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 Daniel B. Lyon House at 419 Oak Grove Street

Recommendation: The Heritage Preservation Commission adopted a resolution recommending that the Minneapolis City Council designate the Daniel B. Lyon Residence at 419 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

Presenters in Committee: Chris Vrchota, City Planner

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

Community Impact (use any categories that apply)
Ward: 7
Neighborhood Notification: The Citizens for a Loring Park Community and property owners within 350 feet of 419 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 Daniel B. Lyon House, 419 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 Neoclassical 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 419 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 Daniel B. Lyon House met three designation criteria.

- Criterion 3: The property contains or is associated with distinctive elements of city and neighborhood identity;
- Criterion 4: The property embodies the distinctive characteristics of an architectural style; and
- Criterion 6: The property exemplifies works of a master 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 Daniel B. Lyon House Designation Study and attachments as findings of fact, and made the recommendation to the Zoning and Planning Committee of the City Council to **approve** a local designation of the Daniel B. Lyon House at 419 Oak Grove Street. The recommended designation is for the exterior of the principal structure and property.

<u>Supporting Material</u>

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:

419 Oak Grove Street- The Daniel B. Lyon House

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

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

MPLS PLAN
The Minneapolis Plan for Sustainable Growth

***DRAFT:* February 22, 2011**

ACKNOWLEDGEMENTS

Mayor and City Council of the City of Minneapolis

R.T. Rybak, Mayor

Barbara Johnson, Council President
Robert Lilligren, Council Vice President

Kevin Reich
Cam Gordon
Diane Hofstede
Don Samuels
Lisa Goodman
Elizabeth Glidden
Gary Schiff
Meg Tuthill
John Quincy
Sandy Colvin Roy
Betsy Hodges

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Dan Cohen
Brian Gorecki
Lauren Huynh
Alissa Luepke-Pier
Theodore Tucker

Department of Community Planning and Economic Development (CPED)

Mike Christenson, Executive Director
Barbara Sporlein, Planning Director
Jack Byers, Manager – CPED-Preservation and Design
Chris Vrchota, City Planner, CPED-Preservation and Design, Principal Investigator

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- Appendix H: HPC Actions from Designation hearing (Forthcoming)
- Appendix I: Request for Council Action (Forthcoming)
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Designation Study Purpose and Background

At the April 16, 2010, City Council meeting, Councilmember Lisa Goodman nominated the property at 419 Oak Grove Street, the Daniel B. Lyon House, 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.

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 Daniel B. Lyon House 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	Iverson Residence/Verbruggen Residence
Historic Name	Daniel B. Lyon House
Current Address	419 Oak Grove Street/1600 Clifton Place
Historic Address	419 Oak Grove Street
Original Construction Date	1892
Original Contractor	Unknown
Original Architect	Edward S. Stebbins
Historic Use	Single-Family Residence
Current Use	Residential (2 Condominium Units)
Ward:	Ward 7
Neighborhood:	Loring Park

The importance of the Daniel B. Lyon House to the neighborhood was demonstrated in the mid to late 1990s, when the neighborhood organized to save the house from demolition. The house had been purchased by the Cathedral of St. Marks, who applied

for a demolition permit for the property. Efforts by the neighborhood, Minneapolis Historic Preservation Commission (HPC), CPED staff and other local preservationists ultimately led to St. Marks agreeing to not demolish the house. Instead, it was sold to a local real estate developer, Glenn Thorpe, for rehabilitation and conversion into condominium units. The neighborhood group, Citizens for a Loring Park Community (CLPC), contributed $130,000 in Neighborhood Revitalization Program (NRP) funds towards the acquisition and rehabilitation of the property. This financial assistance helped to bridge the gap between the cost of acquisition and necessary repairs and the market value of the property after rehabilitation, making the project more economically viable.

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 at the corner 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 an irregular rectangle, totaling 9,489 square feet[1]. 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

The house is the only structure on the site. It was originally constructed as a single-family residence, but was converted into two condominium units in the late 1990s- one on the ground floor and one on the upper level.

Description of the primary structure

Date(s) of construction: The original building permit for the Daniel B. Lyon house was issued on October 19, 1892[2]. (See Figure #22, Page 50.) The cost of construction was $16,000. There have been some significant alterations to the house since that time. A frame sleeping porch was added to the second story at the rear of the house in 1919[3]. (See Figure #7, Page 35). It has since been removed, likely during restoration work performed in the late 1990s. (See Figure #5, Page 33.) A small single-story bump out is all that remains in this location. Photographs suggest that this bump out is original and served as a rear entrance to the house, as evidenced by the existence of limestone door and window accents matching those found on the rest of the house. (See Figures #7 & 8, Pages 35 & 36.) A below ground parking garage was also constructed below a parking pad at the rear of the house. While likely not an original feature of the site, a building permit for this work cannot be located. Photographic evidence suggests it was constructed when the property was renovated in the late 1990s.

Size and massing: The Daniel B. Lyon house is a 2.5 story structure. The dimensions, as stated on the original building permit, are 39 feet wide by 60 feet deep. The house, which is essentially centered on the lot, is

designed as a relatively symmetrical rectangle. The massing is broken up by the dormers along the roofline, the 2-story front portico, and the smaller portico on the east side. (See Figures #3 & 4, Pages 31 & 32.)

Architectural style: The house is designed in the Neoclassical architectural style, and demonstrates many prototypical features of the Neoclassical style including the raised, full width 2-story front portico, two-story ionic styled columns, and dentils on the eaves[4].

The most prominent feature of the house is the large front portico, the roof of which is supported by four two-story tall fluted ionic styled columns. A smaller portico protecting the side entrance adjacent to Clifton Place is supported to two smaller ionic columns. (See figures #2, 4 and 6, pages 30, 32 and 34.) The main roofline and flat-roofed side portico are both accented with wooden dentils. The hipped roof is truncated and capped with a wooden balustrade. Dormers adorn three sides of the roof, with two on the front, four on the east side, and three on the west side. The back plane of the roof has been raised and flattened into a gable. (See Figure #5, Page 33.)

A detailed description of the architectural style and features of the Daniel B. Lyon house is contained in Part 2 of this study, beginning on page 9.

Known original elements that are deteriorated or missing: While the front veranda and wrap around terrace is now surrounded by a masonry knee wall, historic photos show it was at one time bordered by a wooden balustrade. (See Figure #6, Page 34.) The current masonry wall has been in place since at least 1949. (See figure #2, page 30.) It is possible that this change was made in 1910, when a building permit was issued for "alterations to two porches"[5].

The rear elevation has undergone a number of alterations. A second story sleeping porch was added in 1919, but has since been removed. A small rear entrance projection has been sided over, obscuring door and window openings. All window and door openings on the rear elevation have been filled in, though the original limestone trim and lintels remain in place. (See Figure #5, Page 33.)

The roofline at the rear of the house has been altered. The original hip roof has been raised to create a gabled end on the south elevation. This was likely done to expand the amount of livable space inside on the half story. This alteration removed two dormer windows which originally mirrored those on the front of the house. (See Figure #9, Page 37.)

Description of landscape and landscape features

There is a moderate amount of landscaping on the site. Portions of the area directly adjacent to the wrap around porch have been planted with shrubbery and flowering plants. It appears that the site landscaping has evolved over time, though there is no indication that it has ever been of primary concern on the site. There is no evidence of a formal landscape plan being followed.

While the individual elements of the landscaping on the site are relatively modest, the topography of the lot and the adjacent streets and properties combine to draw attention to the Daniel B. Lyon house, giving it a prominent and anchoring appearance on the corner of Oak Grove Street and Clifton Place.

Topography

The front of the lot, adjacent to Oak Grove Street, slopes up steeply before leveling off to create the flat building surface that the house stands on. It is likely that the entire site sloped downwards to the North and was re-graded to create a flat building site for the house. The eastern boulevard adjacent to Clifton Place follows the grade of the street, sloping upwards to the south as you move away from Oak Grove Street. (See Figure #3, Page 31.)

Vegetation

The most prominent landscaping feature is a large shade tree on the west side of the lot, which creates a visual break between the Daniel B. Lyon house and the adjacent house at 425 Oak Grove Street. There are other, much smaller trees on the east side of the house and in the boulevard. Various low growing shrubs and flowering plants are found at the front and east side of the house, around the base of the wrap around porch. Out of these same planting beds, ivy has begun to grow up the walls of the house itself, primarily around the east side entrance under the portico and towards the rear of the house on the east side.

Other landscape features

Driveways, walkways, patios, and garden paths: A horseshoe shaped concrete driveway runs along the rear half of the east side of the house, past the portico and side entrance. An offshoot of the driveway slopes downward steeply and provides access to the below ground parking garage at the rear of the house. (See Figure #4, Page 32.) Another driveway provides access to a concrete parking area at the rear of the property, on top of the garage. (See Figure #5, Page 33.) Both driveways were likely constructed in the late 1990s. A narrow sidewalk hugs the outside edge of the wrap around porch, providing access from the driveway to the front steps and main entry of the house.

PART 2: HISTORIC SIGNIFICANCE

The subject property is historically significant for its representation of Loring Park's brief tenure as Minneapolis' home for upper class families, its association with master architect Edward S. Stebbins, and its embodiment of Neoclassical architecture.

Loring Park Neighborhood

419 Oak Grove is associated with distinctive elements of neighborhood identity because it is a tangible remnant of the neighborhood's heyday as a wealthy, single family neighborhood 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 acre[6].

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 known as Loring Park). Prior to the park's completion in 1885, swamp land hindered development on its southern side[7]. The park's creation, which included dredging the swamp to enlarge Loring Pond, accelerated the development of substantial homes in the neighborhood[8]. Oak Grove Street in particular attracted some of the city's most socially prominent families[9]. By 1892, Oak Grove Street was lined with well designed single-family dwellings (See figure #13, page 41.)

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 Harriet[10]. As the city's population continued to rise, land close to the downtown was 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 #14, page 42.) By 1951, this was reduced to 16. From 1951 to 1976 ten of those 16 were demolished (See figures #15 and 16, page 43 & 44.) In 2011, the Daniel B. Lyon 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 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 Daniel B. Lyon house is the second house encountered when entering the neighborhood from the west along Oak Grove Street. The topography of the street, which slopes upwards towards the house, along with its location on a corner lot, gives the Daniel B. Lyon house an especially prominent appearance in the neighborhood.

Edward S. Stebbins

Edward S. Stebbins is widely credited as being the first college educated architect to practice in the City of Minneapolis[11]. 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 1870[12]. By 1874, at the age of 20, Stebbins was already supervising construction for Harris on the Grand Union Hotel- a large resort hotel in Saratoga[13]. Stebbins studied architecture at the Massachusetts Institute of Technology until 1876, before moving to Minneapolis to begin his practice in 1877[14].

Stebbins' most prominent contributions to the architectural fabric of Minneapolis 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 1912[15]. 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) schools[16]. 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.

