



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
 HPC Agenda Item #4  
 June 7, 2016  
 BZH-29149

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* I Elmwood Place (5101 Nicollet Avenue South)  
*Project Name:* Garage Addition  
*Prepared By:* Lisa Steiner, Senior City Planner, (612) 673-3950  
*Applicant:* Design for Preservation  
*Project Contact:* Bob Roscoe, Design for Preservation  
*Ward:* 11  
*Neighborhood:* Tangletown  
*Request:* To construct an attached garage addition.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow the construction of an attached garage addition.
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### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Residence
<b>Historic Name</b>	Elmwood
<b>Historic Address</b>	I Elmwood Place / 5101 Nicollet Avenue South
<b>Original Construction Date</b>	1887
<b>Original Architect</b>	Harry Wild Jones
<b>Original Builder</b>	Unknown
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Residence
<b>Current Use</b>	Residence
<b>Proposed Use</b>	Residence

<b>Date Application Deemed Complete</b>	May 11, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	July 10, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

## CLASSIFICATION

<b>Local Historic District</b>	Not applicable
<b>Period of Significance</b>	19 <sup>th</sup> Century
<b>Criteria of Significance</b>	Architecture; Master Architect
<b>Date of Local Designation</b>	1986
<b>Date of National Register Listing</b>	1976
<b>Applicable Design Guidelines</b>	<i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i>

## SUMMARY

**BACKGROUND.** The Harry Wild Jones house at 1 Elmwood Place (5101 Nicollet Avenue) was constructed in 1887 and is designed in a shingle and Norman revival chateau style. The house was designed by master architect Harry Wild Jones as his personal residence. The primary north façade is nearly symmetrical with a central entry flanked by prominent turrets. The front façade originally had a multi-columned wraparound porch with spindle work which was removed at some point and replaced with a smaller porch. Based on building permit records, it appears that the house was converted into a duplex in 1923. Also in 1923, a second story sun porch addition was constructed at the rear of the building. A second story roof deck was built at the rear of the building in 1990. There is no permit or photographic evidence that indicates when the existing tuck-under garage was installed, though it is assumed to be unoriginal. The home was converted back to a single-family home prior to 1990. The property received a use variance to operate a bed and breakfast in 1993 and appears to have been utilized as such until approximately 2009. The house was designated in the National Register of Historic Places in 1976 and was locally designated in 1986.

**APPLICANT'S PROPOSAL.** The applicant is proposing to construct an approximately 800 square foot, two-car attached garage addition on the south side of the house. A slightly recessed entry along the east elevation would be located at the connection of the new addition to the existing building. The garage would have a mansard-like roof with a roof deck above the garage. A portion of the deck balusters would be visible above the parapet. Due to the grade change on the site, the proposed garage is at the basement level of the house. The internal connection to the existing building would be accessed by a stairway in the garage leading to the main level of the house. An existing brick paver driveway would be utilized to access the garage from Elmwood Place.

**PUBLIC COMMENTS.** No comments had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

## ANALYSIS

### CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow the construction of an attached garage addition based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The Harry Wild Jones house was designated for its significance as the residence of one of Minneapolis' most noteworthy architects whose career spanned nearly fifty years of highly accomplished expertise in a wide variety of architectural styles. Harry Wild Jones designed the house in 1887 and resided there until his death in 1935. Jones is recognized as a master of a variety of architectural styles applied to a variety of building types. No formal period of significance has been specified for the landmark, though staff would informally identify a period of significance of 1887 to 1935, while Harry Wild Jones resided in the home. This would include the original structure as well as the second floor addition that occurred in 1923. The proposed attached garage would be compatible with the designation of the landmark. The massing of the proposed attached garage is minimized by the proposed flat roof which does not significantly impact the character-defining features of the property designed by Jones. The location of the proposed garage would primarily obscure only later changes made to the rear of the property that currently detract from the original design of the building.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

Integrity is the ability of a property to convey its significance. Both the National Register and the City of Minneapolis preservation regulations evaluate integrity based on the following seven aspects:

**Location:** The proposed location of the landmark would not be impacted by the proposal. The location chosen for the attached garage is least impactful on original, character-defining features of the property.

**Design:** The rear of the property has been modified over the years with changes that detract from Jones' original design. The applicant is proposing to match the existing cedar shingles of the house. A slightly recessed entry connection between the garage and the house will allow for the addition to be more clearly non-historic.

**Setting:** The proposed garage would be located in an area which is currently utilized as an outdoor parking area. The addition would not impact the integrity of the property's setting.

