

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

Establishing an assisted living facility on the site should not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards. The applicant will also be required to comply with all applicable licensing requirements of the Minnesota Department of Health.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

Establishing an assisted living use with up to 78 beds in the existing building will not be injurious to the use and enjoyment of other property in the vicinity nor will it impede the normal and orderly development of surrounding property. The surrounding area is fully developed with a mix of residential densities, a clinic, a park, an office building and a community residential facility. The subject site has contained similar uses since the 1950s when it was first converted to a nursing home. The rear addition constructed in 1963 allowed for additional beds. The property was used as a nursing home until 1997 when it was converted to a community residential facility. The proposed use is consistent with the past use of the property and would allow for continued use of this currently vacant, historic building.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

Access into the parking lot is from Oakland Avenue S. This condition is not proposed to change as part of the project. The historic mansion also has a porte cochere off of 22nd Street E for drop-off functions. All utilities and other necessary facilities are existing and adequate.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The proposed use should not contribute to traffic congestion in the adjacent public streets. The applicant has requested a variance to decrease the vehicle parking requirement from 26 spaces to 8 spaces. A full analysis of potential traffic impacts is included in the variance findings below.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed assisted living use would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.8: Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

Housing Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.

3.6.1 Promote the development of housing suitable for people and households in all life stages that can be adapted to accommodate changing housing needs over time.

3.6.5 Promote accessible housing designs to support persons with disabilities and the elderly.

Heritage Preservation Policy 8.7: Create a regulatory framework and consider implementing incentives to support the ethic of “reduce, reuse, and recycle” and revitalization for buildings and neighborhoods.

8.7.1 Protect historic resources from demolition and explore alternatives to demolition.

Allowing an assisted living use with 78 beds to be established within the building is consistent with the above policies of the comprehensive plan. The proposal will allow for adaptive reuse of an historic building and provide an accessible housing type to support persons with long-term care needs.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

With the approval of the requested conditional use permit and variance, the proposal will comply with all application regulations of the OR2, High Density Office Residence district. When reviewing conditional use permit applications, staff also reviews parking lots for compliance with the applicable parking and loading design and maintenance requirements in Chapter 530, Site Plan Review. The existing parking lot is currently paved right up to the public sidewalk along Oakland Avenue. The area between the first parking stall and the public sidewalk is approximately four feet in width. As a condition of approval, this area will need to be landscaped with shrubs that are a minimum of three feet in height and 60 percent opaque. The parking lot will also need to be striped.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the to reduce the vehicle parking requirement from 26 spaces to 8 spaces based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The parking requirement for assisted living is one space for every four beds. The applicant is proposing 78 beds, equating to a vehicle parking requirement of 26 spaces. There are eight existing spaces on site. The applicant has requested a variance to reduce the vehicle parking requirement from 26 spaces to eight spaces accordingly.

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The applicant is proposing adaptive reuse of an historic building with an existing parking lot that only contains eight spaces. The property is currently under interim protection while a designation study is conducted. An expansion of the existing parking lot would not be in keeping with the historic character of the site. The property has consistently been used for higher intensity residential uses, including a nursing home and community residential facility, since the 1950's with the eight parking spaces on site. The site is also uniquely situated one block from regular, midday transit service along Franklin Avenue. These unique circumstances have not been created by the property owner.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Staff finds that the applicant is proposing to use the property in a reasonable manner consistent with the spirit and intent of the ordinance and comprehensive plan. The intent of parking and loading regulations are established to recognize the parking and loading needs of uses and structures, to enhance the compatibility between parking and loading areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking and loading spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability. While the parking requirement is based on the number of beds, the residents in the building will not drive or have vehicles on site. According to the statement submitted by the applicant, there will be a maximum of 12 employees on the site at any one time. Two Metro Transit bus lines with midday service run along Franklin Avenue, which is one block north of the site. There is also a fairly significant amount of on-street parking available along each of the three public streets that border the site; Park Avenue, 22nd Street E and Oakland Avenue. Park Avenue is a dedicated bikeway and includes a designated bike lane. To encourage employees to utilize alternative modes of transportation, staff is recommending that the applicant provide a minimum of four bicycle parking spaces on site as a condition of approval.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Staff finds that the granting of this variance would not negatively alter the essential character or be injurious to the use or enjoyment of other property in the area. The applicant is adaptively reusing an historic building with limited parking and alternative forms of transportation are available in the area. Ample on-street parking is also available. As noted above, staff is recommending that bike parking be

added to the site as a condition of approval. Staff finds that the proposed variance will not be detrimental to the health, safety or welfare of the general public.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow an assisted living use with 78 beds at the property located at 2200 Park Avenue, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. A landscaped yard a minimum of four feet in width with planting a minimum of three feet in height and 60 percent opaque shall be provided between the parking lot and the public sidewalk along Oakland Avenue, in compliance with Section 530.170 of the zoning code.
3. All parking stalls shall be properly striped in compliance with Section 541.320 of the zoning code.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the vehicle parking requirement from 26 spaces to eight spaces at the property located at 2200 Park Avenue, subject to the following conditions:

1. A minimum of four short-term bicycle parking spaces shall be provided on site.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Correspondence
3. Zoning map
4. Site plan
5. Floor Plans
6. Photos

Amazing Love, LLC

5724 Bass Lake Road, Crystal, MN 55429

Tel: 763-561-3434 Fax: 763-561-3636

Email: amazinglovelc@aol.com

City of Minneapolis

Community Planning & Economic Development

Development Services Division

250 South 4th Street, Room 300

Minneapolis, MN 55415-1316

01/21/2014

Proposed Use for 2200 Park Avenue South, MN 55404

Amazing Love, LLC is a full-fledged health care provider licensed by the Minnesota Department of Health as a Class A and a Class F provider. We provide both assisted living services and home health care to the community. Some of the services we provide are:

- Skilled Nursing Services
- Physical Therapy
- Vent Care
- Home Health Care

The property will comprise of both office space and a 78-bed assisted living facility for vulnerable adults. It will have amenities such as recreational rooms, conference room, fitness room, spirituality/meditation room and counseling rooms.