On top of his duties as the official architect of the School Board, Stebbins worked on a number of other commissions across the City, state and country. 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. All known properties designed by Edward S. Stebbins, both extant and demolished, are listed below in Table 3. A number have been designated as part of historic districts, one has been individually designated, and several others have been identified as Potential Historic Resources in the City of Minneapolis and await further study to determine whether or not they warrant designation. It is likely that additional properties designed by Edward S. Stebbins exist within the City of Minneapolis- a comprehensive examination of all City building permit records was not feasible in the scope of this study.

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 4th Avenue S	Listed in National Register of Historic Places in 1984
1886-7	Taylor Block*	2120 4th 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 1st Avenue N	Contributing Resource in Warehouse Historic District; Significantly remodeled by Cass Gilbert 1902-1906
1890	Brown & Haywood Glass*	128 3rd 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		2104 Kenwood Parkway	The “Mary Tyler Moore” House.

1898	Pratt School	66 Malcolm Avenue SE	Possibly the first school Stebbins designed for the school board.
1901	Second Church of Christ Scientist	1025 2nd 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 18th Avenue SE	
1912	Bancroft School	1315 38th Street E	
1913		325 W 15th	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 16th 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 18th 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 1920[17].

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 examples[18].

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 whom 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.

Neoclassical Architecture

The Neoclassical architectural style, like the Classical Revival and Greek Revival styles before it, draws inspiration from the architecture of ancient Greece and Rome. Interest in these classical styles was re-kindled by the 1893 World's Colombian Exposition in Chicago, for which planners mandated a classical theme[19]. The Neoclassical style enjoyed a great popularity from approximately 1895-1950, and was especially popular in public and commercial buildings[20].

There are presently no buildings designed in the Neoclassical architectural style that are individually designated as landmarks in the City of Minneapolis.

Common features on Neoclassical style houses include[21]:

- Full height front porch supported by Ionic or Corinthian order columns
- A centered front door and symmetrically balanced windows on front façade
- Boxed eve with moderate overhang, detailed with dentils or modillions
- Roof-line balustrades

The Daniel B. Lyon house demonstrates many hallmark features of the Neoclassical style, including the full width front veranda, two-story ionic styled

columns, a symmetrical front façade with a centered main entry, and modillion course on the eaves.

The house is generally rectangular in shape. The primary construction material for the house is yellow Chaska brick. Limestone is used for accents, sills and lintels around the doors and windows. The columns, dentils, and dormers are painted wood. The roof is clad in composite shingles.

The most prominent feature of the house is the large front veranda, the roof of which is supported by four two-story tall fluted ionic styled columns. The columns are evenly spaced, with a wide set of stairs filling the void between the interior columns leading to the front door. The front door, which faces Oak Grove Street is flanked by sidelights. Two smaller scaled columns with ionic-styled finials similar to those found on the porch columns separate the door and the sidelights. Large windows, divided irregularly in a 3-over-3 arrangement, sit on either side of the front door. The front door and first-floor windows are all capped with splayed limestone lintels and trimmed with an alternating pattern of limestone. (See Figure #10, Page 38.) This treatment is unique to the doors and windows on the first floor of the front elevation.

All windows on the first two stories feature the same rusticated limestone surround around the edges of the windows. (See Figure #11, Page 40.) First story windows have flat lintels on top, with the rusticated limestone surround on the sides. (See Figure #11, Page 39.) The second story windows, which are arched, carry the limestone surround pattern around both sides to the top, with a large stone acting as a keystone. (See Figure #11, Page 39.) This treatment is the same for all windows on all elevations except the first floor of the front elevation. All windows have plain, flat limestone sills at the bottom.

Oval windows found on the front, east and rear (in-filled) elevations have opposing keystone shaped limestone accents at the top, bottom, and sides, with solid limestone arches between them. All windows have been replaced, though the original openings remain intact.

The open front porch wraps around to the east side of the house, terminating at the smaller side portico. It is bordered by a brick and limestone knee wall. (See Figures #3 & 4, Pages 31 & 32.)

The house is sited on a corner lot, with the north (front) side facing Oak Grove Street and the east side of the house facing Clifton Place. While it is evident that the east side is not the primary entrance to the house, it clearly addresses the street. A smaller portico and entrance provide access to the house from the driveway. A story-and-a-half high arched window bay is placed on the north side of the portico, while a gently curved bay on the south side. (See Figure #4, Page 32.) The bay features three symmetrical double hung windows on the first story,

while on the second story two double hung windows flank a centered oval window.

The roof form is a truncated hipped design, capped with a wooden balustrade. The front and sides are slopped, while the rear is flattened into a gable. The eaves are detailed with a modillion course. (See Figure #12, Page 40.) The roofline is punctuated by pedimented dormers, with two on the front, four on the east side, and three on the west side. The dormers are highly detailed. With the exception of the second most southerly dormer on the east side, the dormers feature arched windows with keystone trim. (See Figure #12, Page 40.) They are flanked by fluted pilasters, and the open pediments are trimmed with dentils. The sides of the dormers are covered in asphalt shingles matching the roof.

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 Daniel B. Lyon House 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 Daniel B. Lyon House 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.

There is no evidence that the Daniel B. Lyon House is associated with the lives of significant persons or groups. Daniel B. Lyon was a retired Episcopal minister who moved to Minneapolis from New York in 1881[22]. Daniel B. Lyon was the father of Charles B. Lyon, who constructed the adjacent house at 425 Oak Grove Street. A few small references to Daniel B. Lyon can be found in the Society section of newspapers from the late 1890s, but there is nothing to indicate that he played any significant role in commerce, politics, or other aspects of the City's history.

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

The Daniel B. Lyon house 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 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 Daniel B. Lyon house, 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. Sitting near the western edge of the neighborhood, directly adjacent to the Charles B. Lyon house at 425 Oak Grove Street, the Daniel B. Lyon house creates a gateway to the neighborhood which helps to evoke a sense of the area's past. 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 Daniel B. Lyon house is historically significant because it embodies the distinctive characteristics of the Neoclassical style of architecture. It features many hallmarks of the style, including a full width front veranda, two-story tall ionic styled columns, a symmetrical front façade with a centered main entry, and modillion course on the eaves and roofline balustrade.

The Neoclassical style gained nationwide popularity after the classically designed structures featured at the 1895 Colombian Exposition in Chicago rekindled interest in the forms and styles of ancient Greece and Rome. Despite being a popular style for construction up to the middle of the 20th Century, there are presently no designated landmarks in the City of Minneapolis designed in the Neoclassical style. Built 3 years prior to the Colombian Exposition and the ensuing surge in popularity of Neoclassical architecture, the Daniel B. Lyon house is a strong representation of Neoclassical design.

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 Daniel B. Lyon House 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 Daniel B. Lyon house 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.

Edward Stebbins' most substantial contributions to the architectural fabric of the City came through his more than 10 years of work as the principal architect for the Minneapolis School Board, where he created designs for additions and new construction for several schools that are still in use today. While Stebbins may be best known for his work on schools, his long career in Minneapolis also included work on a number of institutional, commercial and residential structures.

Edward S. Stebbins designed at least 11 properties that have been designated as landmarks in the City of Minneapolis- one individually and ten as part of historic districts. A number of other Stebbins designed properties are considered potential historic resources in the City of Minneapolis and await further study to determine if they warrant landmark designation. Several of his buildings have been placed on the National Register of Historic Places for their architectural significance. While Edward Stebbins has not yet gained the notoriety of a number of his peers, it is evident that his work is worthy of recognition.

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

There is no evidence that the Daniel B. Lyon House 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 would likely require the demolition of the house.

Integrity of historic resource

The following is an assessment of the Daniel B. Lyon House as relates to the seven aspects of integrity as defined by the Department of the Interior:

Location

The Daniel B. Lyon House at 419 Oak Grove Street is in its original location and maintains its integrity of location.

Design

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

The front elevation of the house appears to have undergone little, if any change since the original construction, with the exception of the conversion of the porch rail from a wooden balustrade to a masonry wall. The east and west side elevations also appear essentially unaltered, except for changes to the roofline related to alterations made to the rear of the house. The north, east and west elevations reveal the original appearance and intent of Edward S. Stebbins original design. The north and east elevations, which front on Oak Grove Street and Clifton Place, respectively, are the most visible and character defining elevations.

Photographic evidence shows that a number of changes have been made to the roof of the house. Photographs show that the rear of the house originally mirrored the appearance of the front, with a hipped roof form and two pedimented dormers. (See Figure #9, Page 37.) The southernmost dormer on the east side elevation is not original to the building, though the details from the original dormers were duplicated when it was built and it appears identical to the other dormers. (See Figures #2 & 3, Pages 30 & 31.) It is possible that this dormer is one of the rear dormers salvaged and relocated, though this cannot be confirmed. While these alterations do have an impact on the design of the house, they are not enough destroy the overall integrity of design.

Setting

The Loring Park neighborhood has changed a great deal since the time that the Daniel B. Lyon house 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 Daniel B. Lyon house is part of a small cluster of the remaining houses on the block. Sitting adjacent to the Charles B. Lyon house at 425 Oak Grove Street, and separated from the Dunn Mansion at 337 Oak Grove by Clifton Place and a parking lot (but no other structures), the Daniel B. Lyon house retains some semblance of its integrity of setting.

Materials

The Daniel B. Lyon house retains its integrity of materials. The integrity of materials has undoubtedly been impacted; all windows on the house have been replaced, and alterations to the rear elevation of the house led to the removal of some original material. However, the original brick walls, limestone accents, and wood detailing remain intact.

Workmanship

The Daniel B. Lyon house retains its integrity of workmanship. The four front columns retain their original form and detailing, as do the pedimented dormers along the roofline, modillions lining the eves, and decorative limestone trim and lintel elements around the windows and doors. While it is likely that a number of these elements have been repaired or possibly even replaced over time, photographic evidence shows that they were repaired or replaced so as to match the original construction.

The south elevation of the house has been significantly modified through the change in the roof form from a hipped roof to a gabled end and the associated removal of two original dormers, removal of a sleeping porch addition from the period of significance, and infill of the original window openings. However, the other three elevations of the house remain essentially unaltered and reveal the original design intent for the house.

Feeling

The Daniel B. Lyon House retains its integrity of feeling. With its prominent location at the corner of Oak Grove Street and Clifton Place, the Daniel B. Lyon house helps to create a sense of how the neighborhood appeared at the turn of the 20th century. This sense of feeling is enhanced when observing the house grouped in close proximity with two of the other three remaining houses on the block.

Association

The Daniel B. Lyon House 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 Daniel B. Lyon House 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.

With the exception of the rear elevation, the design of the Lyon House remains essentially unaltered from the original. It remains a solid example of Neoclassical architecture, and retains its integrity of association with the style.

