



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

Date: May 19, 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 Dunn Mansion at 337 Oak Grove Street

Recommendation: The Heritage Preservation Commission adopted a resolution recommending that the Minneapolis City Council designate the Dunn Mansion at 337 Oak Grove Street as a local historic landmark.

Prepared or Submitted by: Chris Vrchota, City Planner, 612-673-5467

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

Presenters in Committee: Chris Vrchota, City Planner

Financial Impact (Check those that apply)

- 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 337 Oak Grove Street were notified of the May 10 Heritage Preservation Commission public hearing and the May 19 Zoning and Planning Committee meeting on April 26, 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 Dunn Mansion, 337 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 June 22, 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 Richardsonian Romanesque architectural style and its exemplification of the work of a master architect, Edward S. Stebbins (Criteria 4 and 6). On June 22, 2010, the Heritage Preservation Commission adopted staff findings and approved the nomination of 337 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 February 2011. With the completion of the draft designation study it was found that the Dunn Mansion 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 architect.

The designation study was submitted to the Minnesota State Historic Preservation Office (SHPO) on February 23, 2011 and the Minneapolis Planning Commission on March 31, 2011. The designation received favorable comments from both groups.

On May 10, 2011, the Heritage Preservation Commission **adopted** the Dunn Mansion 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 Dunn Mansion at 337 Oak Grove Street. The recommended designation is for the exterior of the principal structure, the exterior of the carriage house and property.

Supporting Material

1. Designation Study Dated February 22, 2011
 - Appendix A: Council Action initiating nomination (4/16/2010)
 - Appendix B: Nomination staff report (6/22/2010)
 - Appendix C: HPC Actions from Nomination hearing (6/22/2010)
 - Appendix D: Letter from SHPO (4/18/2011)
 - Appendix E: Staff report to City Planning Commission (3/31/2011)
 - Appendix F: Staff report to Heritage Preservation Commission (05/10/11)
 - Appendix G: HPC Actions from Designation hearing (05/10/11)
 - 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:

337 Oak Grove Street- The Dunn Mansion



DRAFT: February 22, 2011

ACKNOWLEDGEMENTS

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Designation Study Purpose and Background

At the April 16, 2010, City Council meeting, Councilmember Lisa Goodman nominated the property at 337 Oak Grove Street, The Dunn Mansion, as 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. The City 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.

After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on June 22, 2010 that the property exhibited at least one of the local designation criteria found in section 599.210 of the City’s Heritage Preservation Ordinance. The HPC adopted the recommended findings, placed 337 Oak Grove Street under interim protection and called for a designation study to be conducted.

This Study is intended to fulfill the requirements for local historic designation outlined in title 23, Chapter 599.230 of Minneapolis Code of Ordinances. The study is based on a review of resources including books, permit records and property files from CPED’s collections, newspaper clippings from the Hennepin County Library Minneapolis Collection, and papers and notes from the Northwest Architectural Archives. Significant contributions to the research for this study were made by the Citizens for a Loring Park Community (CLPC) neighborhood organization.

Table 1: Basic Property Information

Current name	Dunn Mansion
Historic Name	The Lund House
Current Address	337 Oak Grove Street
Historic Address	337 Oak Grove Street
Original Construction Date	1893
Original Contractor	Erick Lund
Original Architect	Edward S. Stebbins
Historic Use	Single-Family Residence
Current Use	Commercial Office Space
Ward:	Ward 7
Neighborhood:	Loring Park

PART 1: PHYSICAL DESCRIPTION OF PROPERTY

This section provides a description of the physical characteristics of the property, including both the parcel and features on the parcel, such as structures and landscaping.

Parcel location, shape, and size

The subject property is located on Oak Grove Street, east of the intersection of Oak Grove Street and Clifton Place. It is located in the Loring Park neighborhood, which sits at the edge of the downtown core of Minneapolis. The property lies approximately one block south of Loring Park itself. The parcel is rectangular in shape, measuring 60' x 136', totaling 8,160 square feet¹. It contains one of the few remaining large, originally single-family residences on the block. The rest of the neighborhood is comprised of a mix of multi-family residential structures dating from the early-to-mid twentieth century, institutional uses including the Minneapolis Women's Club and St. Mark's Church, and surface parking lots.

Description of building(s) on the property

There are two structures on the site; the house, and a carriage house that was built at the same time as the principle structure. The house was originally constructed as a single-family residence. It was converted into a duplex in 1951², then into office space in 1978³.

Description of the primary structure

Date(s) of construction: The original building permit for the Dunn Mansion was issued on May 13, 1893⁴. The cost of construction was \$13,000. The only significant exterior alterations to the structure are the construction of an exterior metal egress stairway and related access points. It is likely that the stairway was first installed in 1960⁵ to provide private access to the 2nd floor, which by that time had been converted into a separate dwelling unit. The stairway was replaced by what is presumably the stairway that is now in place in 1989⁶, and a separate egress point from the 2nd floor to the stairway was added in 1990⁷.

Size and massing: The Dunn Mansion is a 2½ story structure. The dimensions, as stated on the original building permit, are 40 feet wide by 60 feet deep. The house is generally rectangular in shape. The tower at the northwest corner, the porte-cochere on the west side, and gabled dormers on both sides break up the massing and mask the overall rectangular layout. (See Figures 5 & 6, Pages 33 & 34.)

Architectural style: The house is designed in the Richardsonian Romanesque architectural style, and demonstrates many typical features of the style including rusticated masonry construction, rounded arches over the windows, and the round tower with a conical roof⁸.

The house features a cross-gabled roof. The side gables are not aligned with one another; the gable on the west side is set further towards the back to accommodate the tower at the northwest corner of the house. The upper face of the gable ends are treated with what appears to be slate. The front and west side gables are further embellished with an inlay of simple pattern of decorative wood trim boards. (See Figures 3 & 9, Pages 31 & 37, detail in Figure 12, page 40.)

A detailed description of the architectural style and features of the Lund house is contained in Part 2 of this study, beginning on page 10.

Known original elements that are deteriorated or missing: The building permit record for the property does not suggest that a great deal of external modifications have been made to the house. However, photographic evidence shows that some original elements are either missing or substantially damaged.

For instance, a window in the gable on the half story on the west side elevation was removed to provide access to the exterior stairway. (See Figure 9, Page 37.) Two windows remain in this location. Also on the west elevation, brick patchwork suggests that original stone trim elements were removed around a door near the back of the house. (See Figure 13, Page 41.) It is possible that this was originally a window that was expanded into a doorway, though there is no definitive proof in either the photographic or permit records to substantiate this.

In recent years, a number of windows on the house have been boarded, including on the front elevation and on the tower. Based on the existing conditions of other remaining, non-boarded windows on the tower, it is possible that original leaded glass windows have been damaged or removed from the tower. (See Figure 10, Page 38.) It is unknown if these windows remain behind the plywood or elsewhere, or if they have been permanently lost.

Photographic evidence also shows the impact of a general lack of maintenance on the property. The modillion course that runs along the roofline, front porch and porte-cochere shows visual evidence of deterioration, including missing and damaged individual modillions. There

are holes in portions of the eaves, exposing interior roof elements to risk of further damage. (See Figure 11, Page 39.)

Description of the secondary structure

Date(s) of construction: The original building permit for the carriage house was issued on May 13, 1893- the same date that the permit for the principle structure was pulled⁹. The estimated cost of construction was \$3,500. No permits have been issued for significant additions or exterior alterations to the carriage house.

Location, placement, and orientation of building on the site: The carriage house is located at the rear of the principle structure, at the far south end of the lot. It is aligned with the house.

Size and massing: The carriage house is rectangular in shape, measuring 26'x45' according to the original building permit¹⁰. The carriage house has two stories, though the floor-to-ceiling heights are shorter than those in the principle structure. (See Figure 4, page 32.)

Architectural style: (or styles if it is a mixed-style building): The carriage house does not clearly exhibit the hallmark of any one architectural style. The ground level is constructed of rough masonry matching that of the principle structure, while the second story is clad in wooden shakes. (See Figure 14, page 42.) The roof is hipped, with matching front-facing gables on each end and a centered gable on the rear.

The carriage house features a mixture of window sizes, styles, and shapes, likely a mix of originals, replacements and later inserts. Forms include one-over-one double-hung windows, a pair of sixteen-over-one divided light double-hung windows on one side of the front elevation, (see Figure 15, Page 43) and an arched window in the west gable on the front elevation. (See Figure 14, Page 42.)

Known original elements that are deteriorated or missing: While there are few permits for exterior alterations to the carriage house, photographic evidence suggests that at least a moderate number of modifications have been made. The presence of an arched window on the west front-side gable suggests that a similar window likely existed on the east gable; this is now the location of a door providing access from the exterior stairway to the second floor of the carriage house.

The original carriage/garage door on the front elevation has been removed and in-filled with brick, a window and an entry door. An entry door on the

west side has been boarded over, and a sliding door has been installed adjacent to this spot, possibly replacing a window. (See Figure 14, page 42.)

Description of landscape and landscape features

There is a minimal amount of landscaping on the site. Small and medium sized trees dot the site, though these are obviously not from the period of significance. A hodgepodge of low bushes and other plants skirts the house and carriage house. There is no evidence of a formal landscape plan being followed.

Topography

The site is relatively flat. There is a small grade change between the sidewalk and the front yard, after which the lot levels off. (See Figure 3, Page 31.) This flat building area was likely created through excavation and leveling of the site- the adjacent property to the south sits considerably higher than the subject site, with a large retaining wall separating the two. The surface parking lot directly south of the site is nearly as high as the roofline of the carriage house. (See Figure 17, page 45.) The lot east of the subject site sits somewhat lower, likely due to excavation on that site, creating the need for another, small retaining wall along the shared property line. (See Figure 3, page 31.)

Vegetation

Three small trees, less than 6" diameter and obviously recent additions to the site, have been planted in the front yard, adjacent to the walkway that connects the front porch to the public sidewalk. (See Figure 18, page 46.) Slightly larger trees sit adjacent to the driveway, acting as a barrier between the subject site and the adjacent parking lot- while these trees are larger than those in the front yard, it is apparent that these, too, are later additions to the site. Miscellaneous shrubs grow along the east elevation of the house. A few plants, possibly volunteers, grow along the front edge of the porch. Ivy has grown up on all four elevations of the house

Other landscape features

Driveways, walkways, patios, and garden paths: There is a narrow asphalt driveway adjacent to the west property line, leading from Oak Grove Street to the rear of the property and passing under the portico. (See Figure 6, page 34.) A concrete walkway connects the public sidewalk adjacent to Oak Grove Street to the front porch of the house. There are steps where the grade changes between the sidewalk and the

yard, and again from the front lawn up to the front porch. (See Figure 18, page 46.) All of these elements were likely original to the property, though there is a high probability that the material has been replaced on at least one occasion since the time of construction. (See Figure 2, Page 30.)

Fences, gates, screens, retaining walls, and privacy walls: There are two retaining walls on or adjacent to the subject site. A concrete retaining wall separates 337 Oak Grove Street from the adjacent property to the east, maintaining the grade of the subject site, while the adjacent site slopes downward to the south. (See Figure 3, page 31.) A significantly larger concrete retaining wall separates the subject property from the adjacent lot to the south. This wall, which retains the significant grade separation between the two lots, is nearly as tall as the two stories of the carriage house. (See Figures 14 & 17, Pages 42 & 45.) This wall is likely an original feature of the site. There is also a non-original canvas awning with the property address printed on it attached to the front of the porch in front of the door. (See Figure 3, Page 31.)