When fully functional, the staff strength will be about 18.

. This comprises of:

- An in-house Psychiatrist to provide inpatient and outpatient services to our clients in the facility and our other locations.

- A Therapist/Psychologist
- 2 Registered Nurses
- Nutritionist
- 2 Cooks
- Human Resources Officer
- 10 Nursing Assistants. They will be working rotating shifts. There will be 4-6 Nursing Assistants per shift.

Attached are copies of our licenses and brochure.

A handwritten signature in black ink, appearing to read 'Yemmy Osonowo', with a stylized, cursive script.

Yemmy Osonowo

Administrator

YORKSHIRE MANOR HISTORY

"THE STORY OF A HOUSE---2200 PARK AVENUE"

In 1870 the city of Minneapolis had reached a population of 14,000. Just one year before, in 1869, 33-year old Sumner T. McKnight came to Minnesota from Truxton, N.Y. He became involved in the lumber business and settled in Minneapolis, residing at 97 South 10th Street. By this time, 1880, the city had tripled in size and claimed 47,000 residents. Nicollet Avenue was lined with the mansions of prominent citizens.

The first deed recorded on the property was in 1877 when Sally Farrand Morley sold 2200 Park to George Merriam. He gave his name to the general area in South Minneapolis still called the George Merriam Addition.

Sumner T. McKnight, by then president of the Northwest Lumber Co., perhaps felt the pressures of the growing city which numbered 165,000 in 1891. He purchased the property at 2200 Park for \$20,000 from George Merriam.

In July 1891 building permits were taken out for a 50'X80' foundation with a frame dwelling. (Cost; \$2,500) The following May, 1892, a permit was granted for the stone veneer dwelling. (Cost; \$30,000)

Perhaps because of the lack of city building codes, certain conditions could be made as to use of property. Mr. McKnight was bound to the following stipulations as to the use of his new property:

1. The property could be used as a private residence only.
2. The dwelling must be 75 feet from Park Avenue.
3. Residence must be facing Park Avenue (meaning living rooms must be facing Park Avenue, but entrance should be on 22nd Street).
4. Additional conditions were set up regarding out-buildings and their location.

The house completed in 1893, was designed by architect Charles Sedwick. He is also responsible for the old YMCA, University of Minnesota Library, old Dayton Co., Boutell's, Westminster Presbyterian Church, and Andrew Presbyterian Church.

The house was fireproofed by four inches of cement in every floor. The basement had an enclosure that would make a bomb shelter for at least 15 persons. The walls and ceiling in the enclosure are of stone and 3 feet thick. It also states in a 1951 Minneapolis Tribune article that hair from the tails and manes of 20,000 horses was used as insulation.

In 1935 permission was granted by city planners to allow the house to be used as a private school, Northwest College of Speech Arts. The house was on the verge of being dismantled when the city saved the landmark.

When it was sold in 1950 and became a rest home, the updating of heating and plumbing became necessary. A dumbwaiter was installed in 1958, an exhaust fan in 1960, kitchen remodeling in 1961. In 1963 the barn was razed (\$800), elevators installed (\$13,000), and an addition constructed (\$163,000) to create a contemporary nursing home.

2200 Park Avenue is presently known as Yorkshire Manor. It provides quality care for 84 residents.

The above article was researched and written by Shirley Russell, Volunteer.



Stallion Properties LLC

5724 Bass Lake Road, Crystal, MN 55429

Tel: 763-923-9413 Fax: 763-561-0104

City of Minneapolis

Community Planning & Economic Development

Development Services Division

250 South 4th Street, Room 300

Minneapolis, MN 55415-1316

01/21/2014

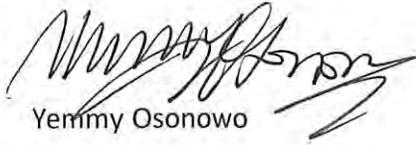
RE: Variance for 2200 Park Avenue South, MN 55404

We hereby request for variance for hard surfacing parking for the property mentioned above.

We are requesting for eighteen (18) additional parking spaces in addition to the eight (8) parking spaces already existing on the property. This brings the total parking spaces to twenty six (26).

- The property was previously an 84-bed nursing home. Parking regulations at that time are different from what exists at present.
It was most recently used as a 32-bed rehabilitation care facility and because of its use, the available parking spaces were adequate.
The additional parking is required to accommodate the parking needs of our staff.
- The proposed use of the property will be in a reasonable manner by ensuring that the spirit and intent of the ordinance and comprehensive plan are kept.
- The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of the properties in the vicinity. It will not be detrimental to health, safety or welfare of the general public or of those utilizing the property or properties nearby.

Traffic congestion in public streets will be minimal since staff will be working rotating shift and there are plenty of parking spaces on the property to accommodate staff's needs.

A handwritten signature in black ink, appearing to read 'Yemmy Osonowo', written in a cursive style.

Yemmy Osonowo

Executive Director

Stallion Properties LLC

5724 Bass Lake Road, Crystal, MN 55429

Tel: 763-923-9413 Fax: 763-561-0104

Email: stallionproperties1@gmail.com

Phillips West Neighborhood Organization

2400 Park Avenue S. #240

Minneapolis, MN 55404

11/12/2013

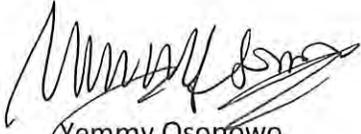
RE: Conditional Use Permit for 2200 Park Avenue South, MN 55404

We hereby request for Conditional Use Permit for the property mentioned above.

We are proposing to use the property as both office space and assisted living facility for vulnerable adults.

- The property was previously used as a nursing home. The operation of the conditional use will therefore not be detrimental to public health, safety or welfare. It will provide needed service to the community and the neighborhood as a whole.
- The property has been empty for one year and becoming detraction in the neighborhood. The conditional use of the property is an added value to the neighborhood without impeding the normal and orderly improvement of surrounding properties. It will also minimize opportunities for vandalism and transience.
- Existing utilities, access roads, drainage and necessary facilities are sufficient and adequate.
- Traffic congestion in public streets will be minimal since staff will be working rotating shifts and there are plenty of parking spaces on the property to accommodate staff's needs. The residents of the proposed use of the property do not have vehicles and do not drive.
- The conditional use of the property is for a health care facility which will promote the integration of major public and private institutions in the city. It will preserve the stability and diversity of the city's neighborhood while allowing for increased density in order to attract and retain long-term residents and business. It will also support the

development of neighborhood businesses by bringing more jobs and housing to the community.



