

Appendix C: Public comment following publication of
the Nomination staff report



April 6, 2010

TO: Minneapolis Heritage Preservation Commission
250 South 4th Street
Room 110
Minneapolis, MN 55415
(612) 673-2634



RE: **Local Nomination of the Henry E. Ladd House
(131 Oak Grove)-Loring Park Neighborhood**

Dear Commissioners:

Nomination of this property has been attempted several times since 1982, most recently in July 2009. The current owner seeks nomination.

We seek expanded areas of nomination for this property, supporting owner preferences therefore, to include under 599.210 (Heritage Preservation Ordinance):

1. Criteria #6 “**major architect**”: **Harry Wild Jones** (), this being one of the early residences by this major local architect and an example of his Richardsonian training. See staff study for discussion of this architect.
2. Criteria #4 “... **distinctive characteristics of architecture**”. Here the exterior is unique local carved stone and interior public rooms with some of Jones’ **early geometric wood carved ceilings** and wainscoting, paneling cabinets and doors.
3. Criteria # 2 “ **significant persons**”. **Original owner, Henry Ladd**, was an early Minneapolis Real Estate developer, significant in his work with pioneer W.D. Washburn in the conversion of lands by the original Washburn Orphanage to the platted residential community of Washburn Park (Tangletown). His relationship with Harry Jones extended to the purchase of Jones’ family residence in Washburn Park.(Harry W. Jones Residence is recognized Minneapolis Historic Property)
4. Criteria # 1 “ associated with significant elements of neighborhood identity”. Oak Grove was one of the original grand streets of the Loring Park (Central Park) area. Where originally residences of the upper middle class lined leafy streets, today there are less than a handful of these **architect-designed**

residences remaining. These remaining are the essence of the character of this street, loss or significant change to any one of these structures would permanently alter the quality and liveability of this neighborhood.

Please see the attached materials supporting the expansion of this nomination.

Sincerely

D, B. Montgomery

Attachments:

1. Map of Washburn Land Division Marketed by Henry Ladd in 1886, in E. Vandam *Doors of Tangletown* , 2002.
2. Biography of Henry Ladd, *Progressive Men of Minnesota*, M.Journal, 1897 p. 316.
3. List of archives and collections with further information about Harry Wild Jones, Henry Ladd and the Oak Grove area of Loring Park.
4. Photographs of today's interior and historic interior photographs.

E. A. Vandam
1556 Sherwood Way
Eagan, MN 55122
651.688.7710 / vandam5@aol.com

April 6, 2010



John Smoley and Jack Byers
Heritage Preservation Commission
Minneapolis, MN

This is an exciting day for historic preservation in Minneapolis and for the property known as the Henry Ladd house, built in 1889. Thank-you to the Ladd house owner, the Heritage Preservation Commission, Diane Montgomery, Bob Glancy, members of the Citizens for Loring Park Community, and all others of like-minded goals toward historic preservation. I celebrate with them at the first city meeting to officially begin the protection process for the Henry Ladd house. This home represents the rich history of our community and is a stunning example of the early design work of Master Architect Harry Wild Jones. It has been my great honor to place the nomination request forward and I look forward to the successful completion of city landmark designation.

Sincerely,

Liz Vandam



April 14, 2010

✓ TO: John Smoley, CPED Preservation Planning
250 South 4th Street
Room 300
Minneapolis, MN 55415
(612) 673-2830



**RE: Local Nomination of the Henry E. Ladd House
(131 Oak Grove)-Loring Park Neighborhood**

Dear John:

Please see the attached information relating to the Henry E. Ladd House

1. Detail of the April 6, 2010 letter to the HPC concerning expanded nomination for this property that was handed to you and the HPC clerk on April 6 when the nomination was considered and is part of the record of this hearing. Dated April 14, the letter version includes a listing of the interior features for inclusion in the designation and attached photographs of these areas.
2. Letter from property owners assigning agency to me and Lowry Hill History to work for them with others in facilitating preparation of your designation study. As with the family of the recently designated Elizabeth Quinlan Residence, this family does not want deal with the day-to-day progress of this designation. Therefore, to avoid some of the issues that arose with the Quinlan designation, please contact me by phone or email to expedite progress on this as the owner family wishes.

