Request for City Council Committee Action from the Department of Community Planning & Economic Development – Planning Division

Date: April 21, 2011

To: Council Member Gary Schiff, Chair, Zoning and Planning Committee
Members of the Committee

Referral to: Zoning and Planning Committee

Subject: Local Historic Designation of the Charles B. Lyon House at 425 Oak Grove Street

Recommendation: The Heritage Preservation Commission adopted a resolution recommending that the Minneapolis City Council designate the Charles B. Lyon Residence at 425 Oak Grove Street as a local historic landmark.

Prepared or Submitted by: Aaron Hanauer, Senior City Planner, 612-673-2494

Approved by: Jack Byers, Planning Supervisor, 612-673-2634

Presenters in Committee: Aaron Hanauer, Senior City Planner

Financial Impact (Check those that apply)
_x_ No financial impact (If checked, go directly to Background/Supporting Information).
___ Action requires an appropriation increase to the _____ Capital Budget or _____ Operating Budget.
___ Action provides increased revenue for appropriation increase.
___ Action requires use of contingency or reserves.
___ Business Plan: _____ Action is within the plan. _____ Action requires a change to plan.
___ Other financial impact (Explain):
___ Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)
Ward: 7
Neighborhood Notification: The Citizens for a Loring Park Community and property owners within 350 feet of 425 Oak Grove Street were notified of the April 5 Heritage Preservation Commission public hearing and the April 21 Zoning and Planning Committee meeting on March 15, 2011.
City Goals: See staff report.
Comprehensive Plan: See staff report.
Zoning Code: See staff report.
Living Wage/Job Linkage: Not applicable.
End of 60/120-day Decision Period: Not applicable
Other: Not applicable.

Background/Supporting Information Attached:

On April 16, 2010, Councilmember Lisa Goodman moved to nominate the property known as the Charles B. Lyon House, 425 Oak Grove Street, for local designation. She also moved to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures, and landscape features on the property. This included demolitions, additions, renovations and other improvements. She did so with support from Citizens for a Loring Park Community (CLPC). Councilmember Goodman's motion included direction that the Planning Director be directed to prepare the necessary documentation to bring this nomination forward to the Historic Preservation Commission (HPC) no later than June 22, 2010. The City Council adopted this motion.

After completing an initial review, CPED brought the nomination to the May 18, 2010 Heritage Preservation Commission meeting. The staff report noted that that the property may exhibit at least two of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance; the property's exemplification of the Shingle Style and its association with a significant person, Charles B. Lyon (Criterion 2 and 4). On May 18, 2010, the Heritage Preservation Commission adopted staff findings and approved the nomination of 425 Oak Grove Street as a landmark; established interim protection; and directed the Planning Director to prepare a designation study.

A draft designation study was completed in January 2011. With the completion of the draft designation study it was found that the Charles B. Lyon House met three designation criteria.

- Criterion 3:The property contains or is associated with distinctive elements of city and neighborhood identity;
- Criterion 4: The property embodies the distinctive characteristics of an architectural style; and
- Criterion 6: The property exemplifies works of a master builder.

The designation study did not recommend designation based on its association of a significant person (Charles B. Lyon).

The designation study was submitted to the Minnesota State Historic Preservation Office (SHPO) on January 2, 2011 and the Minneapolis Planning Commission on February 24, 2011. The designation received favorable comments from both groups.

On April 5, 2011, the Heritage Preservation Commission **adopted** the Charles B. Lyon House Designation Study and attachments as findings of fact, and made the recommendation to the Zoning and Planning Committee of the City Council to **approve** a local designation of the Charles B. Lyon House at 425 Oak Grove Street. The recommended designation is for the exterior of the principal structure and property.

<u>Supporting Material</u>

1. Designation Study Dated March 3, 2011
   Appendix A: Council action initiating nomination (4/16/2010)
   Appendix B: Nomination staff report (5/18/2010)
   Appendix C: HPC actions from nomination hearing (5/18/2010)
   Appendix D: Letter from SHPO (2/10/2011)
   Appendix E: Staff report to City Planning Commission (2/24/2011)
   Appendix F: Staff report to Heritage Preservation Commission (4/5/2011)
   Appendix G: HPC actions from designation study (4/5/2011)
   Appendix H; HPC resolution (4/5/2011)
   Appendix H: Request for council action (forthcoming)
   Appendix I: Zoning and Planning Committee actions (forthcoming)
   Appendix J: Actions of the full City Council (forthcoming)
   Appendix K: Publication in Finance and Commerce (forthcoming)

***DRAFT* DESIGNATION STUDY:**

CHARLES B. LYON HOUSE

425 Oak Grove Street, Minneapolis

City of Minneapolis
Department of Community Planning
& Economic Development - CPED

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

MPLS PLAN
The Minneapolis Plan
for Sustainable Growth

DRAFT: MARCH 3, 2011

Acknowledgement

Mayor and City Council of the City of Minneapolis

R.T. Rybak, Mayor

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Robert Lilligren, Council Vice President

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Cam Gordon
Diane Hofstede
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Lisa Goodman
Elizabeth Glidden
Gary Schiff
Meg Tuthill
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Table of Contents

PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY 5
- Parcel location, shape, and size
- Description of building(s) on the property
- Description of interior features
- Description of landscape and landscape features

PART 2: HISTORIC SIGNIFICANCE 9
- Loring Park Neighborhood
- Shingle Style Architecture
- Master Builder and State Senator, Frank Griggs (F.G.) McMillan

PART 3: RATIONALE FOR LOCAL HISTORIC DESIGNATION.....16
- Designation Criteria
- Integrity of historic resource
- Other Considerations

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION 26

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS 28

PART 6: SOURCES AND REFERENCES 50

PART 7: NOTES 52

PART 8: APPENDICES.....54

Table of Figures

Figure 1: Loring Park Aerial, 2010. Source: Bing Maps 29
Figure 2: Oak Grove Street aerial, 2010, Source: Bing Maps 30
Figure 3: Charles B. Lyon House, 1976, Source: CPED Files 31
Figure 4: Charles B. Lyon House, 2010, Source: CPED files 32
Figure 5: 425 Oak Grove Street 2010 Images 33
Figure 6: Topography map, Source: City of Minneapolis MinneAtlas.....34
Figure 7: 1861 R. Cook Map of St. Anthony and Minneapolis, Source: John R. Borchert Map Library 35
Figure 8: 19th Century Oak Grove Residences 36
Figure 9: 1892 C.M. Foote & Co City of Minneapolis Map, near time of construction of C.B. Lyon House.....38
Figure 10: 1914 Minneapolis Plat Map, Source Hennepin County Special Collections Library 39
Figure 11: 1938 Oak Grove Street aerial, Source John R. Borchert Map Library40
Figure 12: 1912-1951 Sanborn Map, Source Hennepin County Special Collections Library 41
Figure 13: 1976 Ridgewood Study Map, Source Hennepin County Special Collections Library 42
Figure 14: Minneapolis landmarks designed in the Shingle Style, Source: CPED files 43
Figure 15: F.G. McMillan built structures 44
Figure 16: 419 and 425 Oak Grove Street, the D.B. Lyon and C.B. Lyon Houses, respectively, 1949, Source: Minnesota Historical Society.....45
Figure 17: 1883 Davison's Directory Map of Minneapolis, Source: Minnesota Digital Library- Minnesota Reflections.....46
Figure 18: 1874 Image of Loring Park looking northeast from present day vicinity of Hennepin and Lyndale intersection, Welles house in left center. Source: 1974 Loring Park Development Progress Report and Shadow of the City 47
Figure 19a and b: 1945 Loring Park aerial, looking to the east Source: Minnesota Historical Society.....48 a and b
Figure 20: 1894 Minneapolis Tribune cartoon, Source: Trimble, 1990 Shadow of the City.....49

Designation Study Background

On April 16, 2010, Councilmember Lisa Goodman moved to nominate the property known as the Charles B. Lyon House, 425 Oak Grove Street, for local designation. She also moved to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property. This included demolitions, additions, renovations and other improvements. She did so with support from Citizens for a Loring Park Community (CLPC). Councilmember Goodman's motion included direction that the Planning Director be directed to prepare the necessary documentation to bring this nomination forward to the Historic Preservation Commission (HPC) no later than June 22, 2010. The City Council adopted this motion.

After completing an initial review, CPED brought the nomination to the Heritage Preservation Commission and noted that that the property may exhibit at least two of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance; the property's exemplification of the Shingle Style and its association with a significant person, Charles B. Lyon (Criterion 2 and 4). On May 18, 2010, the Heritage Preservation Commission adopted staff findings and approved the nomination of 425 Oak Grove Street as a landmark; established interim protection; and directed the Planning Director to prepare a designation study.

This study is intended to fulfill the requirements for local historic designation outlined in Title 23, Chapter 599.230 of the Minneapolis Code of Ordinances. The study is based on a review of resources listed in Part 6: Sources and References.

Table 1: Basic Property Information

Current Name	Ready for Success
Historic Name	Charles B. Lyon House
Current Address	425 Oak Grove Street
Historic Address	419 and 425 Oak Grove Street
Original Construction Date	1890
Additional Construction	1909 (front sun porch) 1987 (large rear addition)
Original Contractor	Frank Griggs (F.G.) McMillan
Original Architect	None
Historic Use	Single-family residence
Current Use	Office
Ward:	Ward 7
Neighborhood:	Loring Park

PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY

This section is intended to give a specific description of the physical characteristics of the key components of what is under consideration on this property: the building, landscape, and other features of the property.

Parcel location, shape, and size

The Charles B. Lyon House at 425 Oak Grove Street is located in the Loring Park Neighborhood, a neighborhood in the southwest corner of downtown Minneapolis (Figure 1, Page 29 and Figure 2, Page 30). Today, Oak Grove Street has a variety of uses including residential, office, and a religious institution. The western portion of this street retains its late 19th century/early 20th century feeling to a high degree of integrity with the retention of the late 19th century residential structures at 419 and 425 Oak Grove Street, and the early 20th century St. Marks Church building, Northwestern National Life Insurance Company Building and the Women's Club. Many of the late 19th and early 20th century structures on the eastern portion of Oak Grove Street have been torn down and replaced by parking lots over the past 60 years (Figure 1, Page 29).

The Charles B. Lyon House is the gateway to the residential development of Oak Grove Street. Oak Grove Street starts at Lyndale Avenue South. At the site of the Northwestern National Life Insurance Company Building (430 Oak Grove Street), a split exists with Oak Grove Street and 15th Street West. Oak Grove Street curls south, where it angles away from 15th Street West. After crossing Spruce Place, Oak Grove Street runs parallel with West 15th Street to Nicollet Avenue. Originally, Oak Grove Street extended to Nicollet Avenue, however, after 1951; the intersection with Nicollet Avenue was ended.

The parcel at 425 Oak Grove Street is rectangular in shape. The lot is 58 feet wide in the front, 80 feet wide in the rear, 145 feet deep on the western portion of the property, and 149 feet wide on the eastern portion of the property (approximately 8,037 square feet)[1] .

The Charles Brayton (C.B.) Lyon House is a three-story residence built in 1890 in the Shingle Style (Figure 3, Page 31 and Figure 4, Page 32). It is one of a few remaining opulent, late 1800s residences in Loring Park. The original construction of the house measured 30 feet by 54 feet. A 12 foot by 14 foot sun porch was added to the front of the house in 1909. In 1987 a large, two-story, rear addition was added to the house. The rear addition has an open first floor that provides vehicular parking. On top of the second floor is a rooftop deck (Figure 5, Page 33).

Description of building(s) on the property

The subject property contains one building. Though it began as a single-family residence, it was converted into a rooming house/nursing home in 1954, and then converted into an office in 1987[2] [3].

Description of the primary structure

Date(s) of construction: The C.B. Lyon House was constructed by Frank Griggs (F.G.) McMillan for Charles Brayton Lyon in 1890 for $6,000.[4] The 12' by 14' foot sun porch was added to the front elevation in 1909[5]. A large rear addition was added to the house in 1987[6].

Location, placement, and orientation of building on the site: The home is located roughly in the southwest portion of the lot and faces northeast toward downtown Minneapolis.

Size and massing: 425 Oak Grove Street is a three-story residence laid out in a simple plan with a projecting bay on the west side of the principal elevation[7]. The original construction of the house measured 30 feet by 54 feet. The front tower and irregular fenestration lend the building an asymmetrical appearance (Figure 4, Page 32). The C.B. Lyon House is comparable in size and massing to its neighbor to the east, The Daniel B. Lyon House. Today, the house at 425 Oak Grove Street including the 1987 addition and basement is approximately 8,339 square feet[8].

Architectural Style: The C.B. Lyon house is designed in the Shingle Style and sits on a rugged limestone foundation (Figure 5, Page 33). It contains a side-gabled roof with an asymmetrical placed tower on the front façade. The side-gabled roof is steeply pitched. The cornice contains a modillion course. Within the eaves the original rafter tails and dentils exist. A corbelled chimney is located near the west elevation at the rear of the original construction. It is unknown if the house originally contained a shingled roof. The first reroofing permit was pulled in 1965; the house currently has asphalt shingles (Figure 4, Page 32.) Note: It is typical for Shingle-Style houses to have their original wooden shingles replaced with composition shingles such as the case with 425 Oak Grove Street[9].

The tower on the front elevation extends from the second floor to the third floor. The tower and front façade are united by the extended front wall of the tower and the upper band of windows. In

typical Shingle Style it blends into the main volume of the house and reads as a half-tower rather than a stand alone element.

Most Shingle-Style houses have a continuous wall cladding of unpainted wood shingles. The C.B. Lyon house has textured wood shingles on the third story, on the eaves of the west elevation bay window, and the bump out on the west elevation nearest the front of the house. These shingles are currently painted green and were painted a shade of white as far back as 1949 (Figure 16, Page 45). The main exterior material on the first and second stories is narrow wood clapboard siding. The clapboard siding on the first floor of the west elevation was replaced after 1976 with slightly wider clapboard siding (compare Figure 3, Page 31 and Figure 4, Page 32).

The original front porch spans the length of the original construction. The porch has a centered entrance, contains simple, square wood columns, and a scroll-sawn railing.

The original fenestration pattern is highly intact. The windows are not symmetrical in placement. However, with the exception of the staircase windows on the west elevation, the windows are top aligned thus forming a horizontal band on each floor. The ornate windows in the house include the arched windows and a circular window on the west elevation. In addition, the house contains diamond pane casement windows on the top floor and leaded glass windows on the first floor. The Palladian-motif window on the west elevation is not original (compare Figure 3, Page 31 and Figure 4, Page 32), however, the opening of the semicircular window on the east elevation is original (compare Figure 16, Page 45 and Figure 5, Page 33). All windows on the south elevation are part of the 1987 addition (Figure 5, Page 33).

Known original elements that are deteriorated or missing: With the large rear, two-story addition that was completed in 1987, the original detail of the C.B. Lyon house on the (rear) elevation has been covered over and likely removed (Figure 5, Page 33).

Description of secondary structure(s)

No other structures stand on the lot.

Description of landscape and landscape features

From the Oak Grove Street sidewalk, a walkway to the house is elevated five steps and another five steps ascend to an open front

porch that extends across the full width of the façade. A concrete retaining wall serves as the buildings western property line. On the east side of the property, a mature tree is situated near the principal structure. The eastern side of the property also includes a driveway and modern retaining wall that was likely built in 1987.

Topography, terrain, and vegetation: The lot at 425 Oak Grove Street slopes upward to the south and the east. The slope of the lot is approximately 10.5 percent from the northwest corner of the lot to the southeast corner of the lot. The vegetation consists of turf grass in the front yard. Pavement has been added to the east and rear portions of the lot for the driveway that leads to the rear parking area (Figure 5, Page 33).

PART 2: HISTORIC SIGNIFICANCE

The subject property is historically significant for its representation of Loring Park's brief tenure as Minneapolis' home for upper class families, for its embodiment of the Shingle Style, and for its association with master builder, Senator Frank Griggs (F.G.) McMillan. These three areas of significance are all interrelated.