The Daniel B. Lyon house 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 December 2010, there are 150 properties individually 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). One, Gethsemane Church, was designed by Edward S. Stebbins (though several others designed by Stebbins have been designated as parts of historic districts- see Table 3, pages 11-12). There are no individually designated landmarks designed in the Neoclassical architectural style.

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
Basilica of St. Mary, 88 17th Street North	1907/1913	Religious-Church	Emmanuel Louis Masqueray
Charles C. Bovey House, 400 Clifton Avenue	1916	Residential-Single Family Dwelling	Howard Shaw
Architects and Engineers Building, 1200-1208 2nd Avenue South	1920	Commercial-Offices	Hewitt and Brown
Loring Theater, 1407 Nicollet Avenue	1920	Culture/Recreation – Motion Picture Theater	Kees and Colburn
MacPhail School of Music, 1128 LaSalle Avenue	1923	Education – Performing Arts	Magney and Tusler
Woman's Club of Minneapolis, 410 Oak Grove	1927	Public - Clubhouse	Leon Eugene Arnal

Table 5 (below) lists all individual landmarks in the City of Minneapolis constructed between 1890-1899, the period during which the Daniel B. Lyon House was built.

Table 5: Locally Designated Landmarks in Minneapolis Built Between 1890-1899

Name/Address	Year Built	Historic Use	Architect
Swinford Townhomes/Apartments	1886/1897	Residential-Multiple Dwellings	Hodgson & Sons/Harry Wild Jones
Minneapolis City Hall	1889-1905	Public-City Hall/Courthouse	Long and Kees

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

The Daniel B. Lyon House is unique in the City of Minneapolis and among those properties currently listed as heritage landmarks. It exemplifies the Neoclassical architectural style, a style in which no other individually designated landmark in the City of Minneapolis is designed in. 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. This 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 Daniel B. Lyon House would meet a number of policy objectives in the city's comprehensive plan, the *Minneapolis Plan for Sustainable Growth*:

- Policy 3.7 states, "Maintain the quality, safety and unique character of the city's housing stock." The Daniel B. Lyon house is an example of both quality and unique housing in the City of Minneapolis. Designation of the property would help meet this policy objective by protecting the house from demolition and insensitive alterations.

- 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 Daniel

B. Lyon House 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 Daniel B. Lyon House 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 the 419 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 to halt the destruction and devaluation of distinctive properties that were once 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 Daniel B. Lyon House is not currently listed in the National Register of Historic Places.

Proposed Period of Significance:

The period of significance for the Daniel B. Lyon House is 1892-1954. 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 rest home[23].

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

NAME OF PROPERTY	
Historic Name	Daniel B. Lyon House
Current Name	Iverson Residence
Other Names Used	The Lyon House
LOCATION OF PROPERTY	
Street and Number	419 Oak Grove Street/1600 Clifton Place
Is building located on its original site?	Yes
Date if moved	N/A
OWNERSHIP OF PROPERTY	
Owner's Name	Susan Iverson Marcel Verbruggen
Owner's Address	1600 Clifton Place Minneapolis, MN 55403 419 Oak Grove Street, Minneapolis, MN 55403
CLASSIFICATION	
Ownership of Property	Private
Category of property	Building
Number of contributing resources within property	Buildings: 1 Structures: 0 Sites: 0 Objects: 0
Number of non-contributing resources within property	Buildings: 0 Structures: 0 Sites: 0 Objects: 0
Listed on the National Register of Historic Places?	No

Date of NRHP listing?	Not Applicable

USE AND FUNCTION	
Historic Use	Single Family Residential
Current Use	Multi-Family Residential (2 Condominium Units)
DESCRIPTION	
Architectural classification/style	Neoclassical
<u>Materials:</u> • Foundation • Roof • Walls • Other	 • Limestone • Composite Shingles • Chaska Brick • Limestone trim around windows and doors; limestone and brick porch wall, wood columns, eves, modillions and window trim.
STATEMENT OF SIGNIFICANCE	
Applicable local designation criteria	Criteria 3, 4 and 6
Related local context (s)	Architecture, Neighborhood Development, Master Architect
Significant dates	1892
Period (s) of significance	1892-1954
Cultural affiliation	
Names of master builders, engineers, designers, artists, craftsmen, and/or architects	Edward Somerby Stebbins

MAJOR BIBLIOGRAPHIC REFERENCES	
	See Sources on page 51
GEOGRAPHICAL DATA	
Size of parcel	9,489 square feet
PIN number	2702924329001- Parcel 2702924320292- 419 Oak Grove Street 2702924320293- 1600 Clifton Place
Legal Description	CIC No 0897 Park Mansion Condo Unit No 419 AND CIC No 0897 Park Mansion Unit No 1600

PART 5: PHOTOGRAPHS, DRAWINGS AND OTHER DOCUMENTS

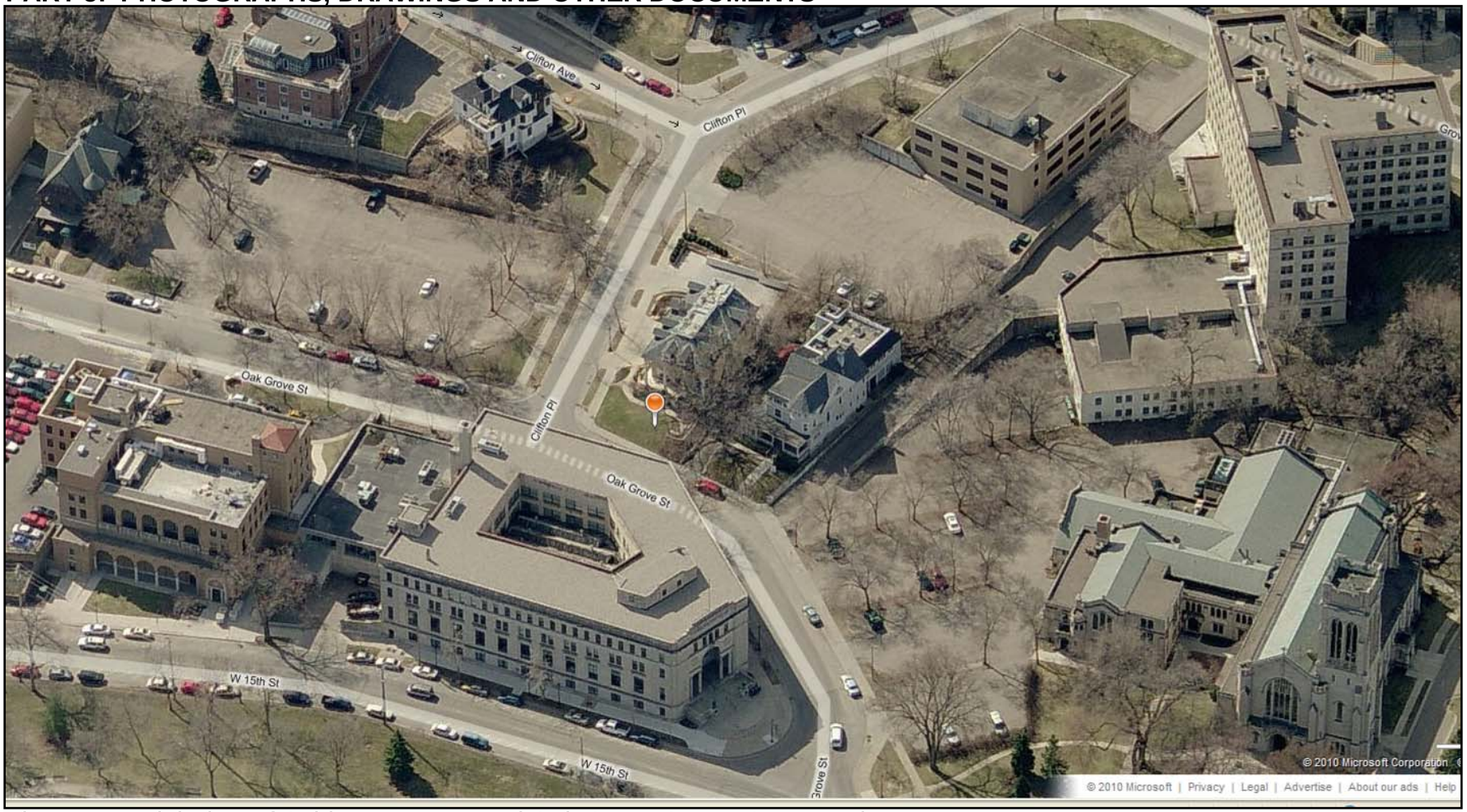


Figure 1- Aerial View of Subject Property and Oak Grove Street, Source: Bing Maps

Figure 2: Daniel B. Lyon House, 12/01/49, Source: Minnesota Historical Society

Figure 3: Daniel B. Lyon House- North and East Elevations, 2010, Source: CPED Files

Figure 4: Daniel B. Lyon House- East Elevation, 2010, Source: CPED Files

Figure 5: Daniel B. Lyon House- South (rear) Elevation, 2010, Source: CPED Files

Figure 6: Daniel B. Lyon House- North and East Elevations, Date Unknown

Figure 7: Daniel B. Lyon House- South Elevation with 1919 Sleeping Porch, Date Unknown, Source: CPED Files