Yemmy Osonowo

Executive Director

re: hearing of 2200 Park Ave

 Jim & Kathy Abens <jkabens@charter.net>

 You replied to this message on 3/13/2014 8:59 AM.

Sent: Wed 3/12/2014 8:21 PM

To:  Holien, Kimberly

Cc:  Matt Abens

We own the property at 2209 and 2211 Portland Ave. We support the land use application for an assisted living facility at the address of **2200 Park Ave**. It would benefit the neighborhood greatly to have that empty building be open and functioning as an assisted living facility.

Please register our comments with the Planning Commission or Department. Thank you.

James and Kathy Abens (trustees for Abens- Olson Chiropractic 401; owner of 2211 Portland Ave) Home address: Eau Claire

WI,

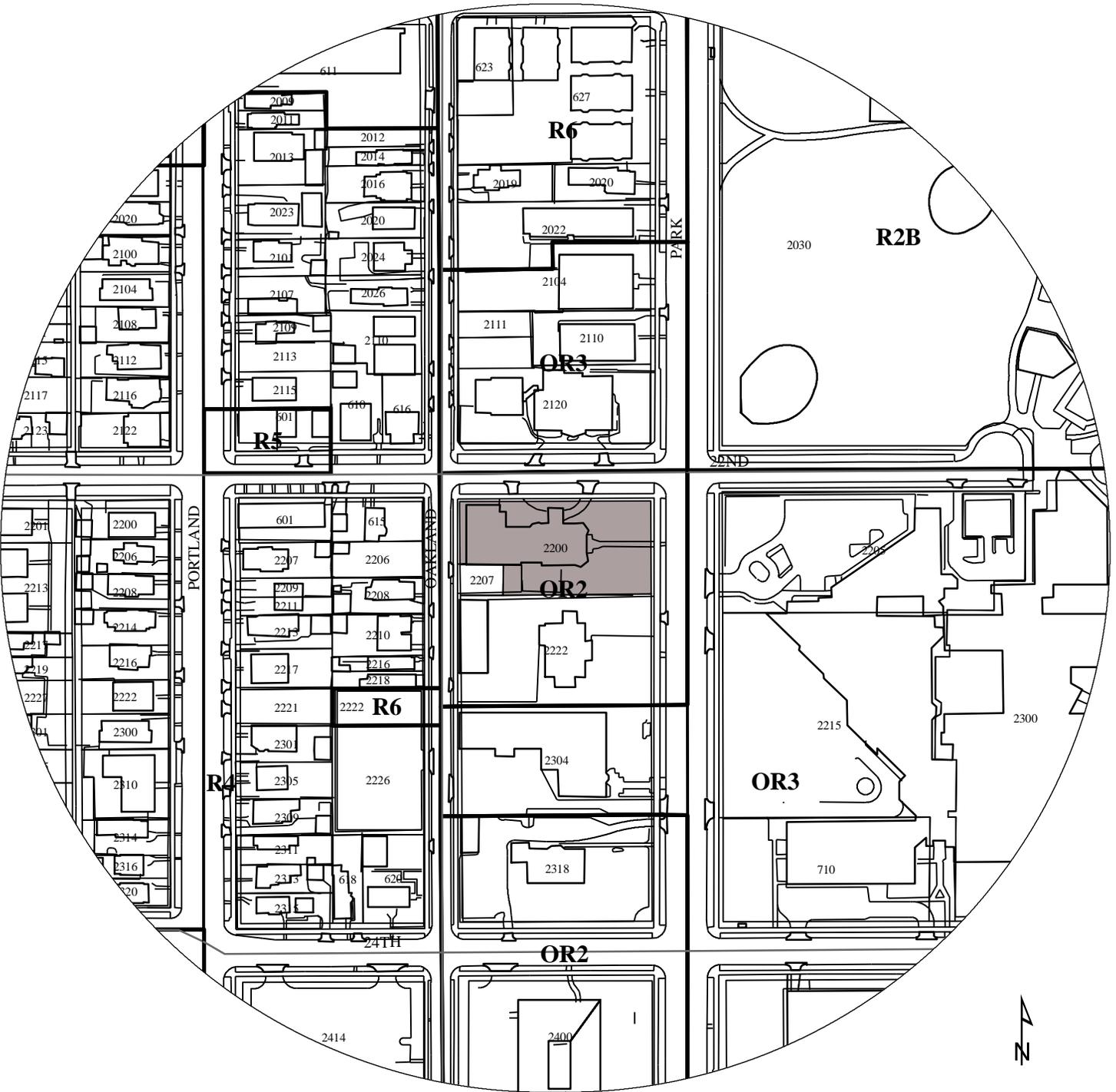
832-4446

phone 715-

Matthew Abens (owner/resident of 2209 and rental manager for 2211 Portland Ave) , Home Address: 2209 Portland Ave, phone 715-456-6471

