

**Pilgrim Rest Baptist Church
Design Guidelines
5100 James Avenue North**



Prepared for the Minneapolis Heritage Preservation Commission

**City of Minneapolis
Community Planning & Economic Development (CPED)**

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Introduction

Scope

These guidelines are meant to be used in conjunction with the latest version of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. These guidelines identify the property's period of significance; indicate historic uses, and state character-defining features. This document also specifies additional guidelines for exterior changes specifically suited to this property. These guidelines apply only to the exterior of the building. Where these guidelines do not provide specific guidance, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* should be followed.

Period of Significance

The period of significance for the Pilgrim Rest Baptist Church is 1923-1968, beginning with when the church was established by the early African Americans settlers in the Shingle Creek area in North Minneapolis and ending when the existing church building was moved to the current location.

Historic Uses

The structure was reported to have originally been used as a schoolhouse in rural Osseo Minnesota. In 1926, the building was moved from outside the city limits near 49th Avenue North to 5201-5207 Dupont Avenue North and became Hope Lutheran Church. The building was again moved in 1968, when it was donated to Pilgrim Rest Baptist Church, to the current location at 5100 James Avenue Norths.

Historic and Non-historic Features

In May 1968, the building was moved from 5201-5207 Dupont Avenue North to 5100 James Avenue North.

Prior to 1968, the building had distinctive features that were not transported along with the move when the building was donated to Pilgrim Rest Baptist Church. A 1939 Minneapolis Tribune newspaper article "Cornerstone to be Laid" included a rendering of the church building. This photo shows that above the front entrance, the building had a large bell tower with a cross over it. Photographic evidence of when the building was being moved shows that the bell with a cross over it did not exist during the move.

After 1968, building permits for the property do not indicate that any of the original elements of the building have been removed or altered. The exterior of the church building looks as much the same today as it did when it was moved to the current site in 1968. Visual evidence does, however, indicate the presence of additional non-historic features including an accessible ramp, storm windows, galvanized steel light wells, window-mounted air conditioning units, replacement front doors, aluminum gutters, aluminum downspouts, aluminum coil soffits, a roof-mounted dish network TV antenna, and a small mansard roofed shed.

Additional site features, including five mature trees on the south side of the lot, a chain link fence at the rear of the building along the southeast corner of the lot, a freestanding monument sign, and a commemorative wall plaque appear to have been installed after 1968 and are considered non-historic.

Character Defining Features

Character defining features are the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. The Pilgrim Rest Baptist Church's character defining features include:

- Linear, front-gabled roof.
- Stucco cladding.
- Transom panel above the front entrance.
- Fenestration and fenestration pattern along the front of the building and the nave.

Guidelines for Alterations to Building

I. Exterior Cladding

- A. Historic materials shall be preserved except when in demonstrated need of replacement or when presenting a health hazard
- B. If in need of replacement, the historic stucco cladding may be replaced with stucco or stucco panels.

II. Roof

- A. The historic roof design should be maintained.
- B. The roof is covered in non-historic asphalt shingles that replaced the roof's historic asphalt shingles. Asphalt shingles should continue to be used in future shingle replacements.

III. Windows

- A. Historic materials shall be preserved except when in demonstrated need of replacement or when presenting a health hazard.
- B. Replacement windows shall match historic windows in size, division of light, and operation.
- C. Acceptable materials for replacement windows shall include wood, engineered wood, aluminum, and aluminum-clad wood.
- D. Glass used in any replacement windows should match the color and reflectivity of glass found in the church.
- E. Removing or radically changing windows is not recommended. Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window openings is also not recommended. New window openings may be permitted on secondary elevations when needed for new functions and when less visible from the public right of way.
- F. Basement windows have been filled with glass block, screened, and blocked. Any or all of the basement windows may be replaced with glass block. Existing glass block basement windows should not be blocked.

IV. Exterior Doors

- A. Historical materials shall be preserved except when in demonstrated need of replacement or when presenting a health hazard.
- B. Replacement doors should match the appearance of the historic doors.
- C. Design alterations to the transom panel above the front entrance shall not be permitted.

V. Accessible Ramp

- A. The existing wooden accessible ramp is a non-historic feature. If removed, the replacement ramp should be sympathetic to the historic character of the building.

VI. Fence

- A. It is unknown whether the existing chain link fence is historic. It may be replaced with a new chain-link fence or other type of fence that permits views of the church from the public right of way. The fence can be entirely removed.

VII. Signage

- A. It is unknown whether the existing cross on the front of the church is historic. Any replacement of the exterior cross should match the current cross in size and location.
- B. A sign is permissible in place of the cross if the building ceases to be used as a church.

VIII. Accessory Structure(s)

- A. The existing shed located on the rear of the lot is a non-contributing resource and shall not be subject to design guidelines.
- B. New accessory structures, including but not limited to garages, sheds, raised planting beds, and greenhouses shall be located to the rear of the lot. Detached accessory structures shall not be subject to design guidelines but must comply with applicable zoning ordinances. Accessory structures in compliance with these standards may be approved through the Certificate of No Change process.

IX. Additions

- A. Any additions should be constructed in a manner where there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- B. New additions should be designed in a manner that makes clear what is historic and what is new. Additions should be compatible, subordinate, reversible and inconspicuous with limited visibility from the public right-of-way. Generally, additions to the front and side façades would have a substantial adverse impact and would not be appropriate.