**Materials:** The applicant is proposing to clad the addition in cedar shingles matching those on the existing house. Where the proposed garage addition would attach to the existing building, existing exterior materials would be removed or obscured. Because the 1976 National Register nomination form noted that the exterior basement walls had been covered in stucco, it is assumed that the current exterior materials at the basement level are unoriginal. The chosen location of the addition will require the least possible loss of historic materials and would obscure the least amount of character-defining features of any elevation of the building.

**Workmanship:** The proposed garage addition would not obscure the workmanship evident in the original building. The rear of the building has been altered over time and does not reflect the original workmanship like the other elevations of the building.

**Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The alterations proposed will continue to convey the property's historic character and will not negatively impact its integrity of feeling as the residence of master architect Harry Wild Jones.

**Association:** The alterations proposed will continue to convey the property's historic character and will not negatively impact its integrity of association with Harry Wild Jones.

Overall, the proposed attached garage addition will ensure the continued integrity of the Harry Wild Jones house.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

No specific design guidelines have been adopted for the Harry Wild Jones house.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards apply to this proposal:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The property was originally designed and constructed as a single-family residence and will continue to be utilized as such. The proposed location of the addition will minimize the amount of historic material lost and will have a limited impact on character-defining features of the home. The design of the addition will not create a false sense of historical development. The second floor addition constructed in 1923, also designed and constructed during Jones' tenure in the house, would not be obscured by the proposed addition. The character-defining features on the street-facing facades of the building would be preserved. The addition would be compatible with the massing, size, scale, and architectural features of the existing building. A slightly recessed entry at the connection between the garage and the house will allow for the addition to be differentiated from the historic portions of the home. The addition would impact the basement level of the home, specifically the exterior materials, but the essential form and integrity of the historic property and its environment would be unimpaired if the addition were to be removed in the future.

The proposal is also consistent with specific recommendations related to new additions to historic buildings. The location of the attached garage at the southern rear elevation requires the least possible loss of historic materials and minimizes the amount of character-defining features that would be obscured, damaged, or destroyed. As the building fronts on three public streets, there are very limited options for locating any addition that would not be visible from a public street. While the addition is approximately 800 square feet in area, the scale is comparatively small in relation to the overall massing of the home itself. Although the garage will have matching cedar shingles, the slightly recessed entry between the two would help to make it clear what is historic and what is

new. The proposed garage addition is consistent with the applicable recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The preservation ordinance is intended to promote the recognition, preservation, protection and reuse of historic districts, to promote the economic growth and general welfare of the city, to further educational and cultural enrichment, and to implement the policies of the comprehensive plan. The certificate of appropriateness would be consistent with the following applicable policies of the comprehensive plan:

**Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.**

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Bob Roscoe for the property located at 1 Elmwood Place (5101 Nicollet Avenue):

### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow an attached garage addition, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved 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 June 7, 2018.
2. 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.