NAME OF APPLICANT

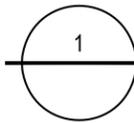
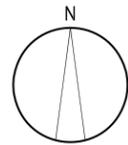
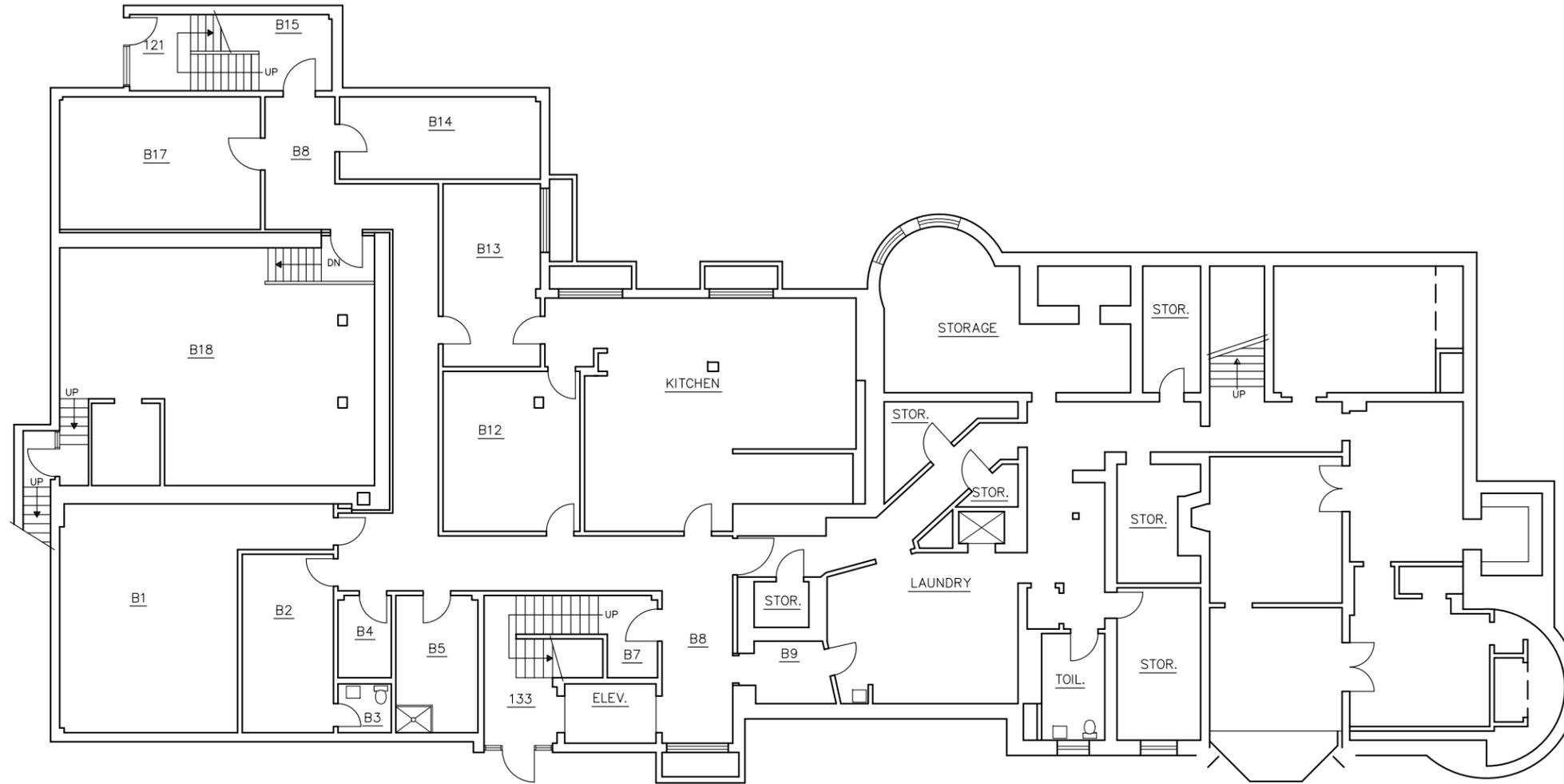
WARD



PROPERTY ADDRESS
2200 Park Avenue

FILE NUMBER
BZZ-6355

Jan 29, 2014-12:43pm P:\2200 Park Ave.-McKnight Mansion\CAD\SheetA-102.dwg



EXISTING BASEMENT PLAN

1/16"=1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

ARCHITECT LICENSE NO. 24341

© DOMAIN 2014

**AMAZING LOVE
CARE FACILITY**

2200 PARK AVENUE SOUTH
MINNEAPOLIS, MN

ISSUE DATE

REVIEW 2013 NOV 1

PERMIT 2014 JAN 29

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DWG NO.

A-102

2748 Hennepin Avenue South
Minneapolis, Minnesota 55408

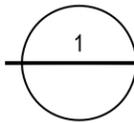
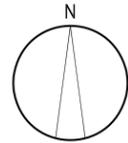
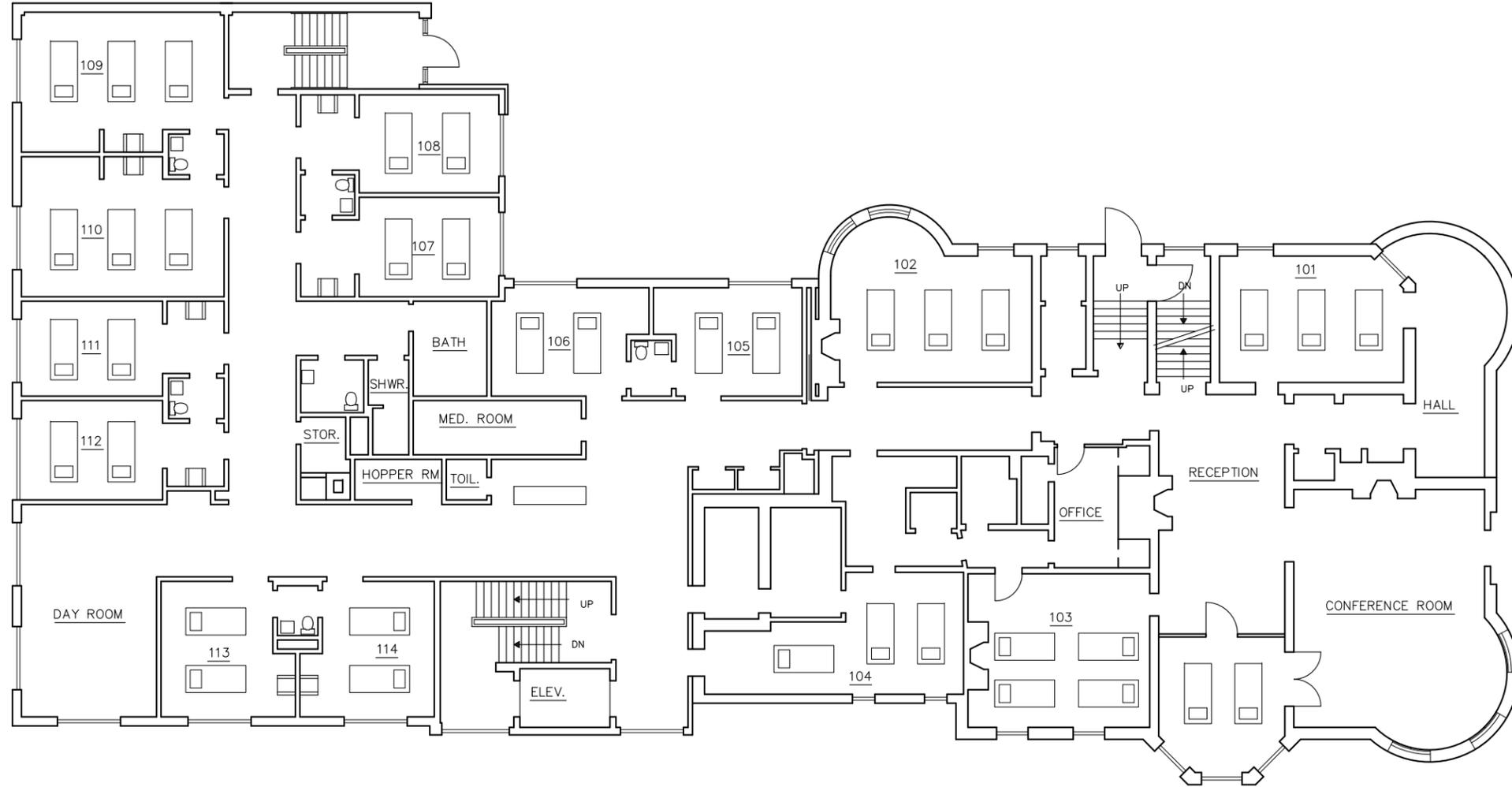
612.870.7507 (p)
612.870.7509 (f)