PART 2: HISTORIC SIGNIFICANCE

The Dunn Mansion is historically significant for its representation of Loring Park's brief tenure as one Minneapolis' homes for upper class families, its association with master architect Edward S. Stebbins, and its embodiment of Richardsonian Romanesque architecture.

Loring Park Neighborhood

337 Oak Grove Street is associated with distinctive elements of neighborhood identity because it is a tangible remnant of the neighborhood's heyday as a wealthy enclave of single family homes in the late 1800s.

The neighborhood known today as Loring Park got its start 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. 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 acre¹¹.

In 1883 the newly formed Minneapolis Park Board purchased land from J.S. Johnson and Allen Harmon to complete its first park: Central Park (now Loring Park). Prior to the park's completion in 1885, swamp land hindered development on its southern side¹². The park's creation, which included dredging the swamp to enlarge Loring Pond, accelerated the development of substantial homes in the neighborhood¹³. Oak Grove Street in particular attracted some of the city's most socially prominent families¹⁴. By 1892, Oak Grove Street was lined with well designed single-family dwellings (See Figure 20, Page 48.)

In the early part of the 20th century multi-family and non-residential uses entered the neighborhood more frequently, but these changes did not push out single family residences. The diversity of Oak Grove Street increased with the construction of 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. For a period of time, both nineteenth century single-family homes and twentieth century buildings with higher-intensity uses thrived in the neighborhood.

From the 1920s through the 1960s the proliferation of streetcars and automobiles made it easier for wealthy families to build newer residences in areas of the city further south and southwest of downtown. Neighborhoods sprang up in areas such as Lowry Hill, Kenwood, Lake of Isles and further south around Lake

Calhoun and Lake Harriet¹⁵. As the city's population continued to rise, land close to the downtown became targeted for high-density redevelopment. In 1914, Oak Grove Street contained 36 single-family structures from the late 19th and early 20th century (See Figure 21, Page 49.) By 1951, this was reduced to 16. From 1951 to 1976 ten of those 16 houses on Oak Grove Street were demolished (See Figures 22 and 23, Pages 50 & 51.) In 2011, the Lund house is one of only four remaining houses on Oak Grove Street (See table 2 below). Since 1951, the 19th century houses which have been demolished have primarily been replaced with surface parking lots.

Table 2: 19th Century Houses on Oak Grove Street Remaining in 2011

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

The Dunn Mansion is one of three early single-family dwellings one encounters when entering the neighborhood from the west along Oak Grove Street. It is separated from the other two by Clifton Place and a surface parking lot, but no other structures separate the three houses.

Edward S. Stebbins

Edward S. Stebbins is widely credited as being the first college educated architect to practice in the City of Minneapolis¹⁶. Stebbins was born on February 9, 1854 in Boston, MA. He moved to New York in 1868, and began working with architect E.D. Harris in Saratoga, NY, in 1870¹⁷. By 1874, at the age of 20, Stebbins was already supervising the construction of a large resort hotel¹⁸. Stebbins studied architecture at the Massachusetts Institute of Technology until 1876, before moving to Minneapolis to begin his practice in 1877¹⁹.

Stebbins' most prominent contributions to the architectural fabric of the City come from his work for the Minneapolis School Board. Stebbins was appointed the official architect of the School Board in 1898, and served in the post until 1912²⁰. During his tenure as official architect, Stebbins was involved in the design of several of the most notable schools in the city, including the Pratt (1898), West (1906, razed 1984), Willard (1910) and Barton (1912) schools²¹. Stebbins also prepared plans for additions to a number of the schools in the City during this time, and oversaw nearly all construction work for the School Board during his time as official architect.

In addition to his duties as the official architect of the School Board, Stebbins worked on a number of other commissions across the City, state and country.

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His commissions included a wide range of uses, including churches, schools, commercial buildings and residences. Many of these structures have been recognized for their architectural significance and a number have been designated either individually or as part of historic districts within the City of Minneapolis. The properties listed in Table 3 are the properties that have been designated in the City of Minneapolis either individually or as part of an historic district that are known to be designed by Edward S. Stebbins. Several other Stebbins designed properties have been identified as Potential Historic Resources in the City of Minneapolis and await further study to determine whether or not they warrant designation.

Table 3: Known Properties designed by Edward S. Stebbins in Minneapolis

* Denotes Locally Designated Property

Year Built	Name	Address	Notes
1879	Gethsemane Episcopal Church*	901 4 th Avenue S	Listed in National Register of Historic Places in 1984
1886	Taylor Block*	2120 4 th Avenue S	Contributing Resource in Washburn Fair-Oaks Historic District; Demolished in 1978
1885	A.E. Hammond Residence*	2420 Stevens Avenue S	Contributing Resource in Washburn Fair-Oaks Historic District
1886	Edward S. Stebbins Residence*	2404 Stevens Avenue S	Contributing Resource in Washburn Fair-Oaks Historic District; Moved to present site from 320 Oak Grove Street in 1982 to save from demolition.
1889	Theater de la Jeune Lune*	100 1 st Avenue N	Contributing Resource in Warehouse Historic District; Significantly remodeled by Cass Gilbert 1902-1906
1890	Brown & Haywood Glass*	128 3 rd Street N	Contributing Resource in Warehouse Historic District
1890	Commercial Building*	761 Washington Avenue N	Contributing Resource in Warehouse Historic District
1890		345 Oak Grove Street	Unsure if it was constructed, or how long it stood if it was. Another building permit was issued for the property in 1892.
1891		316 Cedar Avenue S	Current Address 322 Cedar Avenue S
1892	Commercial Building*	425 Washington Avenue N	Contributing Resource in Warehouse Historic District
1892	The "Mary Tyler Moore" House	2104 Kenwood Parkway	
1898	Pratt School	66 Malcolm Avenue SE	Possibly the first school Stebbins designed for the school board.

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1901	Second Church of Christ Scientist	1025 2 nd Avenue S	Original location of this church. Demolished in 1958.
1905	Simmons School	3800 Minnehaha Avenue S	
1906	West High School	2808 Hennepin Avenue	Demolished in 1984.
1907	Dr. Horatio B. Sweetser Residence	2509 Pillsbury Avenue	Demolished in 1959. Dr. Sweetser was the great-grandfather of the principle investigator of this study.
1908	Kenwood School	2013 Penn Avenue S	
1910	Tuttle School	1042 18 th Avenue SE	
1912	Bancroft School	1315 38 th Street E	
1913		325 W 15 th	Demolished in 1987. Possibly built for his daughter.
1913	Talmud Torah Club	725 Fremont Avenue N	Demolished in 1971
1915	Fulton School	4912 Vincent Avenue S	Designed by Ittner Stebbins & Haxby
1915	Barton School	4247 Colfax Avenue S	Designed by Ittner Stebbins & Haxby
1920	Windom School	5821 Wentworth Avenue S	Designed by Stebbins & Haxby
1924	St. Luke's Church	4557 Colfax Avenue S	
1925	Zeta Psi Fraternity*	1829 University Avenue SE	Contributing Resource in University of Minnesota Greek Letter House Historic District; Designed by Stebbins Haxby & Bissell
1927	Phi Kappa Sigma Fraternity*	1813 University Avenue SE	Contributing Resource in University of Minnesota Greek Letter House Historic District; Designed by Stebbins Haxby & Bissell
1928	Theta Chi Fraternity*	315 16 th Avenue SE	Contributing Resource in University of Minnesota Greek Letter House Historic District; Designed by Stebbins Haxby & Bissell
1931		4807 Sheridan Avenue	
1932	Holy Rosary School	2426-34 18 th Avenue S	Also designed the priory and convent.

Note: Photographs of select other properties designed by Edward S. Stebbins, both designated and non-designated, can be found in Figures # 17 - 21, Pages 45 – 49.

Edward Stebbins primarily practiced architecture alone from 1877-1914, when he entered into a partnership with Robert Haxby. The team was joined by a third architect, Cyrus Bissell, in 1920²².

Edward S. Stebbins also worked on numerous projects outside the City of Minneapolis, and several of these have been recognized through listing on the National Register of Historic Places. The Nicollet County Courthouse (designed with Edward P. Bassford) in St. Peter, Minnesota and the Roscoe P. Ward House in Waseca, Minnesota are two such examples²³.

During his long career in Minneapolis, Stebbins was a contemporary of a number of highly regarded and recognized architects and architectural firms, including Long and Kees, Harry Wild Jones, William Channing Whitney, Kees and Colburn, Edwin Hewitt, and Adam Lansing Dorr, all of which are now considered “master architects” in the City of Minneapolis. Whether because his catalogue of work stretches across so many different uses, or because his primary focus was for so long school buildings, Edward Stebbins has not gained the recognition or renown that many of his contemporaries have. However, the list of his commissions reveals that a great number are recognized as important for their architecture, either as designated landmarks, contributing resources in designated historic districts, or as identified potential historic resources.

Richardsonian Romanesque Architecture

The Richardsonian Romanesque style stems from the work of Boston based architect Henry Hobson Richardson²⁴. Richardson worked in a number of styles, including Second Empire, Queen Anne, and Stick, before developing the variant that would ultimately bear his name²⁵. A monograph of Richardson’s work published in 1888, after his death in 1886, popularized his unique style and led to its spread across the country²⁶.

Common features on Richardsonian Romanesque style houses include²⁷:

- Rough faced masonry construction.
- Round-topped arches over windows.
- Round towers with conical roofs.
- Asymmetrical facades.
- Hipped, multi-gabled roofs, usually similar to Queen Anne in form.
- Groupings of 3 or more arched or rectangular windows.

The Dunn Mansion demonstrates many hallmark features of the Richardsonian Romanesque style, including the rough faced masonry construction, round arched windows, a round tower with a conical roof, a hipped, multi-gabled roof and groupings of both arched and rectangular windows.

The front of the house features an open front porch nearly spanning the entire width. (See Figure 3, Page 31.) The porch is edged by a low masonry wall of the same stone used on the rest of the house. The porch is supported by paired groupings of narrow, round, wood Doric style columns. The entablature is plain, featuring only a narrow dentil course. The eaves of the porch are lined with a modillion course matching that on the main roofline. The main entry is offset to the west side of the porch. On the left side is a grouping of windows- a large central picture window, flanked by two narrow double-hung windows. There are transoms above all three windows. A narrow dentil course separates the two courses of windows. (See Figure 8, Page 36.)

The house features a hipped roof, with gables on all four sides. The side gables are off-set, with the gable on the west side set further back to accommodate the tower at the northwest corner of the house. The gable ends are inlaid with what appears to be slate shakes, which are unique to these locations on the house. The front and west side gables are further embellished with a simple pattern of applied stickwork trim. (See Figures 3 & 9, Pages 31 & 37, detail in Figure 12, page 40.) The ridgelines of the roof are treated with what appears to be copper flashing, and there are two connected finials, also apparently copper, on the highest peak. (See Figure 3, Page 31.)