## ATTACHMENTS

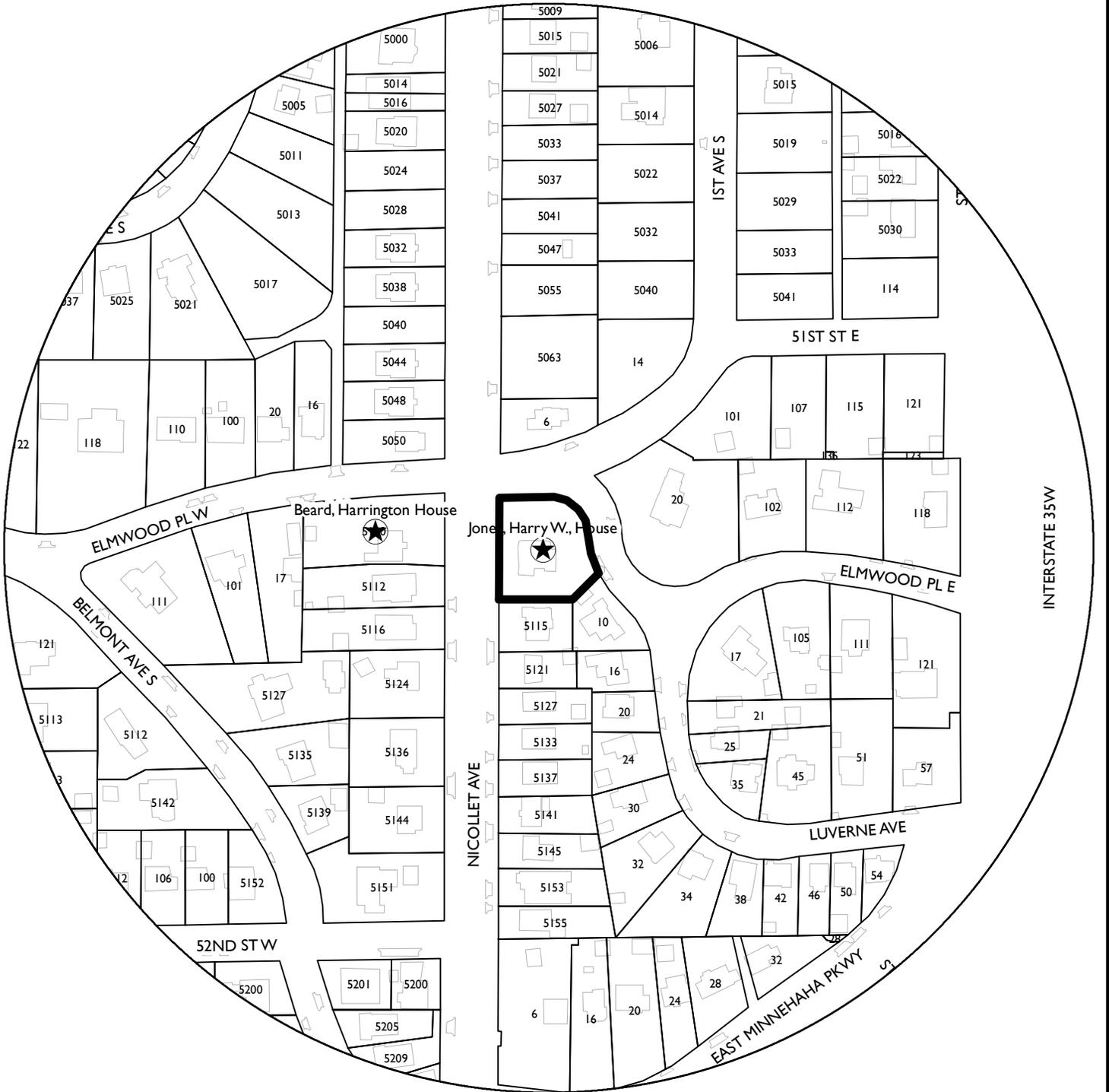
1. BZH Map
2. Oblique aerial photo
3. Historic photos
4. Written description and findings submitted by applicant
5. Survey and Site plan
6. Plans
7. Building elevations
8. Photos
9. Correspondence

**Bob Roscoe**

**11th**

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**1 Elmwood Place (5101 Nicollet Avenue)**