www.domainarch.com

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ARCHITECTURE & DESIGN

Jan 29, 2014-12:44pm P:\2200 Park Ave.-McKnight Mansion\CAD\SheetA-103.dwg



EXISTING MAIN LEVEL PLAN

1/16"=1'-0"

2748 Hennepin Avenue South
 Minneapolis, Minnesota 55408
 612.870.7507 (p)
 612.870.7509 (f)
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 ARCHITECTURE & DESIGN

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William

24341

ARCHITECT LICENSE NO.

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 CARE FACILITY**

2200 PARK AVENUE SOUTH
 MINNEAPOLIS, MN

ISSUE DATE

REVIEW 2013 NOV 1

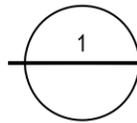
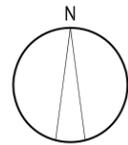
PERMIT 2014 JAN 29

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DWG NO.

A-103

Jan 29, 2014-12:44pm P:\2200 Park Ave.-McKnight Mansion\CAD\SheetA-104.dwg



1 EXISTING SECOND LEVEL PLAN
1/16"=1'-0"

2748 Hennepin Avenue South
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ARCHITECTURE & DESIGN

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William 24341
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**AMAZING LOVE
CARE FACILITY**

2200 PARK AVENUE SOUTH
MINNEAPOLIS, MN

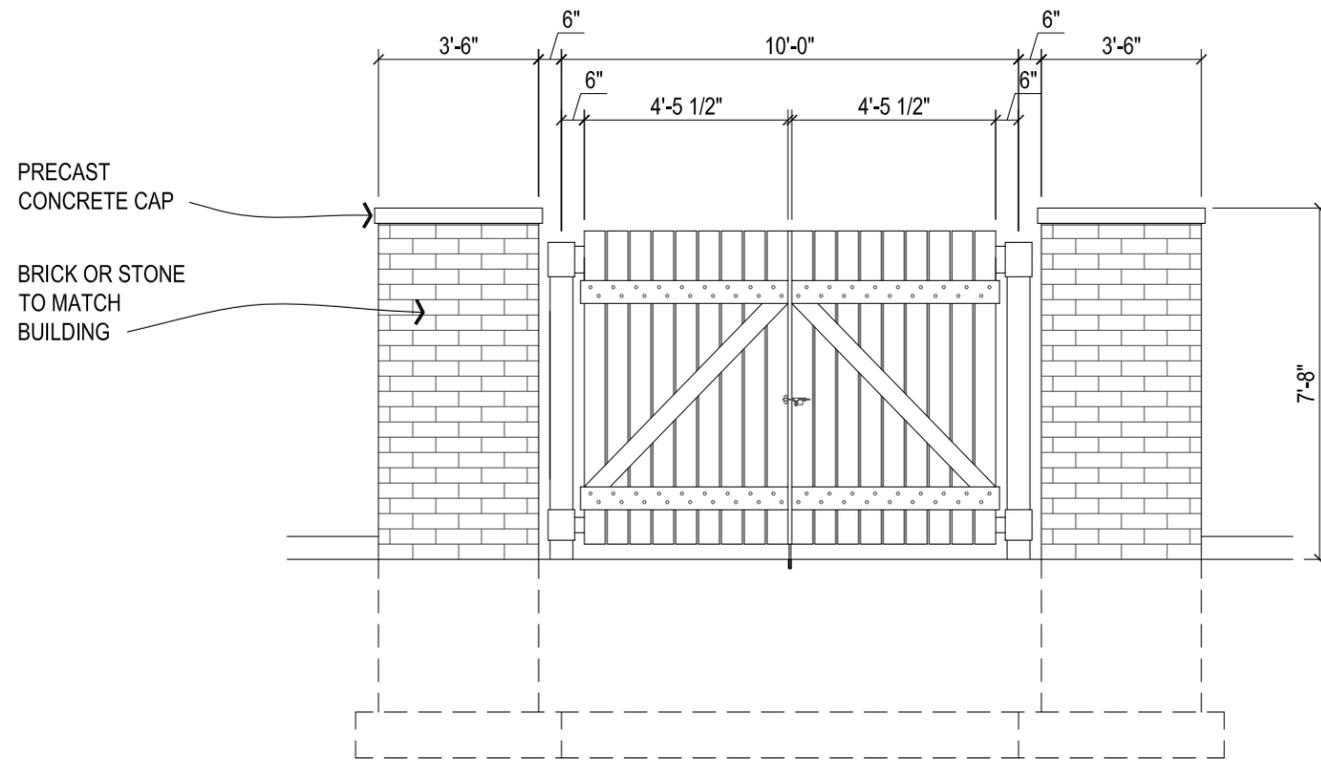
ISSUE DATE	
REVIEW	2013 NOV 1
PERMIT	2014 JAN 29