This is an interesting property and there is extensive available documentation on both the building, its architect and the original owner. Please contact me with any help that we may provide.

Sincerely,

D. B. Montgomery

Attachments:

Cc: Councilmember Lisa Goodman
Doug Kress-

April 6, 2010

**TO: Minneapolis Heritage Preservation Commission
250 South 4th Street
Room 110
Minneapolis, MN 55415
(612) 673-2634**

**RE: Local Nomination of the Henry E. Ladd House
(131 Oak Grove)-**

Dear Commissioners:

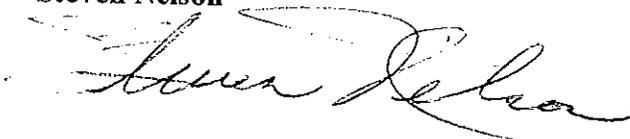
We, the owners of this property want to clarify the the extent of this nomination. We enthusiastically support designation of both the exterior and the following public rooms of the interior of this property:

- 1. vestibule and entry including the doors and woodwork.**
- 2. entry hall and main stairway areas with fixtures, carvings, original windows and hardware**
- 3. dining room with original built-ins, attached conservatory area, carved ceiling, hardware, wainscoting and flooring.**
- 4. library reception room with carved woodwork, built-in cabinetry, fixtures and fittings, windows.**
- 5. Side Carriage entry doors, stairway, woodwork, including Powder room and windows.**

We have found no forms or written process or procedures to nominate these items on the city website or the Heritage Preservation website. It is very confusing to get information on historic properties in Minneapolis as well as how to go about getting our property recognized as historic from city sources. We now request you work directly with Diane Montgomery of the Lowry Hill History Committee for our part in this designation process. We want our property historically designated as soon as possible.

Sincerely,

Steven Nelson





April 14 , 2010

TO: Minneapolis Heritage Preservation Commission
250 South 4th Street
Room 110
Minneapolis, MN 55415
(612) 673-2634

**RE: Local Nomination of the Henry E. Ladd House
(131 Oak Grove)-Loring Park Neighborhood**

Dear Commissioners:

Nomination of this property has been attempted several times since 1982, most recently in July 2009. The current owner seeks nomination and has selected us to be their agent in this process.

The owner seeks expanded areas of nomination for this property, to include (599.210 (Heritage Preservation Ordinance Criteria) :

1. Criteria #6 “**major architect**”: **Harry Wild Jones** designed this property. This was one of the early private residences of this major local architect and an example of his Richardsonian training.
2. Criteria #4 “... **distinctive characteristics of architecture**”. The exterior of this residence is unique in that it is carved buff colored stone and interior public rooms exhibit some of Jones’ **early geometric design millwork-wood carved coffered ceilings** and wainscoting, paneling and cabinetry.
3. Criteria # 2 “ **significant persons.**” The **original owner, Henry E. Ladd** was an early Minneapolis real estate developer. Significant in his work with pioneer miller, and developer, W. D. Washburn in the platting and development of lands at the original Washburn Orphanage area. The residential community of Washburn Park (Tangletown) grew out of this project. Henry Ladd’s relationship with Harry W. Jones extended to the purchase of Jones’ family residence in the same Washburn Park area. (Harry W. Jones Residence is a designated Minneapolis Historic Property)
4. Criteria # 1 “ **associated with significant elements of neighborhood identity.**” Oak Grove Street was one of the original grand streets of the Loring Park (Central Area).

Where originally residences of the upper-middle class lined leafy streets, today there are less than a handful of these architect-designed residences remaining. These remaining are the essence of the former neighborhood. The loss or significant change of any one of these remaining residences would permanently alter the quality and livability of this neighborhood.