Figure 8: Daniel B. Lyon House- West Elevation, Date Unknown, Source: CPED Files

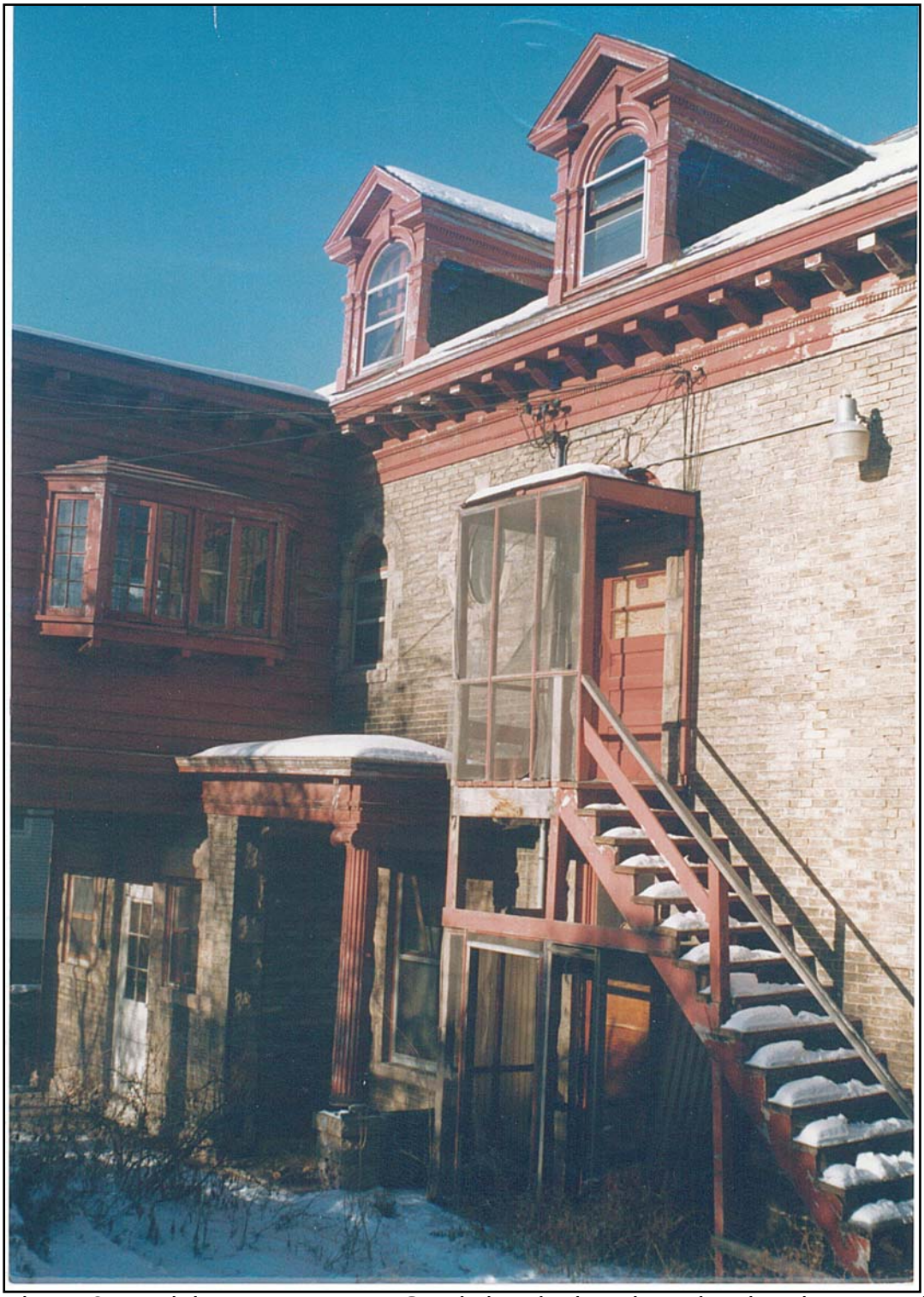


Figure 9: Daniel B. Lyon House- South (rear) Elevation, showing dormers, sleeping porch and entrances- all now removed, Date Unknown, Source: CPED Files

Figure 10: The Daniel B. Lyon House- North and East Elevations, 2010, Source: CPED Files

Figure 11: Daniel B. Lyon House- East Elevation & Window Detail, 2010, Source: CPED Files

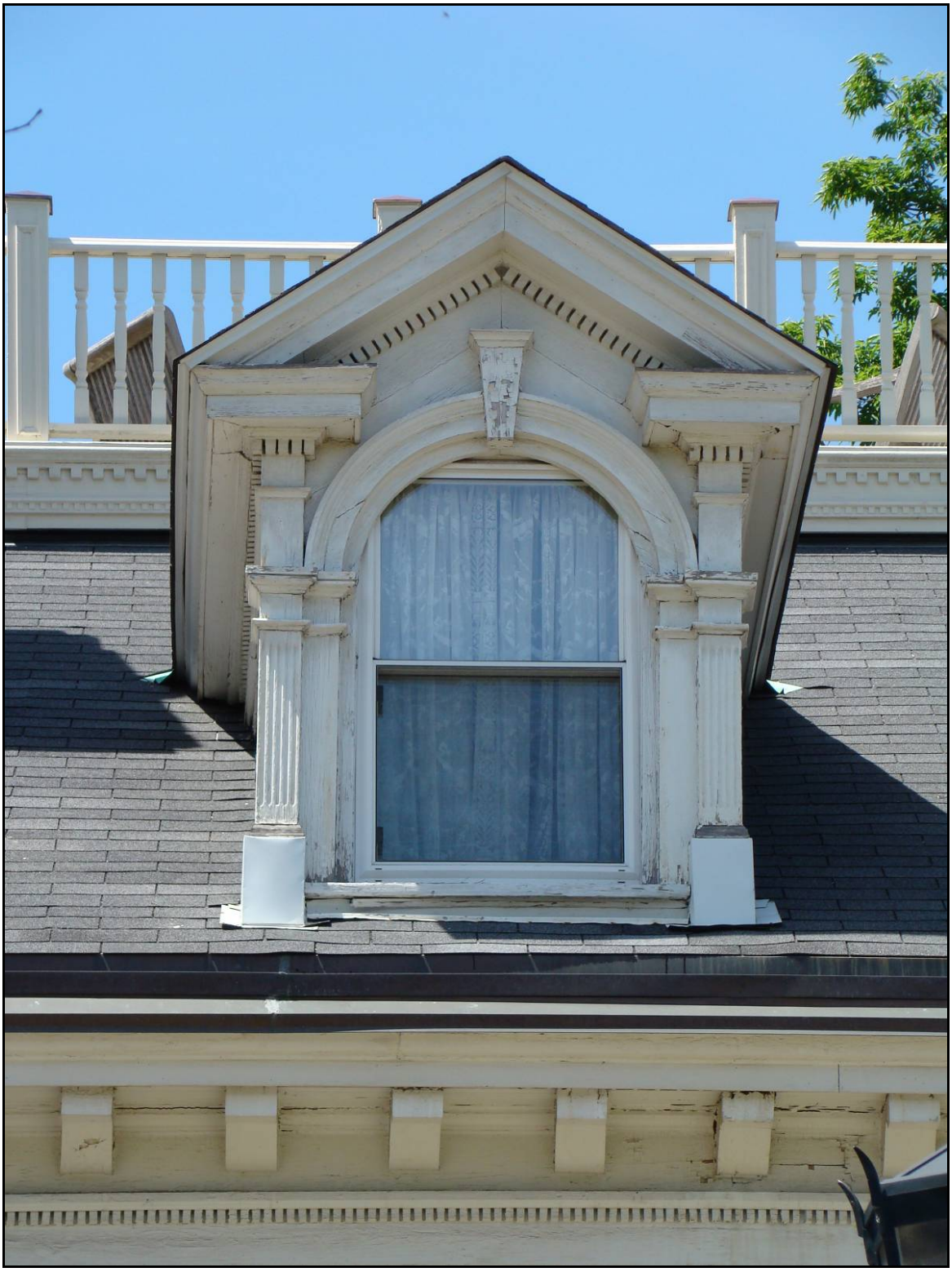


Figure 12: Daniel B. Lyon House- Dormer Detail, 2010, Source: CPED Files

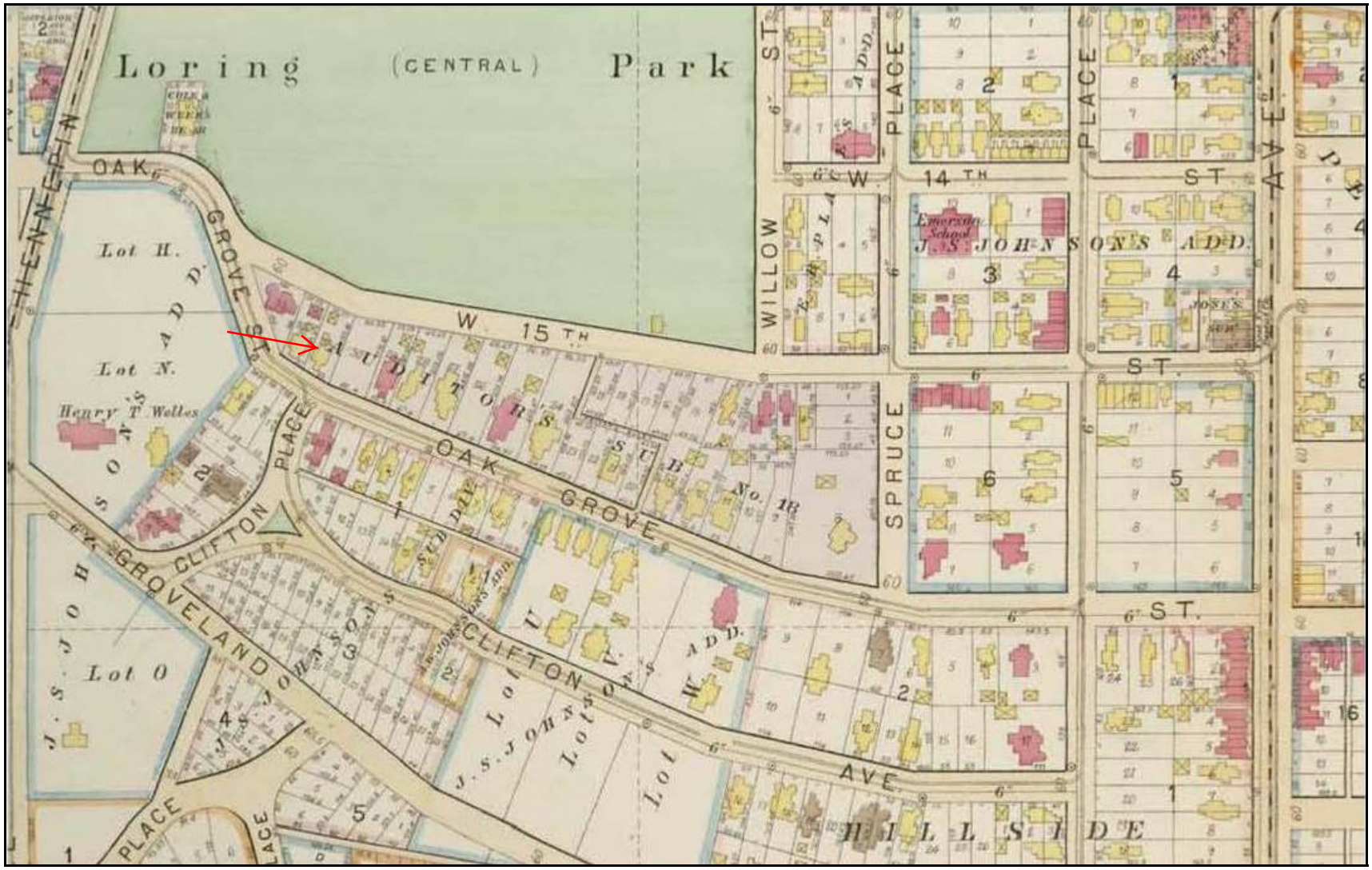


Figure 13: 1892 C.M. Foote & Co. City of Minneapolis Map, Source: John R. Borchert Map Library