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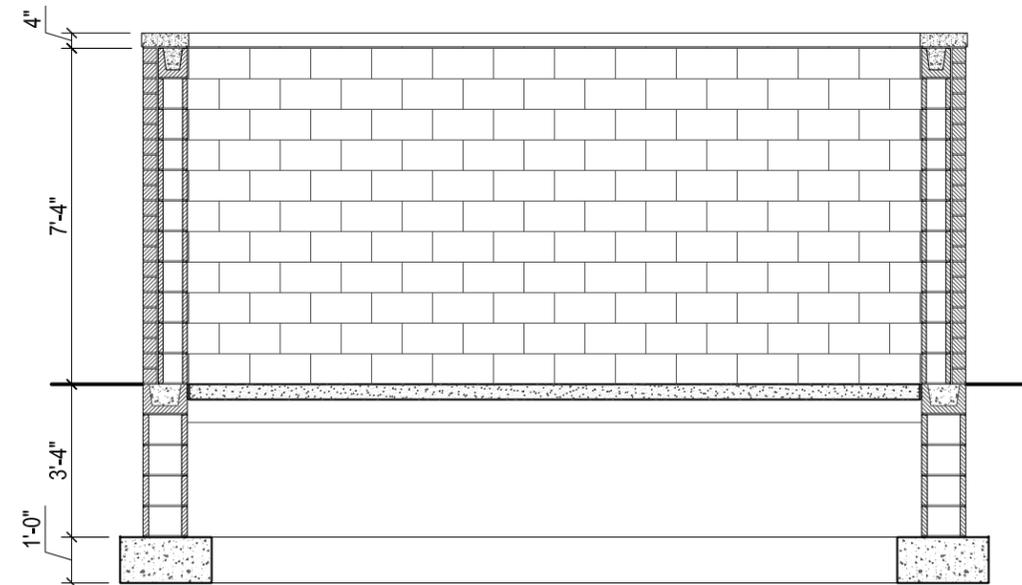
DWG NO.

A-104

Jan 29, 2014 12:44pm P:\2200 Park Ave.-McKnight Mansion\CAD\SheetA-201.dwg



1 DUMPSTER ELEVATION
1/4"=1'-0"



2 DUMPSTER SECTION
1/4"=1'-0"

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CARE FACILITY
2200 PARK AVENUE SOUTH
MINNEAPOLIS, MN

ISSUE DATE	
REVIEW	2013 NOV 1
PERMIT	2014 JAN 29

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A-201

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ARCHITECTURE & DESIGN

AERIAL VIEW



*Outline approximate

YORKSHIRE MANOR PROPERTY



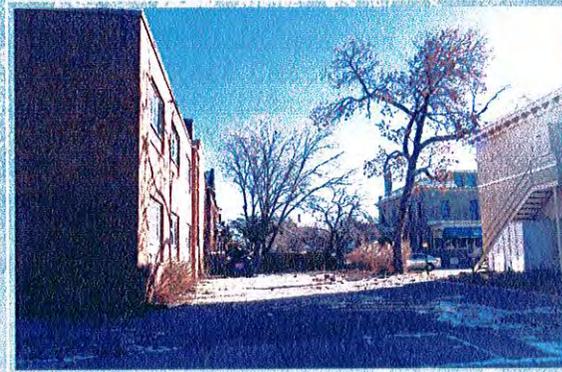
2200 PARK AVE SO ADDITIONAL
Mansion portico and carriage/car drop-off entrance