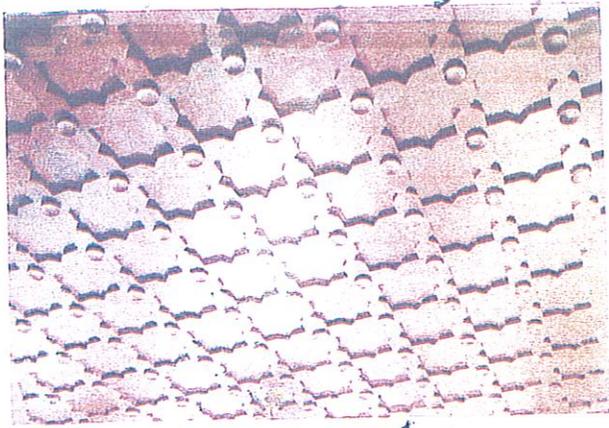
Please see the attached materials supporting the expansion of this nomination.

Sincerely

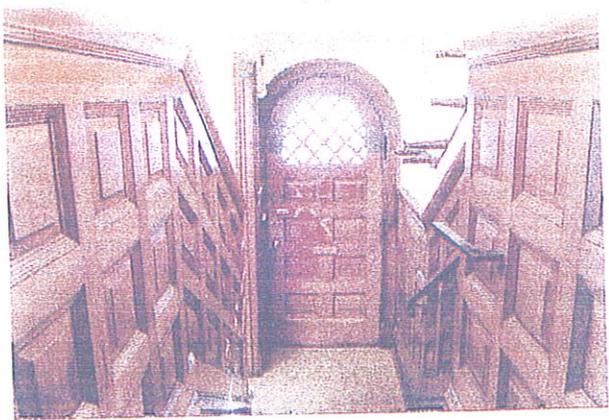
D, B. Montgomery

Sources:

1. Map of Washburn Land Division Marketed by Henry Ladd in 1886, in E. Vandam *Doors of Tangletown*, 2002.
2. Biography of Henry Ladd, *Progressive Men of Minnesota*, M.Journal, 1897 p. 316.
3. Photographs of today's interior and historic interior photographs.
 - A. Entry and Stairway Areas
 - B. Wood Ceiling of Entry
 - C. Leaded Windows of Stairway ad Entry
 - D. Porte Cloche Entry Millwork, Paneling and Ha
 - E. Living Room Millwork
 - F. Library Cabinetry and Millwork and Hardware
 - G. Dining Room Cabinetry, Millwork and Ceiling, including Conservatory