All windows on the first floor are rectangular, surrounded by a simple alternating pattern of smooth masonry. This pattern is distinct from the surrounding stone, though the patina that has built up on all of the masonry surfaces makes it difficult to see. The pattern is very similar to that found around the windows at the Daniel B. Lyon House at 419 Oak Grove Street, another Stebbins design. All are double hung windows, save for the larger picture window on the front elevation which is a single, fixed pane. All second floor windows feature the arched treatment that is a hallmark of the Richardsonian Romanesque style. The lone exception is the window set into the rounded tower at the northwest corner. The first and second story windows on the tower are identical, with three larger primary windows with smaller transoms above, for a total of six windows per floor. (See Figure 10, Page 38.) The center primary window is the largest, and features glass curved to match the curve of the tower. The use of curved glass is an indication of the considerable effort and cost went into the construction of the house- these windows would have been custom made and were not something typically found in houses of the era. The two flanking windows and three upper windows contain leaded glass, though some of this may be missing. The top floor of the tower features three small arched windows.

Windows in the half story vary in shape, size and arrangement by elevation, though all are located within the gable ends. The front elevation features a grouping of four small double-hung arched windows, the top panes of which are inlaid with leaded glass in a diamond pattern. (See Figure 19, Page 47.) There is

a narrow stone course separating the arched sections from the rest of the windows. On the east elevation, there is a set of two double-hung windows. One of these has been in-filled with a louver, which is likely non-original. (See Figure 5, Page 33.) The gable on the west elevation originally featured a set of three, narrower double-hung windows. One of these has been removed and replaced with a door to serve as an egress point to the exterior stairway. (See Figure 9, Page 37.) The rear elevation appears to originally have contained two double hung windows. Again, one of these has been removed to provide access to the exterior stairway. (See Figure 7, Page 35.)

There is a portico over the driveway on the west elevation, which is treated in a similar manner to the front porch. (See Figure 9, Page 37.) The roof is supported by identical paired Doric columns, with the same dentil course in the entablature and modillion course along the roofline. The columns on the outside edge rest on a low masonry wall of the same material as the house. (See Figure 9, Page 37.)

The tower is largely recessed into the walls of the house. The curve meets the flat plane of the front and west side elevations, making the tower act as a rounded corner. (See Figures 6 & 10, Pages 34 & 38.) At the third floor, the tower rises from the roofline. (See Figure 6, Page 34.) It is capped with a conical roof, with a small finial, possibly copper, rising from the top.

Copper gutters are found on both side elevations of the house. (See Figures 3 & 6, Pages 31 & 34; detail in Figure 11, Page 39.) While it is not known if they are original, photographic evidence suggests that there have been gutters on the house since at least 1898, and the design of the gutters suggests that they do date from the period of significance. (See Figure 2, Page 30.)

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 list seven criteria which shall be considered in determining whether a property is worthy of local designation as a landmark because of its historical, cultural, architectural, archaeological or engineering significance. The Dunn Mansion is considered below in relation to each of the seven designation criteria.

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

There is no evidence that the Dunn Mansion is associated with significant events or periods that exemplify broad patterns of cultural, political, economic or social history.

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

The namesake for the Dunn Mansion is Dr. James H. Dunn, the first resident of the house. Dr. Dunn was born in Fort Wayne, ID on May 29, 1853²⁸. He attended the First State Normal School in Winona where he studied education, graduating with honors in 1872²⁹. While researching the subject of hygiene, Dunn decided to pursue a full education in medicine, though initially with the intent of the knowledge furthering his work as a teacher³⁰. He enrolled at the University of New York City in 1875 and graduated in 1878. While still enrolled in medical school, he was offered a position as the instructor of natural sciences at the Second Normal School at Mankato, a position he initially rejected, but accepted after his graduation³¹. By 1880, Dr. Dunn decided to forgo teaching and pursue a career in medicine and established a private practice in Shakopee.

In 1885, Dr. Dunn moved his practice to Minneapolis, where he worked for the rest of his life. During his career in Minneapolis, Dr. Dunn held a number of distinguished positions, including: chair of Genito-Urinary diseases within the

medical department at the University of Minnesota, professor of surgery at the state university (presumed to be University of Minnesota), president of the medical staff and head surgeon at St. Mary's Hospital, associate surgeon at Asbury Methodist Hospital and City Hospital, and surgeon for the Great Northern Railway of Minneapolis³².

Dr. Dunn died unexpectedly in St. Louis on June 16, 1904, due to complications from a heart condition. News of both his death and his funeral warranted lengthy and praise-filled columns in the Minneapolis Tribune. The article breaking the news of his death described Dr. Dunn as "much beloved", "the best known man of his profession in this city", and "one of the leading surgeons of this country with a professional reputation which even extended to Europe"³³. The article describing the funeral states that "the entire Hennepin County Medical society and medical faculty of the university attended..."³⁴.

While it is evident that Dr. Dunn was a highly regarded and respected physician in his day, it is not clear if his contributions to the city were substantial enough for him, and thus the property, to be considered significant under this criterion.

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

The Dunn Mansion was built as a stately single-family residence at a time when Oak Grove Street was developing as an upscale residential neighborhood.

The focus of development in the neighborhood shifted from residential development to institutional and commercial uses in the early 20th Century, with the construction of buildings such as St. Mark's Cathedral, the Oak Grove Apartment Hotel and the Minneapolis Women's Club.

The expansion of the street car system and the proliferation of the automobile in the mid 20th Century led to the movement of the wealthy classes further from the downtown core and away from Oak Grove Street. This led to the loss of nearly all of the once grand residences that had lined the street, most of which were demolished to make way for apartment buildings or surface parking lots. While there were nearly 40 single family residences along Oak Grove Street at the turn of the 20th Century, only 4 remain in 2011.

The Dunn Mansion, as one of the few remaining examples of the ornate single-family residences that once lined Oak Grove Street, is a tangible reminder of the time when the neighborhood adjacent to Loring Park was one of the most fashionable places for wealthy and prominent Minneapolitans to live. It is part of a grouping of three such houses that remain near the western edge of the

neighborhood. It is significant for being associated with this distinctive element of the neighborhood's identity.

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

The Dunn Mansion is historically significant because it embodies the distinctive characteristics of the Richardsonian Romanesque architectural style. It features many hallmarks of the style, including rough-faced masonry construction, rounded arches over the windows, and the round tower with a conical roof

The Richardsonian Romanesque style stems from the work of Boston based architect Henry Hobson Richardson. Richardson worked in a number of styles, including Second Empire, Queen Anne, and Stick, before developing the variant that would ultimately bear his name. A monograph of Henry Hobson Richardson's work published in 1888, after his death in 1886, popularized this style and led to its spread across the country. At the time of the writing of this report, there are only 3 individual landmarks in the City of Minneapolis that were originally built as single-family homes and designed in the Richardsonian Romanesque style- The George R. Newell House, the Alden H. Smith House and the George W. Van Dusen Mansion. The Dunn Mansion has a form and design that is distinct from all of these landmarks.

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

There is no evidence that the Dunn Mansion is significant in relation to landscape design or development patterns.

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

The Dunn Mansion is significant for exemplifying the work of master architect Edward S. Stebbins. An analysis of Stebbins' career can be found in section 2 of this report, on Pages 11-14.

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

There is no evidence that the Dunn Mansion has yielded or is likely to yield information important to prehistory or history. There may be below ground resources on the site. However, discovery and recovery of any below-ground resources might require the demolition of the house and carriage house.

Integrity of historic resource

The following is an assessment of the Dunn Mansion as related to the seven aspects of integrity, as defined by the Department of the Interior:

Location

The Dunn Mansion, located at 337 Oak Grove Street, is in its original location and maintains its integrity of location.

Design

The property embodies distinctive characteristics of the Richardsonian Romanesque architectural style and retains its architectural integrity.

The house has undergone surprisingly few exterior alterations for a structure of its age. The most significant alterations have been the construction of an exterior network of stairways and landings on the west elevation, and related removal of windows to provide access to the stairways. While these alterations do have an impact on the design of the house, they are not enough to destroy the integrity of design.

Setting

The Loring Park neighborhood has changed a great deal since the time that the Dunn Mansion was constructed. This change has been especially pronounced along Oak Grove Street, where the once grand single family houses that lined the street at the turn of the 20th century have almost all been razed, replaced with apartments, offices and surface parking lots.

While the block has undergone substantial change, the Dunn Mansion is part of a cluster of three of the remaining four original single-family houses on the block. It is separated from the two Lyon houses at 419 and 425 Oak Grove Street by Clifton Place and a surface parking lot, but no other structures. The Dunn Mansion retains its integrity of setting.

Materials

The Dunn Mansion retains its integrity of materials. The integrity of materials has been impacted to some degree. For example, original doors and windows have been removed or replaced. Visual inspection of the property shows damage and deterioration of some important structural and decorative elements; eaves have rotted or been broken, exposing attic space to the elements. (See Figure 11,

Page 39.) Wood trim is rotted and in need of repair or possible replacement in a number of locations, most notably the portico on the west side. (See Figure 9, Page 37.) Despite this damage and degradation, the property still strongly possesses its integrity of materials.

Workmanship

The Dunn Mansion retains its integrity of workmanship. There is nothing to suggest, either in the permit record or in photographic evidence, that there has been substantial removal, replacement or alteration of original elements of the house. The columns, dentils, modillions, finials, stonework, leaded glass and gutters all appear to remain unaltered from the period of significance. While some repairs may be necessary to correct damage or deterioration, the remaining material is more than sufficient to serve as guidance for the work.

Feeling

The Dunn Mansion retains its integrity of feeling. Grouped in close proximity with two of the other three remaining houses on the block, the Dunn Mansion still is able to provide a sense of how the street appeared around the turn of the 20th century.

Association

The Dunn Mansion retains its integrity of association relative to all three of the designation criteria for which it is significant.

As part of a cluster of three of the last four original single-family houses on the street, the Dunn Mansion is a tangible connection to Oak Grove Street's heyday as one of the premier locations in the City for wealthy residents to build stately mansions. This cluster of houses is the best remaining representation of that time. The proximity of these houses to each other near the western edge of the neighborhood helps to solidify the integrity of association.

The design of the Dunn Mansion remains essentially unaltered from the original. It remains a solid example of Richardsonian Romanesque architecture, and retains its integrity of association with the style.

The Dunn Mansion still demonstrates Edward Stebbins' original design intent, and retains most of the detailed design elements he incorporated into the design of the house. The house retains its association with master architect Edward S. Stebbins.

Other Considerations:

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.

