

Healy Block Historic District



2ND AVE S

31ST ST E

3RD AVE S

32ND ST E



NAME OF APPLICANT

WARD



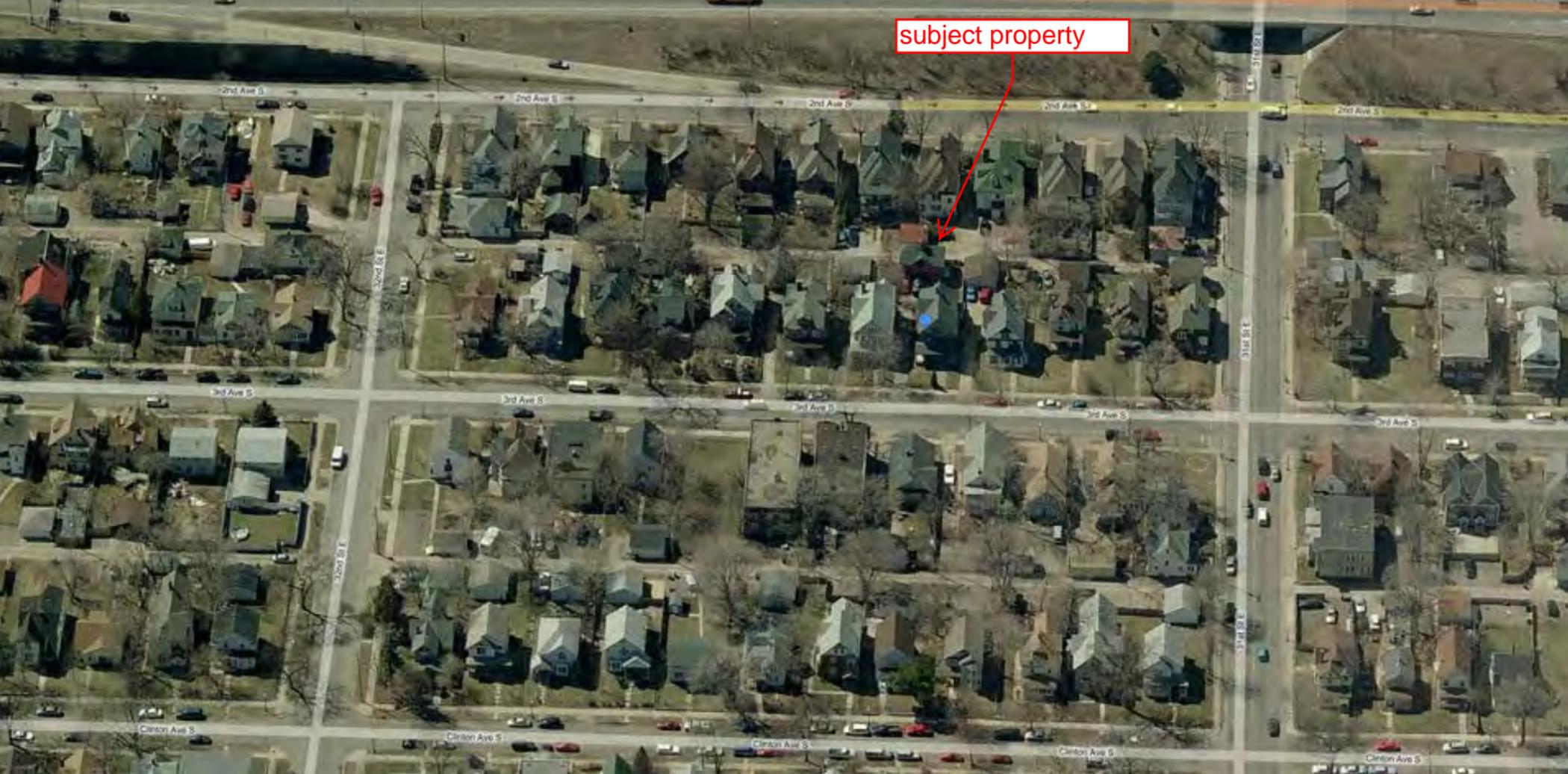
PROPERTY ADDRESS

3116 3rd Avenue South

FILE NUMBER

BZH-27865

subject property



HERITAGE PRESERVATION COMMISSION
 890 Pillsbury Building
 Minneapolis, Minnesota 55402
 348 - 2597