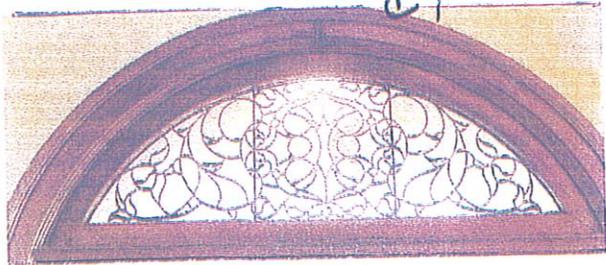


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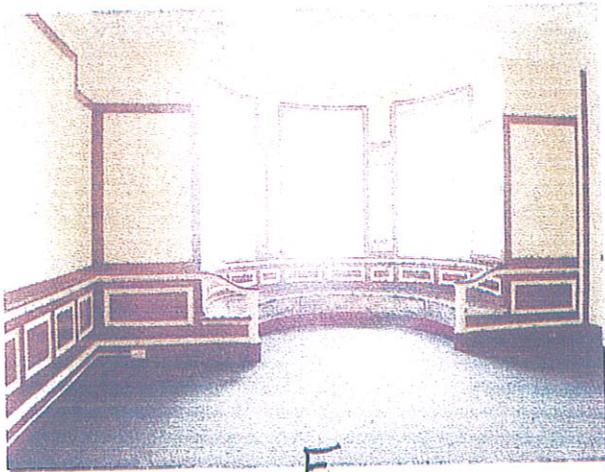
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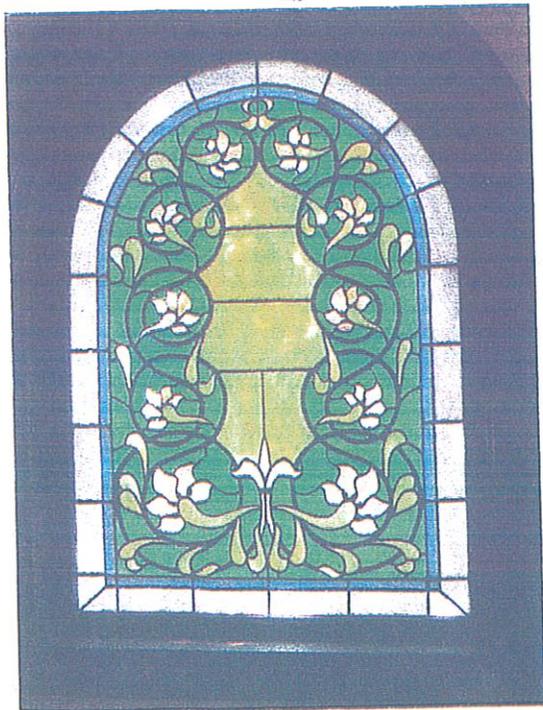
C1