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 January 2011, 150 individual properties are designated as landmarks in the City of Minneapolis. Of those:

- 58 are single-family houses;
- 12 landmarks are located in the Loring Park Neighborhood (see Table 4 below);
- 1, Gethsemane Church, was designed by Edward S. Stebbins (though several others designed by Stebbins have been designated as part of historic districts- see Table 3, pages 12-13);
- 9 are designed in the Richardsonian Romanesque style (See Table 6, page 24), 3 of which are single-family dwellings

Table 4: Locally Designated 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

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Basilica of St. Mary, 88 17 th 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 2 nd 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 5: Locally Designated Landmarks in Minneapolis Built Between 1890-1899

Name	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	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

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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	S.J. Bowler

Table 6: Locally Designated Landmarks Designed in the Richardsonian Romanesque Style

Name	Year Built	Historic Use	Architect
Crowell Block	1888	Commercial, Residential	Edgar E. Joralemon
Lumber Exchange Bldg	1885-90	Commercial, Offices	Long and Kees
Masonic Temple	1888-90	Commercial	Long and Kees
Minneapolis City Hall	1889-1905	Public, City Hall/Courthouse	Long and Kees
Montefiore Cemetery and Chapel	1890	Religious	Septimus J. Bowler
Newell, George R House	1888	Private Residence	Charles Segwick
Smith, Alden H House	1886	Private Residence	William Channing Whitney
Van Dusen, George W Mansion	1891	Private Residence	Orff and Joralemon
Wesley United Methodist Church	1891	Religious	Warren Howard Hayes

The Dunn Mansion is unique in the City of Minneapolis and among those properties currently listed as heritage landmarks. It exemplifies the Richardsonian Romanesque architectural style and features a design that is different from the three previously designated individual landmarks designed in this style. Furthermore, it demonstrates the residential work of Edward S. Stebbins, and architect whose work may be over-due for recognition. While a number of Stebbins properties have been designated as landmarks within historic districts, and a number of others have been identified as potential historic resources within the City, only one of Stebbins' designs has been individually designated as a landmark in the City of Minneapolis. That landmark, Gethsemane Church, is a religious building. Of the 11 properties Stebbins designed that are part of an historic district, only two are single-family dwellings. The rest are either commercial or multi-tenant residential buildings.

Comprehensive and Long-Range Planning

Title 23, Chapter 599.260 of Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. In its review, the City Planning Commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The relationship of the proposed designation to the city's comprehensive plan: Designation of the Dunn Mansion would meet a number of policy objectives in the city's comprehensive plan, the *Minneapolis Plan for Sustainable Growth*.

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." Designation of the Dunn Mansion would meet this objective by helping to ensure the preservation and maintenance of this significant property.

Policy 8.1.1 states: "Protect historic resources from modifications that are not sensitive to their historic significance." Designation of the Dunn Mansion would help meet this policy objective by putting protections in place to prevent insensitive alterations from being made to the exterior of the house.

Policy 10.4.1 states: "Maintain and strengthen the architectural character of the city's various residential neighborhoods." Designation of 337 Oak Grove Street will help to maintain and preserve this unique architectural and preserve one of the few remaining elements of the neighborhood's original character.

The effect of the proposed designation on the surrounding area: The proposed designation of the subject property will help halt the destruction of single family residences in favor of more intense development and parking areas in the Loring Park neighborhood. It will also serve as a reminder of the neighborhood's history. The building is one of the most 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

The Dunn Mansion is not currently listed on the National Register of Historic Places.

Proposed Period of Significance:

The period of significance for the Dunn Mansion is 1893-1951. The period of significance begins with the issuance of the building permit for the house and ends with the conversion of the house from a single-family residence into a duplex³⁵.

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

NAME OF PROPERTY	
Historic Name	The Lund House
Current Name	The Dunn Mansion
Other Names Used	N/A
LOCATION OF PROPERTY	
Street and Number	337 Oak Grove Street
Is building located on its original site?	Yes
Date if moved	N/A
OWNERSHIP OF PROPERTY	
Owner's Name	Innovative Engineering Services
Owner's Address	1703 2 nd Avenue South #1 Minneapolis, MN 55403
Number of contributing resources within property	Buildings: 2 –Mansion and Carriage House Structures: 0 Sites: 0 Objects: 1- Retaining Wall
Number of non-contributing resources within property	Buildings: 0 Structures: 0 Sites: 0 Objects: 0
Listed on the National Register of Historic Places?	No
Date of NRHP listing?	N/A
CLASSIFICATION	
Ownership of Property	Private
Category of property	Building

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USE AND FUNCTION	
Historic Use	Single Family Residential
Current Use	Commercial Office Space
DESCRIPTION	
Architectural classification/style	Richardsonian Romanesque
<u>Materials:</u> <ul style="list-style-type: none"> • Foundation • Roof • Walls • Other 	<ul style="list-style-type: none"> • Stone • Composite Shingles, Slate Shingles • Rusticated stone • Wood columns, eaves, modillions and window trim, copper gutters, flashing and finials.
STATEMENT OF SIGNIFICANCE	
Applicable local designation criteria	Criteria 3, 4 and 6
Related local context (s)	Architecture, Neighborhood Development, Master Architect
Significant dates	1893
Period (s) of significance	1893-1951
Names of master builders, engineers, designers, artists, craftsmen, and/or architects	Edward Somerby Stebbins
MAJOR BIBLIOGRAPHIC REFERENCES	
	See Sources on page 59
GEOGRAPHICAL DATA	
Size of parcel	8,160 square feet
PIN number	2702924320020
Legal Description	Lot 5 and the northwesterly 10 feet of Lot 4 including the adjacent 1/2 vacated alley

PART 5: PHOTOGRAPHS, DRAWINGS AND OTHER DOCUMENTS



Figure 1- Aerial View of Subject Property and Oak Grove Street, Source: Bing Maps



Figure 2: The Dunn Mansion, Circa 1898, Source: *Art Glimpses of Minneapolis: City of Homes*, Times Newspaper Co.



Figure 3: The Dunn Mansion- North and East Elevations, 2010, Source: CPED Files



Figure 4: The Dunn Mansion and Carriage House- West Elevations, 2010, Source: CPED Files



Figure 5: The Dunn Mansion: East and North Elevations, 2010, Source: CPED Files



Figure 6: The Dunn Mansion- West and North Elevations- 2010, Source: CPED Files

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Figure 7: The Dunn Mansion- South Elevation, 2010, Source: CPED Files



Figure 8: The Dunn Mansion- Porch Detail, 2010, Source: CPED Files



Figure 9: The Dunn Mansion- West Elevation- Portico and Gable, 2010, Source; CPED Files

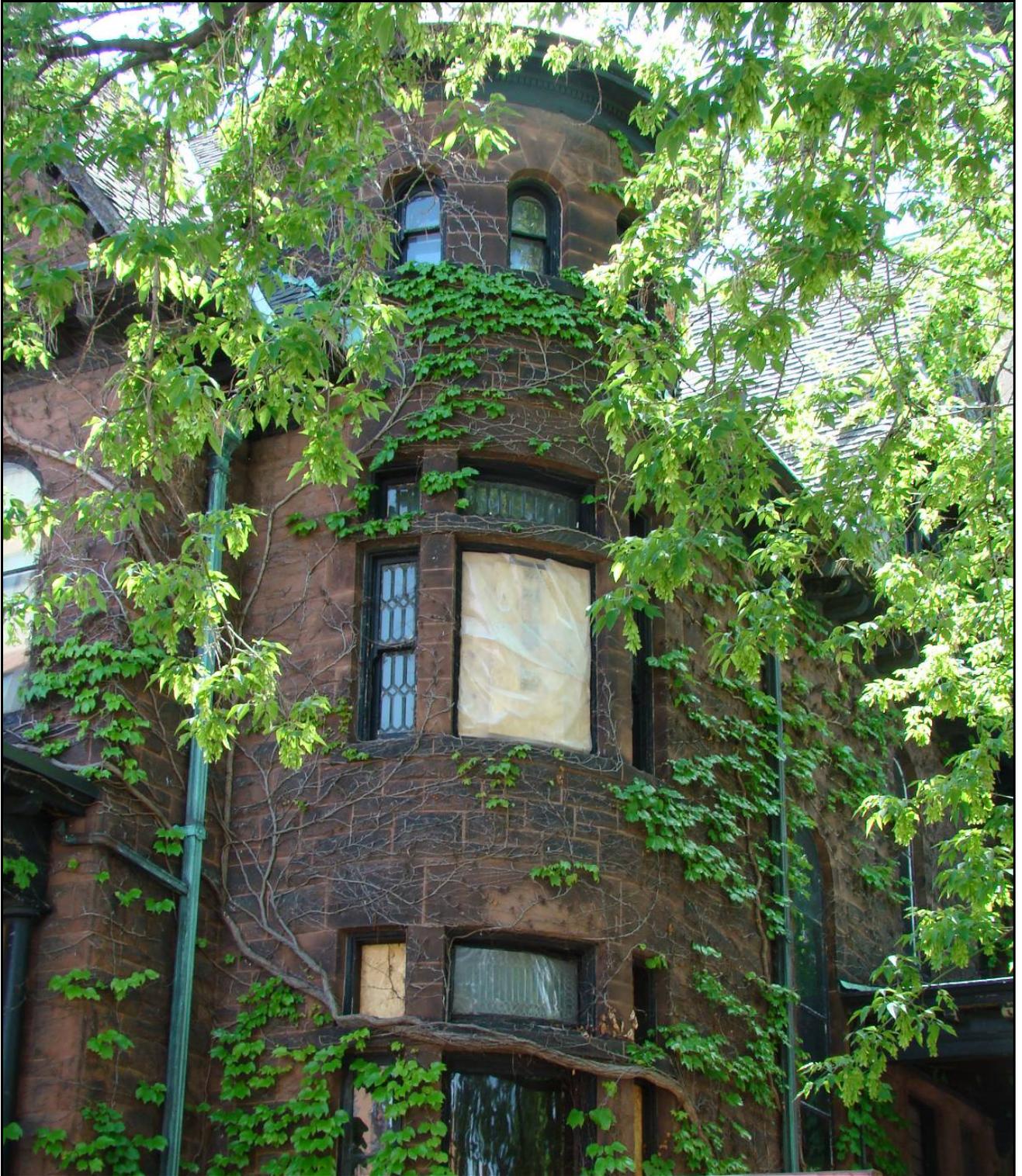


Figure 10: The Dunn Mansion- Tower Detail, 2010, Source: CPED Files



Figure 11: The Dunn Mansion- Modillion and Gutter Detail and Evidence of Damage- East Elevation, 2010, Source: CPED Files



Figure 12: The Dunn Mansion- Gable Detail, 2010, Source: CPED Files



Figure 13: The Dunn Mansion- Rear of West Elevation and Carriage House, 2010, Source: CPED Files



Figure 14: The Dunn Mansion Carriage House- North and West Elevations, 2010, Source: CPED Files



Figure 15: The Dunn Mansion Carriage House- East side of North Elevation, 2010, Source: CPED Files



Figure 16: The Dunn Mansion Carriage House- East Elevation, 2010, Source: CPED Files



Figure 17: The Dunn Mansion Carriage House- South Elevation (roof), 2010, Source: CPED Files

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Figure 18: The Dunn Mansion- North Elevation, 2010, Source: CPED Files



Figure 19: The Dunn Mansion- Window Detail- North Elevation, 2010, Source: CPED Files