Interior and
 Exterior
 designation requested

1. NAME				
Common:				
and/or Historic: Bennett-McBride House				
2. LOCATION				
Street and Number: 3116 Third Avenue South				
City or Town: Minneapolis				
State: Minnesota		Code: 22	County: Hennepin	
3. CLASSIFICATION				
Category (Check One)	Ownership		Status	Accessible to the Public
District <input type="checkbox"/>	Public <input type="checkbox"/>	Public Acquisition	Occupied <input checked="" type="checkbox"/>	Yes:
Building <input checked="" type="checkbox"/>	Private <input checked="" type="checkbox"/>	In Process <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Restricted <input checked="" type="checkbox"/>
Structure <input type="checkbox"/>	Bath <input type="checkbox"/>	Being Considered <input type="checkbox"/>	Preservation Work in Progress <input type="checkbox"/>	Unrestricted <input type="checkbox"/>
				No: <input type="checkbox"/>
Present Use:				
4. OWNER of PROPERTY				
Owner's Name: Ronald Domanski				
Street and Number: 3116 Third Avenue South				
City or Town: Minneapolis			State: Minnesota	Code:
5. LOCATION of LEGAL DESCRIPTION				
Hennepin County Courthouse - Register of Titles 3rd Avenue & 3rd Street Minneapolis, Minnesota 22				
Approximate Acreage of Nominated Property:				
6. REPRESENTATION in EXISTING SURVEYS				
Title of Survey: State Inventory				
Date of Survey: Federal <input type="checkbox"/> State <input checked="" type="checkbox"/> County <input type="checkbox"/> Local <input checked="" type="checkbox"/>				
Depository for Survey Records:				
Street and Number:				
City or Town:			State:	Code:

7. DESCRIPTION			
CONDITION	(Check One)		
	Excellent <input checked="" type="checkbox"/>	Good <input type="checkbox"/>	Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)		(Check One)
	Altered <input type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/> Original Site <input checked="" type="checkbox"/>

Describe the present and original (If Known) physical appearance

The three-story wooden frame Bennett-McBride residence, 3116 South Third Avenue, was built in 1891 by architect/builder John Healey. The house is designed in the popular Queen Anne revival style built extensively in Minneapolis in the 1880's and 90's from stock millwork parts. The Bennett-McBride house has retained design elements, which are typical of the style, such as the spindle screens (both inside and out) the second story balcony, and Palladian window. The presence of quality millwork unifies the house's design and this together with quality materials and workmanship creates a fine example of this period of architecture.

The wooden frame residence has a limestone foundation, wide horizontal lap siding on the first story and narrow lapped siding on the upper stories. There is an open full front porch and an open backporch. Extended bays on the north and south sides of the house run from the foundation through the second story with a third story gabled dormer. Horizontal molding bands are present along the foundation line, beneath and above the first floor windows, and along the cornice line (between 2nd and 3rd stories). These bands, the window moldings, the porch posts, the decorative screens and the pediment patterns are accented by white paint, which contrasts with the yellow painted siding.

Wooden steps lead to an open, full front porch with a wooden checker grill around the foundation, lathed posts, a wooden balustrade of spindles, a half wheel (hub and spindles) on either side of the steps, and a curved section of spindles beneath the gabled roof. The gable ends have a checker pattern of raised bands of wood, which is also apparent in the dormer peaks. A multiple paneled window and a curved glass face onto the porch. The panel window has a larger center pane with a third size pane on either side and paired round leaded glass panes above. The window surrounds consists of paired, lathed pilasters on either side. The double door has carved oak panels.

The second story is recessed in the southeast corner, has a slightly smaller version of the multiple paned window and is recessed in the northeast two-thirds of second story to create a balcony. The spindlework is a scaled down version of the porch's.

A Palladian window motif dominates the third story of the front facade. The molding between the windows is flat square pilasters with incised vertical lines. A mous-tache curved molding connects the large rounded window to the two small square windows.