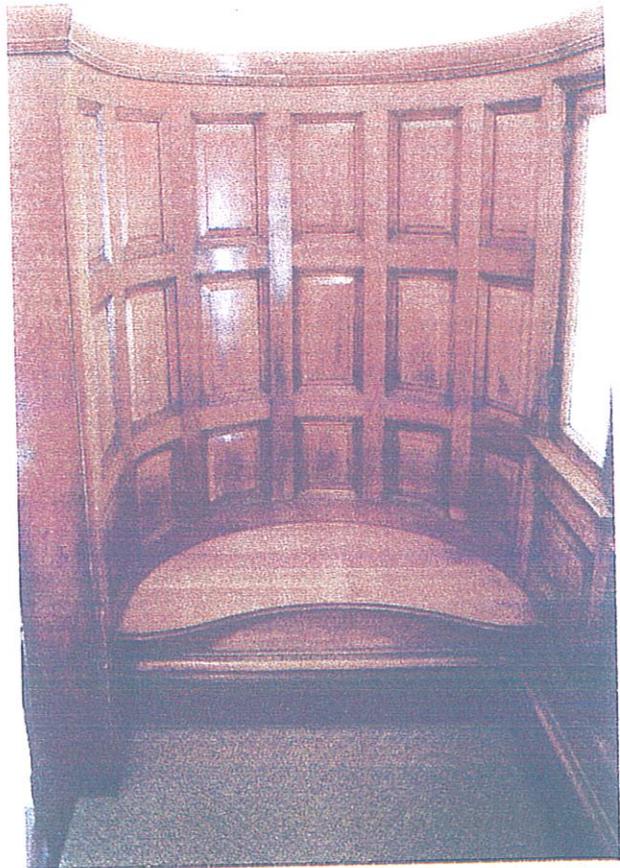
C2



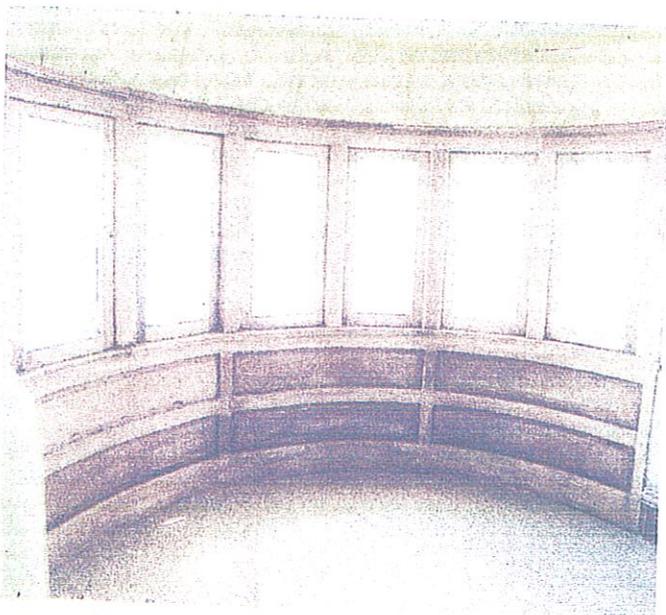
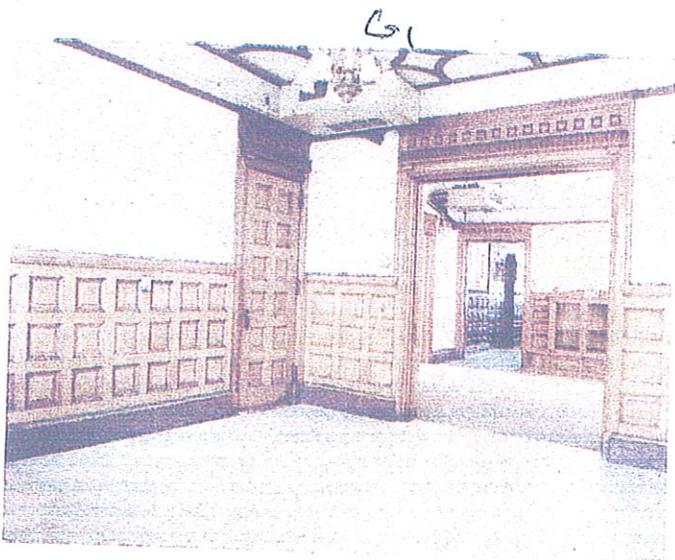
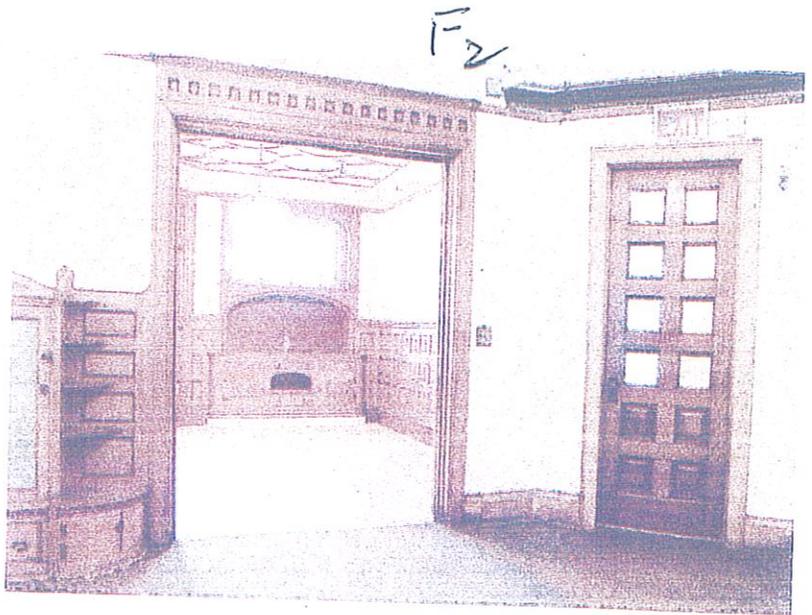
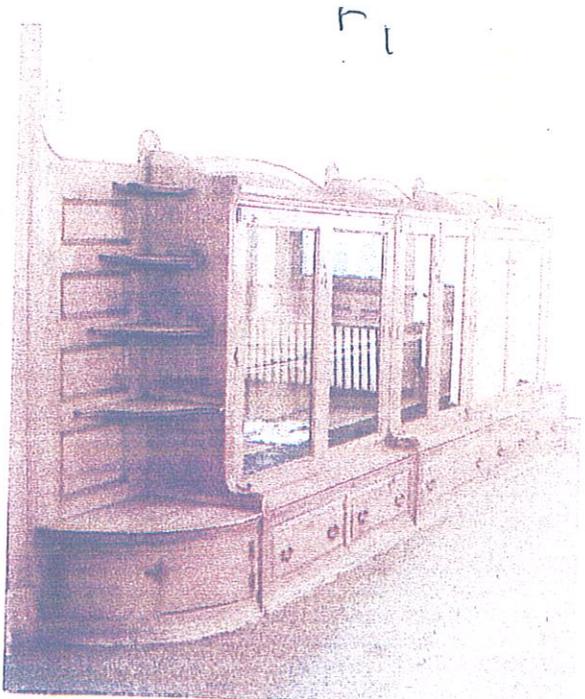
E