Loring Park Neighborhood

425 Oak Grove Street is associated with distinctive elements of neighborhood identity. After the completion of Central (Loring) Park in 1885, Oak Grove Street became a premier location for professionals to build high-style single-family residences. The Charles B. Lyon House at 425 Oak Grove Street is a tangible remnant of this period in Loring Park's history.

1854-1883:

The neighborhood known today as Loring Park got its start back in 1855. Samuel J. Jewett made the first official foray into the neighborhood, filing a 160 acre claim for his brother-in-law Joseph Smith Johnson. J.S. Johnson purchased the property at what was then the southwestern corner of the town and that today is bounded by Nicollet Avenue on the east, Franklin Avenue on the south, Lyndale Avenue on the west, and Grant Street on the north, for $1.25 per acre[10] (Figure 7, Page 35). All of Loring Park was within the original town limits of Minneapolis[11].

Joseph Smith Johnson named what is now known as Loring Pond, Jewett Lake, after his wife. However, it was more generally referred to as Johnson's Pond until the Park Board purchased the land in 1883.

1883-1885:

The land where Loring Park is currently located was purchased from J.S. Johnson and Allen Harmon in 1883 by the newly formed Minneapolis Park Board. The park was named Central Park. It was completed in 1885 following the designs of landscape architect H.W.S. Cleveland and under the direction of park superintendent William M. Berry[12].

When the Park Board of Minneapolis secured the Central Park tract in 1883, the smaller lake was excavated from the old swamp and the great lake was considerably enlarged and its banks built up from the sediment taken out. With the addition of several acres to the park in 1890, it was renamed Loring Park in honor of the first president of the Park Board, Charles M. Loring[13].

It was the swampy land and uneven topography that hindered development to the south of Loring Park prior to 1885. Years prior to the creation of Central Park, Charles Loring considered building his home across from Johnson's Lake. However, he decided it was too far and too remote of a location to travel to and from the city[14]. The pond was surrounded by an impassible marsh and people had to wait until winter when "the swamp became frozen before it was possible to get to the lake itself[15]."

1885-1919

The creation of Central Park, today's Loring Park, was a turning point in the history of Oak Grove Street. Substantial homes had been built in the Central Park area and on Oak Grove Street before the park's establishment, but the construction of the park accelerated the trend[16]. Grading the slope south of the lake created sites for some of the city's most opulent mansions[17]. Oak Grove Street's hilly topography provided great views of Loring Park, Loring Pond, and Downtown. These views increased the demand and value of the land. Oak Grove Street quickly attracted professionals, (doctors, lawyers, and businessmen) including Charles Brayton Lyon, and some of the city's most socially prominent families in the neighborhood[18]. The Minneapolis Tribune reported in 1890, the same year that 425 Oak Grove Street was built, that "Oak Grove Street continues to furnish the most extensive house building of the finer grades[19]."

By 1892 most of the parcels on the two blocks directly to the south of Loring Park, 15th Street West and Oak Grove Street, were developed mainly with well designed single-family dwellings (Figure 8, Page 36). In contrast to the development of West 15th Street and Oak Grove Street, the two blocks to the south and further uphill, Clifton and Groveland Avenues had minimal development in 1892 (Figure 9, Page 38).

From a citywide perspective, the residential development of Loring Park helped give direction to the southwest "prestige" sector for Minneapolis. Loring Park was the first park land purchased by the Minneapolis Park Board[20]. Although similar park plans were being created for southwest Minneapolis lakes such as Lake of the Isles, Lake Calhoun, and Lake Harriet at about the same time as Central Park, the residential development success and popularity of Loring Park showed Minneapolitans the value of living around the lakes and in the southwest portion of Minneapolis.

1920-Present

By the 1920s, the building diversity of Oak Grove Street increased. The early part of the 20th century gave rise to the construction of the Cathedral of St. Marks (1909) at 515 Oak Grove Street, the Young and Robert Apartments (1919) at 227-233 Oak Grove Street, the Oak Grove Apartment Hotel (1920) at 230 Oak Grove Street, the National Life Insurance Company (1923) at 430

Oak Grove Street, and the Woman's Club (1927) at 410 Oak Grove Street. However, even with these new buildings along Oak Grove, the southern portion of Oak Grove Street from Spruce Place to West 15th Street was able to maintain the late 19th century/early 20th century housing stock (compare Figure 10, Page 39 and Figure 11, Page 40).

From the 1920s through the 1960's a series of events and trends took a toll on the 19th century/early 20th century single family dwellings of Loring Park. First, with the expansion of the streetcar system and the increase in automobile ownership, wealthy families began to move further south and southwest of downtown to areas such as Lowry Hill, Kenwood, Lake of Isles, and neighborhoods further south around Lake Calhoun and Lake Harriet[21]. Additionally, the Great Depression in the 1930s increased the number of conversion of older houses, including some once-exclusive mansions south of Loring Park, to multifamily and non-residential uses. Also, the continued pressure for high-density use resulted in early redevelopment of many blocks as older dwellings and row houses were razed to make way for large apartment structures along LaSalle, Spruce, and Oak Grove [22].

In 1914, Oak Grove Street contained at least 34 single-family structures from the late 19th and early 20th century (Figure 10, Page 39, Table 2, Page 11, and Table 3, Page 12). By 1951, this was reduced to 16 (Figure 12, Page 41). However, 15 of the 16 19th century/early 20th century single-family houses on the southern portion of Oak Grove Street from Spruce Place to West 15th Street remained (Figure 11, Page 40). From 1951 to 1976, ten of the 15 houses on Oak Grove Street were demolished (Figure 12, Page 41 and Figure 13, Page 42). Today in 2010, only four remain (Figure 1, Page 29 and Table 2, Page 11). Since 1951, the 19th century houses have primarily been replaced with surface parking lots (Figure 2, Page 30).

Table 2: Extant 19th Century Oak Grove Street Single-Family Houses

Address	**Date of Construction**
425 Oak Grove Street	1890
419 Oak Grove Street	1892
337 Oak Grove Street	1893
131 Oak Grove Street	1889

Table 3: Former 19th Century Oak Grove Street Single-Family Houses

Oak Grove Street Address	Date of Construction	Date of Demolition
3	Prior to 1894	After 1929
7-15	1886	1920
18-20	Prior to 1885	1912
40	Prior to 1886	After 1892
75	Prior to 1887	After 1916
108	Prior to 1894	After 1898
109	Prior to 1890	1944
115	Prior to 1890	1944
125	1885	1922
126	1886	Circa 1972
200	Prior 1862	1919
209	Prior to 1891	Moved 1900
230	1890	1971
245 (2 houses)	1890	Post 1969
301	Prior to 1892	1956
302	Prior to 1892	1935
305	1888	1966
307	1888	1968
315	1891	1967
317	1891	1967
318	Prior to 1892	1929
320	1886	Moved 1982
327	1886	1966
331-333	Prior to 1901	1961
340	Prior to 1901	After 1938
343	1886	1974
402-410	Prior to 1885	1925
403	1885	1974
407	1885	1959
413-415	1887	1959

Shingle Style Architecture

A Field Guide to American Houses states the following about the Shingle Style:

> *"Most Shingle houses were built between 1880 and 1900. The style began and reached its highest expression in seaside resorts of the northeastern states. Fashionable summer destinations such as Newport, Cape Cod, eastern Long Island, and coastal Maine had numerous architect-designed cottages in the style. From this fashionable base, well publicized in*

cotemporary architectural magazines, the style spread throughout the country.

The Shingle architectural style, however, never gained the wide popularity of its contemporary, the Queen Anne style, and thus, Shingle houses are relatively uncommon except in coastal New England.

The Shingle style, like the Stick and spindlework Queen Anne, was a uniquely American adaptation of other traditions. Its roots are threefold: 1. From the Queen Anne it borrowed wide porches, shingled surfaces, and assymetrical forms. 2. From the Colonial Revival it adapted gambrel roofs, rambling lean-to additions, classical columns, and Paladian windows. 3. from the contemporaneous Richardsonian Romanesque it borrowed an emphasis on irregular, sculpted shapes[23]."

The common characteristics of the Shingle Style include[24]:

- Wall cladding and roofing of continuous wood shingles (most examples now have the original wooden roofing replaced by composition shingles);
- Asymmetrical façade with irregular, steeply pitched roof line;
- Roofs usually have intersecting cross gables and multi-level eaves;
- Commonly have extensive porches;
- Rugged appearing stone or brick used as contrasting materials on lowest story;
- Small paned windows often forming horizontal bands;
- Restrained ornamentation;
- Towers (found in about one-third of Shingle houses, are more likely to be integrated more fully into the overall design rather than as fully developed elements)[25].

The Shingle Style flourished in Minneapolis in the 1890s[26]. The popularity of the style can be attributed to Harry Wild Jones, who introduced the Shingle Style to Minneapolis[27].Two examples of Harry Wild Jones' residential structures built in the Shingle Style are the Harrington Beard House (1888) at 5100 Nicollet Avenue and the Harry Wild Jones House (1887) at 5101 Nicollet Avenue (Figure 14, Page 43). Both of these houses are locally designated. Even though the Shingle Style had a period of popularity in Minneapolis, Shingle Style houses are less common compared to the Queen Anne and Colonial Revival styles.

The Charles B. Lyon House is another prime example of the Shingle Style as it exhibits most of the common characteristics of the style including: the wood shingle cladding, asymmetrical façade with irregular, steeply pitched roof line, roof with an intersecting cross gable, multi-level eaves, a full-length porch, rugged stone foundation, small paned windows that form a horizontal band, restrained ornamentation (compared to Queen Anne style), prominent porch

columns, textured wood shingles, and an asymmetrical placed tower that blends into the main volume of the house.

The design of the Charles B. Lyon House is substantially different compared to the Harrington Beard and the Harry W. Jones houses. The Charles B. Lyon house contains a side gabled roof compared to the gambrel roofed Harrington Beard House and the hipped roof Harry W. Jones House. In addition, the Charles B. Lyon House contains a full front porch something that is not a part of the design of the other shingle style houses.

Charles B. Lyon (1858-1945)

Charles B. Lyon was born in Ichin, Michigan in 1858. He married his wife Martha in 1883 in Marquette, Michigan[28]. That same year, Charles and Martha moved to Minneapolis[29]. In 1887, Charles and Martha lived with Charles' father, Daniel B. Lyon in the newly constructed house at 415 Oak Grove Street. In 1891, when the home at 425 Oak Grove (original address 419 Oak Grove Street) was completed, it was the home address for the families of Charles B. and Daniel H. Lyon. Charles and Martha had three children, Bertha, Georgia, and Barbara. Daniel B. Lyon also built the house at 419 Oak Grove Street. When it was completed in 1892, Daniel B. Lyon and his family moved there.

C.B. Lyon lived in the house at 425 Oak Grove until his death at the age of 87 in 1945. Mr. Lyon was the owner of the first wholesale chemical firm in the Northwest[30]. Charles, Martha, and their three daughters were featured in the Society section of the Star Tribune on numerous occasions for weddings, trips, and guest arrivals.

Master Builder and State Senator Senator: F.G. McMillan (1856-1918)

The contractor who built 425 Oak Grove Street, Frank Griggs (F.G.) McMillan, was born in 1856 in Danville, Vermont[31]. Mr. McMillan was a resident of Minneapolis from 1878 until his death on May 5, 1918. F.G. McMillan was a contractor and builder in Minneapolis who worked with some of the city's top architects including William M. Kenyon, William Channing Whitney, and Long, Lamoreaux, and Long[32]. In his obituary, Mr. McMillan was described by the Minneapolis Star as a "pioneer builder in the city[33]." F.G. McMillan built a number of significant buildings in Minneapolis including Butler Square North, the Pillsbury Library, and West High School (Figure 15, Page 44)[34]. In addition to the residential building at 425 Oak Grove Street, Mr. McMillan built other prominent homes including the N.E. Hutchings House at 1607 Mount Curve Avenue, the I.A. Hazlett House at 1802 Colfax Avenue, and his own residence at 700 10th Avenue Southeast.

While F.G. McMillan's construction career has not received the same recognition of Theron Potter Haley, the quality and grandness of the structures that he built demonstrates a characteristic style and quality.

Among the structures that Mr. McMillan is known to have built, the Butler Square North Building and the Pillsbury Library are contributing buildings to historic districts; Warehouse District and St. Anthony Falls respectively. He also built West High School (1907), which was at Hennepin Avenue and 28th Street (current location of the Kenwood Isles Condominium). West High School was a sturdy Classical Revival design featuring large arched entries to either side of a pedimented central pavilion[35].

Mr. McMillan's residential structures include 1607 Mount Curve Avenue and 1802 Colfax Avenue which are considered contributing buildings to potential historic districts; Mount Curve potential historic district and Groveland Addition potential historic district respectively. Although F.G. McMillan has a commercial and civic building protected as contributing structures to historic districts, currently, none of his residential structures are designated.

Table 4: F.G. McMillan Buildings

Building Name	Address	Note
Butler North Building	500-510 1st Avenue North	Contributing building to the Minneapolis Warehouse District
Pillsbury Library	100 University Avenue Southeast	Contributing building to the Saint Anthony Falls Historic District.
West High School	Hennepin Avenue and West 28th Street	Demolished in 1984
The University of Minnesota Women's gymnasium	Unknown address	
The University of Minnesota Physics building	Unknown address	
N.E. Hutchings House	1607 Mount Curve Avenue	Contributing building to Mount Curve Proposed Historic District
I.A. Hazlett House	1802 Colfax Avenue	Contributing building to the Groveland Addition Proposed Historic District
F.G. McMillan Residence	700 10th Avenue SE	demolished

In addition to being a prolific builder, Mr. McMillan was a two-term state senator representing the City of Minneapolis. He was considered one of the leading

Democrats in Minnesota in his time[36]. Among his positions as the state senator was chairman of the senate committee that made the recommendation to the entire legislative body on choosing the location of the current state capital building.

In 1893, the senate committee overseeing the state capitol location ended up recommending to the entire Senate body that the capitol be placed on the site of the previous capitol building, which is the location of the existing 1905 Cass Gilbert designed capitol building. The senate committee vote was 4-1.

Frank Griggs McMillan was the lone senator to vote against this location recommendation. Many suspected at the time that Mr. McMillan had motives of relocating the capitol to Loring Park or somewhere else in Minneapolis (Figure 20, Page 49). However, it later became clear that Mr. McMillan was not advocating to relocate the capitol building to Minneapolis. His dissenting from the majority opinion was based on the specific location of the proposed capitol. He felt that location was limited for expansion and that it was "so far removed from close proximity to the business district of the city that future generations will wonder at the lack of wisdom displayed by her capitol commissioners, or by the legislature which will be responsible for such a blunder, if one is made[37]." Mr. McMillan also voiced his opposition about limiting the search for an architect to those living in Minnesota.

Even after the Minnesota state senate and the house voted to have the capitol building at it is current location in 1893, Minneapolis business leaders continued to try and lure the capitol to Loring Park[38]. In 1895, a resolution was adopted at the Minneapolis Board of Trade offering the state the site of Loring Park with some adjacent land (43 acres total), and $500,000 towards construction costs, if the capitol was moved to Minneapolis. F.G. McMillan stated he opposed the resolution on the grounds that it would upset the balance made among Minnesota cities during territorial times which awarded St. Paul the state capital, Minneapolis the state university, Stillwater the prison, and St. Peter the insane asylum[39].

F.G. McMillan's additional civic work includes serving six years as a member of the Minneapolis board of education and a member of the Minneapolis park board for two years. He was also a member of the board of charities and corrections under both Mayor James C. Haynes and Mayor Wallace G. Nye. Under Governor John Lind, Mr. McMillan served as the state board of equalization [40].

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 in appropriate alterations.

Designation Criteria

Title 23, Chapter 599.210 of Minneapolis Code of Ordinances lists seven criteria which are considered when trying to determine whether a property is worthy of local designation as a landmark because of its particular significance. The Charles B. Lyon House appears eligible for designation as an individual landmark per the ordinance criteria 3, 4, and 6. It does not appear significant under criteria 1,2, 5, and 7.