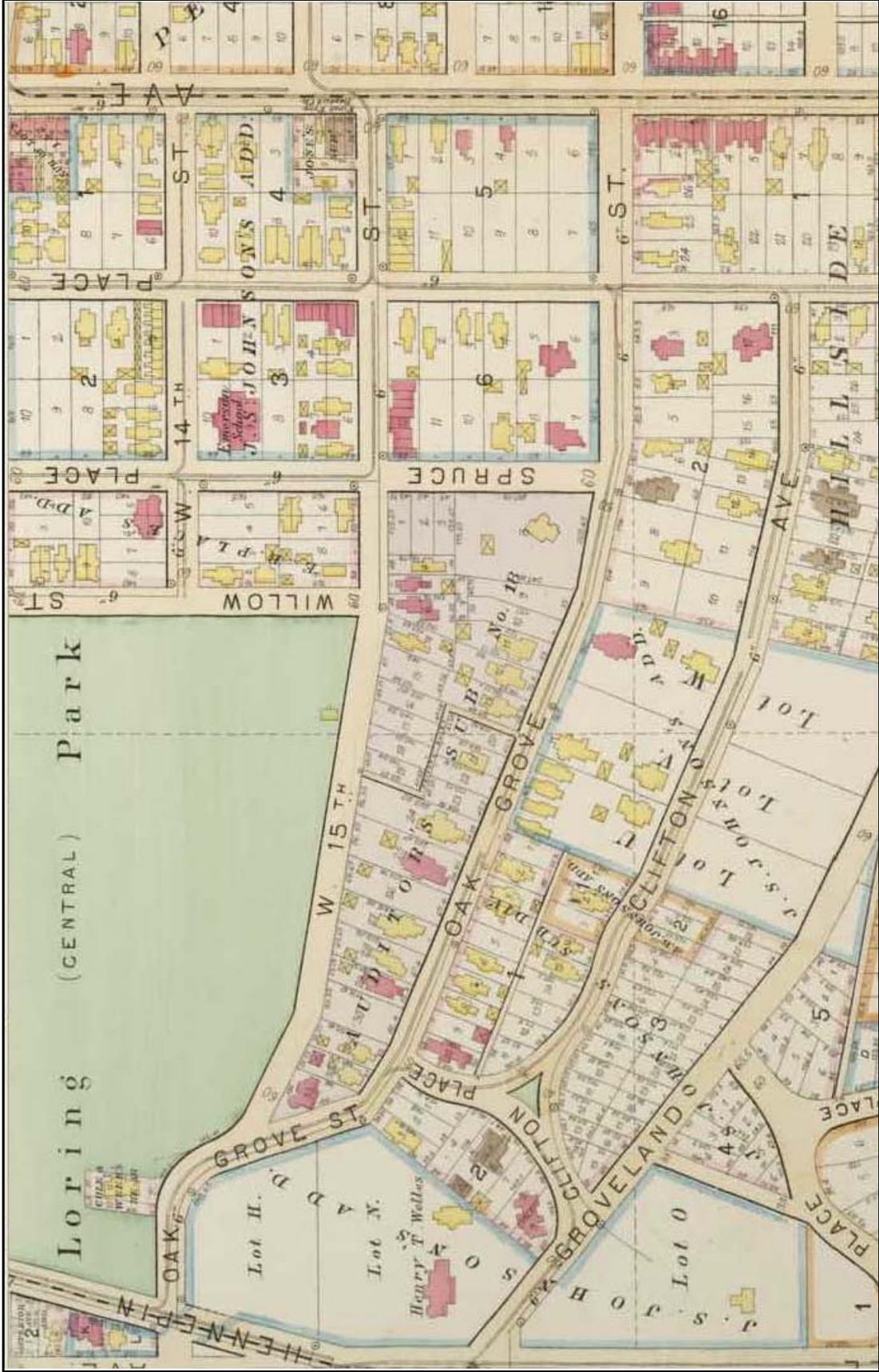


Figure 20: 1892 C.M. Foot & Co. City of Minneapolis Map, Source: John R. Borchert Map Library



Figure 21: 1914 Minneapolis Plat Map, Source: Hennepin County Library Special Collections

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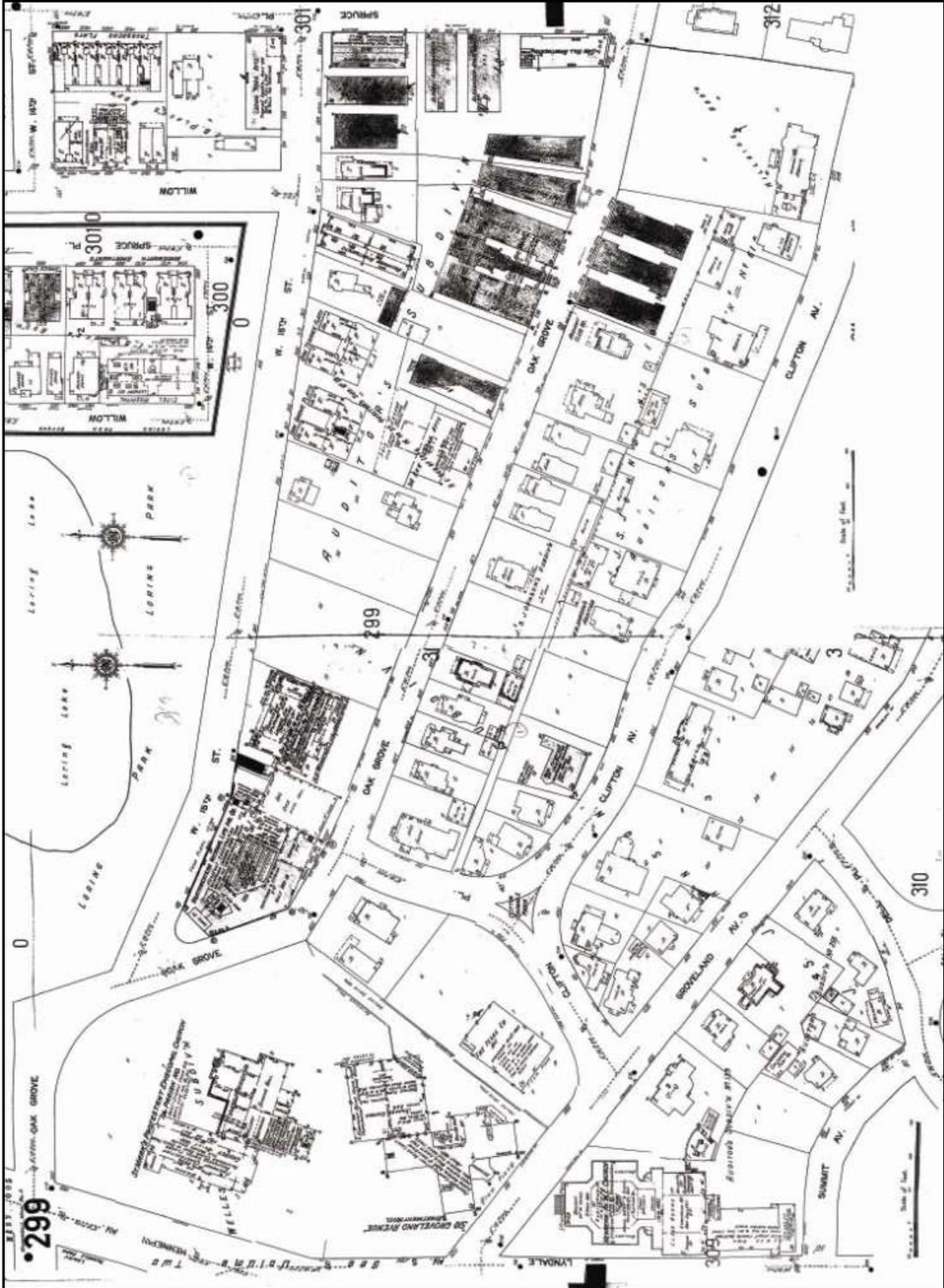


Figure 22: 1912-1915 Sanborn Map, Source: Hennepin County Library Special Collections

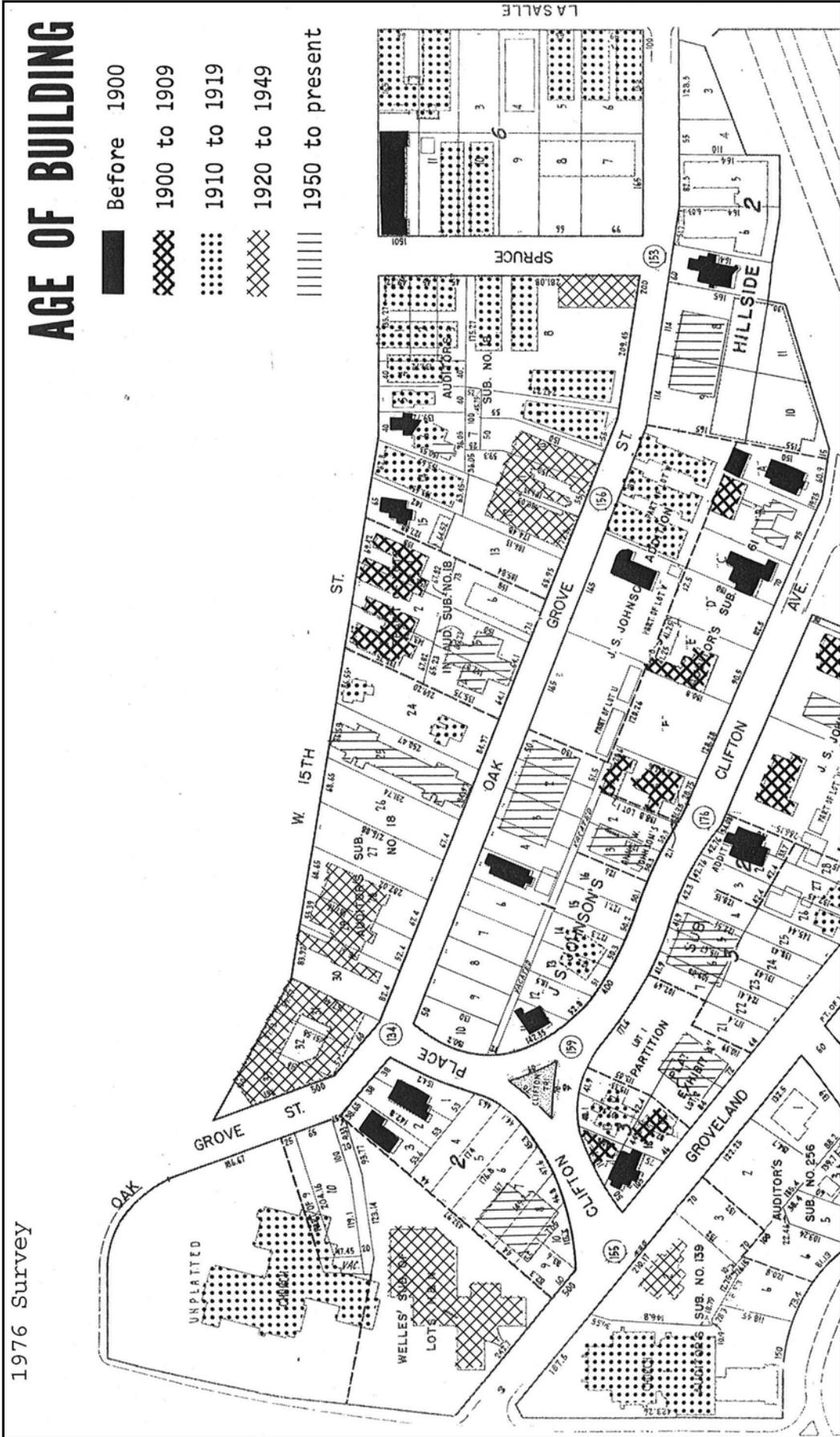


Figure 23: 1976 Ridgewood Study Map, Source: Hennepin County Library Special Collections



Figure 24: 315 16th Avenue SE- Theta Chi House, 2003, Source: University of Minnesota Greek Letter Chapter House Designation Study, Architects- Stebbins Haxby & Bissell

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Figure 25: 425 Washington Avenue N, 2009, Source: CPED Files, Architect- Edward S. Stebbins



Figure 26: 2nd Church of Christ Scientist (Razed 1958), Date Unknown, Source: Minnesota Historical Society, Architect- Edward S. Stebbins



Figure 27: 2509 Pillsbury Avenue- Dr. Horatio B. Sweetser Residence (Razed 1959), Date Unknown,
Source: Family Papers of Elizabeth (Sweetser) Albrecht*, Architect-Edward S. Stebbins
*Elizabeth Albrecht was the daughter of Dr. Sweetser, and the maternal grandmother of the principle investigator of this report.