C3



D



Armstrong, Diana L

From: Erik Roth [erik.roth@earthlink.net]
Sent: Monday, June 14, 2010 5:21 PM
To: Smoley, John; Armstrong, Diana L
Cc: Wagenius, Peter D.; Hollingshead, Anissa; tfisher@umn.edu; Lance Neckar; robin003@umn.edu; Jack Becker; clpc@visi.com; Marion Greene
Subject: 131 Oak Grove St. Historic Resource

Attention:
Minneapolis Heritage Preservation Commission
Minneapolis Community Planning & Economic Development Department

Re:
nomination for designation as historic landmark -- 131 Oak Grove Street



Residence, 131 Oak Grove Street, Minneapolis.
Architect: Harry Wild Jones
Photographer: Charles W. Nelson
Photograph Collection 6/1974
<http://collections.mnhs.org/visualresources/>

Dear Public Officials and Civic Stewards,

I beseech you, please, preserve this house.
It clearly holds historic and architectural significance for our city.
Moreover, its standing in the Loring Park neighborhood contributes a quality of character, scale, and grace that cannot practically be replicated.

Residing here (within one block) since 1977, I have witnessed the loss by demolition (and one relocation) of several distinguished residential structures.
As an architectural designer, this wounds at a professional as well as a personal level.
Such crass destruction has sorely diminished the beauty of this local environment, arguably the residential heart of our urban landscape.

Regarding the architect of this house, I refer you to this book (available in the Minneapolis Central Public Library) --
Harry Wild Jones, *American Architect*, by Elizabeth A. Vandam, Nodin Press, Minneapolis, 2008.

I have not had an opportunity to examine the interior of the house, so I cannot evaluate its present condition in that respect.
From the exterior, an unfortunately insensitive, and relatively recent replacement of the windows appears to be the only significant impairment.
However, that could certainly be corrected in time with a proper restoration.
(Further west down Oak Grove Street, the Lyon House suffered similarly, yet fortunately survives, so far.)

Such attention to aesthetic detail has hope for wider awareness and appreciation only if the structure itself survives.
Preservation, with recognition of the purpose and value in that, should be accorded to this fine example from a time when housing had stately elegance.

Thank you in anticipation of your conscientious effort on behalf of this worthy residence, and citizens who are enriched by its presence.
Sincerely,

Erik Roth
225 W. 15th St. #412
Minneapolis 55403

Appendix D: HPC Actions from Nomination hearing

[CPED Home](#) > [Heritage Preservation Commission Minutes](#) > 2010 Minutes

Minneapolis Heritage Preservation Commission

Actions



Regular Meeting

4:30 p.m., Tuesday, April 6, 2010

Room 317, City Hall

350 South Fifth Street

Minneapolis, MN 55415-1385

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

Committee Clerk: Diana Armstrong, 612.673.2615

Commissioner Lemmon was absent and excused from tonight's meeting.

The meeting was called to order at 4:30 p.m.

Minutes were approved for the meeting held on March 23, 2010

Public Hearings

For Presentation

1. 104 25th Street East – Washburn Fair Oaks Historic District, Ward 6

Staff: Chris Vrchota, 612.673.5467

Certificate of Appropriateness to repair fire damaged brick, expand an existing window opening to a door opening, add a bay window, and construct two balconies with roof overhangs.

ACTION: Adopt staff findings and approve the Certificate of Appropriateness to repair fire damaged brick, expand an existing window opening to a door opening, add a bay window, and construct two balconies with roof overhangs with the following condition(s):

- CPED-Planning reviews and approves final plans.
- Mortar used for the brick repair shall match the existing mortar in strength, thickness and composition.
- All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
- The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
- Applicant ensure that the new footings be placed at a depth so as to not compromise the basements of this unit or the adjacent units.