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 in question does not appear to be the site of historically significant events. While it did merit mention in the *Minneapolis Tribune* in numerous articles, such mention generally referred to its owners, the Lyons, and their social occurrences.

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

The property in question does not appear to be significant based on its association with the lives of significant persons or groups. While Charles B. Lyon was the owner of the first wholesale chemical firm in the Northwest, and the Lyon family was featured in the Society section of the Star Tribune on numerous occasions for weddings, trips, and guest arrivals, these items on their own do not rise to the level of significance under designation Criterion #2.

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

The subject property was originally an elegant single family residence constructed in the fashionable, wealthy neighborhood that sprung up around Minneapolis' first city park: Central Park (now Loring Park). It was the 19th century post-Central Park development on Oak Grove Street that helped give direction to the affluent residential development in the southwest sector of Minneapolis.

Oak Grove Street has seen dramatic change over time. Many of the late 19th century structures were replaced with early 20th century structures. As development pressures continued more of the late 19th century structures were replaced with surface parking lots and late 20th century/early 21 century multifamily buildings. Of the thirty-four plus 19th century single-family structures that stood along Oak Park Street in 1914, only four remain: 425 Oak Grove Street and three others. As one of the few remaining tangible remnants of this lost heritage, 425 Oak Grove Street is historically significant.

In addition to the Charles B. Lyon House being an important remaining example of the early southwest development trend, 425 Oak Grove Street is also important to the significance of Oak Grove Street itself. The Charles B. Lyon House is the gateway to the residential portion of Oak Grove Street from the west (Figure 1, Page 29 and Figure 2, Page 30). The Charles B. Lyon House is the first residential structure on Oak Grove Street for those traveling east on Oak Grove Street. In addition, the Charles B. Lyon House is vital to help retain the 19th century setting that exists with the proximity of 419 Oak Grove Street and 337 Oak Grove Street. If one of these houses is demolished it will have an adverse impact on the residential setting of the other houses.

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

As a residence embodying the distinctive characteristics of the Shingle architectural style, the Charles B. Lyon House is historically significant. The house contains many of the defining architectural style elements. The house's wood shingle cladding and asymmetrical tower that blends into the main volume of the house are character defining features of the house and the Shingle Style. In addition to these features, the Charles B. Lyon House has a roof that is steeply pitched and contains an intersecting cross gable, a full-length porch with simple porch columns, and small paned windows that form a horizontal band.

The design of the Charles B. Lyon House is substantially different compared to the two Shingle-Style houses that are locally designated already; the Harrington Beard and the Harry W. Jones houses. The Charles B. Lyon house contains a side gabled roof compared to the gambrel roofed Harrington Beard House and the hipped roof Harry W. Jones House. In addition, the Charles B. Lyon House contains a full front porch which is not a part of the design of the other shingle style houses.

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

The subject property does not appear significant under criterion 5. Turf grass, an asphalt driveway that leads to parking in the rear, and two retaining walls are the major landscape features. Such features as the turf grass and driveway are quite common to other residences in Minneapolis. Retaining walls are an important feature in Loring Park because of the hilly topography. The two retaining walls of the Charles B. Lyon House do not appear to be original. However, they are an important feature in helping retain the original grading of the house. The property does not contain a rear yard due to a large rear addition in 1987.

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

As a Shingle Style residence built by master builder, Frank Griggs (F.G.) McMillan, 425 Oak Grove Street is historically significant. The National Register Bulletin, "How to Apply the National Register Criteria for Evaluation" explains the qualifications a landmark must meet in order to be considered the "work of a master":

> *A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft*[41]*.*

The residence at 425 Oak Grove Street expresses a particular phase in the development of the master's career. The Charles B. Lyon House is the earliest extant known structure of Mr. McMillan's career. The high-style designed home was likely helpful in setting up his career of being a well respected builder in residential, commercial, and institutional building.

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

No evidence was found that demonstrates that the property has yielded, or may be likely to yield, information important in prehistory. Records available at the Minnesota State Historic Preservation Office indicate no archaeological surveys have been conducted on or near the property in question.

Integrity of Historic Resource

The Charles B. Lyon House possesses the ability to communicate its historical significance, as evident in its retention of all seven aspects of integrity as defined by the U.S. Department of the Interior:

Location: The Charles B. Lyon House at 425 Oak Grove Street remains in its original location and thus possesses integrity of location.

Design: The property embodies distinctive characteristics of the Shingle Style and retains its architectural integrity. The C.B. Lyon house, which was built by F.G. McMillan, maintains a consistent design aesthetic today as when it was built. The retention of the original materials makes this a prime example of the Shingle architectural style.

Setting: The Loring Park neighborhood, in particular Oak Grove Street, has changed since the time of construction of the Charles B. Lyon house at the end of the 19th century. The street was lined with opulent single-family dwellings. The number of these 19th century examples has been reduced substantially, however, the western stretch of Oak Grove Street still includes the Charles B. Lyon House at 425 Oak Grove Street, the Daniel B. Lyon House at 419 Oak Grove Street, and the Lund House at 337 Oak Grove Street. The combination of these houses in close proximity to one another help retain the late 19th century residential setting. If one of these houses are demolished it will have an adverse impact on the residential setting of the other houses.

Retaining walls are important feature in Loring Park because of the hilly topography. The two retaining walls of the Charles B. Lyon House do not appear to be original. However, they are an important feature in helping retain the original grading of the house. The property does not contain a rear yard due to a large rear addition in 1987.

Materials: The Charles B. Lyon retains its integrity of materials. Even though a third floor window and the first floor lap siding on the west elevation have been replaced, the house still contains many original elements including textured wood shingles, porch balustrade, leaded and diamond pane casement windows, modillion course, rafter tails, dentils, and a corbelled chimney.

Workmanship: The Charles B. Lyon House retains its integrity of workmanship. The Shingle Style was primarily used in the late 19th century. Most of the original materials remain and the Charles B. Lyon House is an

authentic historic resource because of its high retention of details and materials.

Feeling: The Charles B. Lyon house retains its integrity of feeling. The close proximity of the subject property with the late 19th century houses at 419 Oak Grove Street and 337 Oak Grove Street are able to evoke the aesthetic and historic sense of a past period of time.

Association: The Charles B. Lyon House still retains its direct link to the original residential development of Central Park. The C.B. Lyon house was built five years after Central Park was completed. The house at 425 Oak Grove Street and those at 419 Oak Grove and 337 Oak Grove are the only houses of Oak Grove Street that can be directly associated with the opening of Central Park and the ensuing residential development. Furthermore, the location of the houses at 425, 419, and 337 Oak Grove Street near each other and Loring Park strengthens the historic significance of one another.

Other Considerations

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 December 2010, one hundred fifty (150) individual properties are designated as landmarks in the City of Minneapolis.

Of the 150 locally designated landmarks, 58 are single-family houses. Loring Park has four of the 58 single-family landmarks: The Alden H. Smith House at 1400-1410 Harmon Place (1886), the Eugene J. Carpenter House at 300 Clifton Avenue (1906), the Elbert L. Carpenter House at 314 Clifton Avenue (1906), and the Charles C. Bovey House (1916) at 400 Clifton Avenue (Table 5, Page 22).

Even though Loring Park has four single-family residential landmarks, none of them capture the late 19th century development that took place south of Central Park after it was completed in 1885. Most of these 19th century houses have been demolished or moved to other locations in Minneapolis. It was the 19th century post-Central Park residential development on Oak Grove Street that helped give direction to the affluent residential development in the southwest sector of Minneapolis.

The City of Minneapolis has two landmarks designed in the Shingle Style (Table 5, Page 22), twelve landmarks in the Loring Park neighborhood (Table 6, Page 22), and nineteen landmarks that represent the period of construction

from 1880-1889 (Table 7, Page 23). The City of Minneapolis has no individual landmarks that were built by Frank Griggs McMillan.

Table 5: Individual Landmarks Designed in the Shingle Style

Historic Name	Architect	Year Built
Harry Wild Jones House	5101 Nicollet Avenue	1887
Harrington Beard House	5100 Nicollet Avenue	1888

Table 6: Individual Landmarks in the Loring Park Neighborhood

Name/Address	Year Built	Historic Use	Architect
Alden H. Smith House, 1400-1410 Harmon Place	1886	Residential-Single Family Dwelling	William Channing Whitney
West Fifteenth Street Rowhouses, 115-29 15th Street West	1886	Residential-Multiple Dwellings	Adam Lansing Door
Swinford Townhouses/Apartments, 1213-1221, 1225 Hawthorne Avenue	1886/1897	Residential-Multiple Dwellings	Hodgson & Sons/Harry Wild Jones
Wesley Methodist Church, 101 Grant Street East	1891	Religious-Church	Warren Howard Hayes
Eugene J. Carpenter House, 300 Clifton Avenue	1906	Residential-Single Family Dwelling	Edwin H. Hewitt
Elbert L. Carpenter House, 314 Clifton Avenue	1906	Residential-Single Family Dwelling	William Channing Whitney
Basilica of St. Mary, 88 17th Street North	1907/1913	Religious-Church	Emmanuel Louis Masqueray
Charles C. Bovey House, 400 Clifton Avenue	1916	Residential-Single Family Dwelling	Howard Shaw
Architects and Engineers Building, 1200-1208 2nd Avenue South	1920	Commercial-Offices	Hewitt and Brown
Loring Theater, 1407 Nicollet Avenue	1920	Culture/Recreation – Motion Picture Theater	Kees and Colburn
MacPhail School of Music, 1128 LaSalle Avenue	1923	Education – Performing Arts	Magney and Tusler
Woman's Club of Minneapolis, 410 Oak Grove	1927	Public - Clubhouse	Leon Eugene Arnal

Table 7: Individual Landmarks Built in Minneapolis Between 1890-1899

Name/Address	Year Built	Historic Use	Architect
Swinford Apartments	1886/1897	Residential-Multiple Dwellings	Hodgson & Sons/Harry Wild Jones
Minneapolis City Hall	1889-1905	Public-City Hall/Courthouse	Long and Kees
Melrose Flats	1890-1892	Commercial/ Residential-Multiple Dwellings	Charles Segwick
Montefiore Cemetery and Chapel	1890	Religious	Septimus J. Bowler
Wesley Methodist Church	1891	Religious-Church	Warren Howard Hayes
George Van Dusen, Mansion	1891	Residential-Single Family Dwelling	Orff and Joralemon
Minneapolis Brewing and Malting Company	1891-1910	Industrial/Commercial	Wolff and Lehle/Carl F. Struck
Lake Harriet Park Picnic Pavilion and Men's and Women's Rest Buildings	1891/1904	Culture/Recreation-Park	Harry Wild Jones
Farmers and Mechanics Bank	1891-1892/1908	Commercial	Long and Kees (1891), William Kenyon (1908)
Flour Exchange Building	1892, 1909	Commercial	Long and Kees
Fire Station #19	1893	Public-Fire Station	Unknown Minneapolis Building Inspector
North Branch Library	1893/1914	Public-Library Branch	Fredrick Corser
William S. Nott House	1893-1894	Residential-Single Family Dwelling	Long and Kees
Donald Cattanach House	1893-1894	Residential-Single Family Dwelling	Long and Kees
Jacob Hafstad House	1894	Residential-Single Family Dwelling	Unknown
Frank B Long House	1894	Residential-Single Family Dwelling	Long and Kees
Little Sisters of the Poor Home for the Aged	1895/ 1905/ 1914	Public-Care Facility	Corser; Kees and Colburn
Milwaukee Road Depot and Freight House	1897-1899	Industrial, Commercial, and Transportation	Charles Frost
First Church of Christ Scientist	1897	Religious-Church	S.J. Bowler

Relationship to the 1990 Minneapolis Preservation Plan

The proposed designation helps fulfill the goals outlined in the 1990 Minneapolis Preservation Plan by systematically studying a property for its potential for preservation.

Comprehensive and Long-Range Planning

Section 599.260 of the Heritage Preservation Regulations requires the planning director to submit all proposed designations to the City Planning Commission for review and comment on the proposal. 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 Charles B. Lyon House meets numerous 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 Charles B. Lyon House serves as an elegant example of Minneapolis’ high-quality, safe, and unique housing: 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.” By designating 425 Oak Grove Street as a landmark, the City will require the preservation of a building significant to the City and state for its association with a master builder, architectural style, and neighborhood development pattern. These three factors coalesced following the development of the city’s first public park – a milestone for urban and park planning in this city so well known for its parks.

The effect of the proposed designation on the surrounding area: The proposed designation of the subject property will help protect one of the last remaining 19th century residential structures in the Loring Park neighborhood. It will also serve as a reminder of the neighborhood’s history. This building is one of the longstanding features of this block.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The comprehensive plan identifies no small area plans that cover the area of the proposed landmark. However, The Citizens for the Loring Park Community is currently working on a small area plan for the neighborhood. The plan has not been adopted by the neighborhood or the city at the time of the writing of this designation study.

National Register Status

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

State Designation

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

Proposed Period of Significance:

The building's period of significance is 1890-1945. This period begins when the building was constructed. It ends with the death of the original owner and commissioner of the design, Charles B. Layton.

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

NAME OF PROPERTY	
Historic Name	Charles B. and Martha Lyon House
Current Name	Ready For Success
LOCATION OF PROPERTY	
Street and Number	425 Oak Grove Street, Minneapolis
Is building located on its original site?	Yes
Date if moved	N/A
OWNERSHIP OF PROPERTY	
Owner's Name	Cathedral Church of St. Marks
Owner's Address	519 Oak Grove Street Minneapolis, MN 55403
CLASSIFICATION	
Ownership of Property	Private
Category of property	Building
Number of contributing resources within property	Buildings: 1 Structures: 0 Sites: 0 Objects: 0
Number of non-contributing resources within property	Buildings: 0 Structures: 2 (retaining walls) Sites: 0 Objects: 0
Listed in the National Register of Historic Places?	No
Date of NRHP listing?	N/A
USE AND FUNCTION	
Historic Use	Single-Family Residence
Current Use	Office
DESCRIPTION	

Architectural classification/style	Shingle Style
<u>Materials:</u> • Foundation • Roof • Walls • Windows	 • Rough-finished limestone • Asphalt shingle • Narrow clapboard, Painted shingles • Leaded, original, and replacement
STATEMENT OF SIGNIFICANCE	
Applicable local designation criteria	Criteria 3, 4, 6
Related local context (s)	Architecture, Neighborhood Development, Master Builder
Significant dates	1890
Period of significance	1890-1945
Cultural affiliation	N/A
Names of master builders, engineers, designers, artists, craftsmen, and/or architects	Frank Griggs (F.G.) McMillan
MAJOR BIBLIOGRAPHIC REFERENCES	
	See Sources
GEOGRAPHICAL DATA	
Size of parcel	8,037 square feet
PIN number	2702924320030
Legal Description	Lot 3 and Northwesterly ½ of Lot 2 of the J.S. Johnsons Subdivision