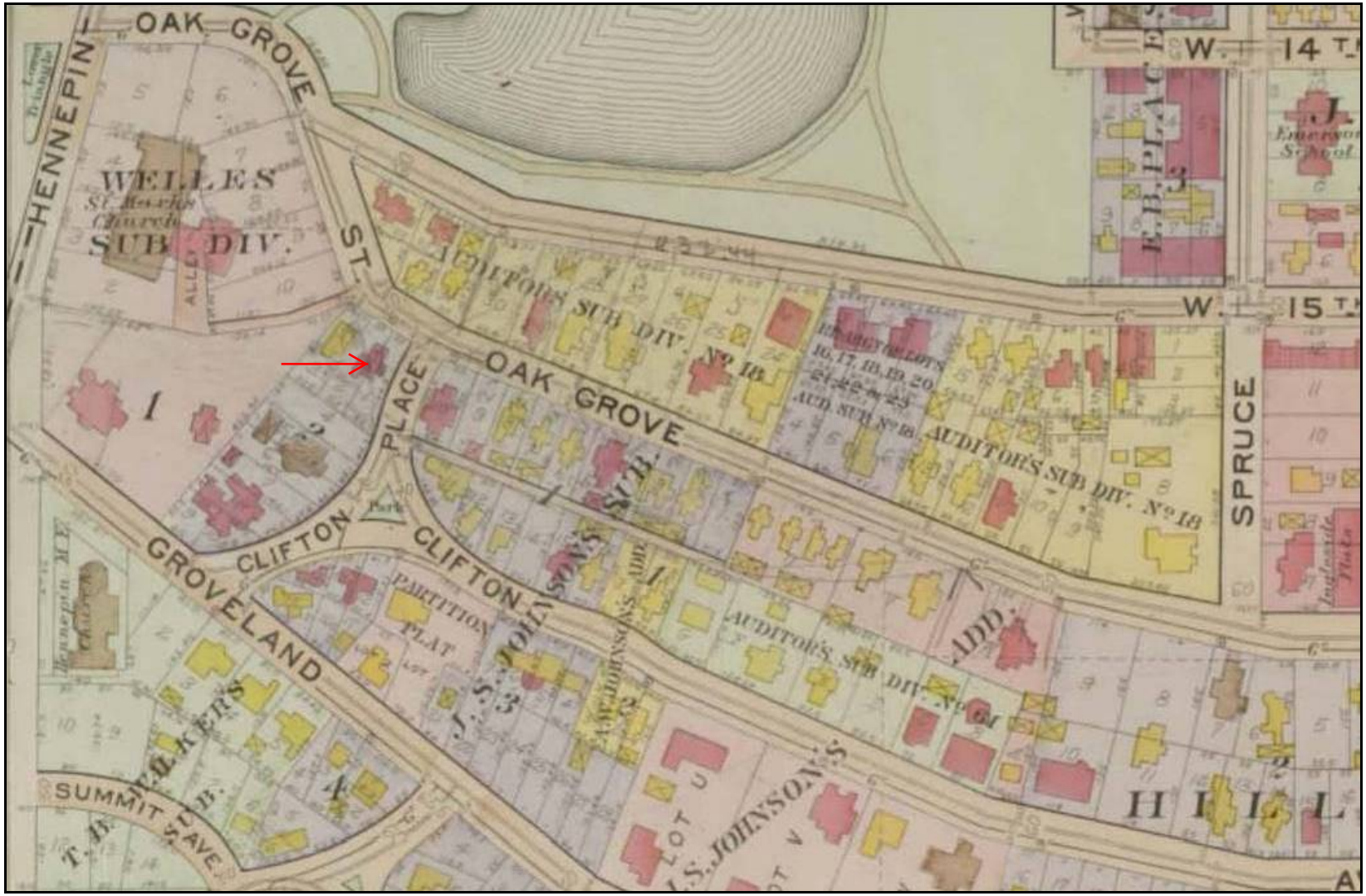


Figure 14: 1914 Minneapolis Plat Map, Source: Hennepin County Library Special Collections

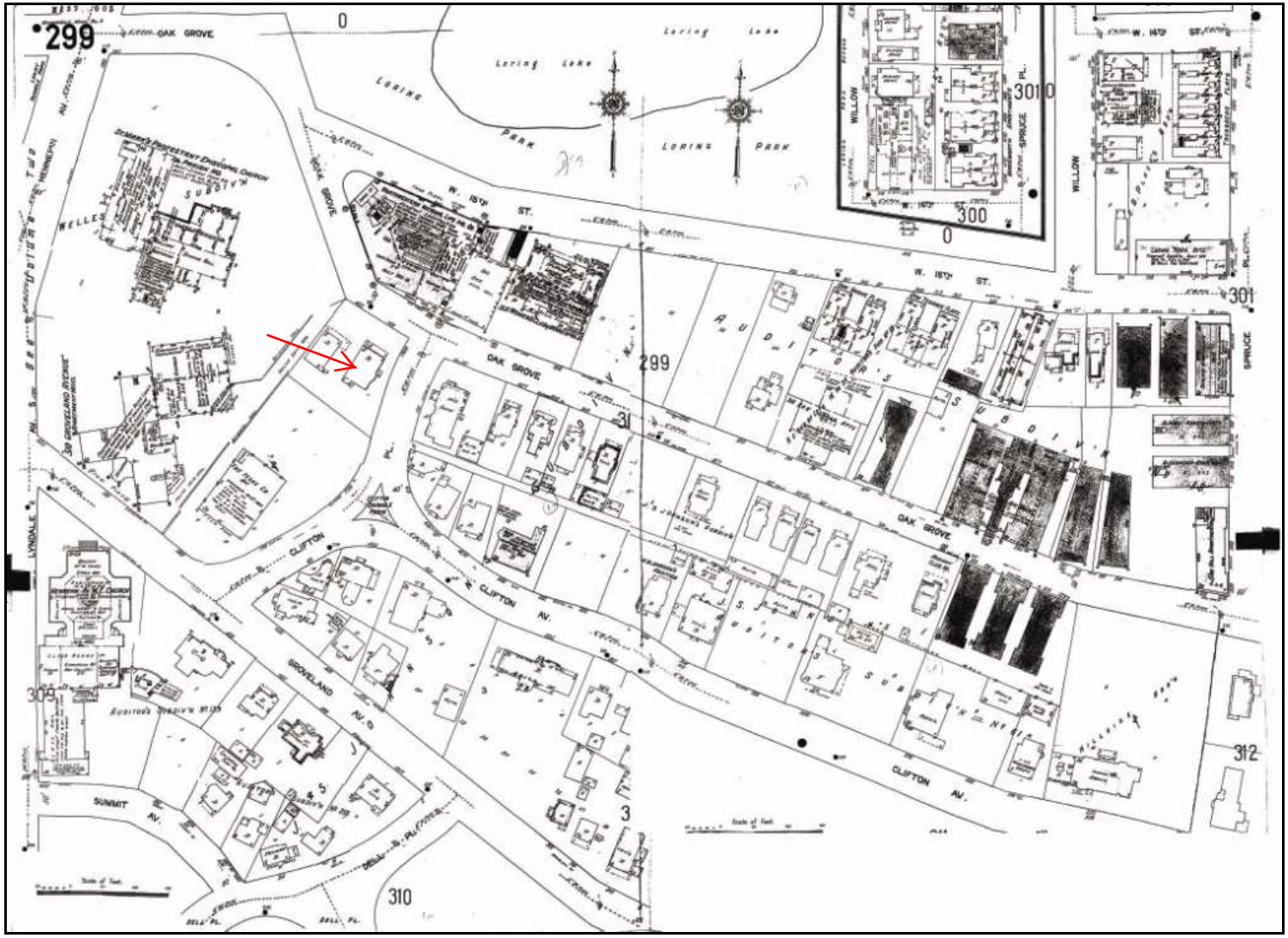


Figure 15: 1912-1951 Sanborn Map, Source: Hennepin County Library Special Collections

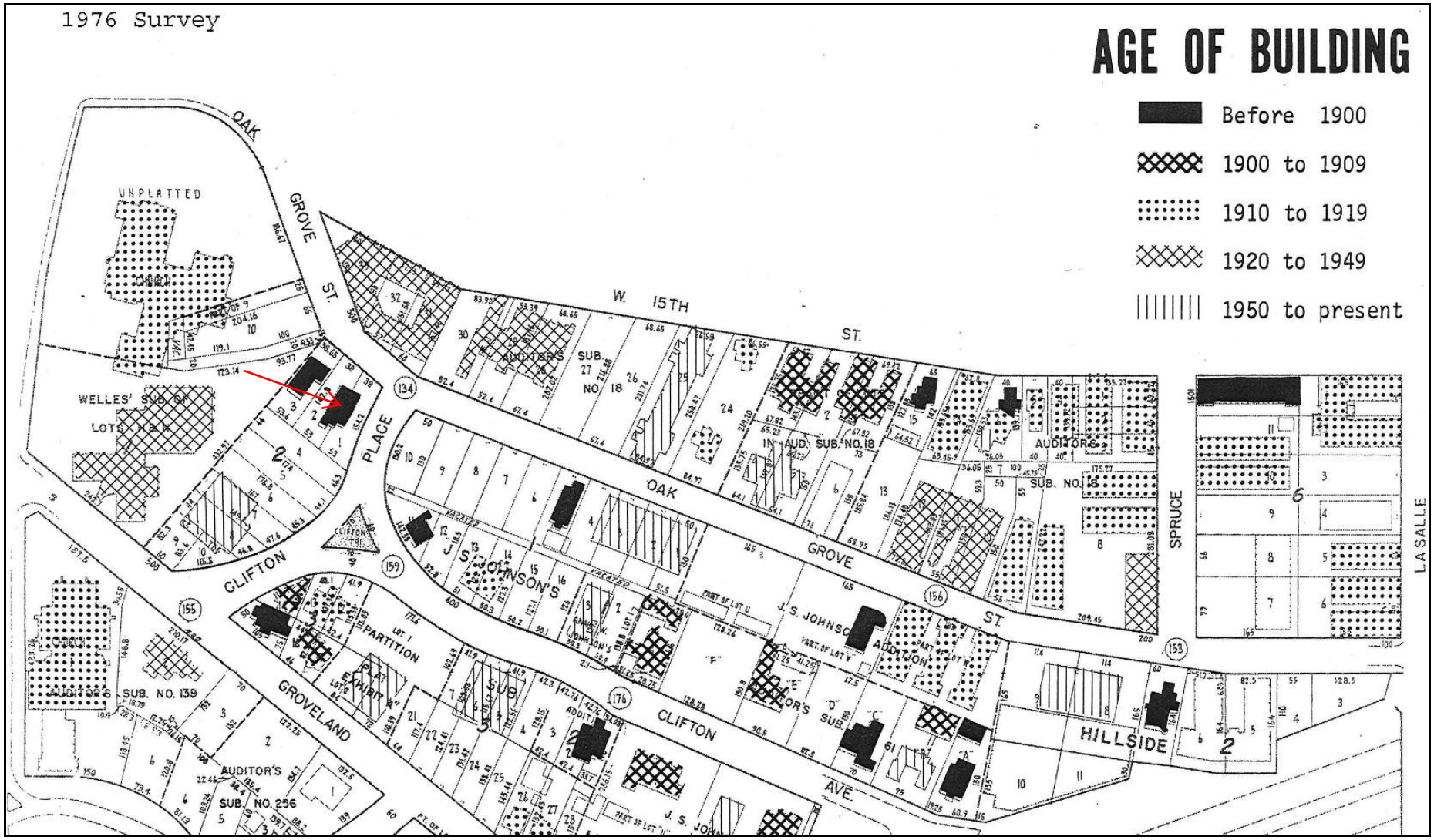


Figure 16: 1976 Ridgewood Study Map, Source: Hennepin County Library Special Collections