Rear of addition facing SE



Rear of addition from Oakland Ave



Rear view towards proposed new

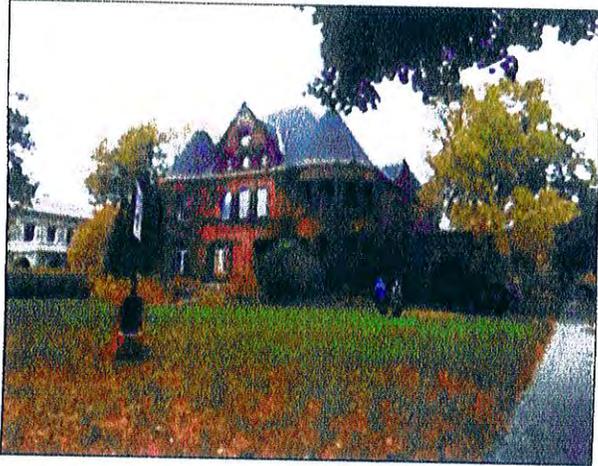


Closeup of Mansion Portico from 22 St

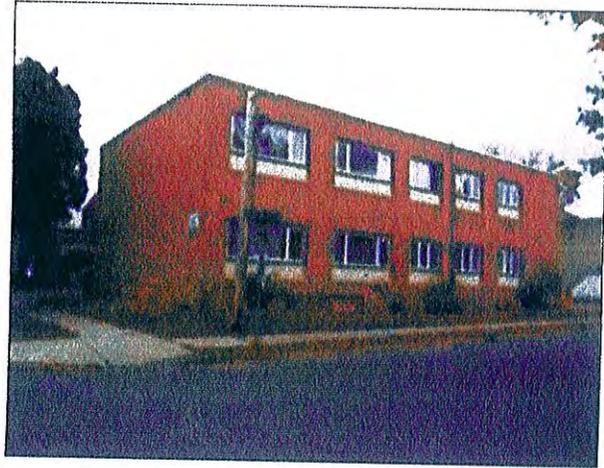


Area of proposed added parking rear

SUBJECT PHOTOGRAPHS



Front View



Rear View



Side View



Looking north on Oakland Avenue South

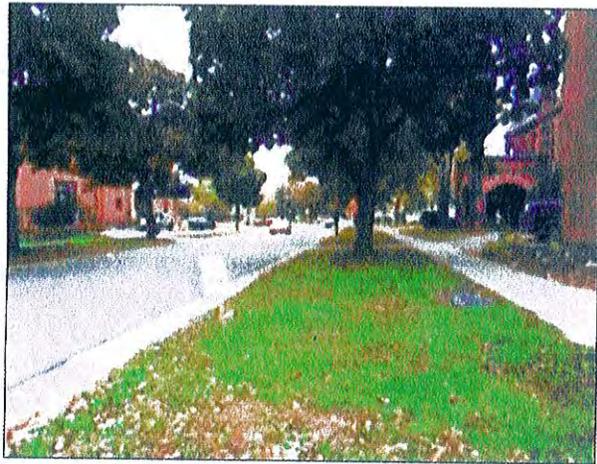
Existing parking

*Enclosed
Trash Can
Recycle*

Subject Photographs -- continued



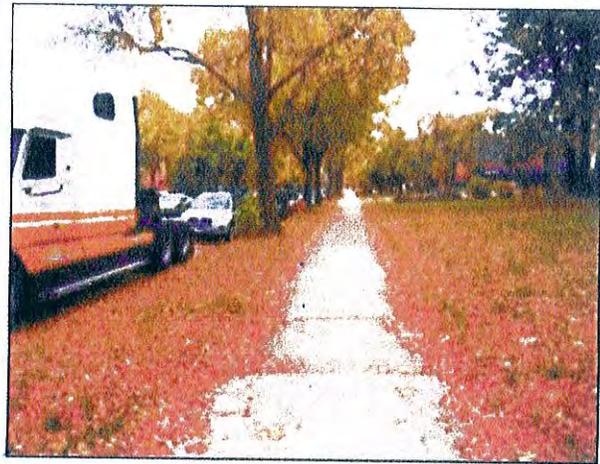
Looking south on Oakland Avenue South



Looking east on 22nd Street East



Looking north on Park Avenue South



Looking south on Park Avenue South

YORKSHIRE MANOR PROPERTY



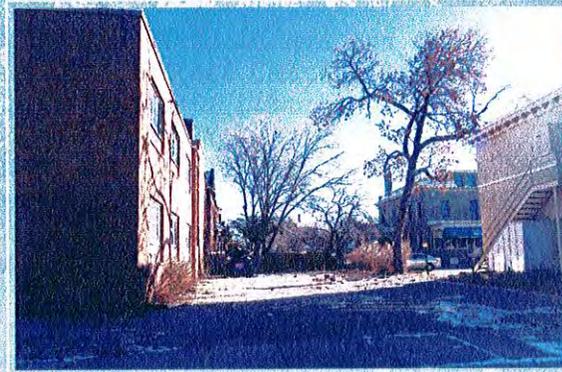
2200 PARK AVE SO ADDITIONAL
Mansion portico and carriage/car drop-off entrance