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS

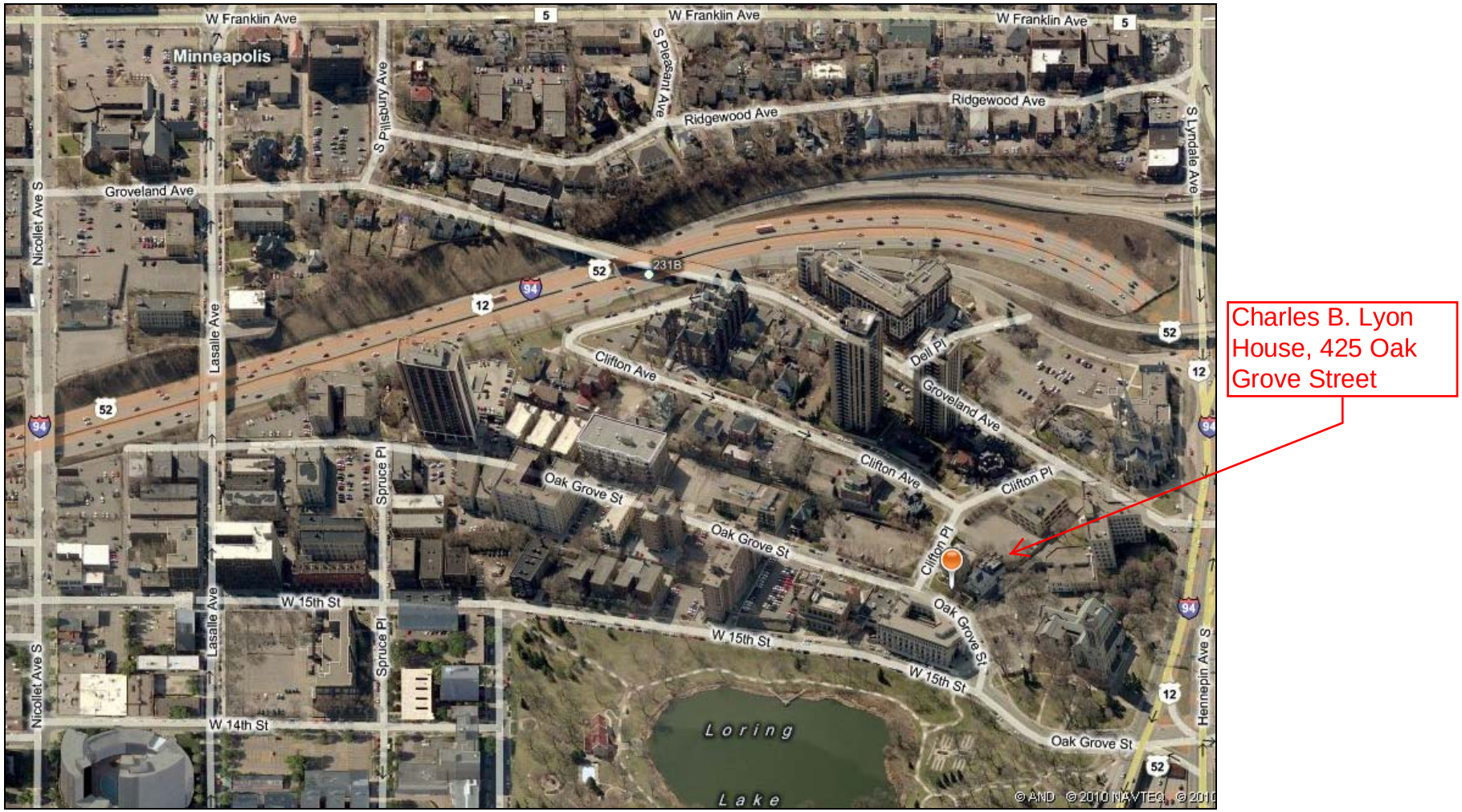

Figure 1: Loring Park Aerial, 2010. Source: Bing Maps

Figure 2: Oak Grove Street aerial, 2010, Source: Bing Maps

Figure 3: Charles B. Lyon House, 1976, Source: CPED Files

Figure 4: Charles B. Lyon House, 2010, Source: CPED files

North Elevation

West Elevation

East Elevation

South Elevation

Figure 5: 425 Oak Grove Street Images, Source: CPED

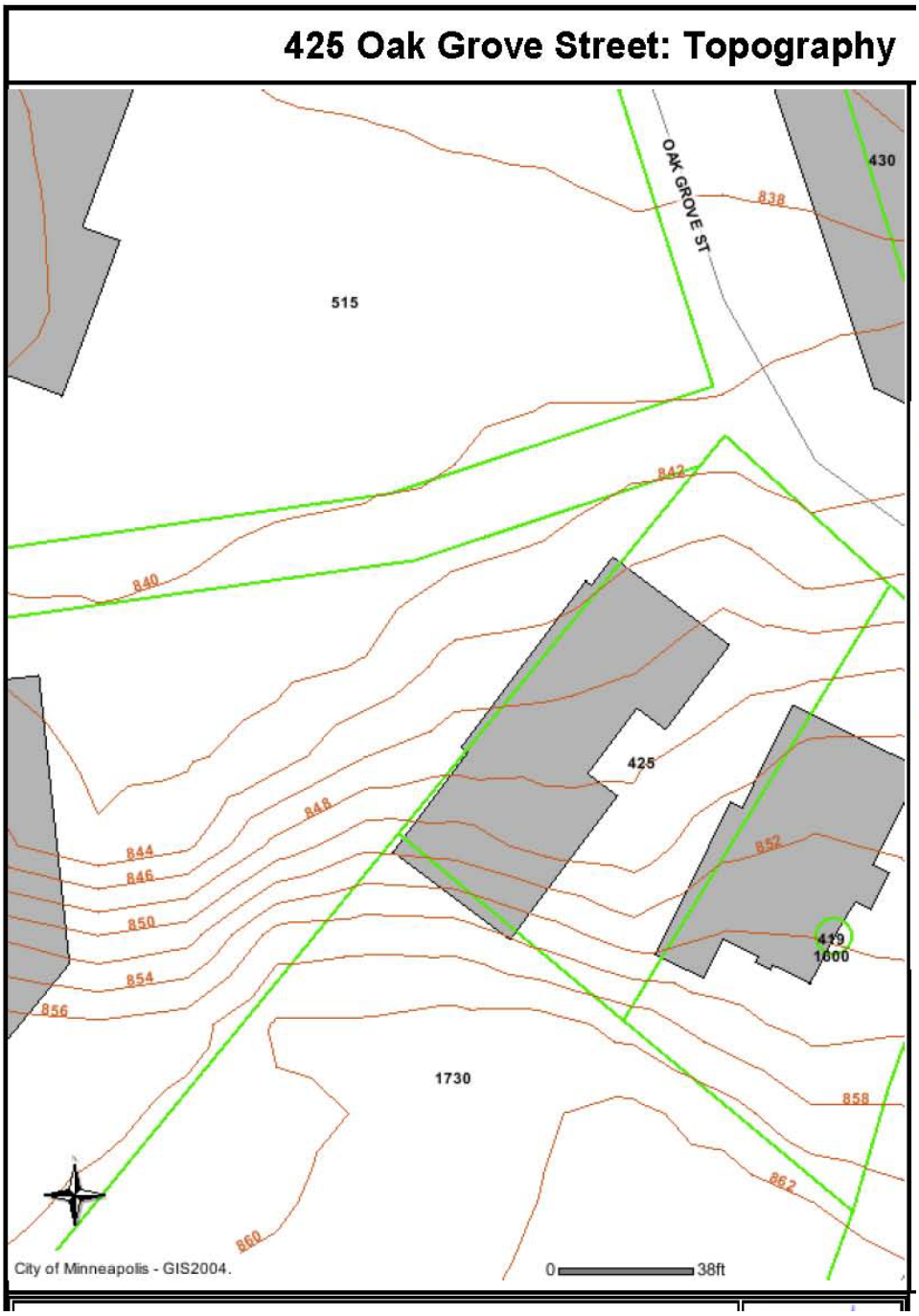

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Figure 6: Topography map, Source: City of Minneapolis MinneAtlas

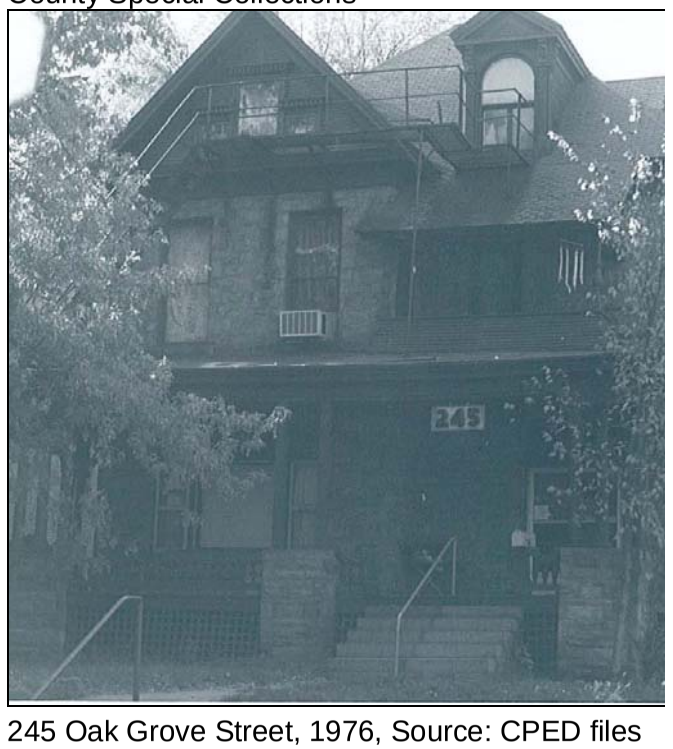
Figure 7: 1861 R. Cook Map of St. Anthony and Minneapolis, Source: John R. Borchert Map Library

109 Oak Grove Street, 1890, Source: Hennepin County Special Collections

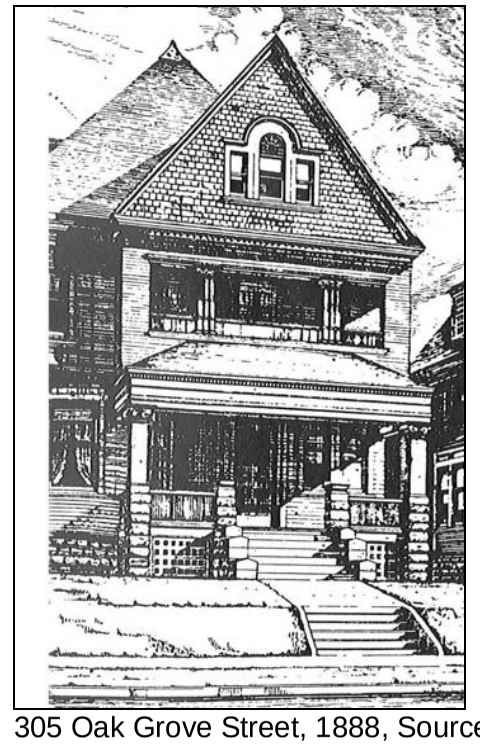
115 Oak Grove Street, 1890, Source: Hennepin County Special Collections

129 Oak Grove Street, 1890, Source: The City of Homes

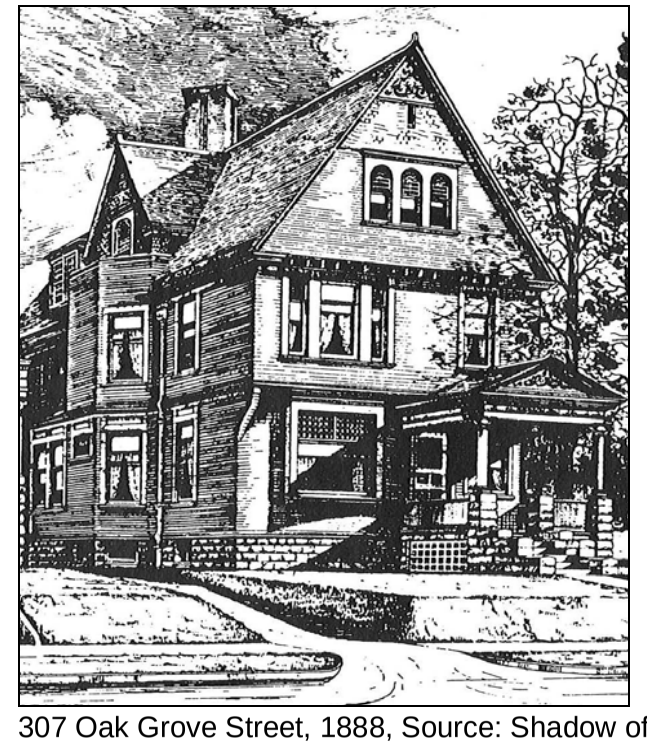
131 Oak Grove Street, 1974, Source: CPED files



245 Oak Grove Street, 1976, Source: CPED files



305 Oak Grove Street, 1888, Source: Shadow of the City

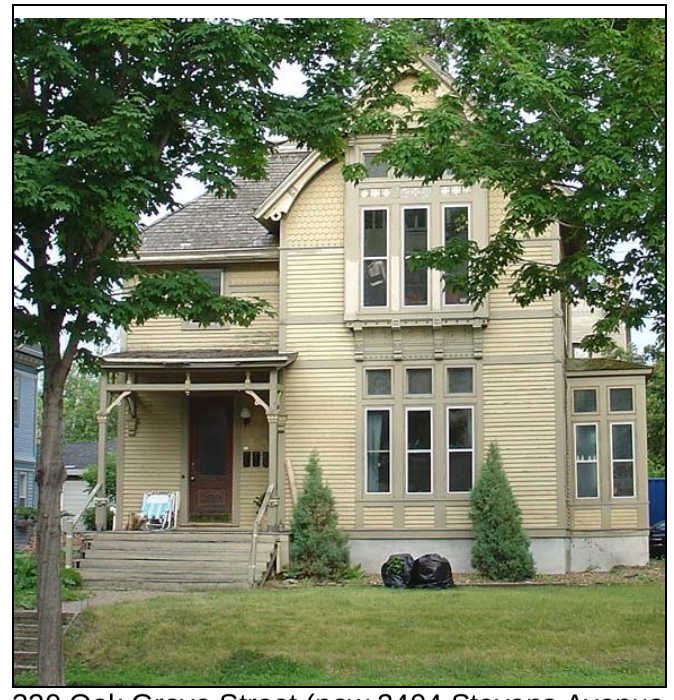


307 Oak Grove Street, 1888, Source: Shadow of the City

Figure 8: 19th Century Single-Family Oak Grove Residences (continued)

315 Oak Grove Street, 1890, Source: Hennepin County Special Collections

317 Oak Grove Street, 1890, Source: Hennepin County Special Collections



320 Oak Grove Street (now 2404 Stevens Avenue South), 2009, CPED files

337 Oak Grove Street, 2010, CPED files

343 Oak Grove Street, Source: The City of Homes

419 Oak Grove Street, 1949, Source: Minnesota Historical Society

425 Oak Grove Street, 1976, Source: Minnesota Historical Society

Figure 8: 19th Century Single-Family Oak Grove Residence

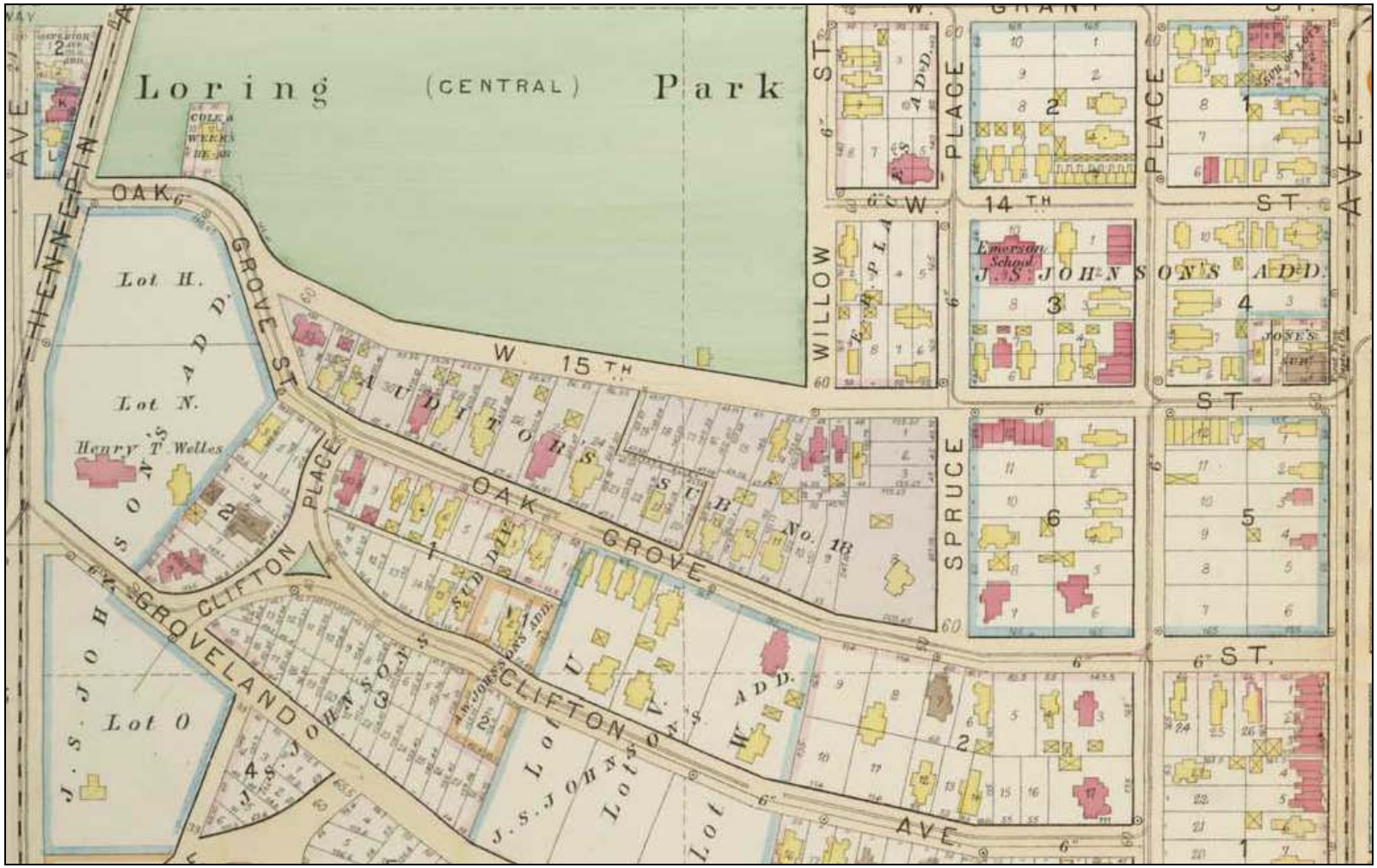


Figure 9: 1892 C.M. Foote & Co City of Minneapolis Map, near time of construction of C.B. Lyon House
Source John R. Borchert Map Library