Figure 17: 315 16th Avenue SE- Theta Chi House, 2003, Source; University of Minnesota Greet Letter Chapter House Designation Study, Architects- Stebbins Haxby & Bissell

Figure 18: 425 Washington Avenue N, 2009, Source: CPED Files, Architect- Edward S. Stebbins

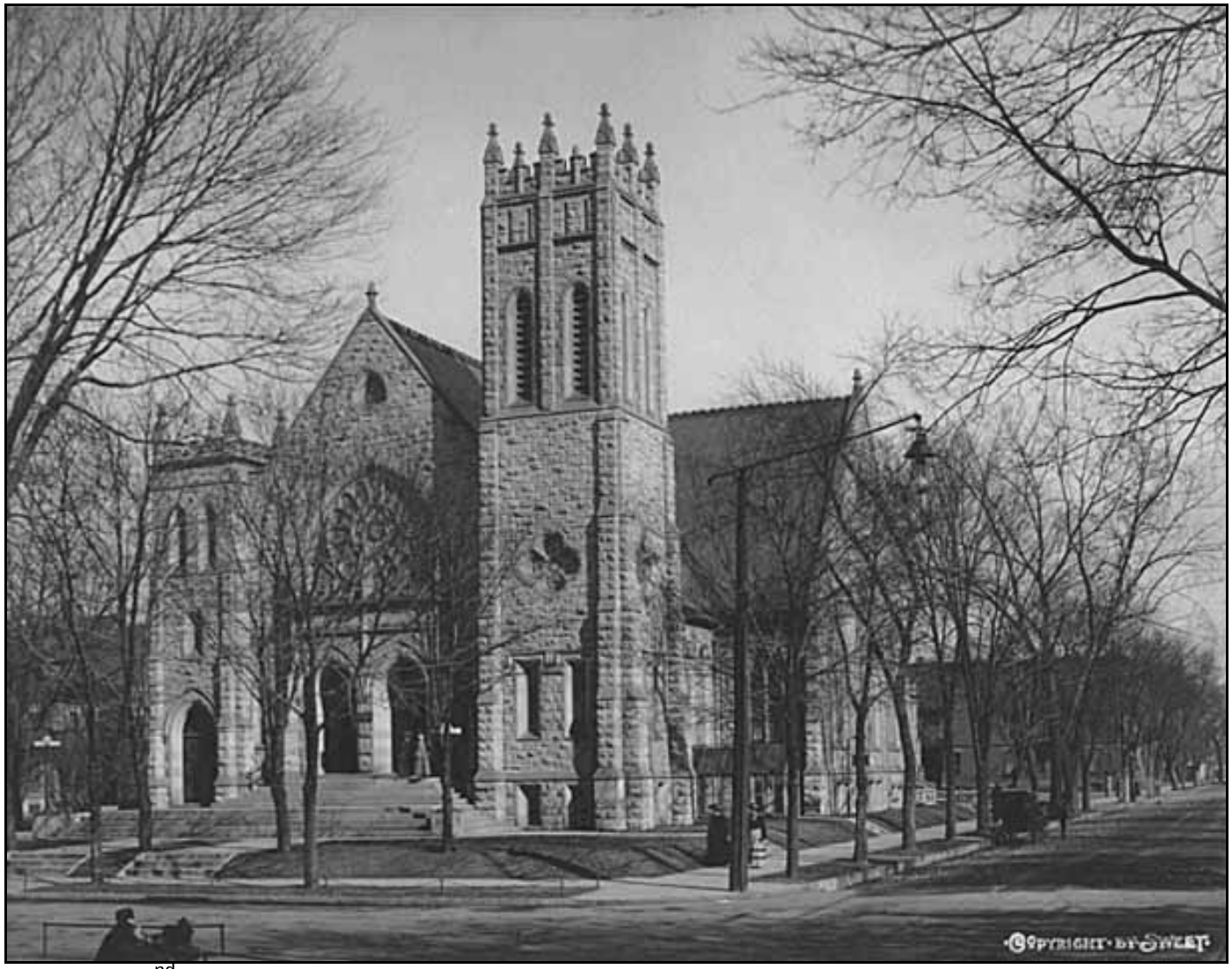
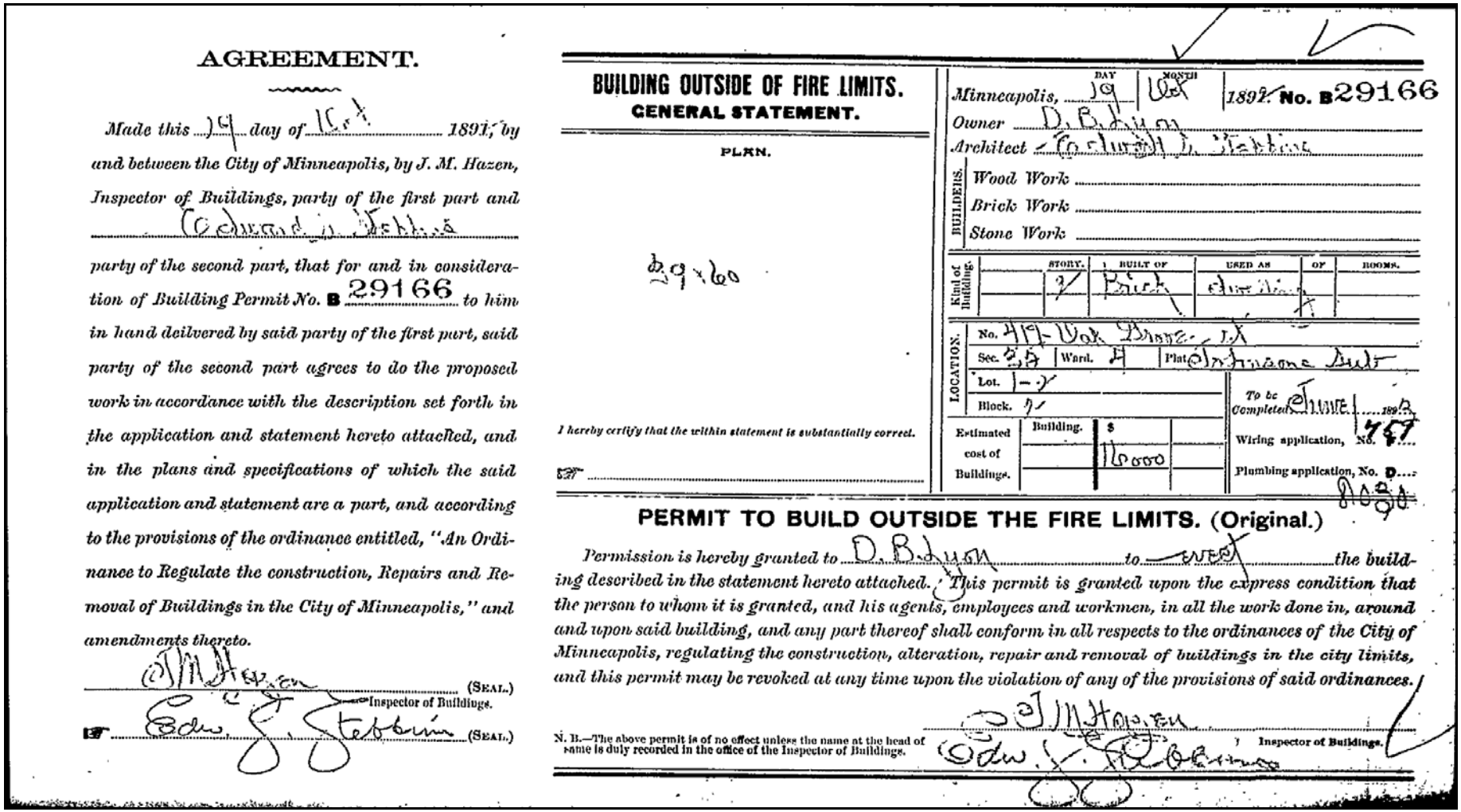


Figure 19: 2nd Church of Christ Scientist (Razed 1958), Date Unknown, Source: Minnesota Historical Society, Architect- Edward S. Stebbins

Figure 20: 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 21: 66 Malcolm Avenue SE- Pratt School, Date Unknown, Source; *Minneapolis Public Schools Historic Context Study*, 2005, CPED File, Architect- Edward S. Stebbins



AGREEMENT.

Made this 19 day of Oct 1891, by and between the City of Minneapolis, by J. M. Hazen, Inspector of Buildings, party of the first part and Edward J. Stebbins party of the second part, that for and in consideration of Building Permit No. B 29166 to him in hand delivered by said party of the first part, said party of the second part agrees to do the proposed work in accordance with the description set forth in the application and statement hereto attached, and in the plans and specifications of which the said application and statement are a part, and according to the provisions of the ordinance entitled, "An Ordinance to Regulate the construction, Repairs and Removal of Buildings in the City of Minneapolis," and amendments thereto.

J M Hazen (SEAL.) Inspector of Buildings.

Edw. J. Stebbins (SEAL.)

BUILDING OUTSIDE OF FIRE LIMITS.
GENERAL STATEMENT.

PLAN.

29 x 60

I hereby certify that the within statement is substantially correct.

Minneapolis, Day 19 Month Oct 1892. No. B 29166

Owner D. B. Lyon

Architect Edward J. Stebbins

BUILDERS: Wood Work / Brick Work / Stone Work

Kind of Building.	Story.	Built of	Used as	Of	Rooms.
	2	Brick	Dwelling		

LOCATION: No. 419 Oak Grove St. Sec. 23 Ward. 4 Plat Original Plat Lot. 1-2 Block. 72

Estimated cost of Buildings: Building. $ 16000

To be Completed June 1893

Wiring application, No. 767

Plumbing application, No. D 8090

PERMIT TO BUILD OUTSIDE THE FIRE LIMITS. (Original.)

Permission is hereby granted to D. B. Lyon to erect the building described in the statement hereto attached. This permit is granted upon the express condition that the person to whom it is granted, and his agents, employees and workmen, in all the work done in, around and upon said building, and any part thereof shall conform in all respects to the ordinances of the City of Minneapolis, regulating the construction, alteration, repair and removal of buildings in the city limits, and this permit may be revoked at any time upon the violation of any of the provisions of said ordinances.

N. B.—The above permit is of no effect unless the name at the head of same is duly recorded in the office of the Inspector of Buildings.