Figure 28: 66 Malcolm Avenue SE, Pratt School, Date Unknown, Source: *Minneapolis Public Schools Historic Context Study, 2005, CPED Files, Architect- Edward S. Stebbins*

PART 6: SOURCES AND REFERENCES

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Sanborn Fire Insurance Map, Minneapolis, MN, 1912-1930, Vol. 3.

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2008 Historic Resources Inventory, *Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood* by Mead & Hunt

PART 7: NOTES

¹ Hennepin County Property Information Services:

<http://www16.co.hennepin.mn.us/pins/>

² City of Minneapolis Building Permit #B323613, 337 Oak Grove Street

³ City of Minneapolis Building Permit #B482351, 337 Oak Grove Street

⁴ City of Minneapolis Building Permit #B30223, 337 Oak Grove Street

⁵ City of Minneapolis Building Permit #B139198, 337 Oak Grove Street

⁶ City of Minneapolis Building Permit #B566353, 337 Oak Grove Street

⁷ City of Minneapolis Building Permit (Number Illegible), 337 Oak Grove Street

⁸ Virginia and Lee McAlester, *A Field Guide to American Houses*. Knopf: New York. 1984. p. 301.

⁹ City of Minneapolis Building Permit #B30224, 337 Oak Grove Street

¹⁰ Ibid.

¹¹ Minneapolis Planning Staff. Groveland Area and Ridgewood Avenue Study. Prepared for Minneapolis Heritage Preservation Commission, 1976.

¹² Steve Trimble, *In the Shadow of the City*. Minneapolis Community College Foundation. Minneapolis. 1990.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ R.T. Rybak. "Loring Park Housing Sums Up Area" *Minneapolis Star and Tribune*, n.d. Files of the Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.

¹⁶ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary*. University of Minnesota Press: Minneapolis. 2010. p. 200.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ University of Minnesota Northwest Architectural Archives, Edward S. Stebbins File

²¹ Carole Zellie, *Minneapolis Public Schools Historic Context Study*, 2005, CPED Files

²² Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary*. University of Minnesota Press: Minneapolis. 2010. p. 201.

²³ National Register of Historic Places Searchable Database:
<http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>

²⁴ Virginia and Lee McAlester, *A Field Guide to American Houses*. Knopf: New York. 1984. p. 302.

²⁵ Ibid.

²⁶ Ibid.

²⁷ Ibid, p. 301.

²⁸ Isaac Atwater, *History of the City of Minneapolis, Minnesota, Part II* New York: Munsell and Company, 1893 p. 765

²⁹ Ibid.

³⁰ Ibid.

³¹ Ibid.

³² “Dr. Dunn Dies in St. Louis”, *Minneapolis Tribune*, June 17, 1904

³³ Ibid. **Note:** Coincidentally, Dr. Horatio B. Sweetser, the great-grandfather of the principle investigator of this report, is listed as a pallbearer at Dr. Dunn’s funeral.

³⁴” Funeral of Dr. James H. Dunn”, *Minneapolis Tribune*, June 20, 1904

³⁵ City of Minneapolis Building Permit #B323613, 337 Oak Grove Street

PART 8: APPENDICES

- Appendix A: Council Action initiating nomination
- Appendix B: Nomination staff report
- Appendix C: HPC Actions from Nomination hearing
- Appendix D: Letter to SHPO (Forthcoming)
- Appendix E: Letter from SHPO (Forthcoming)
- Appendix F: Staff report to City Planning Commission (Forthcoming)
- Appendix G: Staff report to Heritage Preservation Commission (Forthcoming)
- Appendix H: HPC Actions from Designation hearing (Forthcoming)
- Appendix I: Request for Council Action (Forthcoming)
- Appendix J: Zoning and Planning Committee Actions (Forthcoming)
- Appendix K: Actions of the Full City Council (Forthcoming)
- Appendix L: Publication in *Finance and Commerce* (Forthcoming)

Appendix A: Council Action Initiating Nomination

APRIL 16, 2010

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

ORDINANCE 2010-Or-044
By Schiff
Intro & 1st Reading: 2/15/2008
Ref to: Z&P
2nd Reading: 4/16/2010

Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That the following specified development standard in Section 536.20 of the above-entitled ordinance be amended to read as follows:

536.20 Specific development standards. The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Automobile convenience facility.

- (1) The sale or repair of vehicles shall be prohibited.
- (2) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.
- (3) Service area canopy light fixtures shall be completely recessed within the canopy so that the lenses shall not extend beyond the surface of the canopy.
- (4) The total light output used for illuminating service area canopies shall not exceed forty (40) initial bare-lamp lumens per square foot of canopy.
- (4)(5) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (5)(6) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

MOTIONS

Lilligren moved to nominate the property known as the Samuel J. Hewson House at 2008 Pillsbury 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 May 19, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

→ Goodman moved to nominate the property known as the James H. Dunn Residence at 337 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.

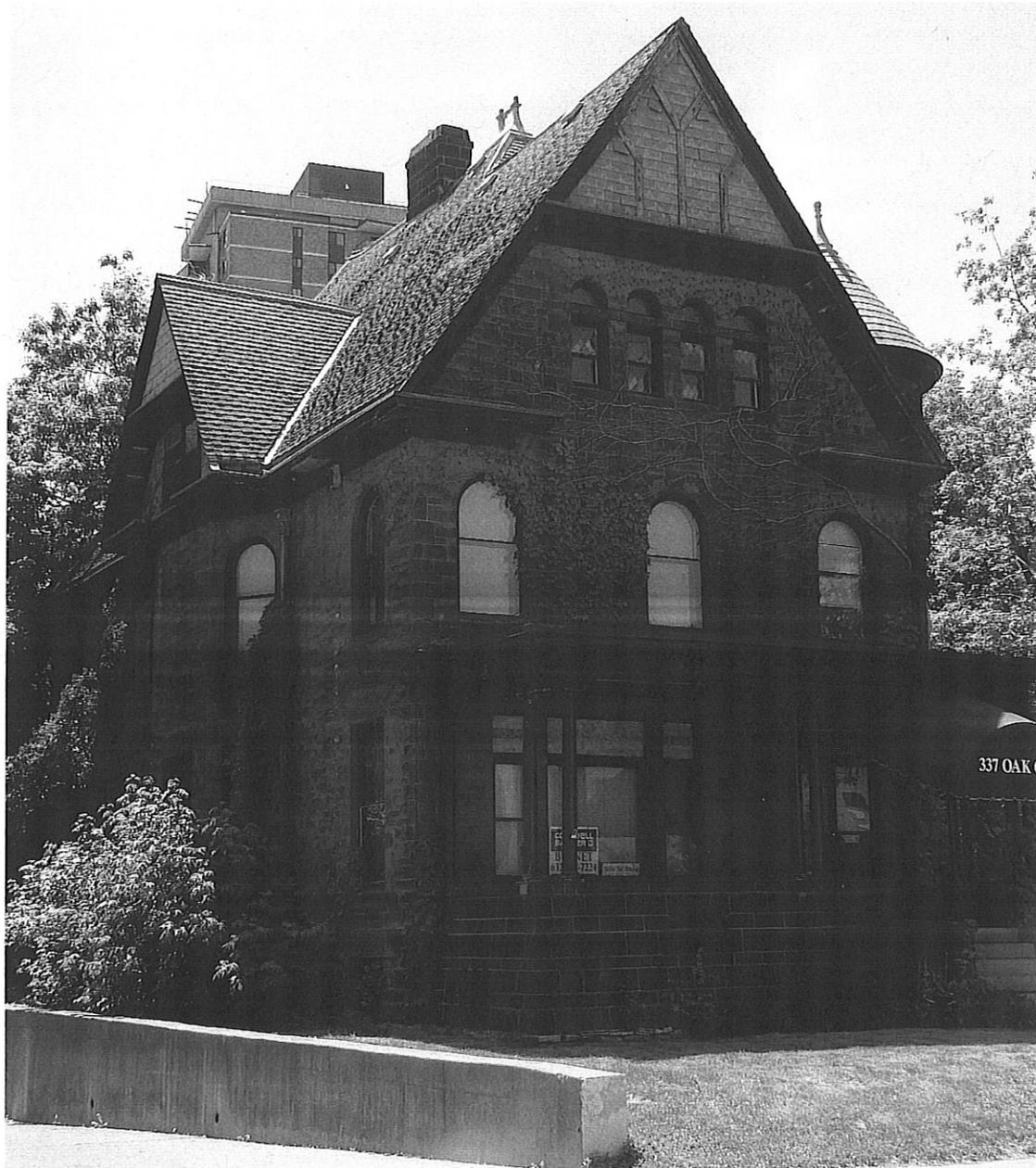
Appendix B: Nomination Staff Report

**CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26436**

FILE NAME: 337 Oak Grove Street
 NOMINATION DATE: April 16, 2010
 NOMINATION MADE BY: Council Member Goodman
 PROPERTY OWNER: Erik S. Johnson
 APPLICANT: Community Planning and Economic Development (CPED) Department, Contact, Chris Vrchota, 612-673-5467
 DATE APPLICATION COMPLETE: May 25, 2010
 PUBLICATION OF STAFF REPORT: June 15, 2010
 DATE OF HEARING: June 22, 2010
 APPEAL PERIOD EXPIRATION: July 2, 2010
 STAFF INVESTIGATION AND REPORT: Chris Vrchota, City Planner, 612-673-5467
 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	Dunne Mansion
Historic Name	The Lund House
Current Address	337 Oak Grove Street
Historic Address	337 Oak Grove Street
Original Construction Date	1893
Original Contractor	Erick Lund
Original Architect	Edward S. Stebbins
Historic Use	Residence
Current Use	Office
Proposed Use	Office
Other Historical Designations	N/A



Background: At the April 16, 2010, City Council meeting, Councilmember Lisa Goodman nominated the property at 337 Oak Grove Street as 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 Dunne Mansion is a three-story residence built in 1893 in the Romanesque Revival architectural style. The house features a front gabled roof with returns on the corners and there are dormers on each side of the house. A two-story round tower, set back slightly from the front of the house, anchors the northwest corner of the structure. A carriage house is located at the rear of the property. A series of open metal stairways and landings have been constructed connecting the main structure to the carriage house.