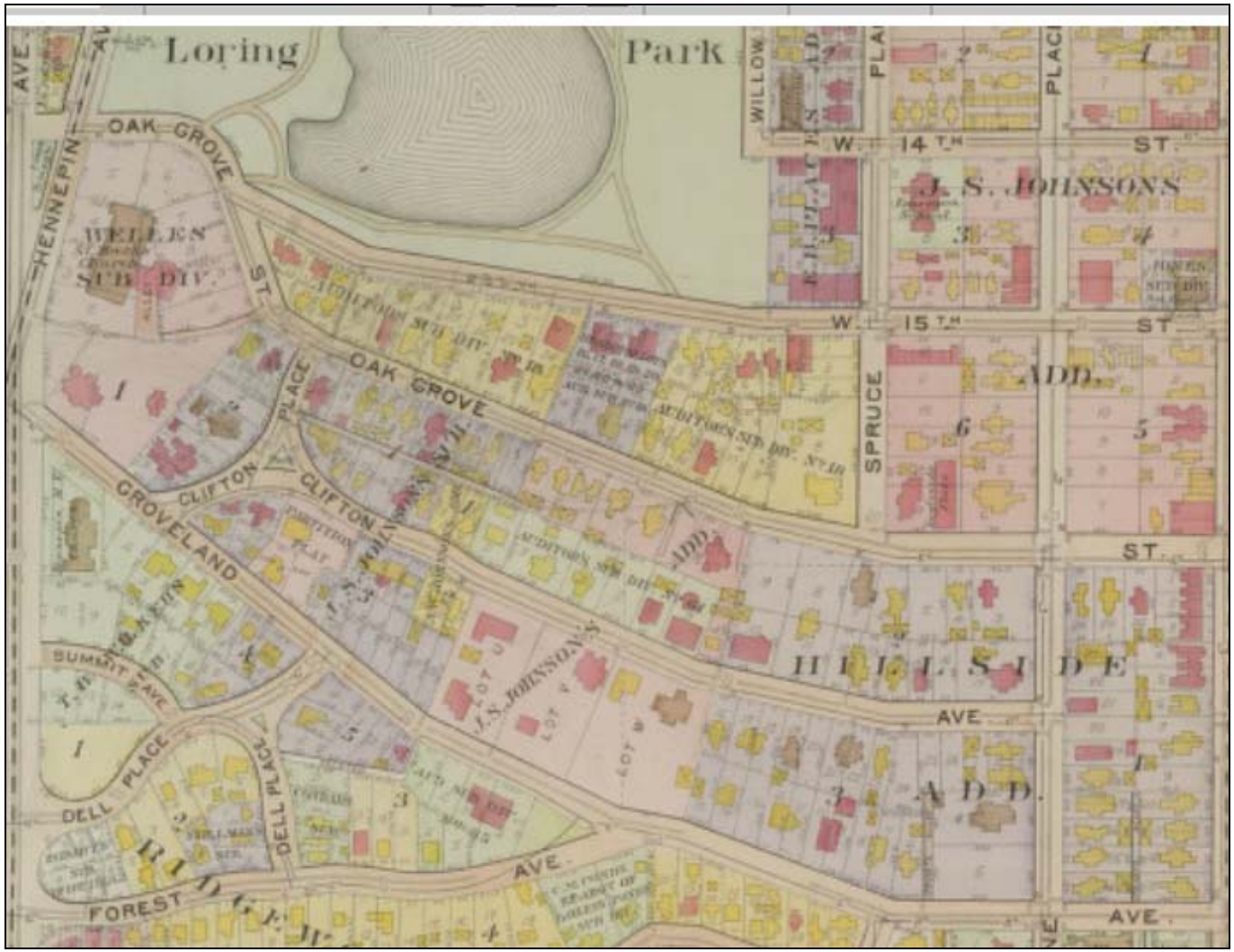


Figure 10: 1914 Minneapolis Plat Map, Source Hennepin County Special Collections Library

Figure 11: 1938 Oak Grove Street aerial, Source John R. Borchert Map Library

Charles B. Lyon House, 425 Oak Grove Street

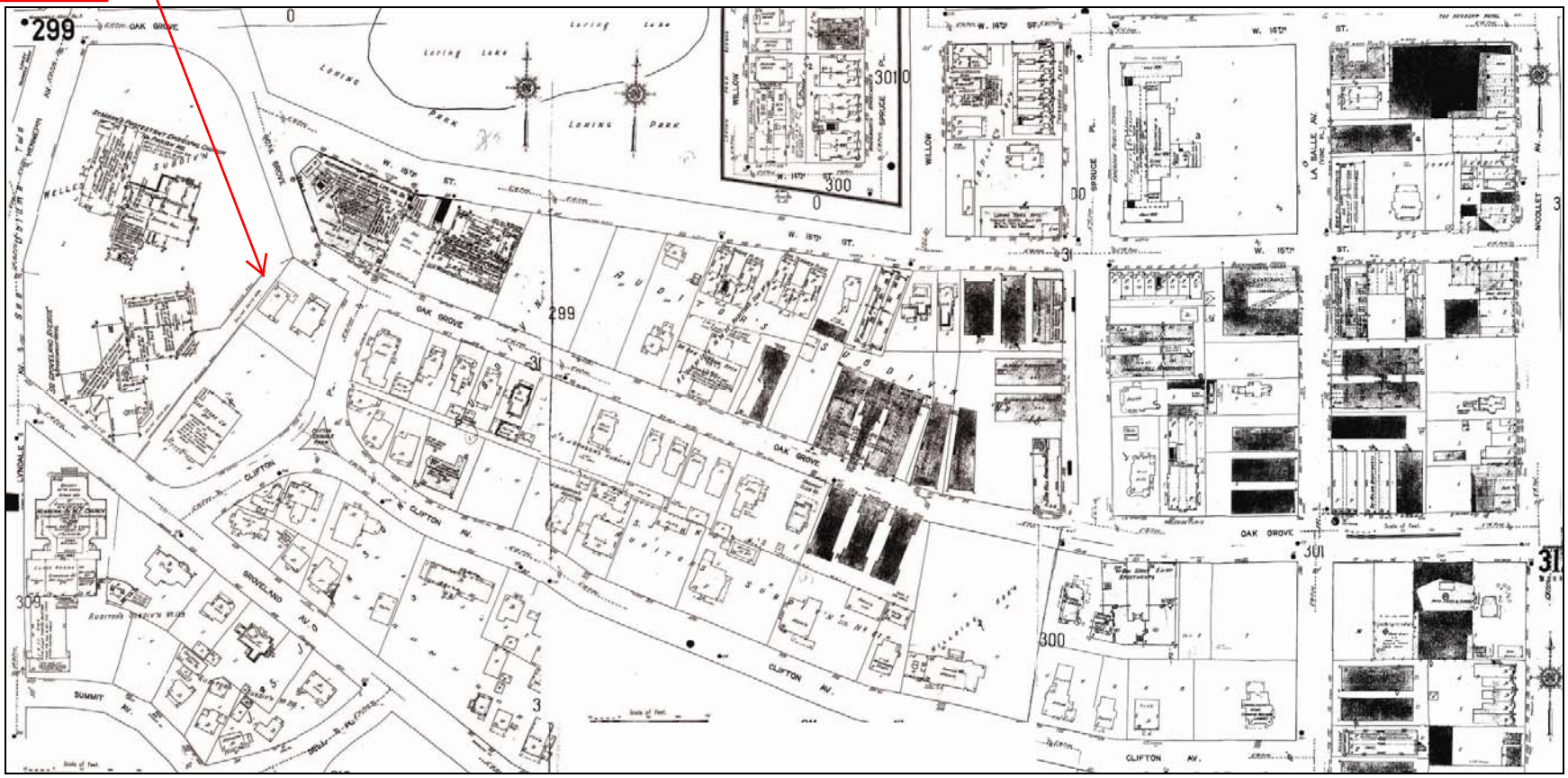


Figure 12: 1912-1951 Sanborn Map, Source Hennepin County Special Collections Library

Charles B. Lyon House, 425 Oak Grove Street

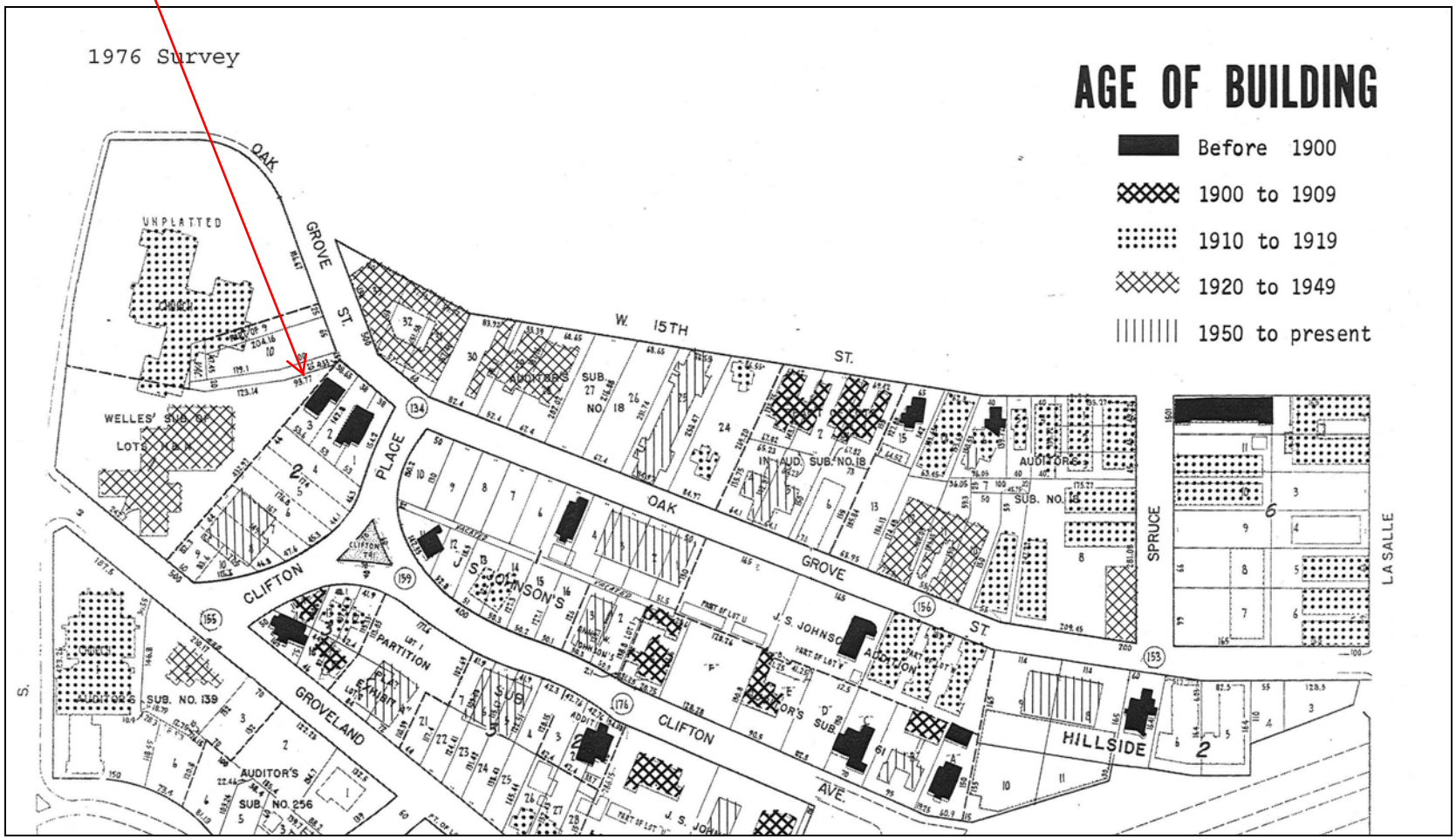
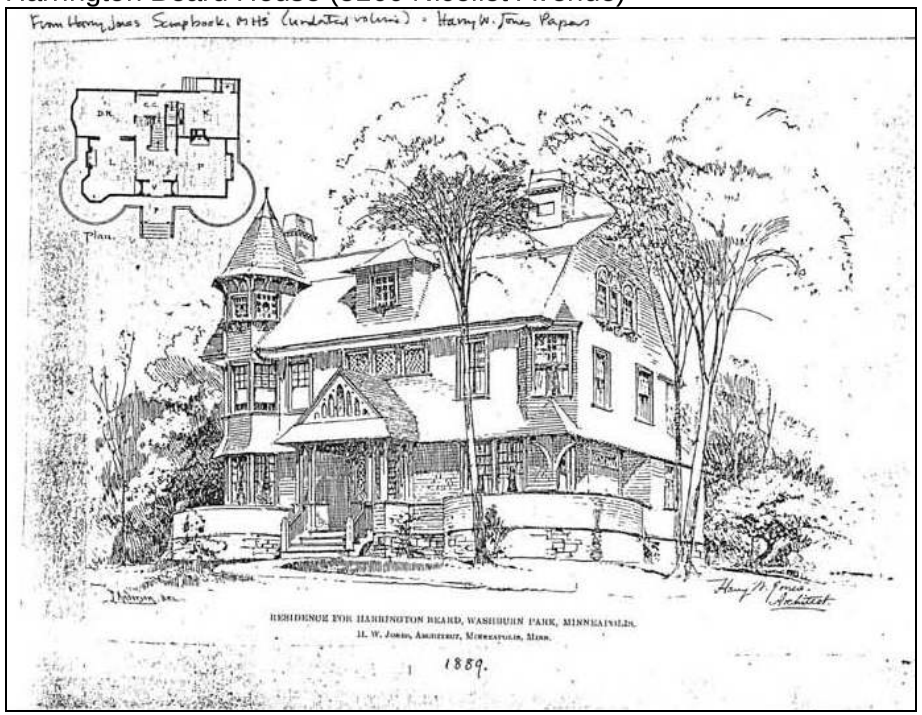


Figure 13: 1976 Ridgewood Study Map, Source Hennepin County Special Collections Library

Harrington Beard House (5100 Nicollet Avenue)



Harry Wild Jones House (5101 Nicollet Avenue)

Figure 14: Minneapolis landmarks designed in the Shingle Style, Source: CPED files

Butler Square North, 500-510 1st Avenue North CPED, 2009

Pillsbury Library, 1905, 100 University Avenue Southeast, Source: Minnesota Historical Society