J M Hazen, Edw. J. Stebbins, Inspector of Buildings.

Figure 22: Original Building Permit- 419 Oak Grove Street, Issued 10/19/1892, Source: City of Minneapolis Building Permits

PART 6: NOTES

[1] Hennepin County Property Information Services: http://www16.co.hennepin.mn.us/pins/

[2] City of Minneapolis Building Permit #B29166, 419 Oak Grove Street

[3] City of Minneapolis Building Permit #B136258, 419 Oak Grove Street

[4] Virginia and Lee McAlester, *A Field Guide to American Houses.* Knopf: New York. 1984. p. 343.

[5] City of Minneapolis Building Permit #B88856, 419 Oak Grove Street

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

[7] Steve Trimble, *In the Shadow of the City*. Minneapolis Community College Foundation. Minneapolis. 1990.

[8] Ibid.

[9] Ibid.

[10] 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.

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

[12] Ibid.

[13] Ibid.

[14] Ibid.

[15] University of Minnesota Northwest Architectural Archives, Edward S. Stebbins File

[16] Carole Zellie, *Minneapolis Public Schools Historic Context Study,* 2005, CPED Files

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

[18] National Register of Historic Places Searchable Database: http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome

[19] Virginia and Lee McAlester, *A Field Guide to American Houses.* Knopf: New York. 1984. p. 344.

[20] Ibid, p. 346

[21] Ibid, pp. 343-344

[22] Steve Trimble, *In the Shadow of the City*. Minneapolis Community College Foundation: Minneapolis. 1990. p. 121

[23] City of Minneapolis Building Permit #B342205, 419 Oak Grove Street

PART 7: SOURCES AND REFERENCES

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Trimble, Steve. *In the Shadow of the City: A History of the Loring Park Neighborhood.* Minneapolis: Minneapolis Community College Foundation, 1990.

Zellie, Carole, *Minneapolis Public Schools Historic Context Study,* Landscape Research LLC*,* Prepared for the Minneapolis Heritage Preservation Commission, 2005.

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

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

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

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

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

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

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

RESOLUTIONS

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

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

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

Honoring City of Minneapolis Block Clubs.

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

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

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

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

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

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

Appendix B: Nomination Staff Report

CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26448

FILE NAME: 419 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

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A. SITE DESCRIPTION AND BACKGROUND

District/Area information	
Historic District	N/A
Neighborhood	Loring Park
Historic Property information	
Current name	The D.B. Lyon House
Historic Name	The D.B. Lyon House
Current Address	419 Oak Grove Street
Historic Address	419 Oak Grove Street
Original Construction Date	1892
Original Contractor	Unknown
Original Architect	Edward S. Stebbins
Historic Use	Residence
Current Use	Residential
Proposed Use	Residential
Other Historical Designations	N/A

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

Background: At the April 16, 2010, City Council meeting, Councilmember Lisa Goodman nominated the property at 419 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 D. B. Lyon House is a 2.5-story residence built in 1892 in the Neoclassical architectural style. The most prominent feature of the house is the large front portico, the roof of which is supported by four two-story tall ionic styled columns. Numerous highly-detailed dormers punctuate the roofline of the house. Windows are varied in size and shape, including arched, circular, and rectangular. The windows have been replaced, but the original openings are intact except on the rear of the house, where they have been filled in.

In completing a preliminary search of previous historic research analysis, CPED found that the State Historic Preservation Office has an inventory file on the D. B. Lyon House. In addition, 419 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 D.B. Lyon House was built in the Neoclassical architectural style in 1892. It demonstrates many prototypical features of the Neoclassical style, including the raised, full width front porch, two-story ionic styled columns, and dentils on the eaves. The common brick construction is accented by the columns on the veranda and smaller columns supporting the portico, detailed accents on the dormers, and limestone borders around the windows.

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

The D.B. Lyon House was designed by Edward S. Stebbins. While not presently considered to be a master architect, preliminary research by staff indicates that Edward Stebbins worked on a number of significant buildings in the City. He designed the Gethsemane Episcopal Church, a local and national historic landmark. In 1898 he was appointed as the chief designer for the Minneapolis Board of Education 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 D.B. Lyon House fits into the context of his body of work.

Further research, through the designation study process, is warranted to determine if the building at 419 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.

B. PUBLIC COMMENTS

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

C. APPLICABLE ORDINANCES

Chapter 599. Heritage Preservation Regulation

ARTICLE V. DESIGNATION

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

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

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

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

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

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

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

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

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

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

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

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

D. FINDINGS

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

E. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the nomination of 419 Oak Grove Street; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

Attachments:

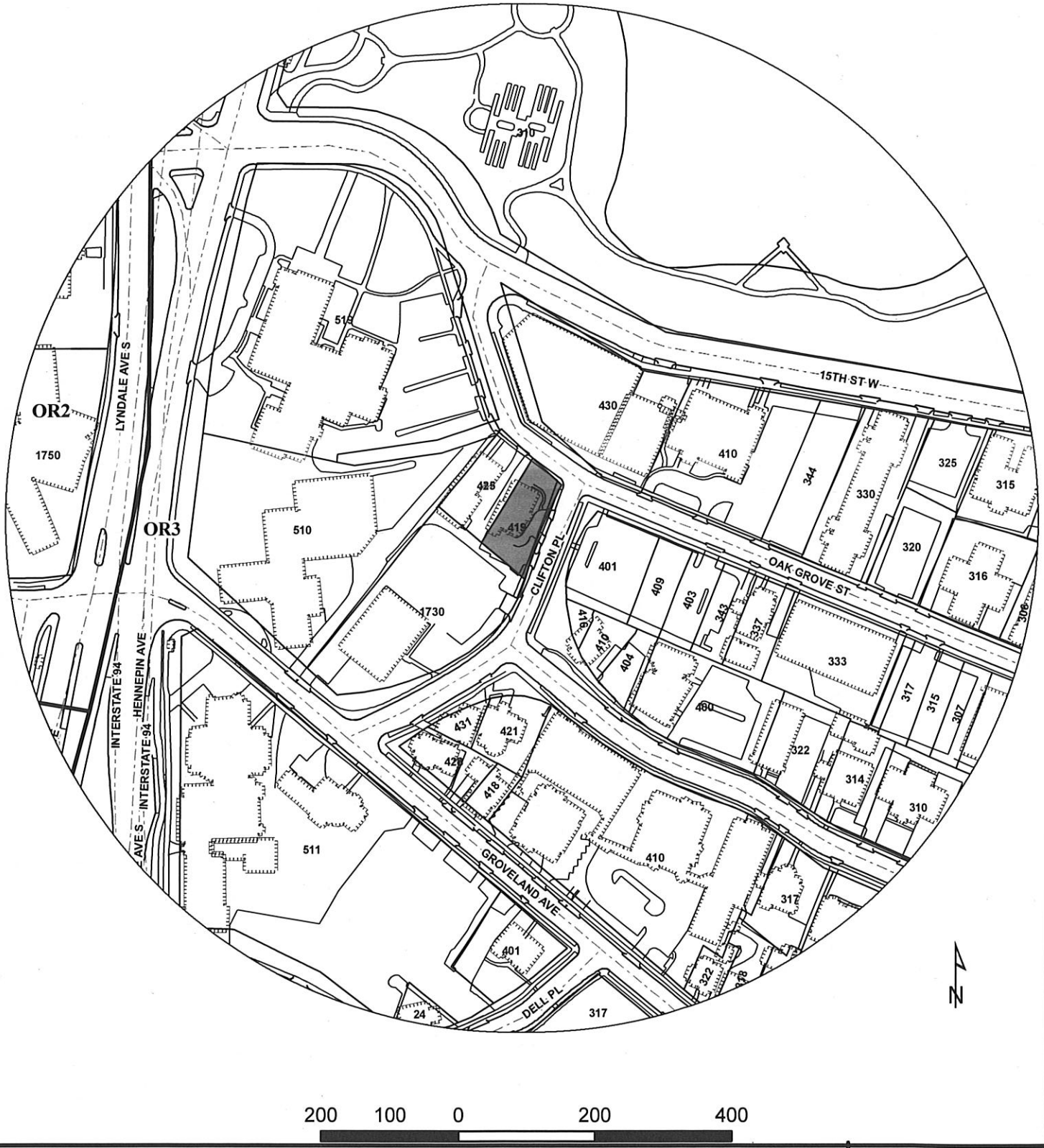
A. Staff Report
B. Materials submitted by CPED staff
   B-1- 350' Map
   B-2 – B-5- Additional Photos
   B-6 – B-7- Inventory Form
C. Councilmember Nomination