FILE NUMBER

**BZH-29149**

PL

E 51st St

Nicollet Ave

Elmwood Pl E





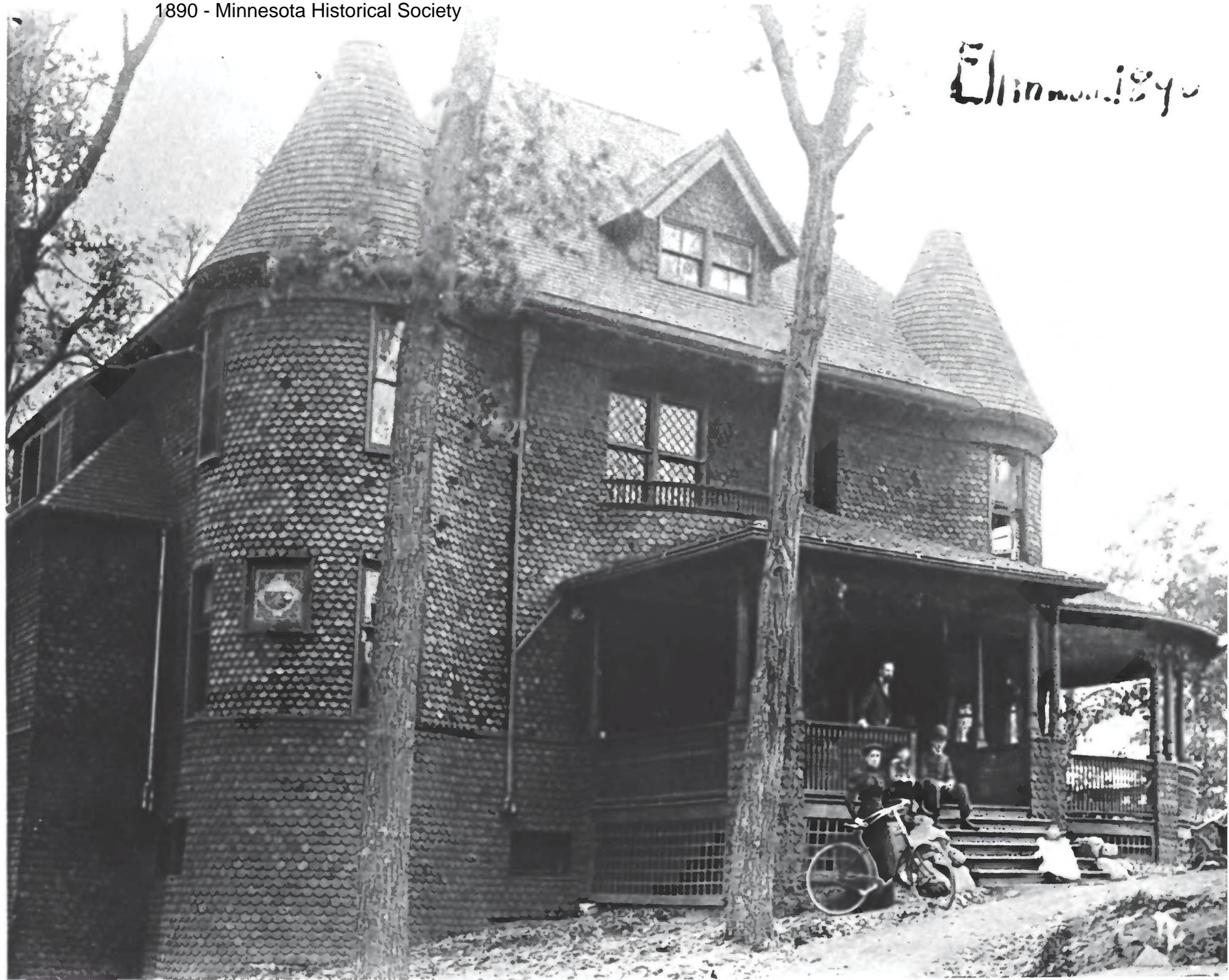
*Jones's home appeared quite grand just ten years after being built, an indication of the neighborhood's growth and prosperity. The family appears along the front of the residence, ca. 1897.*





*Nicollet Avenue (looking south, ca. 1887) was a dirt path carving its way through the wooded acreage of Washburn Park, a newly marketed real estate development. Harry Wild Jones, early investor and owner of the neighborhood's first non-farm house, placed wooden boards along the side of the "avenue" under the direction of his wife, Bertha. She and the few other neighborhood mothers requested the planking be set at baby-pram-wheel width to allow for easier strolling with their young children. Jones's home, Elmwood, designed by him and built in 1887, is barely visible through the thick foliage.*

Elmwood 1890



1900 - Minnesota Historical Society



*"ELMWOOD" HOME OF MR. HARRY W. JONES*





1976- Minnesota Historical Society



1976 - Minnesota Historical Society

July 23, 2015

**Elmwood - Harry W. Jones Residence  
HPC Application Text for Certificate of Appropriateness  
Part One**

**Alteration Compatibility:**

The alteration consists of building a new two stall attached garage with a semi-flat-roof with deck. The proposed garage will connect to the rear of the L-shaped house structure and make use of an existing brick paver driveway. This connection would be made to the basement level of the house whose exterior rear walls are exposed to view, as are the first, second and floor walls above.

The semi-flat roof with a modest parapet roof provides minimal physical exposure to the overall massing of the house. The canted parapet roof will have asphalt shingles of the same material, texture, and pattern of the existing shingles on the main roof. The walls will be clad with cedar shingles with half-round butts of the same dimensions of the main house and will be painted the same brown color.

**Existing Exterior Conditions:**

Jones had extended the living room to the south with deck area above that extends from the general south elevation. Subsequent additional work converted the deck with a closed in porch.

The attached garage design was selected in lieu of a detached design for the following reasons:

The site topography and landscape features at the rear area of the east elevation and the south site area near the south elevation would make a detached garage's construction to degrade the quality of the landscape.

The semi-flat roof design does not impair the original and revised architectural design by Harry Jones. A pitched roof for this garage would add unnecessary massing. This proposed design performs a major service by obscuring much of the post-Jones deleterious changes that detract from the Jones house design.