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

Description (Continued)

There are three sets of solid wood sliding doors. The double doors between the music room and the entrance foyer are oak. Between the music room and the back parlor, and between the entrance and the front parlor, the sliding double doors are maple on the parlor room sides and oak on the other side.

The decorative woodwork is original to the residence. The entrance foyer contains an open stairwell with square lathed posts at prominent turns of the staircase and spindle panels between square balusters. There is an open arch between the front and back parlors that contains a lattice and beaded spindle screen with a spindle wheel on either side and is completed by an inflected or ogee arch. Smaller screens are found between the master bedroom and its connecting sitting room and a second bedroom.

The arch molding between the back parlor and the dining room, the second floor doorway moldings and the window moldings throughout consists of flat columns with vertical incised lines, capped by an incised circle within a square.

The ceilings throughout are beveled. There is a small corner fireplace in the back parlor that has a mirrored mantle with a simple spindle design.

The interior is enlivened by the light wood stain, by the many windows and by several stained leaded window panels. The hardware used as window locks, door hinges and knobs varies on each floor. The third floor window locks are miniature Aladdins lanterns.

The yard is small, but adequate. There is a two story barn with a cupola that was built in 1893, which matches the house. The original horse stalls are intact.

8. SIGNIFICANCE

SPECIFIC DATES: 1891 (house - 1893 barn)

EVALUATION

Applicable "Guidelines for Heritage Preservation"

Explain how this candidate qualified under these guidelines.

Gp-3 Structures. . . considered for preservation may display the distinguishing characteristics of an architectural type inherently valuable for study of a style or method of construction.

The Bennett-McBride residence built in 1891, is a well preserved example of the Queen Anne revival style of domestic architecture. The style is "easier to describe . . . than to define it in terms of a historic period." "As it emerged in England under the hand of Norman Shaw, the Queen Anne style was distinguished by asymmetrical planning, changing patterns of cut brick, shingles and decorative tiles; by small paned windows, oriels, tall chimneys, and gabled Dutch roofs. The American version of the style, articulated at Newport in 1874 in Richardson's Watts Sherman House, substituted wood for brick and tile and emphasized the picturesque rather than the historic elements of Shaw's models."¹ The Queen Anne revival style was not meant to be a scholarly recreation of an earlier style. "To be Gothic, to be classical, to be authentic at all was not the point; rather, it was to create something comfortable and charming."²

The style was easily adapted to large scale development, due to the standardization of floor plans and the availability of mass produced millwork pieces for the architect or the builder to choose from. The style was popular during a period of large population growth in Minneapolis during the 1890's and is seen throughout parts of South Minneapolis.

The Bennett-McBride house is a representative example of the form that this style took in Minneapolis. "Incorporated in the design of the house are Palladian windows, Moorish arches, a Gothic stairway plus Oriental and Egyptian decorative elements. Spindlework, filigree carving and stained glass are used throughout the design, creating a delicate, jewel-like appearance."³

Gp-4 Structures...considered for preservation may be notable works of...designers.

The Bennett-McBride house was designed using catalogue architecture. This method of designing from architecture display was common in housing of this era and explains both the similarities and combination of elements in Queen Anne houses. Houses were executed on similar floor plans with major elements alike. Distinctive features were products of millwork designers and were used as finishing touches.

The Bennett-McBride house is unique in the care taken in the preservation of these designed millwork pieces, both in the interior and exterior of the residence. These wooden elements were usually the first decorations to be removed to "modernize" a home to conform to changing personal tastes.

The first owner, Henry Harrison Bennett lived next door at 3112, while his house was being built. He supervised the 30' x 60' frame dwelling's construction and lived here until 1893, when the property was sold to Hiram W. Foote. Mr. Foote, a state oil inspector, built a 20' x 30' barn in 1893. John H. McBride, a grocer in the Nicollet-Lake area, bought the house in 1904 and lived in it until his death in 1943. His daughter Esther occupied the house until 1967, when the present owners purchased it.

The present owner received Distinguished Citizen Award from the Committee on Urban Environment (CUE) for the restoration of the house.

3116 3rd Avenue South
Request for Heritage Preservation Commission Approval

The Master Bath

This is an interesting remodeling. The first question one asks is how did they do a five bedroom house with only one bath. In today's house, there would be at least 3 ½ baths in the same size house.