In completing a preliminary search of previous historic research analysis, CPED found that the State Historic Preservation Office has an inventory file on the Dunne Mansion. In addition, 337 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.

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:

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

The Dunne Mansion was built in the Romanesque Revival architectural style in 1893. It features an open front porch supported by simple Doric style columns. A two-story round tower is set back slightly from the front of the house on the northwest corner. Windows are double hung and are arched on the second story and on the front of the third story.

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

The Dunne Mansion was designed by Edward S. Stebbins and built by Erick Lund. While neither are presently considered to be a master of their trade, preliminary research by staff indicates that each worked on a number of other significant buildings in the City.

Edward S. Stebbins designed the Gethsemane Episcopal Church, a local and national historic landmark. Additionally, he was appointed as the chief designer for the Minneapolis Board of Education in 1898 and designed a number of schools in the late

19th and early 20th Century. Further research and analysis is needed to determine if Edward Stebbins is worthy of consideration as a master architect, and if so, where the Dunne Mansion fits into the context of his body of work.

Erick Lund was a prolific builder at the end of the 19th century. He worked on a number of school buildings that were also designed by Edwards Stebbins, and built at least two structures that were designed by Harry Wild Jones. At least one other structure built by Lund has been identified as a potential historic resource.

Further research and analysis is needed to determine if Edward Stebbins is worthy of consideration as a master architect or if Erick Lund is worthy of consideration as a master builder.

Further research, through the designation study process, is warranted to determine if the building at 337 Oak Grove Street meets local designation Criterion 4 and 6. 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.

PUBLIC COMMENTS

CPED had not received any public comments concerning the nomination application by the time of publication.

B. 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)

C. FINDINGS

1. The nominated property may potentially meet two of the criteria for designation contained in section 599.210 (Criterion 4 and 6).

D. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the nomination of 337 Oak Grove Street; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

Attachments:

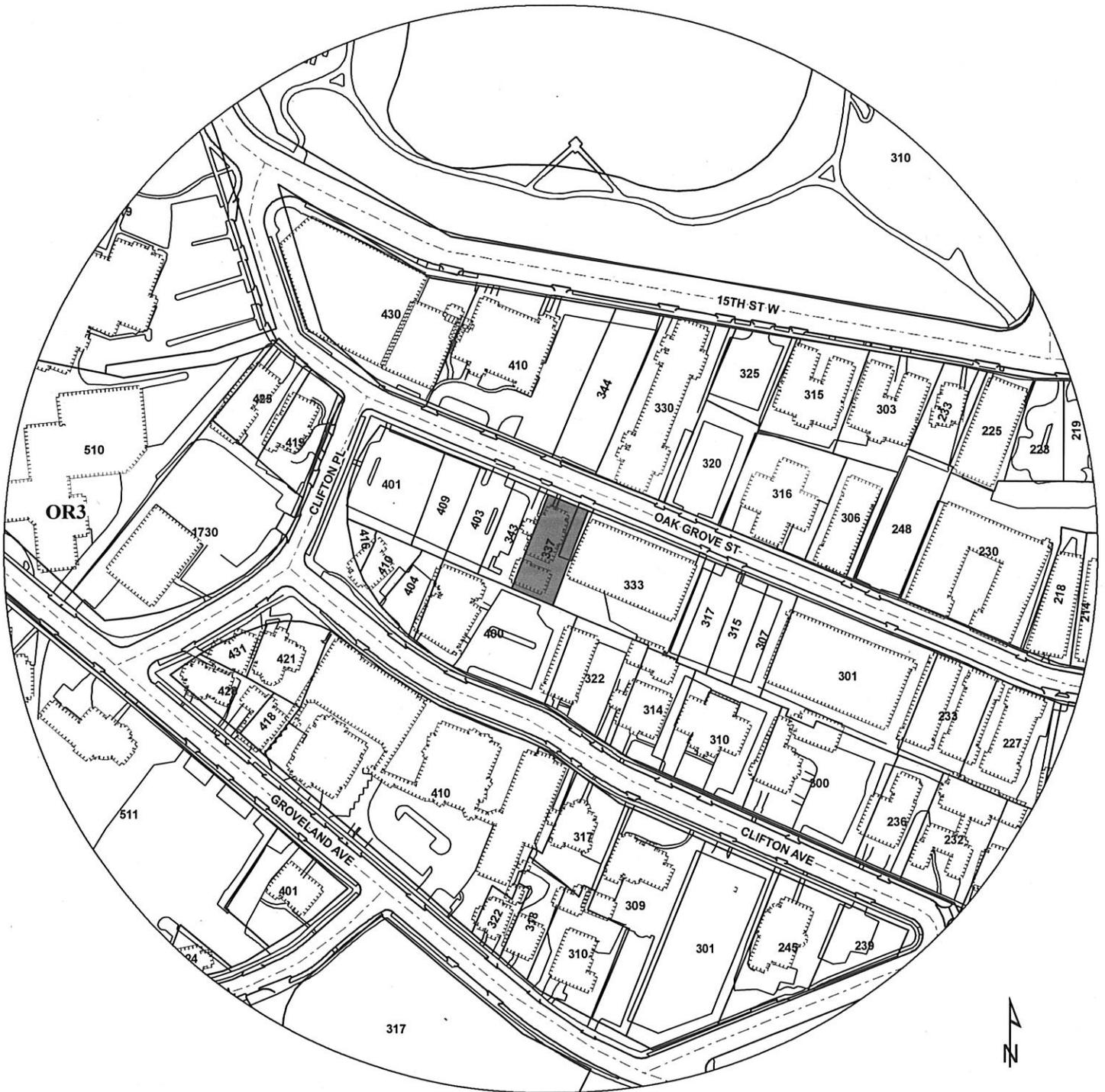
- A. Staff Report
- B. Materials submitted by CPED staff
 - B-1- 350' Map
 - B-2 – B-4- Additional Photos
 - B-5 - B-6 Inventory Sheet
- C. Councilmember Nomination

Community Planning and Economic Development Department

7th

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS
337 Oak Grove Street

FILE NUMBER
BZH- 26436







Minneapolis HPC Building Inventory Form

P.I.D. 2702924320020

337 1/2 OAK GROVE ST

Property and Owner Information

Historic Name The Lund House
Common Name Dunne Mansion
Other Name _____
State Inventory # HE-MPC-0565

Owner Code P *P=Private; L=Local; S=State; F=Federal*
Current Owner _____
Address _____
City _____ State _____ Zip _____

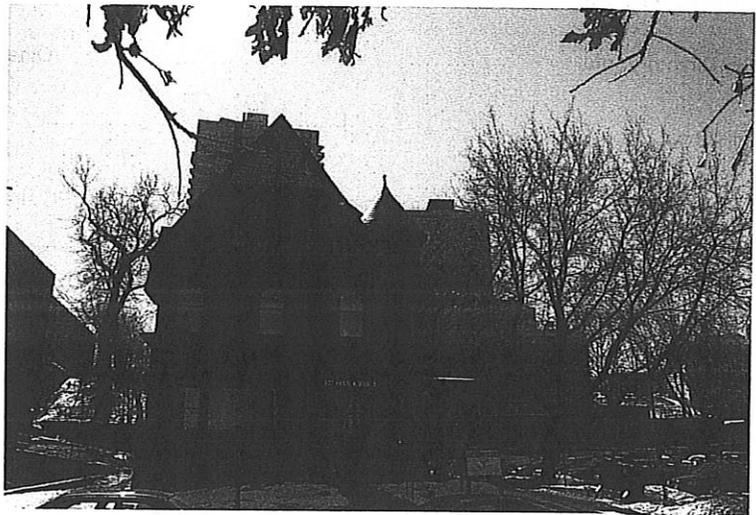
Locational Information

ZONE 15 Quad _____
E 477563 TWP 29 RG 24 Sec. 27
N 4979326 Quarter/Quarters _____

Blk 1 Lot(s) _____ Addition J S JOHNSON SUBD O
No. 337 1/2 Street OAK GROVE ST
City Minneapolis County Hennepin
Zip 55403 Neighborhood: Loring Park

Survey/Photography Information

Surveyor(s) Mead & Hunt
Survey Date 03/21/2008 Co. Mead & Hunt
Building Occupied? Publicly Accessible?
Survey Level Reconnaissance
Photographer Mead & Hunt
Photo Date 03/21/2008 Roll _____
Frame 1942 Facing SW
Frame 1943 Facing SW
Frame 1944 Facing SW
Frame _____ Facing _____
Contact Sheet _____



Notes:

Significance and Nomination Information

Property Category Building Period of Significance _____ Level of Sig. L *L=Local; S=State; N=National*
NRHP Status _____ Local Status _____ NHL Date _____
Date _____ Date _____
Ref. No. _____ District Status _____
In District *C = Contributing NC=Noncontributing; Name of District*
Significant Person _____ Cultural Affiliation _____
Local Criterion _____
Local Contexts Residential Development
State Context Urban Centers 1870-1940
Note on Significance: _____ Threats: _____

Consultant Recommendation: Recommended for intensive research - This dwelling displays a high-degree of architectural merit for this neighborhood. Further research is needed to determine its eligibility for local and/or National Register designation. See "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood" prepared by Mead & Hunt for the City of Minneapolis, July 2008 for further information.

Building Information/Historical Background

Architect/Engineer Ed S. Stebbins Construction Date 1899
 Other Designer _____ Current Function Business
 Builder/Contractor Erick Lund Original Function Domestic, Single Dwelling
 Landscape Architect _____ Other Functions _____
 Original Owner Erick Lund Other Owners and Biographies: _____
 Biographical Info: _____

Oral Histories:

Bldg. Permit Info: Permit on file at the City of Minneapolis Inspection Office

Published Sources:

Sanborn/Atlas Info:

City Directory Info:

Other Sources: Property included in the list of Potential Local/National Historic Sites in Minneapolis (800 List)
 Property included in SHPO inventory files
 Property identified in the In the Shadow of the City: A History of the Loring Park Neighborhood (Trimble,

Historical Photos:

Historical Info: Additional information exists for this property in the HPC site file

Architectural Information

Stories 2.5 Plan Shape Rectangular
 Style Romanesque Revival Roof Shape Gable

Materials

Structure Stone
 Foundation Stone
 Wall (Primary) Stone
 Wall (Secondary) _____
 Roofing Asphalt Shingles
 Window Condition Original windows/openings intact
 Type Double hung wood sash, fixed

Integrity

Material Condition Excellent
 Design Integrity Excellent
 Original Site?
 Alterations: _____

Notes on Architecture:

Notes on Interior:

Site Features

Surrounding Land Use Residential/commercial
 Integrity of Setting Poor
 Importance of Setting Very Important

Outbuildings _____
 Site Features _____

General Property Notes:

APRIL 16, 2010

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

ORDINANCE 2010-Or-044
By Schiff
Intro & 1st Reading: 2/15/2008
Ref to: Z&P
2nd Reading: 4/16/2010

Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That the following specified development standard in Section 536.20 of the above-entitled ordinance be amended to read as follows:

536.20 Specific development standards. The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Automobile convenience facility.