**Findings by applicant:**

(!) The architectural design of the alteration is compatible with the criteria of significance and period of significance identified with this landmark, as this section of the house contains several inappropriate elements subsequent to Jones's design, and the proposed

(4)

- Designing a new addition in a manner that makes clear what is historic and what is new.
- Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
- Not duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building.
- Not imitating a historic style or period of architecture in a new addition.
- Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.

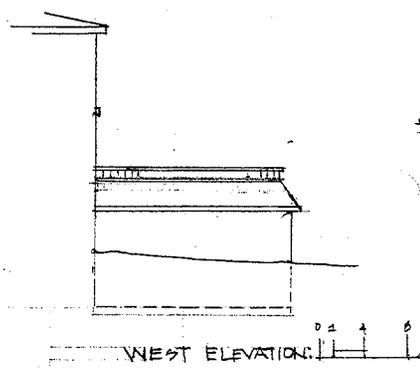




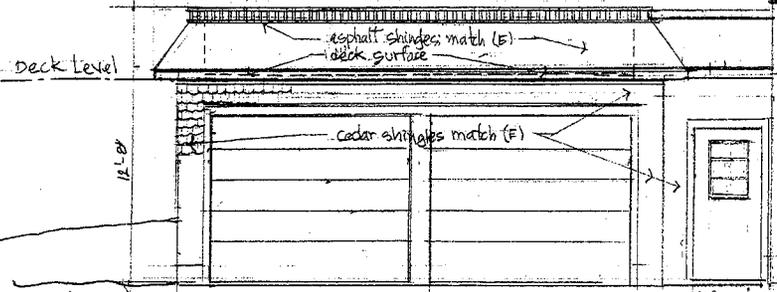
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



OCT 20, 2014  
 NOV 1, 2014  
 JULY 13, 2015

Harry Jones House  
 One Elmwood Place  
 Minneapolis, MN  
 Residence remodeling  
 New Garage Addition  
 Robert Roscoe  
 Design for Preservation  
 1401 East River Parkway  
 Minneapolis, Minnesota 55414  
 612-317-0989

2  
 2014

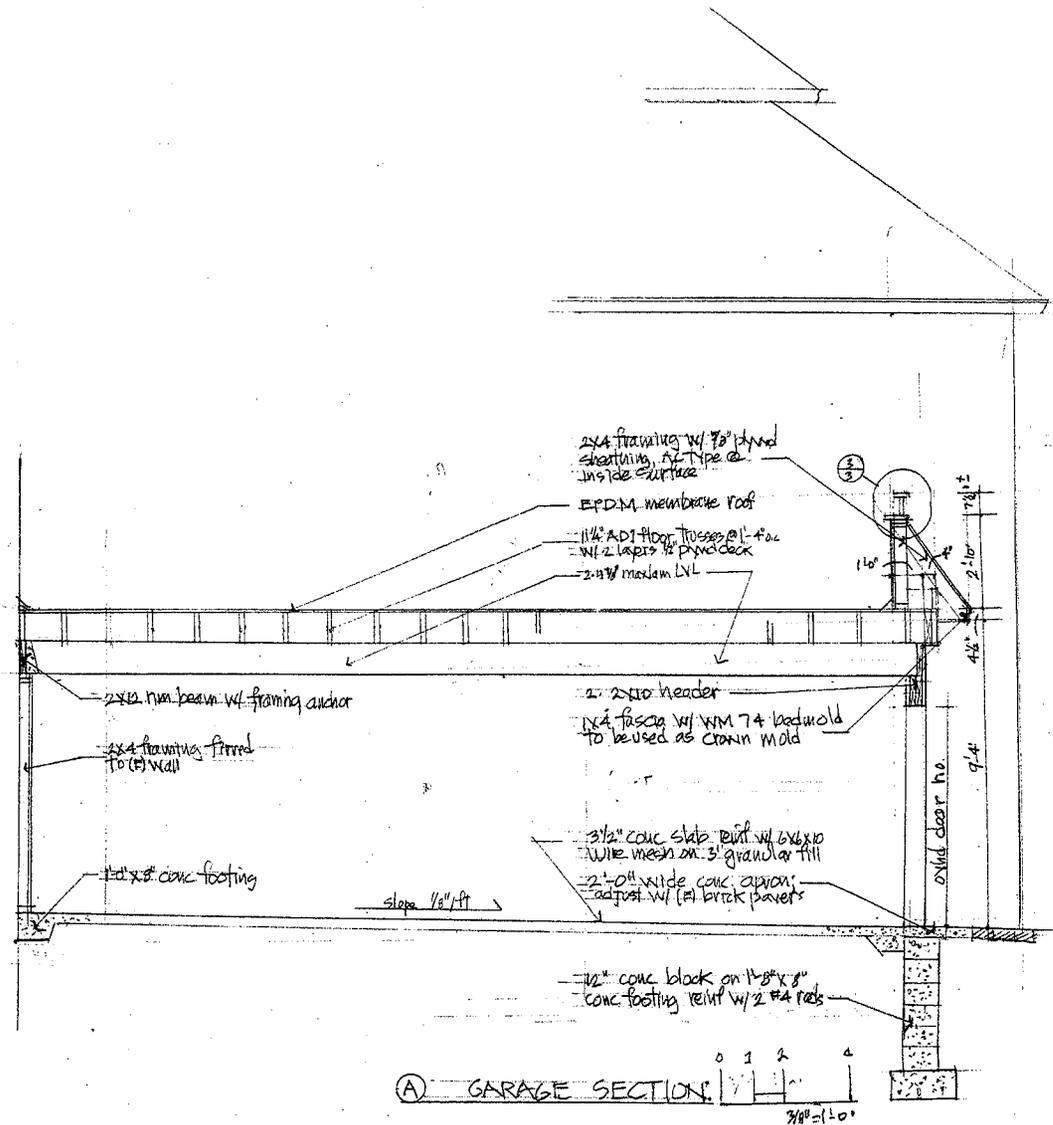
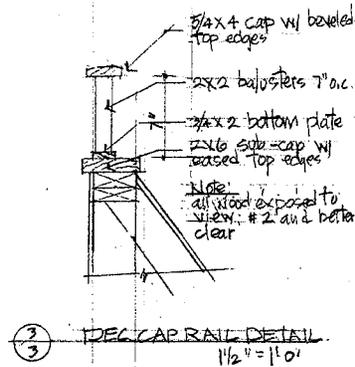
JULY 23, 2015