When I first considered the Master Bath dressing issue I thought of taking the adjacent bedroom and connecting it, but it seemed to be a shame to lose a bedroom and still have the closet in our bedroom.

I chose this configuration for three reasons:

1. It makes appropriate use of a small and poorly configured closet.
2. It "compartments" the dressing and toilet rooms for comfort and privacy.
3. It retains the character of the Master Bedroom.

The key design issue is the use of heavy lined curtains to separate the Master Bedroom from the dressing complex.

All windows, door and decorative trim is retained.

Guest Bath

The bathroom is in the same place as it has been for years, but it's possible the house had no bathroom at all when it was built. My mother, who was born in 1897 and knew my great-grandfather, remembers going outside to the bathroom when she was little.

It is actually this story that got me thinking about the "why" in this effort. Even though I am trying to restore and repair the ravages of time on this marvelous structure, I am ultimately adapting it to be a single family house of the 21st century. The guest bath is old and in poor repair. There are holes in the ceramic tile and some of the piping is surface applied in a clumsy manner. It needs to be repaired. I have spent money to date fixing every plumbing fixture in the house and I believe they are at the end of their useful life and are not original or historic.

The Kitchen

When this house was built, a kitchen was designed with a table, a sink, a stove and an icebox. There was a cook and she lived on the third floor with no bathroom. I know this because I lived with my grandmother, T.P. Healy's daughter, when I was 6-9 years old and she worked in the same arrangement.

The new kitchen is built with convenient storage and labor saving appliances.

The walls in the new kitchen will be covered with cabinets and there is an island to minimize footsteps and act as a serving counter.

The formality of the grand dining room is actually one of the features that attracted us because we like the sense of occasion the setting provided. That being said, we need more than one way out of the kitchen and want to combine it with a more informal eating and family area as the proposed design does.

All the existing wood trim around doors and windows will remain. The wood trim around the new opening will match the opening around the double pocket doors to the dining room.

Raising the Rear Entrance Door to Basement

This, of all the requests, is the most practical necessity and will have no discernible effect on the integrity of the house. This is necessary because over the years the threshold of the door and the outside walk have settled below the ground level of the back yard. The result is in a heavy rain the basement is flooded and the back wall of the house basement is wet.

This condition is destructive to the wood structure and back stairs. As you can see from the comparative drawing the change to the face is only detectable by comparison.

KITCHEN: Description of Work

Demolition:

Plaster will be removed from all walls and ceilings in the kitchen, as well as the finished floor.

The kitchen has been remodeled over the years so very little of the original is retained.

The wall between the kitchen and the adjacent room to the east will be removed and trimmed in oak to match the woodwork in that room.

The exterior walls will be foamed with 3" of foam.

Electrical and mechanical will be installed according to code.

The walls and ceiling will be covered in gypsum board to the same thickness of plaster and lath.

All trim in the room, windows and doors, will be removed and replaced.

New cabinets will be installed, finished in oak, stained and varnished to match wood trim in the kitchen.

Plumbing fixtures:

Sink will be stainless steel set in a Corian countertop. Adjacent refrigerator will also be Corian. Countertop around gas stove will be stone.

Hood will be installed over stove venting to the outside north wall.

Kitchen lighting will be under cabinet and over the stove.

All other adjacent rooms to remain as they are.

New kitchen floor will be cork.

Master Bath

Small room containing shower and water closet to be stripped to bare studs.

Exterior walls to be foamed with 3" of foam.

Walls and ceiling to be a combination of gypsum board and ceramic tile as shown in drawing.

Oval window and trim to remain as is.

Closet door that is moving will be reinstalled with exactly the same trim inside and out.

Adjacent dressing room to remain as is, with the exception of 2 lavatories to be installed in cabinetry as shown.

Cabinetry to be stained and varnished to match existing.

No change to decorative woodwork either in dressing area or master bedroom.

Guest Bathroom Demolition

All wall finishes and ceiling finishes to be removed.

Exterior wall to receive 3" of insulation.

Walls to receive gypsum board finish and ceramic tile as shown in drawing.

