



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #2
 August 5, 2014
 BZH-27906

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 1729 Morgan Avenue South
Project Name: Webster/Deinard Residence
Prepared By: [Joe Bernard](#), AICP, Senior City Planner, (612) 673-2422
Applicant: Amos Samuel Deinard
Project Contact: Joe Bernard
Ward: 7
Neighborhood: Lowry Hill
Request: Local Historic Designation of the Webster/Deinard Residence at 1729 Morgan Avenue South

HISTORIC PROPERTY INFORMATION

Current Name	Amos Spencer Deinard Residence (1947-1985, 1985-present)
Historic Name	George Webster Residence (1924-1947)
Historic Address	1729 Morgan Avenue South
Original Construction Date	1924
Original Architect	Liebenberg & Kaplan Architects
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence

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

In August 2013, Amos Samuel Deinard submitted an application for nomination to the City of Minneapolis Department of Community Planning and Economic Development (CPED) for the Deinard Residence at 1729 Morgan Avenue South. After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on September 24, 2013, that the property exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED’s findings and placed the Deinard Residence under interim protection and called for a designation study to be conducted. A designation study was completed in the spring of 2014 (attached) and has been presented for review to both the State Historic Preservation Office and the City of Minneapolis 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.
- Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.
- Policy 10.7: Maintain and preserve the quality and unique character of the city's existing housing stock.

The effect of the proposed designation on the surrounding area: The proposed designation of the subject property should have limited impact on the surrounding property as the neighborhood has been largely stable for many years. The designation may further solidify the value of preservation that exists in this part of Minneapolis.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The property does not lie within the boundary of any adopted development plans or small area plans.

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 Amos Spencer Deinard meets the following designation criteria.

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

The property was the site of the Minneapolis Fair Employment Practices Commission meetings at a time when this type of work was relevant to both local and national politics. Eventually, the work of this commission – first started by then Mayor Hubert Humphrey, and chaired by Amos Deinard – informed creation of the Federal Equal Opportunity Commission under Title VII of the U.S. Civil Rights Act of 1964.

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

Amos Spencer Deinard resided at the subject property from 1947 until his death in 1985. His legal practice and volunteer work influenced local and national actions on fair employment and anti-discriminatory policy.

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

The Webster / Deinard Residence is an excellent example of the 1920s Tudor Revival style and has been kept intact and well maintained for nearly a century.

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

The drawings show intentionality of landscape design that is fully integrated into the site as a whole. Key landscape elements remain intact and have been well maintained since the property's construction.

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

The property is significant for its association with master architects Jacob Liebenberg and Seeman Kaplan, as discussed in part two of this designation study.

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 May 16, 2014. In a letter dated June 13, 2014 (attached) SHPO provided favorable comments on the designation and stated:

“The Webster/Deinar House is significant for its association with architects Jacob Liebenberg and Seeman Kaplan, a firm that worked for over 60 years in Minneapolis. ... The Webster/Deinard House gains additional significance for its association with its former owner, Amos S. Deinard, and early advocate for civil liberties in Minneapolis...”

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 Jun 12, 2014. 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 Lowry Hill Neighborhood. A copy of the staff report submitted to the CPC is attached to this report.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development:

The Department of Community Planning and Economic Development recommends that the 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 1729 Morgan Avenue South with the following conditions:

1. The designation includes the entire property including the exteriors of the principal structure (constructed in 1924) and the landscaping elements identified in the designation study (constructed in 1924).
2. The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the property.

ATTACHMENTS

1. The Webster / Deinard Residence Designation Study, dated May 1, 2014
2. State Historic Preservation Office Comment Letter, dated June 13, 2014
3. Minneapolis City Planning Commission Comment Letter, dated August 14, 2014
4. Heritage Preservation Commission Nomination Staff Report, dated August 7, 2013
5. Map of the subject property