West High School, date unknown, Hennepin Avenue and West 28th Street Source: Courtesy of Minneapolis Public Schools

Figure 15: F.G. McMillan built structures

Figure 16: 419 and 425 Oak Grove Street, the D.B. Lyon and C.B. Lyon Houses, respectively, 1949, Source: Minnesota Historical Society

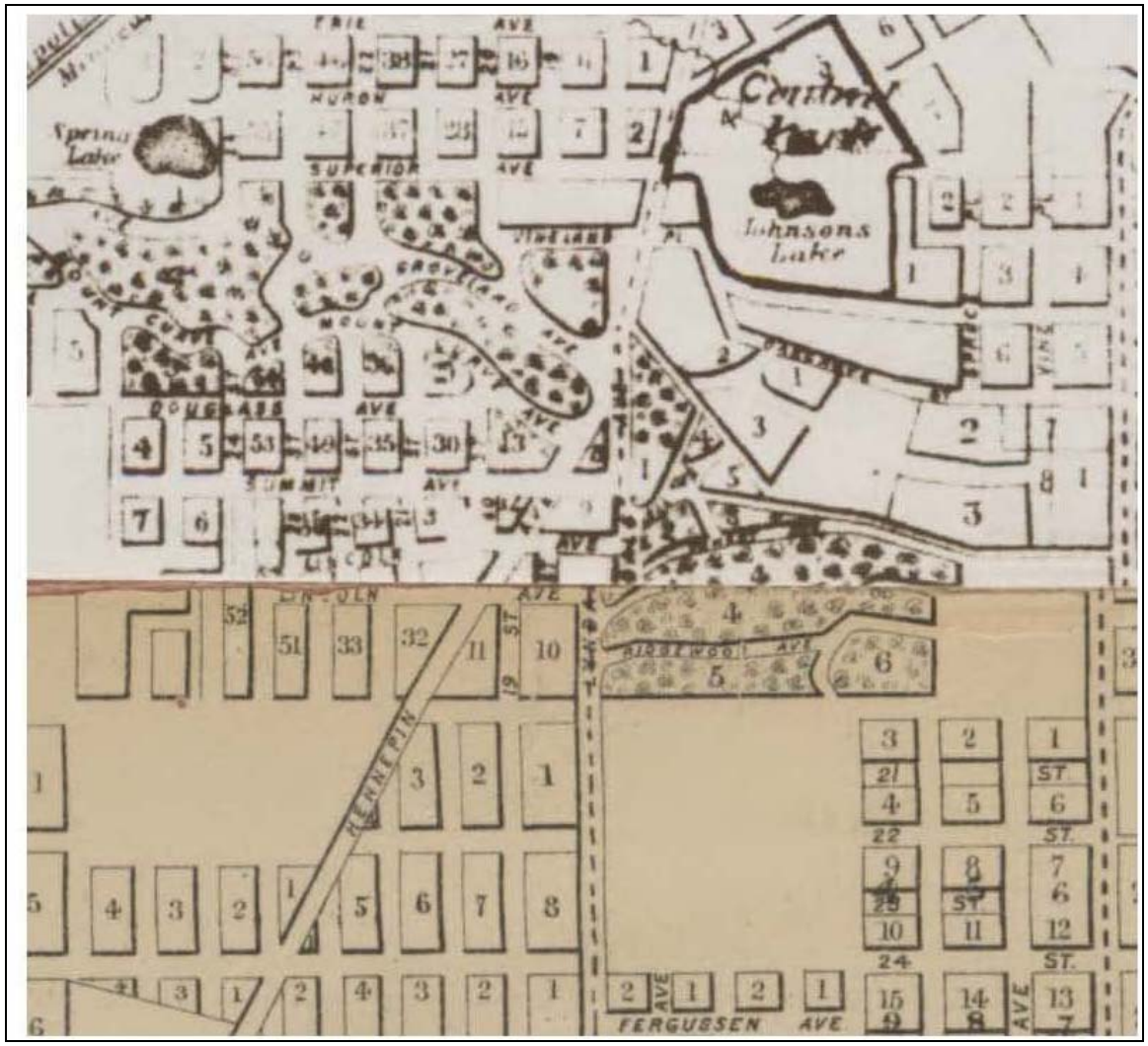


Figure 17: 1883 Davison's Directory Map of Minneapolis, Source: Minnesota Digital Library-Minnesota Reflections

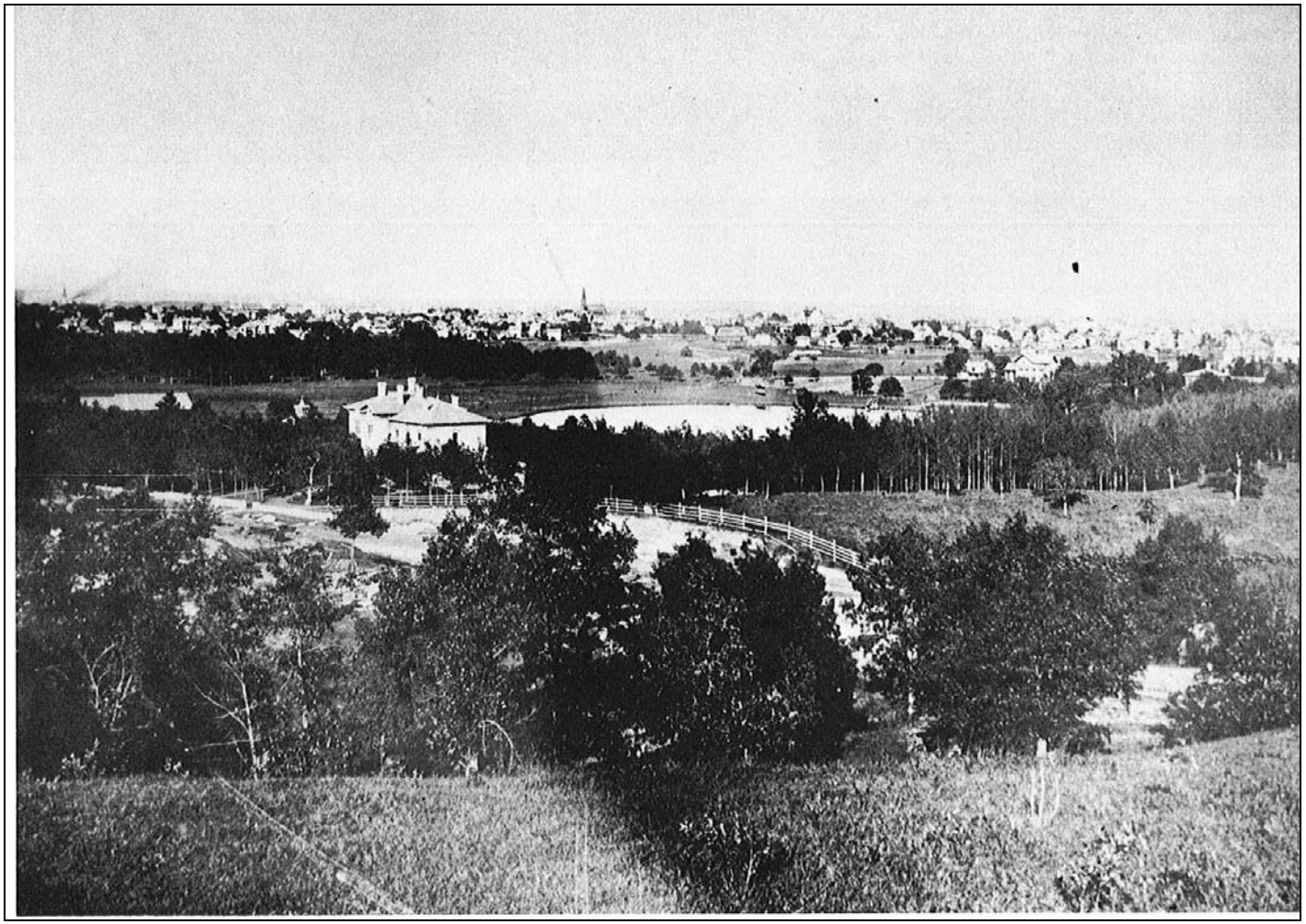
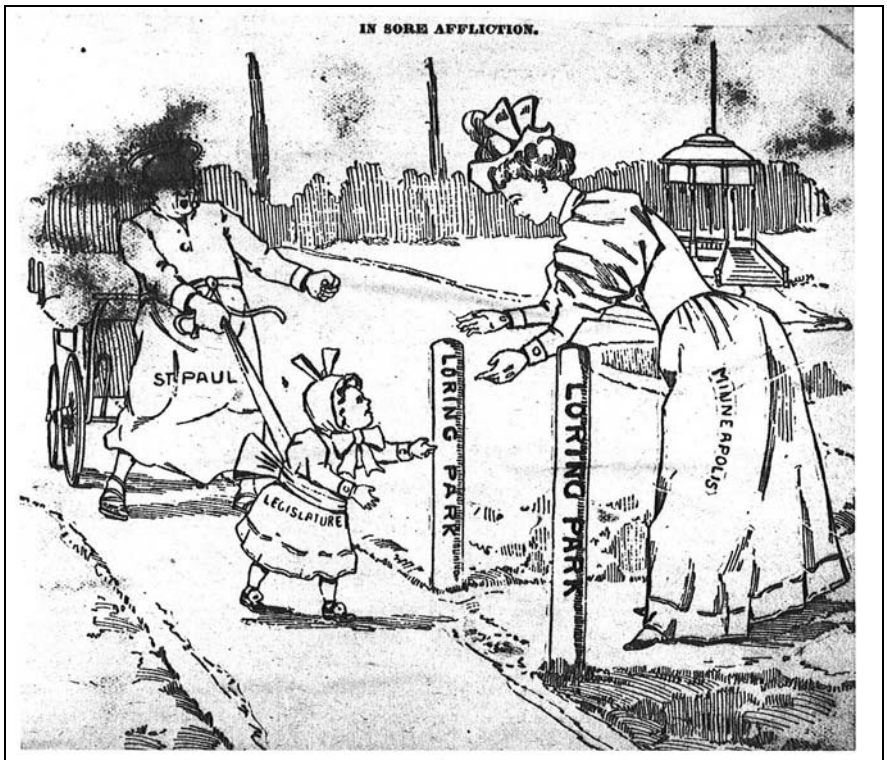


Figure 18: 1874 Image of Loring Park looking northeast from present day vicinity of Hennepin and Lyndale intersection, Welles house in left center. Source: 1974 Loring Park Development Progress Report and Shadow of the City

Figure 19a: 1945 Loring Park aerial, looking northeast to downtown, 1945, Source: Minnesota Historical Society

Figure 19b: Cathedral Church of St. Mark and Oak Grove Street Houses, 1912, Source: Minnesota Historical Society



1894 cartoon on attempt to move Capitol building to Loring Park.

Figure 20: 1894 Minneapolis Tribune cartoon, Source: Trimble, 1990 Shadow of the City

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PART 7: NOTES

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[3] City of Minneapolis Building Permit #B537220, 425 Oak Grove Street; "Building permits,"

[4] City of Minneapolis Building Permit #B24044, 419 Oak Grove Street; "Building permits,"

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[35] Larry Millett, AIA Guide to the Twin Cities. Minnesota Historical Society Press. St. Paul. 2007.

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APPENDICES

- Appendix A: City Council Action initiating nomination (4/16/2010)
- Appendix B City staff report for Nomination to HPC (5/18/2010)
- Appendix C HPC Actions from Nomination hearing (5/18/2010)
- Appendix D Letter from SHPO (2/10/2011)
- Appendix E Staff report to City Planning Commission (2/24/2011)
- Appendix F Staff report to Heritage Preservation Commission *(forthcoming)*
- Appendix G HPC Actions from Designation hearing *(forthcoming)*
- Appendix H Request for Council Action *(forthcoming)*
- Appendix I Zoning and Planning Committee Actions *(forthcoming)*
- Appendix J Actions of the Full City Council *(forthcoming)*
- Appendix K Publication in *Finance and Commerce (forthcoming)*

Attachment A: Council Member Nomination

MINNEAPOLIS CITY COUNCIL
OFFICIAL PROCEEDINGS

REGULAR MEETING OF
APRIL 16, 2010

(Published April 24, 2010, in *Finance and Commerce*)

Council Chamber
350 South 5th Street
Minneapolis, Minnesota
April 16, 2010 - 9:30 a.m.
Council President Johnson in the Chair.
Present - Council Members Goodman, Hodges, Samuels, Gordon, Reich, Hofstede, Lilligren, Tuthill, Quincy, Glidden, President Johnson.
Absent - Council Members Schiff, Colvin Roy.
Lilligren moved adoption of the agenda. Seconded.
Glidden moved to amend the agenda to include under "New Business" an ordinance introduction relating to special late hours food licenses. Seconded.
Adopted upon a voice vote 4/16/2010.
Absent - Schiff, Colvin Roy.
The agenda, as amended, was adopted 4/16/2010.
Absent - Schiff, Colvin Roy, Tuthill.
Lilligren moved acceptance of the minutes of the regular meeting of April 2, 2010 and the adjourned meeting of April 8, 2010. Seconded.
Adopted upon a voice vote 4/16/2010.
Absent - Schiff, Colvin Roy.
Lilligren moved referral of petitions and communications and reports of the City officers to the proper Council committees and departments. Seconded.
Adopted upon a voice vote 4/16/2010.
Absent - Schiff, Colvin Roy.

PETITIONS AND COMMUNICATIONS

CLAIMS:
RISK MANAGEMENT (274168)
Claims: 2009 Tort Claims Summary Report.

CLAIMS (See Rep):
RISK MANAGEMENT (274167)
Claims: Appeals of decision of Staff Claims Committee.

Goodman moved to nominate the property known as the D.H. Lyon House at 419 Oak Grove in Minneapolis for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. The Planning Director is directed to prepare the necessary documentation to bring this nomination forward to the Heritage Preservation Commission no later than June 22, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

Goodman moved to nominate the property at 425 Oak Grove in Minneapolis (currently known as "Ready for Success") for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. The Planning Director is directed to prepare the necessary documentation to bring this nomination forward to the Heritage Preservation Commission no later than June 22, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

Goodman moved to nominate the property known as the Henry R. Higgins House at 2006 Laurel Avenue in Minneapolis for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. The Planning Director is directed to prepare the necessary documentation to bring this nomination forward to the Heritage Preservation Commission no later than June 22, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

RESOLUTIONS

Resolution 2010R-184, honoring City of Minneapolis Block Clubs, was adopted 4/16/2010 by the City Council. A complete copy of this resolution is available for public inspection in the office of the City Clerk.

The following is the complete text of the unpublished summarized resolution.

RESOLUTION 2010R-184
By Samuels, Reich, Gordon, Hofstede, Johnson, Lilligren, Goodman, Glidden, Schiff,Tuthill, Quincy, Colvin Roy and Hodges

Honoring City of Minneapolis Block Clubs.