Ceiling to be gypsum board.

Floor to be ceramic tile as shown in drawing.

Door and trim to remain as is.

Basement Door

Basement door as shown in pictures to be removed.

Header to be raised 6" (there is adequate room available in stairwell to do this).

Existing door and trim to be reinstalled with 6" curb at sill of door to prevent entry of water due to lowered elevation of ground outside entrance.

Elevation of ground to be raised 4" so that drainage slopes away from house.

Hanauer, Aaron M.

From: John Cuningham <jcuningham@cuningham.com>
Sent: Saturday, October 05, 2013 10:26 PM
To: Hanauer, Aaron M.
Subject: Re: 3116 3rd Avenue South: request for information by Sunday?

The kitchen floor is not original because it is a wood parquet that was popular in the 70s and 80s

I will check to see if it is still there but it will be ruined because the parquet is glued down

We may retain the existing wood floor

The elevation of the wall between the kitchen and the music room will be the same as drawing 1 on sheet 3 trim will match kitchen windows

The kitchen sink is in bad shape and has lost it's enamel in some places

I don't think we will keep it

The ceiling in the music room is coved and will remain that way

The trim under the cove will be treated the same way as the trim around the pocket doors between the dining room and the parlor

There is wainscoting on all the walls in the kitchen. It will be retained

The door in the guest bathroom is the existing door with trim that matches the rest of the house. It is shown and labelled in drawing 2 sheet 5.

The pipes for the new bathroom go down in the wall between the vestibule and the entry hall. They are not visible

Sent from my iPhone

On Oct 5, 2013, at 12:39 PM, "Hanauer, Aaron M." <Aaron.Hanauer@minneapolismn.gov> wrote:

Hi John,

I am hoping that you can provide me the following information/answers to questions by tomorrow:

- **Kitchen**

- How do you know that the parquet floor is not original?
- If the parquet floor is not original could the original floor be underneath
- Would you retain the original floor in the kitchen if it was underneath the parquet floor?
- What are the proposed details of the new floor?
- What do you plan to do with the sink after you remove it?
- Can you provide an elevation drawing showing how the wall will look between the kitchen and the music room?
- The ceiling in the music room is arched (not sure if that is the proper description). How are you are going to do the wood trim at the top between these two rooms?
- Is there wainscoting on the other walls?

- **Guest bathroom**

- Please provide a picture looking into the guest bathroom that shows door trim.

- **New bathroom**

- Describe how the pipes for the shower, toilet, and sinks will not impact the ceiling for the floor below.

Thanks,

Hanauer, Aaron M.

From: John Cuningham <jcunningham@cunningham.com>
Sent: Friday, September 13, 2013 12:32 PM
To: Glidden, Elizabeth A.
Cc: Hanauer, Aaron M.
Subject: construction proposed at 3116 3rd Av. S., Mpls.

Ms. Glidden, This letter is to notify you that my wife and I are planning the construction of two bathrooms and a kitchen at the Healy house at this address. We are planning to move into the house in 2014. There will be no visible addition to the outside of the house and the interior woodwork and character is being preserved in every respect. We will be present at a public hearing in front of the Historic Preservation Commission on October 22nd, 2014. We have notified the Central Neighborhood Group and are moving through the approval process with the appropriate regulatory agencies. Should you have any questions, please call at 612 817 0842 or email me at jcunningham@cunningham.com.

Hanauer, Aaron M.

From: John Cuningham <jcunningham@cunningham.com>
Sent: Friday, September 13, 2013 12:32 PM
To: hannah@thecentralneighborhood.com
Cc: Hanauer, Aaron M.
Subject: Proposed modifications at 3116 3rd Av S., Mpls

I am the owner of the Healy House at 3116 3rd Av. S.. I am writing this letter to notify the neighborhood that my wife and I are planning two new bathroom and a kitchen for this house in preparation for our occupying this house in 2014. The remodeling will respect the house in every respect and does not add any area to the floor plan or modify any of the magnificent woodwork in the house. There will be a public hearing at the City Hall, October 22nd, 2014. Should you wish further information please contact me at (612) 817-0842. You may send mail to the house or contact me at my email address: jcunningham@cunningham.com