Harry Jones Hou  
One Elmwood Pla  
Minneapolis, MN

Residence remodel  
New Garage Addition

Robert Rosco  
Design for Preservation

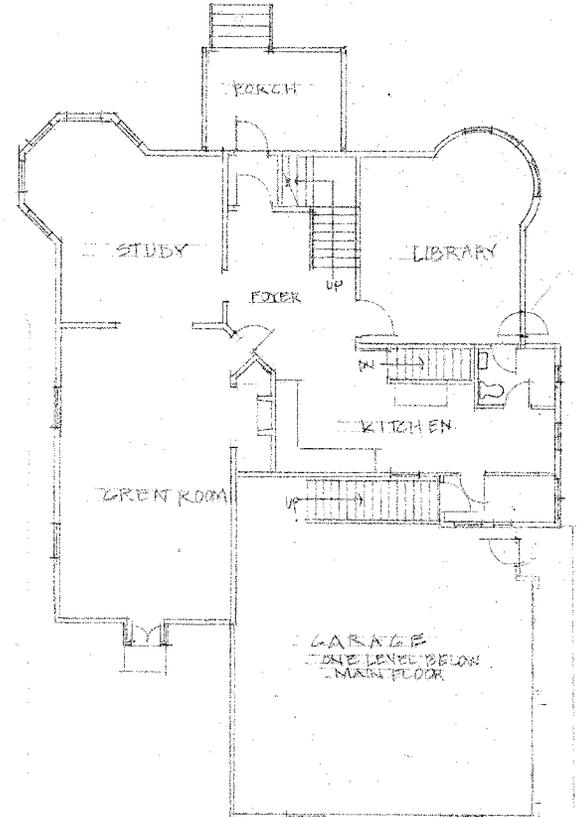
1401 East River Park  
Minneapolis, Minnesota 55  
612-317-0