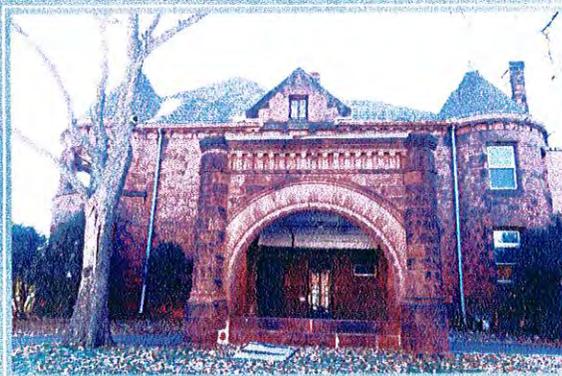
Rear of addition facing SE



Rear of addition from Oakland Ave



Rear view towards proposed new



Closeup of Mansion Portico from 22 St



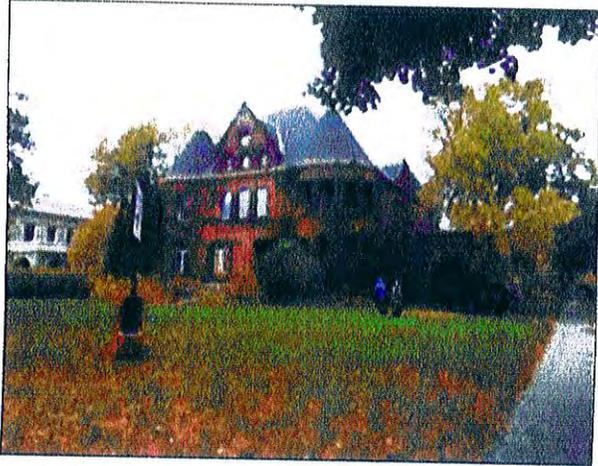
Area of proposed added parking rear

AERIAL VIEW

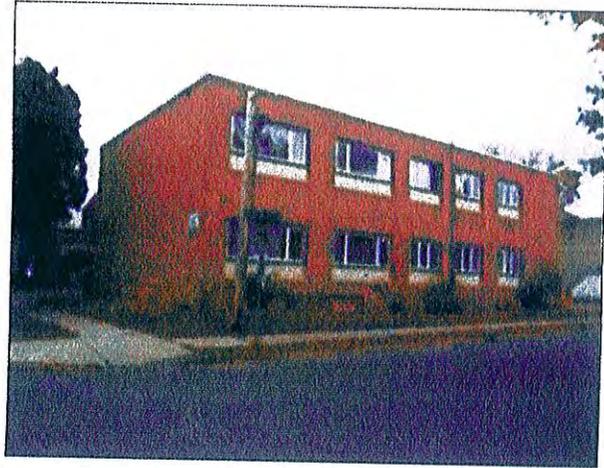


*Outline approximate

SUBJECT PHOTOGRAPHS



Front View



Rear View



Side View



Looking north on Oakland Avenue South

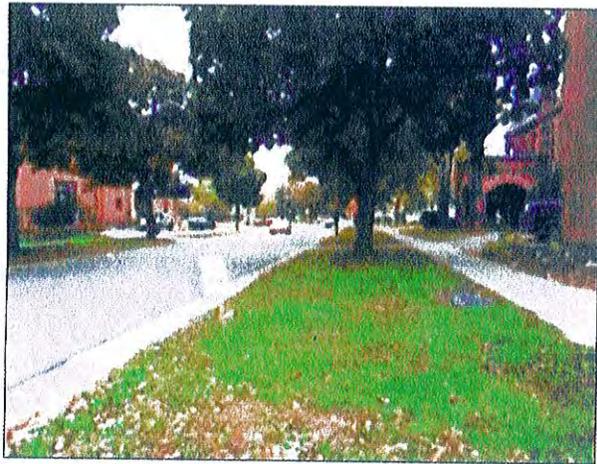
Existing parking

*Enclosed
Trash Can
Recycle*

Subject Photographs -- continued



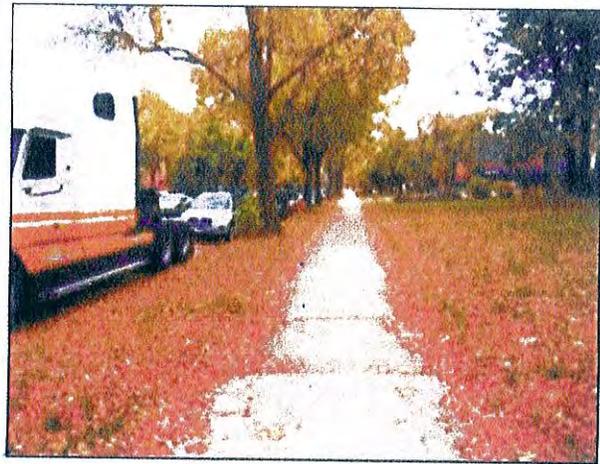
Looking south on Oakland Avenue South



Looking east on 22nd Street East



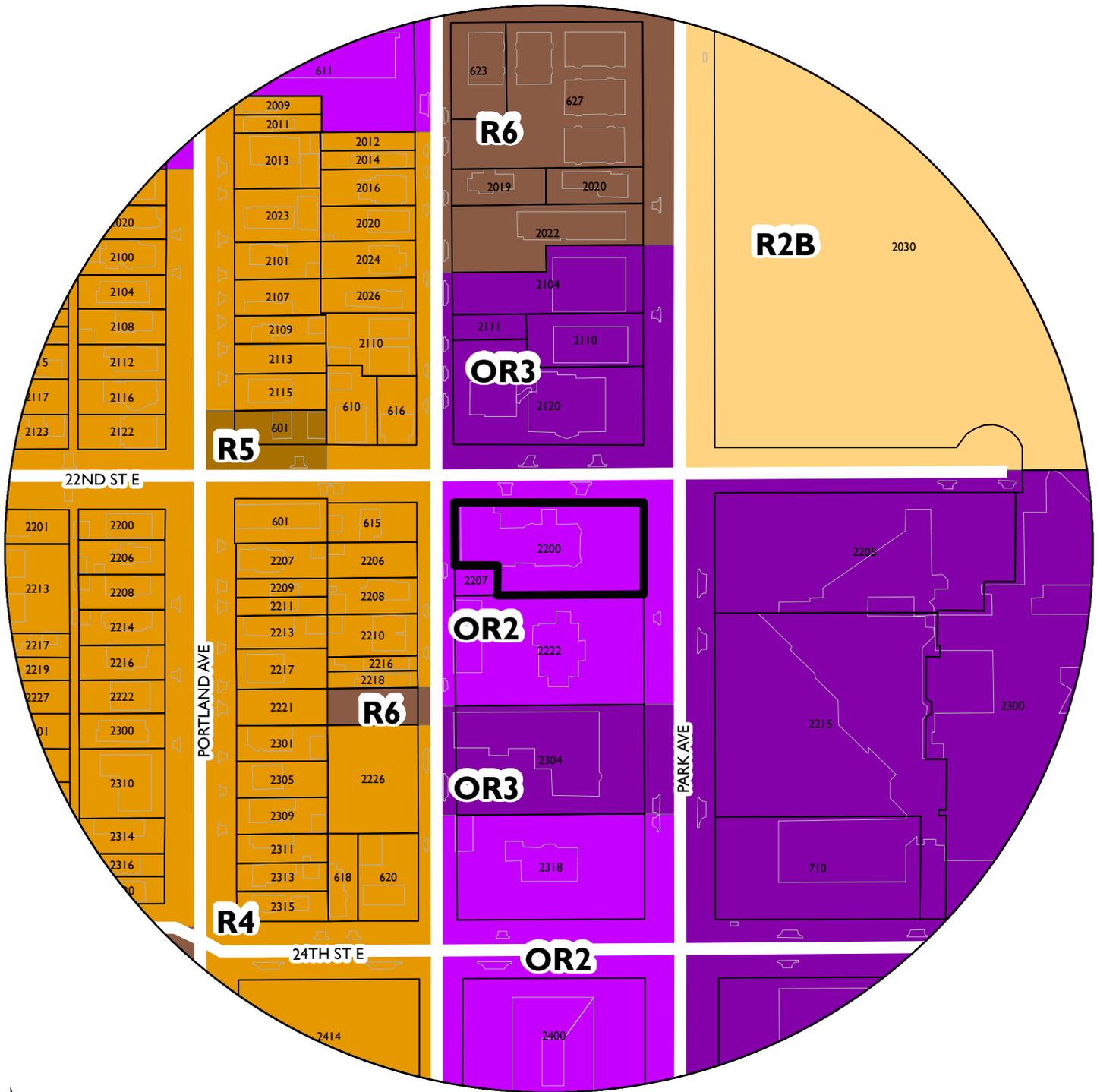
Looking north on Park Avenue South



Looking south on Park Avenue South

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
2200 Park Avenue

FILE NUMBER
BZH-27695