On Consent

D1

2. 64 Bedford Street SE – Prospect Park Potential Historic District, Ward 2

Staff: Chris Vrchota, 612.673.5467

Certificate of Appropriateness for the construction of a covered rear basement entrance, construction of a gazebo, construction of a retaining wall, construction of a shed, and installation of a sign.

ACTION: **Adopt** staff findings and **approve** the Certificate of Appropriateness for the construction of a covered rear basement entrance, construction of a gazebo, construction of a retaining wall, construction of a shed, and installation of a sign with the following conditions:

- CPED-Planning reviews and approves final site plan, floor plans, and elevations.
- The rear entryway will be raised to fully enclose the window above the door, including the frame.
- The material for the new proposed retaining wall shall match the material used for the construction of the previously approved retaining wall.
- A Minneapolis Parks and Recreation Board forester shall review and assess potential impacts on the mature canopy trees from the construction of the gazebo. If necessary, steps shall be taken to mitigate any negative impact.
- All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
- The Applicant shall obtain all other necessary City approvals prior to the commencement of work.

For Presentation**3. 1900 Colfax Avenue S, F.E. Day House – Historic Resource, Ward 7**

Staff: Brian Schaffer, 612.673.2670

Historic Designation Hearing Continued from the March 2, 2010, Heritage Preservation Commission meeting.

ACTION: **Adopt** the above report and attachments as findings of fact and submit the same together with a recommendation to the Zoning & Planning Committee of the City Council to **approve** the local designation of the property at 1900 Colfax Avenue South with the following conditions:

- The designation includes the entire property. The exteriors of the principal structure (constructed in 1908) and the detached garage constructed in 1908 are designated.
- The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the property, as they have during interim protection, until such time local design guidelines are adopted. See: <http://www.nps.gov/history/hps/tps/standguide/>
- Interim protection will continue until City Council action on designation or April 14, 2010, whichever comes first.

4. 1900 Colfax Avenue S, F.E. Day House – Historic Resource, Ward 7

Staff: Brian Schaffer, 612.673.2670

Extension of Interim Protection

ACTION: **Adopt** staff findings and **extend** interim protection of the property at 1900 Colfax Avenue South to June 14, 2010, or until a decision has been made on the designation, whichever is less, to allow for the completion of a designation process.

On Consent**5. 131 Oak Grove Street – Historic Resource, Ward 7**

D2

Staff: John Smoley, 612.673.2830

Nomination for Designation as an Individual Landmark

ACTION: **Adopt** staff findings and **approve** the nomination of 131 Oak Grove Street as a landmark; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

For Presentation

6. 2200 Milwaukee Avenue – Milwaukee Avenue Historic District, Ward 2

Staff: John Smoley, 612.673.2830

Certificate of Appropriateness to replace eight wood windows.

ACTION: **Adopt** staff findings and **approve** the Certificate of Appropriateness to replace eight wood windows and their accompanying storm windows subject to the following conditions:

- o CPED-Planning Preservation Staff shall review and approve the final plans and elevations prior to building permit issuance.

On Consent

7. 518, 520, and 520 ½ 2nd Street SE, Union Railway Storage Company Building – St. Anthony Falls Historic District, Ward 3

Staff: Aaron Hanauer, 612.673.2494

Certificate of Appropriateness for the proposed demolition of the Union Railway Storage Company Building at 520 ½ 2nd Street SE, a contributing structure to the St. Anthony Falls Historic District, and for the proposed construction of a new apartment building to be located at 518, 520, and 520 ½ 2nd Street SE.