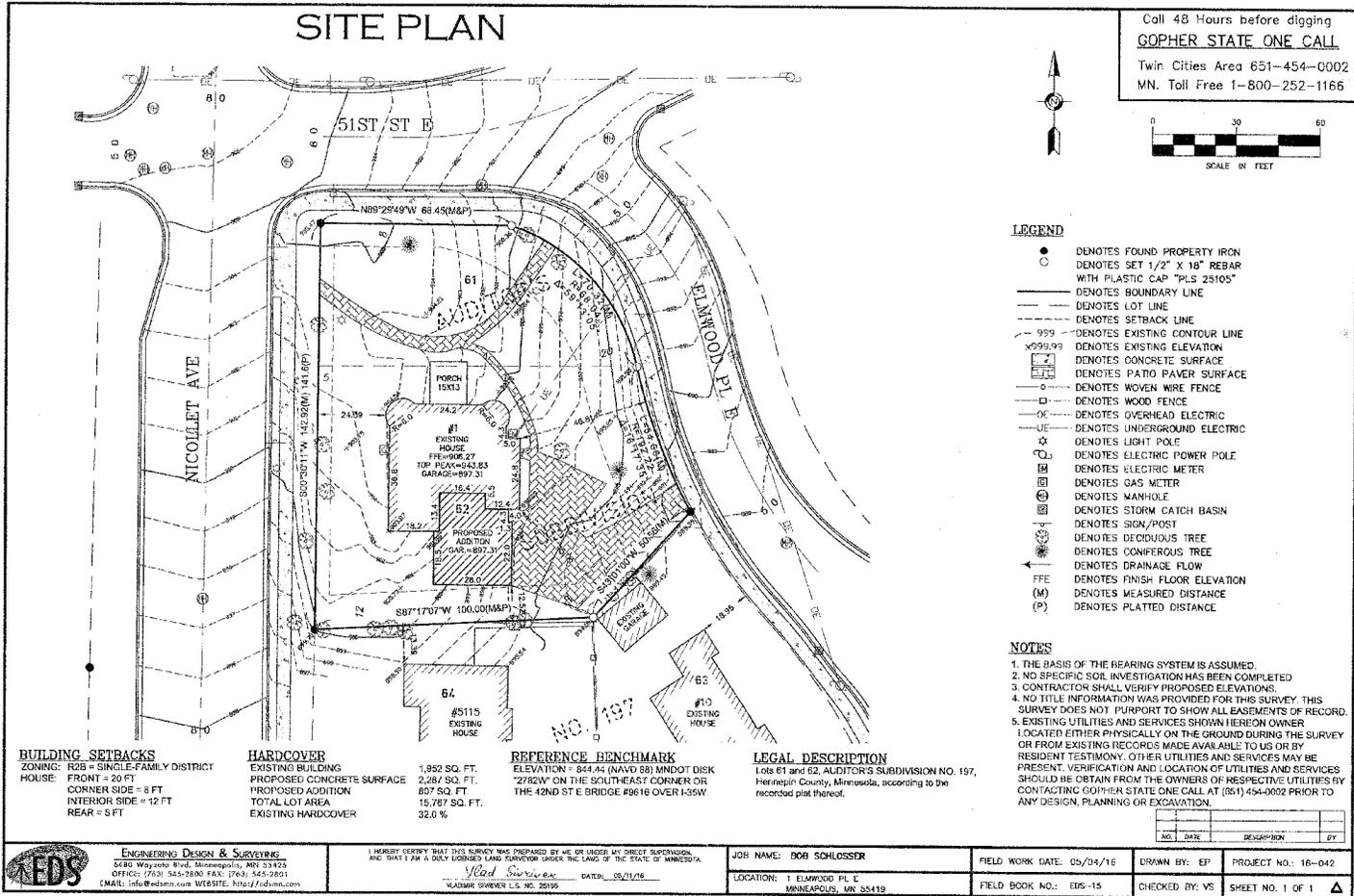
5101 Nicollet Avenue South

**Elmwood**

**Historic Profile:** "Elmwood" is significant as the residence of one of Minneapolis' most noteworthy architects whose career spanned nearly fifty years. Harry Wild Jones demonstrated expertise in a wide variety of architectural styles, but chose a shingle-styled Norman chateau for his home. When the home was built in 1887 it was among the first in the Washburn Park Neighborhood and undoubtedly set the design tone for the area. Along with Jones' impressive architectural accomplishments, such as the Butler Brothers Warehouse (1906) and the Lakewood Cemetery Chapel (1910), he was a professor of architecture at the University of Minnesota, president of the Minnesota Chapter of the American Institute of Architects, and the director of the State Art Society.