Community Planning and Economic Development Department

7th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

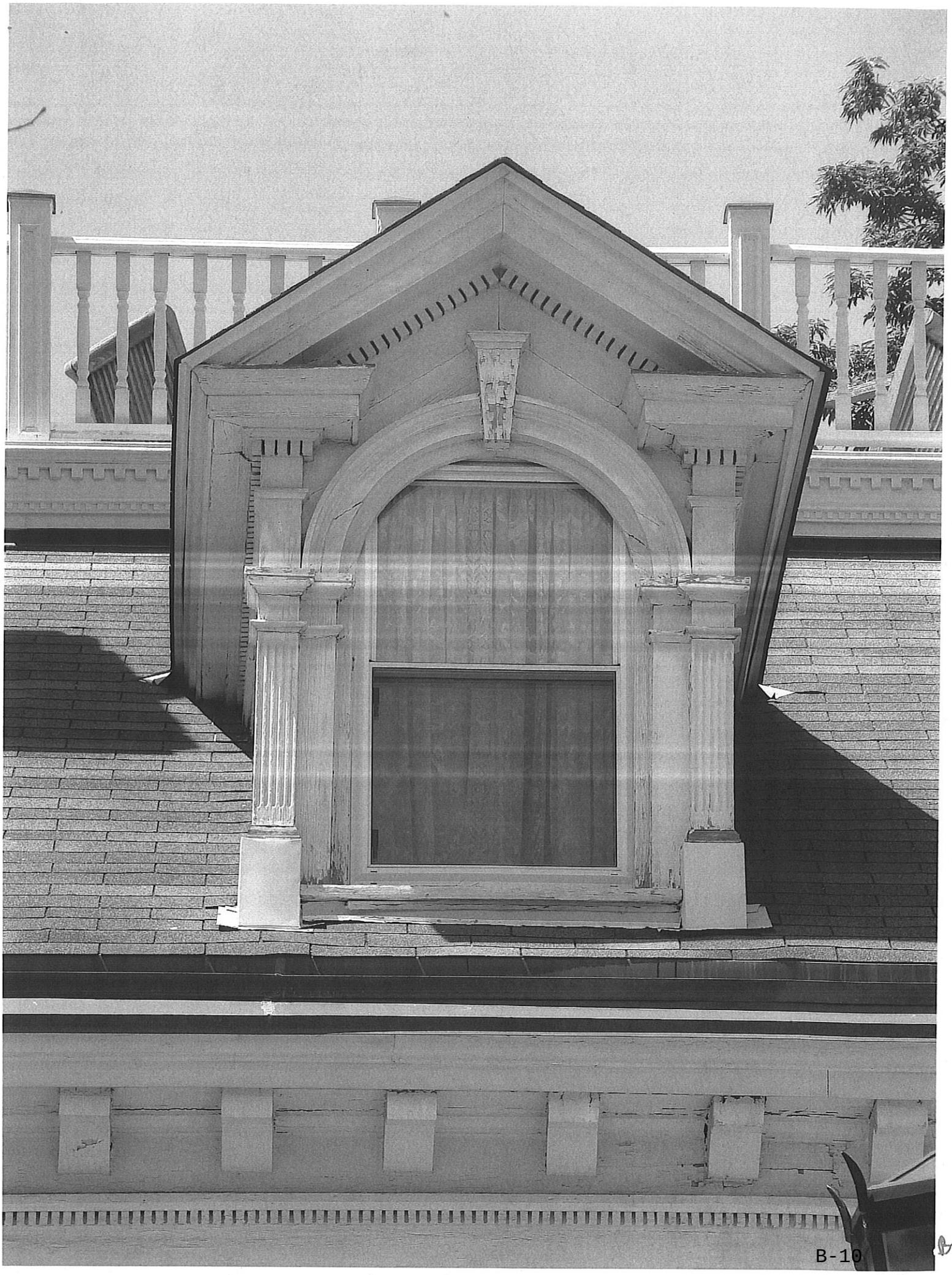
419 Oak Grove Street

FILE NUMBER

BZH- 26448

B-7

B-2



B5

Minneapolis HPC Building Inventory Form

P.I.D. 2702924320029 419 OAK GROVE ST

Property and Owner Information

Historic Name: The D.H. Lyon House
Owner Code: P *P=Private; L=Local; S=State; F=Federal*
Common Name: Office Building
Current Owner:
Other Name:
Address:
State Inventory #: HE-MPC-7970
City: State: Zip:

Locational Information

Blk: Lot(s): Addition:
ZONE: 15 Quad:
No.: 419 Street: OAK GROVE ST
E: 477540 TWP: 29 RG: 24 Sec.: 27
City: Minneapolis County: Hennepin
N: 4979144 Quarter/Quarters:
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: 1995 Facing: W
Frame: 1996 Facing: W
Frame: Facing:
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: Business and Industry
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.

Minneapolis HPC Building Inventory Form

P.I.D. 2702924320029 419 OAK GROVE ST

Building Information/Historical Background

Architect/Engineer:
Other Designer:
Builder/Contractor:
Landscape Architect:
Original Owner: D.B. Lyon
Biographical Info:

Construction Date: 1892
Current Function: Business
Original Function:
Other Functions:
Other Owners and Biographies:
Oral Histories:
Published Sources:

Bldg. Permit Info: Permit on file at the City of Minneapolis Inspection office.
Sanborn/Atlas Info:
City Directory Info:
Historical Photos:

Other Sources: Property included in the list of Potential Local/National Historic Sites in Minneapolis (800 List) Property identified in the In the Shadow of the City: A History of the Loring Park Neighborhood (Trimble, 1990)

Historical Info: Additional information exists for this property in the HPC site file. Exact spelling of architect not identifiable from the permit.

Architectural Information

Stories: 2.5
Style: Neoclassical/Classical Revival
Plan Shape: Rectangular
Roof Shape: Truncated Hip

Materials

Structure: Brick
Foundation: Stone
Wall (Primary): Brick
Wall (Secondary): Stone
Roofing: Asphalt Shingles
Window Condition: Windows replaced/openings intact
Type: Double hung

Integrity

Material Condition: Good
Design Integrity: Excellent
Original Site? ☑
Alterations:

Notes on Architecture: Property zoned OR3-Institutional Office Residential District. May be used for a halfway house or similar purpose-no signage. Owned by Lyon House Development LLC.

Notes on Interior:

Site Features

Outbuildings:
Site Features:
General Property Notes:

Surrounding Land Use: Commercial/residential
Integrity of Setting: Good
Importance of Setting: Somewhat Important

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

Adopted 4/16/2010.

Absent - Schiff, Colvin Roy.

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By Samuels, Reich, Gordon, Hofstede, Johnson, Lilligren, Goodman, Glidden, Schiff,Tuthill, Quincy, Colvin Roy and Hodges

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

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

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.

For Consent

3. 419 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 419 Oak Grove Street; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

4. 2925 Cedar Avenue South, Pioneers & Soldiers Memorial Cemetery – Individual Landmark, Ward 6

Staff: Aaron Hanauer, 6212.673.2494

Certificate of Appropriateness for Phase 1 of Fence Restoration Project.

Action: **Adopt** staff findings and **approve** the Certificate of Appropriateness to allow for the fence restoration work at Minneapolis Pioneers and Soldiers Cemetery (2925 Cedar Avenue South) as part of Phase I of the project with the following condition(s):

1. The Heritage Preservation Commission receives and approves Phase I progress report(s) while Phase I work is underway;

2. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: http://www.nps.gov/history/hps/tps/standguide/;

3. The Certificate of Appropriateness approval shall expire if it is not acted upon within one year of approval, unless extended by the Planning Director in writing prior to one-year anniversary date of approvals.

For Presentation

5. 2509 Clinton Avenue South – Washburn Fair Oaks Historic District, Ward 6

Staff: Chris Vrchota, 612.673.5467

Certificate of Appropriateness for window replacement, in-kind deck replacement, and installation of an off-street parking area and trash enclosure.

Action: **Adopt** staff findings and **approve** the Certificate of Appropriateness for window replacement, in-kind deck replacement, and installation of an off-street parking area and trash enclosure with the following condition(s):

1. Infill of four basement windows with glass block and two basement windows with boards is not permitted.

2. Applicant shall submit compatible plan for replacement basement windows.

Appendix D: Letter from State Historic Preservation Office

Minnesota
Historical Society

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 Daniel B. Lyon House, 419 Oak Grove Street, MHS Referral No. 2011-1572

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 Daniel B. Lyon House exemplifies an early, architecturally significant Neoclassical style building, as seen in its façade dominated by a monumental portico with roof supported by classical columns in the Ionic order, façade with symmetrically balanced windows and center door, and roof-line balustrade. 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 Daniel B. Lyon is an excellent example of the Neoclassical style and one the best preserved examples of Stebbins' residential designs in Minneapolis. As such, it is an excellent candidate for local designation.

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

Sincerely,

Britta L. Bloomberg
Deputy State Historic Preservation Officer

cc: Chris Vrchota, City Planner

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

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: Daniel B. Lyon House (419 Oak Grove Street) Designation Study – CPC Review and Comment

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

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Designation Study Review and Comment
Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. A copy of the draft designation study has been submitted to the Minnesota SHPO. Enclosed is a copy of the draft designation study for your review and comment.

Section 599.260 of the Heritage Preservation Regulations requires the planning director to submit all proposed designations to the City Planning Commission for review and comment on the proposal within thirty (30) days. In its review, the City Planning Commission shall consider but not be limited to the following factors:

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

This item will be on the 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 Daniel B. Lyon House meets numerous policies of the Minneapolis Plan for Sustainable Growth.

- Policy 3.7 states, “Maintain the quality, safety and unique character of the city’s housing stock.” The Daniel B. Lyon house is an example of both quality and unique housing in the City of Minneapolis. Designation of the property would help meet this policy objective by protecting the house from demolition and insensitive alterations.

- 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 Daniel B. Lyon House 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 Daniel B. Lyon House 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 the 419 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 to halt the destruction and devaluation of distinctive properties that were once 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: 419 Oak Grove Street – Daniel B. Lyon House
APPLICANT: CPED, nominated by Councilmember Lisa Goodman, (612) 673-2207, with support from Citizens for a Loring Park Community.
DATE APPLICATION COMPLETE: April 16, 2010
PUBLICATION OF STAFF REPORT: 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	Iverson Residence/Verbruggen Residence
Historic Name	Daniel B. Lyon House
Current Address	419 Oak Grove Street
Historic Address	419 Oak Grove Street
Original Construction Date	1892
Original Contractor	Unknown
Original Architect	Edward S. Stebbins
Historic Use	Single Family Residence
Current Use	Residential (2 Condominium Units)
Other Historical Designations	N/A

The Daniel B. Lyon House is a 2.5-story residence built in 1892 in the Neoclassical architectural style. Designed by architect Edward S. Stebbins, the Daniel B. Lyon house demonstrates many hallmark features of the Neoclassical style, including a full width front veranda, two-story ionic styled columns, a symmetrical front façade with a centered main entry, and a modillion course on the eaves.

BACKGROUND: At the April 16, 2010, City Council meeting, Councilmember Lisa Goodman nominated the property at 419 Oak Grove Street, the Daniel B. Lyon House, 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.

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 Daniel B. Lyon House 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 419 Oak Grove Street to be eligible for local designation (see Appendix D of the designation study).

B. EVALUATION

In 2008 the building at 419 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 its "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 Daniel B. Lyon House appears eligible for designation as an individual landmark per the ordinance's criteria 3, 4, and 6. It does not appear significant under criteria 1, 2, 5, and 7. 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 Daniel B. Lyon House 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.

There is no evidence that the Daniel B. Lyon House is associated with the lives of significant persons or groups. Daniel B. Lyon was a retired Episcopal minister who moved to Minneapolis from New York in 1881. A few small references to Daniel B. Lyon can be found in the Society section of newspapers from the late 1890s, but there is nothing to indicate that he played any significant role in commerce, politics, or other aspects of the City's history.

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

The subject property, 419 Oak Grove Street, is associated with distinctive elements of city and neighborhood identity. The Daniel B. Lyon house, 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. Sitting near the western edge of the neighborhood, directly adjacent to the Charles B. Lyon house at 425 Oak Grove Street, the Daniel B. Lyon house creates a gateway to the neighborhood which helps to evoke a sense of the area's past.

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

The Daniel B. Lyon house is historically significant because it embodies the distinctive characteristics of the Neoclassical style of architecture. It features many hallmarks of the style, including a full width front veranda, two-story tall ionic styled columns, a symmetrical front façade with a centered main entry, and modillion course on the eaves and roofline balustrade. There are no individually designated landmarks in the City of Minneapolis designed in the Neoclassical architectural style.

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 Daniel B. Lyon House 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 Daniel B. Lyon house 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 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.

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 Daniel B. Lyon House is located at 419 Oak Grove Street in the Loring Park Neighborhood; and

WHEREAS, the landmark nomination of the Daniel B. Lyon House 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 Daniel B. Lyon local designation will include the exterior of the principal structure and property; and

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

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

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

WHEREAS, the Planning Director's report at the 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 Daniel B. Lyon House 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