Whereas, April has been nationally designated as Volunteer Recognition Month; and

Whereas, the Block Clubs in Minneapolis are the foundation for safe neighborhoods to live, play, work, and worship in; and

Whereas, Block Clubs are frequently the first example of community involvement for youth; and

Whereas, Block Clubs teach youth to altruistically be involved in helping others; and

Whereas, Block Clubs and their members proactively problem solve neighborhood issues with Minneapolis Police Department Crime Prevention Specialist and together access resources within The City of Minneapolis; and

Whereas, over 1,500 Block Clubs function in all neighborhoods of The City of Minneapolis; and

Attachment B: HPC Nomination Staff Report

CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26396

FILE NAME: 425 Oak Grove Street – Ready for Success
NOMINATION DATE: April 16, 2010
NOMINATION MADE BY: Council Member Goodman
PROPERTY OWNER: St. Mark's Episcopal Cathedral, 519 Oak Grove Street
APPLICANT: Community Planning and Economic Development (CPED) Department, Contact, Aaron Hanauer, 612-673-2494
DATE APPLICATION COMPLETE: May 3, 2010
PUBLICATION OF STAFF REPORT: May 11, 2010
DATE OF HEARING: May 18, 2010
APPEAL PERIOD EXPIRATION: May 28, 2010
STAFF INVESTIGATION AND REPORT: Aaron Hanauer, Senior City Planner, 612-673-2494
CLASSIFICATION: Nomination for Consideration for Designation as a Local Historic Landmark

---

A. SITE DESCRIPTION AND BACKGROUND

District/Area information	
Historic District	N/A
Neighborhood	Loring Park
Historic Property information	
Current name	Ready for Success
Historic Name	Charles B. Lyon House
Current Address	425 Oak Grove Street
Historic Address	425 Oak Grove Street
Original Construction Date	Circa 1880
Original Contractor	Unknown
Original Architect	Unknown
Historic Use	Residence
Current Use	Office
Proposed Use	Office
Other Historical Designations	N/A

425 Oak Grove, View from Oak Grove Street, May 2010

Background: At the April 16, 2010, City Council meeting, Councilmember Lisa Goodman nominated the property at 425 Oak Grove Street (currently known as "Ready for Success") for a candidate for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. At the April 16 City Council meeting, the Council adopted the nomination, and the Planning Director was directed to prepare the necessary documentation to bring a nomination forward to the Heritage Preservation Commission no later than June 22, 2010. The City Council adopted this motion.

Project Description: The Charles B. Lyon House is a three-story residence built circa 1880 in the Shingle architectural style. The house contains a complex roof including a side-gable and peak from tower that extends from the second floor to the third floor. The open front porch stretches the entire front façade; however, the eastern portion of the front porch has been enclosed.

In completing a preliminary search of previous historic research analysis, CPED found that the State Historic Preservation Office has an inventory file on the Charles B. Lyon House. In addition, 425 Oak Grove Street was also identified in the 1990 book, *Shadow of the City, A History of the Loring Park*, and inventoried in the 2008 Certified Local Government (CLG) survey of Loring Park, Elliot Park, and Lowry Hill East neighborhoods.

According to the *Shadow of the City* book, Charles B. Lyon was the owner of the first wholesale chemical firm in the Northwest. Charles B. Lyon lived in the house at 425 Oak Grove Street for several decades and resided there until his death in1945 at the age of 87.

B. 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 or 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 designation as an individual landmark per the following criterion:

(2) The property is associated with the lives of significant persons or groups

Charles B. Lyon was the owner of the first wholesale chemical firm in the Northwest. Mr. Lyon lived at 425 Oak Grove Street for several decades and resided there until his death in1945 at the age of 87.

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

The Charles B. Lyon House was built in the Shingle architectural style in 1880. The house is true to the Shingle architectural form in that it is asymmetrical, contains a complex roof design, a half tower on the front façade, open front porch, and bay window.

Further research, through the designation study process, is warranted to determine if the building at 425 Oak Grove Street meets local designation Criterion 2 and 4. The subject property may also be eligible for designation as a landmark under the other five designation criteria. Such an analysis would be conducted as part of a designation study.

B. PUBLIC COMMENTS

As of May 12, 2010, CPED has not received any public comments concerning the nomination application.

C. APPLICABLE ORDINANCES

Chapter 599. Heritage Preservation Regulation

ARTICLE V. DESIGNATION

599.210. Designation criteria. The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

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

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

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

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

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

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

(7) The property has yielded, or may be likely to yield, information important in prehistory or history.

599.230. Commission decision on nomination. The commission shall review all complete nomination applications. If the commission determines that a nominated property appears to meet at least one of the criteria for designation contained in section 599.210, the commission may direct the planning director to prepare or cause to be prepared a designation study of the property. In cases where an application for demolition is initiated by the property owner, the planning director may determine that the property owner bears the full financial responsibility of conducting the designation study. In all cases, the planning director shall define the scope of services for a designation study, review qualifications of agent conducting study and make a determination of what constitutes a final submission upon completion.

599.240. Interim protection. (a) Purpose. Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.

(b) *Effective date*. Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for twelve (12) months, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total additional period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section 599.170.

(c) *Scope of restrictions*. During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change, as provided in this chapter. (2001-Or-029, § 1, 3-2-01)

D. FINDINGS

1. The nominated property may potentially meet two of the criteria for designation contained in section 599.210 (Criterion 2 and 4).

E. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the nomination of 425 Oak Grove Street; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

Attachments:

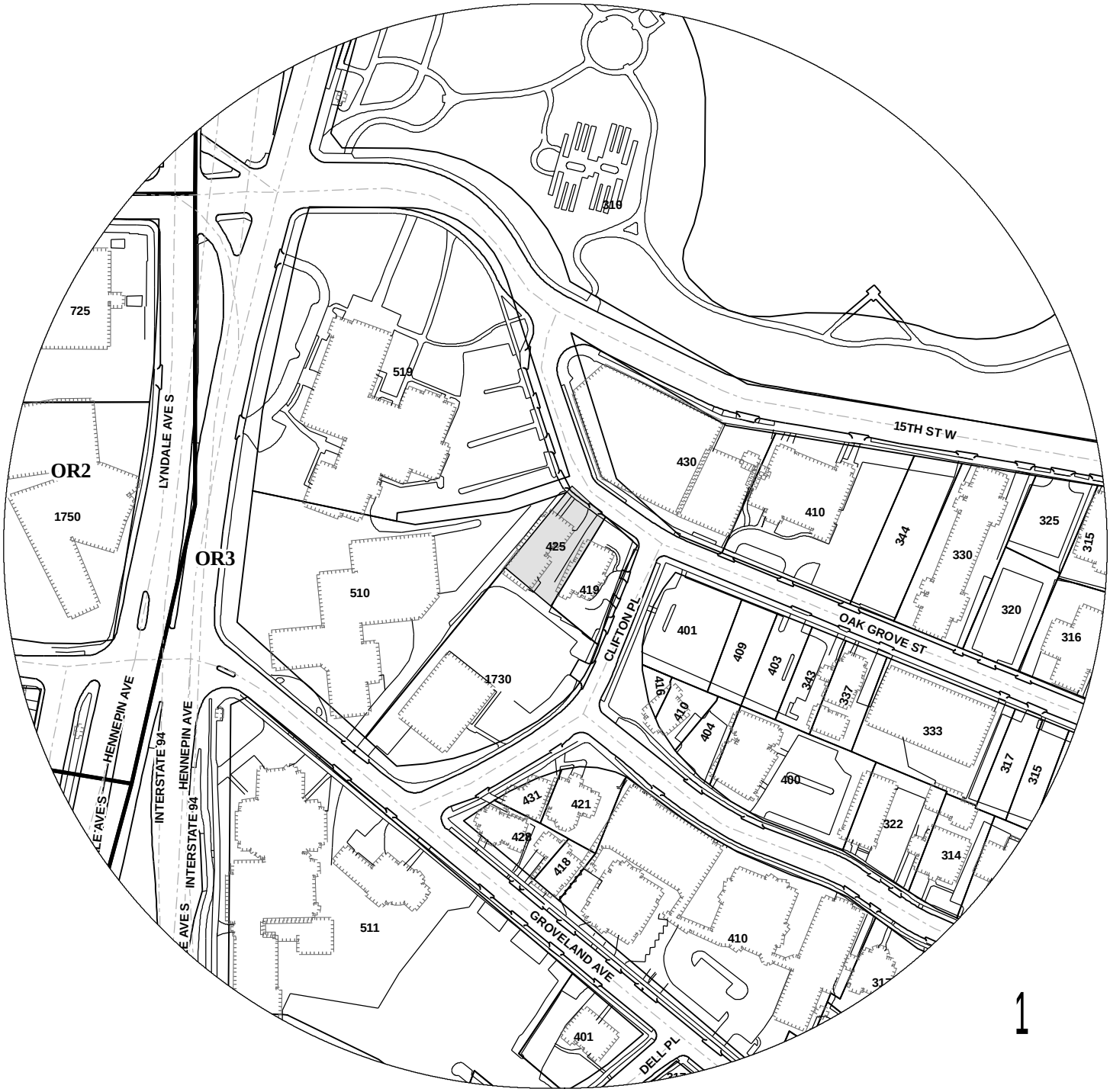
B. Materials submitted by CPED staff – A1-A2
C. Councilmember Nomination – B1-B2

Attachment B: Materials submitted by CPED

B1 –B2

Name **7th**

Community Planning and Economic Development Department WARD



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PROPERTY ADDRESS

425 Oak Grove Street

FILE NUMBER

BZH 26400

425 Oak Grove Street

Source: Google Streetview

Attachment C: Council Member Nomination

C1-C2

MINNEAPOLIS CITY COUNCIL
OFFICIAL PROCEEDINGS

REGULAR MEETING OF
APRIL 16, 2010

(Published April 24, 2010, in *Finance and Commerce*)

Council Chamber
350 South 5th Street
Minneapolis, Minnesota
April 16, 2010 - 9:30 a.m.
Council President Johnson in the Chair.
Present - Council Members Goodman, Hodges, Samuels, Gordon, Reich, Hofstede, Lilligren, Tuthill, Quincy, Glidden, President Johnson.
Absent - Council Members Schiff, Colvin Roy.
Lilligren moved adoption of the agenda. Seconded.
Glidden moved to amend the agenda to include under "New Business" an ordinance introduction relating to special late hours food licenses. Seconded.
Adopted upon a voice vote 4/16/2010.
Absent - Schiff, Colvin Roy.
The agenda, as amended, was adopted 4/16/2010.
Absent - Schiff, Colvin Roy, Tuthill.
Lilligren moved acceptance of the minutes of the regular meeting of April 2, 2010 and the adjourned meeting of April 8, 2010. Seconded.
Adopted upon a voice vote 4/16/2010.
Absent - Schiff, Colvin Roy.
Lilligren moved referral of petitions and communications and reports of the City officers to the proper Council committees and departments. Seconded.
Adopted upon a voice vote 4/16/2010.
Absent - Schiff, Colvin Roy.

PETITIONS AND COMMUNICATIONS

CLAIMS:
RISK MANAGEMENT (274168)
Claims: 2009 Tort Claims Summary Report.

CLAIMS (See Rep):
RISK MANAGEMENT (274167)
Claims: Appeals of decision of Staff Claims Committee.

Goodman moved to nominate the property known as the D.H. Lyon House at 419 Oak Grove in Minneapolis for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. The Planning Director is directed to prepare the necessary documentation to bring this nomination forward to the Heritage Preservation Commission no later than June 22, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

Goodman moved to nominate the property at 425 Oak Grove in Minneapolis (currently known as "Ready for Success") for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. The Planning Director is directed to prepare the necessary documentation to bring this nomination forward to the Heritage Preservation Commission no later than June 22, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

Goodman moved to nominate the property known as the Henry R. Higgins House at 2006 Laurel Avenue in Minneapolis for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. The Planning Director is directed to prepare the necessary documentation to bring this nomination forward to the Heritage Preservation Commission no later than June 22, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

RESOLUTIONS

Resolution 2010R-184, honoring City of Minneapolis Block Clubs, was adopted 4/16/2010 by the City Council. A complete copy of this resolution is available for public inspection in the office of the City Clerk.

The following is the complete text of the unpublished summarized resolution.

RESOLUTION 2010R-184
By Samuels, Reich, Gordon, Hofstede, Johnson, Lilligren, Goodman, Glidden, Schiff,Tuthill, Quincy, Colvin Roy and Hodges

Honoring City of Minneapolis Block Clubs.

Whereas, April has been nationally designated as Volunteer Recognition Month; and

Whereas, the Block Clubs in Minneapolis are the foundation for safe neighborhoods to live, play, work, and worship in; and

Whereas, Block Clubs are frequently the first example of community involvement for youth; and

Whereas, Block Clubs teach youth to altruistically be involved in helping others; and

Whereas, Block Clubs and their members proactively problem solve neighborhood issues with Minneapolis Police Department Crime Prevention Specialist and together access resources within The City of Minneapolis; and

Whereas, over 1,500 Block Clubs function in all neighborhoods of The City of Minneapolis; and

Attachment C: HPC Actions from Nomination

Minneapolis Heritage Preservation Commission
Actions

Regular Meeting
4:30 p.m., Tuesday, May 18, 2010
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Board Membership: Mr. Chad Larsen, Ms. Denita Lemmon, Mr. Kevin Kelley, Ms. Kathleen Anderson, Mr. John Crippen, Ms. Meghan Elliott, Ms. Christina Harrison, Ms. Ginny Lackovic, Ms. Linda Mack, and Ms. Deborah Morse-Kahn.

Committee Clerk: Diana Armstrong, 612.673.2615

Commissioner Anderson was absent from tonight's meeting.

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

Minutes were approved for the meeting held on May 4, 2010

Public Hearings

For Presentation

1. 2026 4th Avenue South – Washburn-Fair Oaks Historic District, Ward 6

Staff: John Smoley, 612.673.2830

Certificate of Appropriateness to replace siding

ACTION: Notwithstanding staff recommendation, motion was made to **approve** the Certificate of Appropriateness with the following conditions:

1. Owner submit plans for approval showing new vinyl detailing to replicate original wood window trim detailing.
2. New window trim detailing to be in place of, not on top of, existing vinyl.
3. Plans will be submitted to staff for approval.

2. 425 Oak Grove Street, Charles B. Lyon House – Ward 7

Staff: Aaron Hanauer, 612.673.2494

Nomination for designation as an individual landmark

ACTION: **Adopt** staff findings and **approve** the nomination of 425 Oak Grove Street as a landmark, establish interim protection, and direct the Planning Director to prepare or cause to be prepared a designation study.

3. 2008 Pillsbury Avenue South, Samuel J. Hewson House – Ward 6

Staff: Aaron Hanauer, 612.673.2494

Nomination for designation as an individual landmark

ACTION: **Adopt** staff findings and **approve** the nomination of 2008 Pillsbury Avenue as a landmark, establish interim protection, and direct the Planning Director to prepare or cause to be prepared a designation study.

Information Items

New Business

1. Fjelde House update. (Byers)
2. Pending HPC appointments – Alex Haecker and Susan Hunter Weir. (Byers)
3. Preservation Awards scheduled for Thursday, May 20, at the International Market Square, 275 Market Street. (Byers)
4. 2010 Walking Tours. (Byers)
5. Metropolitan Building. (Byers)
6. June 8 HPC Business Meeting at the Pillsbury A Mill, Main Street SE. (Byers)
7. Discussion on lighting settings in Chamber. (Commission)
8. Application and review process and enforcement concerns. (Commission)

Adjournment

Meeting was adjourned at 7:40 p.m.

The Next Heritage Preservation Commission Meeting is scheduled as a Business Meeting: June 8, 2010, at the Pillsbury A Mill, Main Street SE.

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.

Attachment D: State Historic Preservation Office Letter

Property file

Minnesota
Historical Society

FEB 14 2011

February 10, 2011

Mr. Jack Byers
Planning Supervisor, CPED-Planning
City of Minneapolis
250 South 4th Street – Room 110
Minneapolis MN 55415

RE: Local designation of the Charles B. Lyon House, 425 Oak Grove Street, MHS Referral No. 2011-0976

Dear Mr. Byers,

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.

The Charles B. Lyon House exemplifies an architecturally significant Shingle Style residence, as seen in its wood shingled walls, asymmetrical façade with irregular, steeply pitched roof line, and front tower that is blended into the main volume of the house. The Lyon House gains additional significance because it was constructed by master builder Frank Griggs (F.G.) McMillan, a contractor and builder who worked with many of the leading architects in Minneapolis during the late nineteenth and early twentieth centuries. The Lyon House is a good candidate for local designation under the City of Minneapolis criteria 3, 4, and 6.

If you have any questions regarding our assessment of this property, please contact this office.