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- (2) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.
- (3) Service area canopy light fixtures shall be completely recessed within the canopy so that the lenses shall not extend beyond the surface of the canopy.
- (4) The total light output used for illuminating service area canopies shall not exceed forty (40) initial bare-lamp lumens per square foot of canopy.
- (4)(5) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (5)(6) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

MOTIONS

Lilligren moved to nominate the property known as the Samuel J. Hewson House at 2008 Pillsbury 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 May 19, 2010. Seconded.

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

→ Goodman moved to nominate the property known as the James H. Dunn Residence at 337 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.

Appendix C: HPC Actions from Nomination Hearing

Minneapolis Heritage Preservation Commission

Actions

Regular Meeting

4:30 p.m., Tuesday, June 22, 2010
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. Linda Mack, and Ms. Deborah Morse-Kahn.

Committee Clerk: Diana Armstrong, 612.673.2615

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

The meeting was called to order at 4:34 p.m.

Minutes were approved for the meeting held on June 8, 2010

Public Hearings

For Presentation

1. 2006 Laurel Avenue West – Historic Resource, Ward 7

Staff: John Smoley, 612.673.2830

Nomination for Designation as an Individual Landmark.

Action: Adopt staff findings and **approve** the nomination of 2006 Laurel Avenue West, **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

→ 2. 337 Oak Grove Street – Historic Resource, Ward 7

Staff: Chris Vrchota, 612.673.5467

Nomination for Designation as an Individual Landmark.

Action: Adopt staff findings and **approve** the nomination of 337 Oak Grove Street; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

**Appendix D: Letter from State Historic Preservation
Office**



April 8, 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 Dunn Mansion, 337 Oak Grove Street, MHS Referral No. 2011-1571

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 Dunn Mansion exemplifies an architecturally significant Richardsonian Romanesque style building, as seen in its rock-faced stone exterior, deep set windows that emphasize a sense of weight and massiveness, heavy arches over windows, and prominent front tower. The residence gains additional significance because it was designed by noted Minneapolis architect Edward S. Stebbins, who was the Minneapolis School Board architect from 1898 to 1912. Stebbins designed numerous religious, public, commercial, and residential buildings in Minneapolis and elsewhere in Minnesota, including the Nicollet County Courthouse (1881, NRHP). The Dunn Mansion is one the best extant examples of Stebbins' Richardsonian Romanesque designs in Minneapolis and, as such, is an excellent candidate for local designation.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'Britta L. Bloomberg'.

Britta L. Bloomberg
Deputy State Historic Preservation Officer

cc: Chris Vrchota, City Planner

**Appendix 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: Chris Vrchota, City Planner, 612-673-5467
DATE: March 1, 2011
RE: Dunn Mansion (337 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

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 March 31, 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 Dunn Mansion meets numerous policies of the Minneapolis Plan for Sustainable Growth.

- 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.” Designation of the Dunn Mansion would meet this objective by helping to ensure the preservation and maintenance of this significant property.
- Policy 8.1.1 states: Protect historic resources from modifications that are not sensitive to their historic significance.” Designation of the Dunn Mansion would help meet this policy objective by putting protections in place to prevent insensitive alterations from being made to the exterior of the house.
- Policy 10.4.1 states: “Maintain and strengthen the architectural character of the city's various residential neighborhoods.” Designation of 337 Oak Grove Street will help to maintain and preserve this unique architectural and preserve one of the few remaining elements of the neighborhood's original character.

The effect of the proposed designation on the surrounding area: The proposed designation of the subject property will help halt the destruction of single family residences in favor of more intense development and parking areas in the Loring Park neighborhood. It will also serve as a reminder of the neighborhood's history. The building is one of the most 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.

Appendix F: Staff Report to Heritage Preservation Commission

**CITY OF MINNEAPOLIS
 CPED PLANNING DIVISION
 HERITAGE PRESERVATION COMMISSION STAFF REPORT
 BZH-26436**

FILE NAME: 337 Oak Grove Street – The Dunn Mansion
 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: May 3, 2011
 DATE OF HEARING: May 10, 2011
 APPEAL PERIOD EXPIRATION: May 20, 2011
 STAFF INVESTIGATION AND REPORT: Chris Vrchota, City Planner, 612-673-5467
 CLASSIFICATION: Landmark Designation Study

A. SITE DESCRIPTION AND BACKGROUND

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

Historic Property information	
Current name	The Dunn Mansion
Historic Name	The Dunn Mansion
Current Address	337 Oak Grove Street
Historic Address	337 Oak Grove Street
Original Construction Date	1893
Original Contractor	Erick Lund
Original Architect	Edward S. Stebbins
Historic Use	Single Family Residence
Current Use	Commercial (Office Space)
Other Historical Designations	N/A

The Dunn Mansion is a 2.5-story rusticated stone structure built in 1893 in the Richardsonian Romanesque architectural style. Designed by architect Edward S. Stebbins, the Dunn Mansion demonstrates many hallmark features of the Richardsonian Romanesque style, including rusticated masonry construction, rounded arches over the windows, and a round tower with a conical roof.

BACKGROUND: At the April 16, 2010, City Council meeting, Councilmember Lisa Goodman nominated the property at 337 Oak Grove Street, the Dunn Mansion, as a candidate for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all 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.

After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on June 22, 2010 that the property exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings, placed the Dunn Mansion under interim protection, and called for a designation study to be conducted. That study, dated February 22, 2011, is attached.

On March 31, 2011, CPED brought the completed designation study to the Committee of the Whole of the Planning Commission. The Committee recommended the property be designated.

On April 8, 2011, the State Historic Preservation Officer found 337 Oak Grove Street to be eligible for local designation (see Appendix D of the designation study).

B. EVALUATION

In 2008 the building at 337 Oak Grove Street was documented in a reconnaissance survey of the Loring Park neighborhood. The evaluators, Mead and Hunt, recommended the property for intensive research, noting that it "displays high degree of architectural merit for (the) neighborhood." It has since been formally reevaluated through the attached designation study.

C. CONSIDERATION FOR DESIGNATION

Based on the 2010 nomination, CPED-Planning-Preservation and Design conducted a designation study (dated February 22, 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

Consistency with designation criteria:

The Dunn Mansion 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. Please see the attached designation study, dated February 22, 2011, for in-depth analysis of the designation criteria.

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

There is no evidence that the Dunn Mansion is associated with significant events or periods that exemplify broad patterns of cultural, political, economic or social history.

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

The Dunn Mansion is named for its first owner, Dr. James H. Dunn. During his career in Minneapolis, Dr. Dunn held a number of distinguished positions, including: chair of Genito-Urinary diseases within the medical department at the University of Minnesota, professor of surgery at the state university (presumed to be University of Minnesota), president of the medical staff and head surgeon at St. Mary's Hospital, associate surgeon at Asbury Methodist Hospital and City Hospital, and surgeon for the Great Northern Railway of Minneapolis.

While it is evident that Dr. Dunn was a highly regarded and respected physician in his day, it is not clear that his contributions to the city were substantial enough for him, and thus the property, to be considered significant under this criterion.

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

The subject property, 337 Oak Grove Street, is associated with distinctive elements of city and neighborhood identity. The Dunn Mansion is one of the few remaining examples of the ornate single-family residences that once lined Oak Grove Street. It is a tangible reminder of the time when the neighborhood adjacent to Loring Park was one of the most fashionable places for wealthy and prominent Minneapolitans to live. It is one of a grouping of three such houses that remain at the west edge of the neighborhood.

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

The Dunn Mansion house is historically significant because it embodies the distinctive characteristics of the Richardsonian Romanesque style of architecture. It features many hallmarks of the style, including rough-faced masonry construction, rounded arches over the windows, and the round tower with a conical roof.

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

There is no evidence that the Dunn Mansion is significant in relation to landscape design or innovation, rarity, uniqueness or quality of design in relation to development patterns.

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

The Dunn Mansion is significant for exemplifying the work of master architect Edward S. Stebbins. Edward S. Stebbins is widely credited as being the first college educated architect to practice in the City of Minneapolis. Stebbins had a prolific, 57 year career in Minneapolis, during which he designed a number of notable residential, institutional, commercial and religious structures.

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 April 26, 2011. As of May 3, 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 Dunn Mansion, and forward the designation study (dated February 22, 2011) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to **approve** the designation of the property at 337 Oak Grove Street.

H. APPENDICES

- Designation Study dated February 22, 2011
- Appendix A Council Action initiating nomination (4/16/2010)
- Appendix B Nomination staff report (6/22/2010)
- Appendix C HPC Actions from Nomination hearing (6/22/2010)
- Appendix D Letter from SHPO (4/18/2011)
- Appendix E Staff report to City Planning Commission (3/31/2011)
- 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*)

Appendix G: HPC Actions from Designation Hearing

Minneapolis Heritage Preservation Commission

Actions

Regular Meeting

4:30 p.m., Tuesday, May 10, 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

Commissioner Lackovic was absent from tonight's meeting.

The meeting was called to order at 4:35 p.m.

Minutes were approved for the meetings held on March 31, April 5, and April 18, 2011.

Public Hearings

Approved on Consent

→ 1. 337 Oak Grove Street, Dunn Mansion – Ward 7

Staff: Chris Vrchota, 612.673.5467

Designation study and hearing for possible local designation.

Action: Adopt staff findings and **approve** the landmark designation of the Dunn Mansion, and forward the designation study (dated February 22, 2011) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 337 Oak Grove Street.

2. 419 Oak Grove Street, Daniel B. Lyon House – Ward 7

Staff: Chris Vrchota, 612.673.5467

Designation study and hearing for possible local designation.

Action: Adopt staff findings and **approve** the landmark designation of the Daniel B. Lyon House, and forward the designation study (dated February 22, 2011) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 419 Oak Grove Street.



**Resolution
of the Heritage Preservation Commission
of the City of Minneapolis**

Resolved by the Heritage Preservation Commission of the City of Minneapolis

WHEREAS, the Dunn Mansion is located at 337 Oak Grove Street in the Loring Park Neighborhood; and

WHEREAS, the landmark nomination of the Dunn Mansion was approved by the Minneapolis Heritage Preservation Commission on June 22, 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 Dunn Mansion local designation will include the exterior of the principal structure, the exterior of the carriage house and property; and

WHEREAS, the Dunn Mansion 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 architect; and

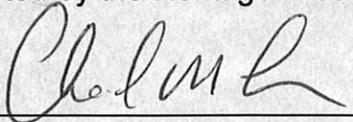
WHEREAS, the Dunn Mansion local designation is consistent with City Council adopted plans and the policies they contain including The Minneapolis Plan for Sustainable Growth (2009); and

WHEREAS, the Dunn Mansion local designation has been reviewed and favorably commented upon by the Minnesota State Historic Preservation Office and the City Planning Commission; and

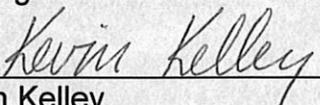
WHEREAS, the Planning Director's report at the May 10, 2011 Heritage Preservation Commission meeting has been considered, a public hearing has been held, and the Commission action on the report will be forwarded to the City Council;

NOW, THEREFORE, be it resolved that the Minneapolis Heritage Preservation Commission recommends to the Minneapolis City Council that the Dunn Mansion shall be designated as a landmark.

Adopted by the Heritage Preservation Commission of the City of Minneapolis this tenth day of May 2011.



Chad Larsen
Heritage Preservation Commission Chair



Kevin Kelley
Heritage Preservation Commission Secretary