MAIN FLOOR PLAN: 1/8" = 1'-0"  
MAY 12, 2016



Harry Jones House  
 5101 Nicollet Avenue  
 Minneapolis, MN  
 Residence Remodeling  
 New Garage Addition

**Robert Roscoe**  
 Design for Preservation

1401 East River Parkway  
 Minneapolis, Minnesota 55414  
 612-317-0999

	ENGINEERING DESIGN & SURVEYING 6480 Wayzata Blvd., Minneapolis, MN 55425 OFFICE: (763) 545-3800 FAX: (763) 545-9801 EMAIL: info@edsmin.com WEBSITE: http://edsmin.com	I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. <i>Wood Services, Inc.</i> MINNESOTA SURVEYOR LICENSE NO. 25935	JOB NAME: ROB SCHLOSSER LOCATION: 1 ELMWOOD PL E MINNEAPOLIS, MN 55419
	FIELD WORK DATE: 05/04/16 FIELD BOOK NO.: EDS-15	DRAWN BY: EP CHECKED BY: VS	PROJECT NO.: 16-042 SHEET NO. 1 OF 1



WEST ELEVATION SQ FT AREA 1032.7  
WINDOW AREA 155.2 = 15.05 %

MAY 25, 2016

WEST ELEVATION: 1/4" = 1'-0"

Harry Jones House  
One Elmwood Place  
Minneapolis, MN  
Residence remodeling  
New Garage Addition  
Robert Roscoe  
Design for Preservation  
1401 East River Parkway  
Minneapolis, Minnesota 55414  
612-317-0989



SOUTH ELEVATION: 0 4 8

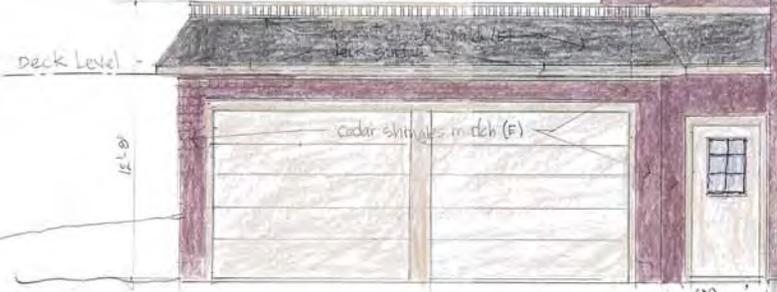
Note:  
 (N) garage surfaces to be  
 Matchmeys (E)



WEST ELEVATION: 0 4 8



EAST ELEVATION: 0 4 8



Deck Level -

12'-0"

Cedar shingles in reb (E)

(N) (E)

OCT 20, 2014  
 NOV 1, 2014  
 JULY 23, 2015  
 MAY 12, 2016

Harry Jones House  
 One Elmwood Place  
 Minneapolis, MN

Residence remodeling  
 New Garage Addition

Robert Roscoe  
 Design for Preservation

1401 East River Parkway  
 Minneapolis, Minnesota 55414  
 612-317-0989

# TRADITIONAL WOOD COLLECTION GARAGE DOORS

Wood Garage Door - Model 453 (Rail & Stile - Framed Panel)





(F)  
cover garage door, non-character-defining

1 Elmwood Pl  
partial East and partial South Elevations

Sheet 1



Partial East Elevation

1 Elmwood PL

Sheet 2



remove (E) stairway, non-conforming

cover (E) shingles, character-defining

1 Elmwood Pl

sheet 3

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North Elevation

1 Elmwood Pl

Sheet 4



6 Robert Roscoe / Design for Preservation

1401 East River Parkway, Minneapolis, Minnesota 55414 612.317.0989 [bobroscoe@me.com](mailto:bobroscoe@me.com)

May 12, 2015

Councilmember John Quincy  
Minneapolis City Council  
350 S. 5th St., Room 307  
Minneapolis, MN 55415

Re: Application for Heritage Preservation Commission Public Hearing, June 7, 2016

Dear Councilmember Quincy:

I have prepared architectural plans for addition of an attached garage to be built at the Harry Jones House at 1 Elmwood Place on behalf of the house's owner Bob Schlosser. We are submitting an application for HPC review. I have been working with CPED staff on the project.

If you have any questions, please contact me.

Respectfully,

Bob Roscoe

Robert Roscoe / Design for Preservation

1401 East River Parkway, Minneapolis, Minnesota 55414 612.317.0989 [bobroscoe@me.com](mailto:bobroscoe@me.com)

July 23, 2015

Tangletown Neighborhood Association  
P.O. Box 19347  
Minneapolis MN 55419

To Association staff:

Re: Application for Heritage Preservation Commission Public Hearing, September 8 , 2015

Dear Tangletown Association staff :

I have prepared architectural plans for addition of an attached garage to be built at the Harry Jones House at 1 Elmwood Place on behalf of the house's owner Bob Schlosser. We are submitting an application for HPC review. I have been working with CPED staff on the project.

If you have any questions, please contact me.

Respectfully,

Bob Roscoe