Sincerely,

Britta L. Bloomberg

Britta L. Bloomberg
Deputy State Historic Preservation Officer

cc: Aaron Hanauer, Senior City Planner, CPED-Planning

Minnesota Historical Society, 345 Kellogg Boulevard West, Saint Paul, Minnesota 55102
651-259-3000 • 888-727-8386 • www.mnhs.org

Attachment E: Staff Report to City Planning Commission

Community Planning & Economic Development
Planning Division
250 4th Street South, Room 300 PSC
Minneapolis, MN 55415

City of Minneapolis
Department of Community Planning & Economic Development - CPED

MEMORANDUM

TO: City Planning Commission

FROM: Aaron Hanauer, Senior City Planner, 612-673-2494

DATE: February 24, 2011

RE: Charles Brayton Lyon House (425 Oak Grove Street) Designation Study – CPC Review and Comment

CC: Barbara Sporlein, Director, CPED – Planning
Jack Byers, Manager, CPED – Planning, Preservation & Design
Jason Wittenberg, Manager, CPED –Planning, Development Services

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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 draft designation study has been submitted to the Minnesota SHPO. Enclosed is a copy of the draft designation study for your review and comment.

Section 599.260 of the Heritage Preservation Regulations 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.

This item will be on the February 24, 2011 Committee of the Whole agenda for discussion and comment.

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

> *The relationship of the proposed designation to the city's comprehensive plan:* The designation of the Charles B. Lyon House meets numerous 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 Charles B. Lyon House serves as an elegant example of Minneapolis’ high-quality, safe, and unique housing: 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.” By designating 425 Oak Grove Street as a landmark, the City will require the preservation of a building significant to the City and state for its association with a master builder, architectural style, and neighborhood development pattern. These three factors coalesced following the development of the city’s first public park – a milestone for urban and park planning in this city so well known for its parks.

The effect of the proposed designation on the surrounding area: The proposed designation of the subject property will help slow the destruction of 19th-century single family residences in an area that has seen substantial redevelopment, primarily in the form of higher-density residential uses and parking areas. It will also serve as a reminder of the neighborhood’s history. The building is one of the most longstanding features of this block and the neighborhood.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The comprehensive plan identifies no small area plans that cover the area of the proposed landmark. The Citizens for a Loring Park Community, the neighborhood group that strongly supports the proposed designation, is mid-way through the development of a small area plan tentatively titled, “The Loring Park Master Plan.” Prepared by a consultant with advice from CPED-Planning, the plan is due to be completed in summer 2011.

Attachment F: Staff Report to Heritage Preservation Commission

CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26009

FILE NAME: 425 Oak Grove Street – Charles B. Lyon House
APPLICANT: CPED, nominated by Councilmember Lisa Goodman, (612) 673-2207, with support from Citizens for a Loring Park Community.
DATE APPLICATION COMPLETE: April 16, 2010
PUBLICATION OF STAFF REPORT: March 29, 2011
DATE OF HEARING: April 5, 2011
APPEAL PERIOD EXPIRATION: April 15, 2011
STAFF INVESTIGATION AND REPORT: Aaron Hanauer, Senior City Planner, 612-673-2494
CLASSIFICATION: Landmark Designation Study

A. SITE DESCRIPTION AND BACKGROUND

District/Area information	
Historic District	N/A
Neighborhood	Loring Park

Historic Property information	
Current name	Ready for Success
Historic Name	Charles B. Lyon House
Current Address	425 Oak Grove Street
Historic Address	419 and 425 Oak Grove Street
Original Construction Date	1890
Original Contractor	Frank Griggs (F.G.) McMillan
Original Architect	None
Historic Use	Residence
Current Use	Office
Other Historical Designations	N/A

The Charles Brayton Lyon House is a three story residence designed in the Shingle style. It was built by Frank Griggs McMillan in 1890 at a cost of $6,000[1]. The C.B. Lyon House is a prime example of the Shingle Style as it exhibits most of the common characteristics of the style including: the wood shingle cladding, asymmetrical façade with irregular, steeply pitched roof line, roof with an intersecting cross gable, multi-level eaves, a full-length porch, rugged stone foundation, small paned windows that form a horizontal band, restrained ornamentation

(compared to Queen Anne style), prominent porch columns, textured wood shingles, and an asymmetrical placed tower that blends into the main volume of the house.

BACKGROUND: On April 16, 2010, Councilmember Lisa Goodman, with support from Citizens for a Loring Park Community, moved to nominate the property known as the Charles B. Lyon House, 425 Oak Grove, Minneapolis, for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. Councilmember Goodman also moved that the Planning Director be directed to prepare the necessary documentation to bring this nomination forward to the Historic Preservation Commission no later than June 22, 2010. The Council adopted this motion.

At their May 18, 2010 meeting the Heritage Preservation Commission approved the nomination of 425 Oak Grove Street and directed the Planning Director to prepare a designation study of the property. That study is attached (dated March 3, 2011).

On February 10, 2011, the State Historic Preservation Officer found 425 Oak Grove Street to be eligible for local designation (see Attachment D).

On February 24, 2011, CPED brought the completed designation study to the Committee of the Whole of the Planning Commission. The Committee recommended the property be designated.

B. EVALUATION

In 2008 the building at 425 Oak Grove Street was documented in a reconnaissance survey of the Loring Park neighborhood. The evaluators, Mead and Hunt, did not recommend further study of the property to determine whether it was eligible for local and/or national designation as a historic property[2]. However, important historic information such as the original building permit that provided the date of construction and the original contractor were not factored in when making the recommendation. It has since been reevaluated through a formal designation study (see Designation Study dated March 3, 2011).

C. CONSIDERATION FOR DESIGNATION

Based on the 2010 nomination, CPED-Planning-Preservation and Design conducted a designation study (dated March 3, 2011) attached within.

Chapter 599 of the Minneapolis Code of Ordinances, Heritage Preservation Regulations, authorizes the HPC to hold a public hearing to consider proposed designations and to make findings and recommendations to the Zoning and Planning Committee of the City Council with respect to proposed designations as follows:

599.270. Designation hearing. Following completion of the designation study the commission shall hold a public hearing to consider the proposed designation, as provided in section 599.170. Any person having a legal or equitable interest in a nominated property shall be allowed reasonable opportunity to give testimony or present evidence concerning the proposed designation.

599.280. Commission recommendation. Following the public hearing, the commission shall make findings with respect to the proposed designation and shall submit the same together with its recommendation to the Zoning and Planning committee of the City Council. In making its findings and recommendation, the commission shall consider the designation criteria contained in section 599.210, the information contained in the designation study, the State Historic Preservation Officer's comments, the City Planning Commission's comments, the Planning Director's report and all testimony and evidence received at the public hearing relating to the designation.

D. DESIGNATION CRITERIA

Section 599.210 of the Heritage Preservation Regulations establishes criteria to be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance. To be eligible for designation, a property must meet at least one of the following designation criteria:

(1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
(2) The property is associated with the lives of significant persons or groups.
(3) The property contains or is associated with distinctive elements of city or neighborhood identity.
(4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
(5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
(6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
(7) The property has yielded, or may be likely to yield, information important in prehistory or history.

E. FINDINGS

1. Consistency with designation criteria:

The Charles B. Lyon House appears eligible for designation as an individual landmark per the ordinance's criteria 3, 4, and 6. It does not appear significant under criteria 1, 2, 5, and 7.

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 in question does not appear to be the site of historically significant events. While it did merit mention in the *Minneapolis Tribune* in numerous articles, such mention generally referred to its owners, the Lyons, and their social occurrences.

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

The property in question does not appear to be significant based on its association with the lives of significant persons or groups. While Charles B. Lyon was the owner of the first wholesale chemical firm in the Northwest, and the Lyon family was featured in the Society section of the Star Tribune on numerous occasions for weddings, trips, and guest arrivals, these items on their own do not rise to the level of significance under designation Criterion #2.

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

The subject property, 425 Oak Grove Street, is associated with distinctive elements of city and neighborhood identity. The Charles B. Lyon House was originally an elegant single family residence constructed in the fashionable, wealthy neighborhood that sprung up around Minneapolis' first city park, Central Park (now Loring Park). It was the 19th century post-Central Park development on Oak Grove Street that helped give direction to the affluent residential development in the southwest sector of Minneapolis.

Oak Grove Street has seen dramatic change over time. Many of the late 19th century structures were replaced with early 20th century structures. As development pressures continued more of the late 19th century structures were replaced with surface parking lots and late 20th century/early 21 century multifamily buildings. Of the thirty-four plus 19th century single-family structures that stood along Oak Park Street in 1914, only four remain: 425 Oak Grove Street and three others. As one of the few remaining tangible remnants of this lost heritage, 425 Oak Grove Street is historically significant.

In addition to the Charles B. Lyon House being an important remaining example of the early southwest development trend, 425 Oak Grove Street is also important in retaining the historic significance of Oak Grove Street. At the end of the 19th century, Oak Grove Street was known as furnishing the most extensive house building of the finer grade in the City of Minneapolis. The Charles B. Lyon House is the gateway to this collection of residences for those traveling east on Oak Grove Street. Even though many of the single family houses have been torn down, the Charles B. Lyon House is vital to help retain the 19th century setting that exists with the proximity of 419 Oak Grove Street and 337 Oak Grove Street. If one of these houses is demolished it will have an adverse impact on the residential setting of the other houses (Refer to designation study for further information).

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

As a residence embodying the distinctive characteristics of the Shingle architectural style, the Charles B. Lyon House is historically significant. The house contains many of the defining architectural style elements. The house's wood shingle cladding and asymmetrical tower that blends into the main volume of the house are character defining features of the house and the Shingle Style. In addition to these features, the Charles B. Lyon House has a roof that is steeply pitched and contains an intersecting

cross gable, a full-length porch with simple porch columns, and small paned windows that form a horizontal band.

The design of the Charles B. Lyon House is substantially different compared to the two Shingle-Style houses that are locally designated already; the Harrington Beard and the Harry W. Jones houses. The Charles B. Lyon house contains a side gabled roof compared to the gambrel roofed Harrington Beard House and the hipped roof Harry W. Jones House. In addition, the Charles B. Lyon House contains a full front porch which is not a part of the design of the other shingle style houses (Refer to designation study for further information).

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

The subject property does not appear significant under criterion 5. Turf grass, an asphalt driveway that leads to parking in the rear, and two retaining walls are the major landscape features. Such features as the turf grass and driveway are quite common to other residences in Minneapolis. Retaining walls are an important feature in Loring Park because of the hilly topography. The two retaining walls of the Charles B. Lyon House do not appear to be original. However, they are an important feature in helping retain the original grading of the house. The property does not contain a rear yard due to a large rear addition in 1987 (Refer to designation study for further information).

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

As a Shingle Style residence built by master builder, Frank Griggs (F.G.) McMillan, 425 Oak Grove Street is historically significant. The National Register Bulletin, “How to Apply the National Register Criteria for Evaluation” explains the qualifications a landmark must meet in order to be considered the “work of a master”:

> *A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft*[3]*.*

The residence at 425 Oak Grove Street expresses a particular phase in the development of the master builder’s career. The Charles B. Lyon House is the earliest extant known structure of Mr. McMillan’s career. The high-style designed home was likely helpful in setting up his career of being a well respected builder in residential, commercial, and institutional building (Refer to designation study for further information).

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

No evidence was found that demonstrates that the property has yielded, or may be likely to yield, information important in prehistory. Records available at the Minnesota

State Historic Preservation Office indicate no archaeological surveys have been conducted on or near the property in question. Therefore, it is not significant under Criterion 7.

F. PUBLIC COMMENTS

Notification of the designation study was sent on March 14, 2011. As of March 25, 2011 Staff has not received any public comments.

G. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the landmark designation of the Charles B. Lyon House, and forward the designation study (dated March 3, 2011) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to **approve** the designation of the property at 425 Oak Grove Street.

H. APPENDICES

- Designation Study dated March 3, 2011
- Appendix A: Council Action initiating nomination (4/16/2010)
- Appendix B Nomination staff report (5/18/2010)
- Appendix C HPC Actions from Nomination hearing (5/18/2010)
- Appendix D Letter from SHPO (2/10/2011)
- Appendix E Staff report to City Planning Commission (2/24/2011)
- Appendix F Staff report to Heritage Preservation Commission *(forthcoming)*
- Appendix G HPC Actions from Designation hearing *(forthcoming)*
- Appendix H Request for Council Action *(forthcoming)*
- Appendix I Zoning and Planning Committee Actions *(forthcoming)*
- Appendix J Actions of the Full City Council *(forthcoming)*
- Appendix K Publication in *Finance and Commerce (forthcoming)*

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[1] City of Minneapolis Building Permit #B24044, 419 Oak Grove Street; "Building permits,"

[2] Mead & Hunt, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," Reconnaissance Survey Files, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.

[3] U.S. Department of the Interior. "Part IV: How to Identify the Significance of a Property." How to Apply the National Register Criteria for Evaluation Bulletin, Vol 15. (2002). Published by: National Register of Historic Places: http://www.nps.gov/nr/publications/bulletins/nrb15/. Accessed: 9/29/2009.

Attachment G: Heritage Preservation Commission Actions

Minneapolis Heritage Preservation Commission Actions

Regular Meeting
4:30 p.m., Tuesday, April 5, 2011
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Mr. Chad Larsen, Ms. Denita Lemmon, Mr. Kevin Kelley, Ms. Meghan Elliott, Mr. Alex Haecker, Ms. Christina Harrison, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Tammy Lindberg, and Ms. Linda Mack

Planning Manager: Jack Byers, 612.673.2634

Committee Clerk: Diana Armstrong, 612.673.2615

Commissioners Lemmon and Harrison were absent and excused from tonight's meeting.

The meeting was called to order at 4:37 p.m.

Minutes were approved for the meeting held on March 22, 2010

Public Hearings

For Presentation

1. **425 Oak Grove Street, Charles B. Lyon House – Historic Resource, Ward 7**

   Staff: Aaron Hanauer, 612.673.2494

   Landmark designation study

   Action: **Adopt** staff findings and **approve** the landmark designation of the Charles B. Lyon House, and forward the designation study (dated March 3, 2011) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 425 Oak Grove Street.

2. **2008 Pillsbury Avenue, Samuel J. Hewson House – Historic Resource, Ward 6**

   Staff: Aaron Hanauer, 612.673.2494

   Landmark designation study

   Action: **Adopt** staff findings and **approve** the landmark designation of the Samuel J. Hewson House, and forward the study and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 2008 Pillsbury Avenue.

3. **2617 3rd Street North, Concrete Block House #3 – Individual Landmark, Ward 3**

   Staff: John Smoley, 612.673.2830

Attachment H: Heritage Preservation Commission Resolution

Resolution
of the Heritage Preservation Commission
of the City of Minneapolis

Resolved by the Heritage Preservation Commission of the City of Minneapolis

WHEREAS, the Charles B. Lyon House is located at 425 Oak Grove Street in the Loring Park Neighborhood; and

WHEREAS, the landmark nomination of the Charles B. Lyon House was approved by the Minneapolis Heritage Preservation Commission on May 18, 2010, and a designation study was undertaken by the Community Planning and Economic Development Department of the City of Minneapolis and is included in the Planning Director's report; and

WHEREAS, the Charles B. Lyon local designation will include the exterior of the principal structure and property; and

WHEREAS, the Charles B. Lyon House local designation meets Local Designation Criterion Three: the property contains or is associated with distinctive elements of city and neighborhood identity; Local Designation Criterion Four: the property embodies the distinctive characteristics of an architectural style; and Local Designation Criterion Six: the property exemplifies works of a master builder; and

WHEREAS, the Charles B. Lyon House local designation is consistent with City Council adopted plans and the policies they contain including The Minneapolis Plan for Sustainable Growth (2009); and

WHEREAS, the Charles B. Lyon House local designation has been reviewed and favorably commented upon by the Minnesota State Historic Preservation Office and the City Planning Commission; and

WHEREAS, the Planning Director's report at the April 5, 2011 Heritage Preservation Commission meeting has been considered, a public hearing has been held, and the Commission action on the report will be forwarded to the City Council; and

NOW, THEREFORE, be it resolved that the Minneapolis Heritage Preservation Commission recommends to the Minneapolis City Council that the Charles B. Lyon House shall be designated as a landmark.

Adopted by the Heritage Preservation Commission of the City of Minneapolis this fifth day of April 2011.

Chad M-L

Chad Larsen
Heritage Preservation Commission Chair

Kevin Kelley

Kevin Kelley
Heritage Preservation Commission Secretary