ACTION: **Adopt** staff findings and **approve** the Certificate of Appropriateness for the demolition of the Union Railway Storage Company Building at 520-½ 2nd Street SE, a contributing structure to the St. Anthony Falls Historic District, and for the proposed construction of a new apartment building to be located at 518, 520, and 520-½ 2nd Street SE with the following conditions:

- o As mitigation for the demolition of the Union Railway Storage Company building, a photographic recordation of the property shall be prepared and submitted to staff that is in accordance with the guidelines of the Minnesota Historic Property Record. The recordation shall include all interior and exterior spaces and site design;
- o No wrecking permit shall be approved until land use and heritage preservation approvals are obtained and final plans submitted.
- o The maximum height of the proposed development is 56 feet.
- o The building shall not extend beyond the rear building wall of the adjacent properties in order to preserve the Great Northern Railway corridor;
- o Windows in the cement board siding openings and parking garage portions of the building shall be recessed a minimum of three inches;
- o The window openings throughout the building shall have a consistent and repeated pattern;
- o Window openings in the garage portion of the new construction shall be comparable to the other window openings in size and direction; Glass block windows are not approved.
- o Applicant shall monitor the stability of the surrounding historic buildings during the demolition/construction phase.
- o All glass must be clear, non-tinted, non-reflective glass. One coat of Low-E glazing is permitted on the interior surface of the windows.

D3

- CPED-Planning reviews and approves final site plan, floor plans, and elevations.
- 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

8. 1209 4th Street SE, Heart of the Earth School – Historic Resource, Ward 3

Staff: John Smoley, 612.673.2830

Demolition of an Historic Resource

ACTION: Notwithstanding staff recommendation, motion was made and seconded to **approve** application for demolition of the property located at 1209 4th Street SE with the following conditions:

- Demolition shall not occur prior to final plans and City approvals having been made.
- One final survey of property is to be made prior to demolition to see if there are any materials appropriate to save and include in the future museum.

On Consent

9. 300 5th Street North, Booth Fisheries – Warehouse Historic District, Ward 7

Staff: Chris Vrchota, 612.673.

After-the-fact Certificate of Appropriateness for the installation of security cameras and lighting and for the removal of brick infill for fire egress.

ACTION: Adopt staff findings and **approve** the Certificate of Appropriateness for the installation of security cameras and lighting and for the removal of brick infill for fire egress with the following conditions:

- CPED-Planning reviews and approves final site plan, floor plans, and elevations.
- Removed brick material shall be retained on site for use in future repair work on the site or for replacement in the instance that the egress is no longer required.
- All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
- The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
- No future work on this site shall take place prior to receiving the necessary City approvals, including those related to the property's local designation status.

Information Items

Receive and File

10. 4th Quarter 2009 and 1st Quarter 2010 Demolition Reports

Staff: Brian Schaffer, 612.673.2670

New Business

- It was noted with appreciation that Commissioner Morse Kahn's resignation had been rescinded without lapse in service. (Larsen)
- Finance & Commerce published notice that the Harrington House, Zurah Center, was up for sale. (Elliott)
- HPC received a CLG grant of \$28,000 from the Minnesota Historical Society for the next round of historic

- re-survey work. Kudos to staff Brian Schaffer for his solid application. (Byers)
- o A reminder was given about HPC commission openings and the extended application deadline of April 16. (Byers)

Adjournment

Meeting was adjourned at 8:00 p.m.

The Next Heritage Preservation Commission Meeting: April 20, 2010

Heritage Preservation Commission decisions are final unless appealed.

Attention: The meeting site is wheelchair accessible; if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612.673.3220 (673.2157) TTDY/VOICE at least five days prior to the meeting.

Attention: If you want help translating this information, call: **Hmong** – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; **Spanish** – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; **Somali** – Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612.673.3500.

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Appendix E: Letter to SHPO



**Community Planning &
Economic Development
Planning Division**

250 South 4th Street – Room 110
Minneapolis MN 55415

Office 612 673-2597
Fax 612 673-2728
TTY 612 673-2157

December 14, 2010

Michael Koop
Local Preservation Programs
State Historic Preservation Office
Minnesota Historical Society
345 Kellogg Blvd. West
St. Paul, MN 55102-1906

RE: Henry E. Ladd House Designation Study – Submittal for State Historic
Preservation Office Comment

Mr. Koop:

The City of Minneapolis is pleased to submit the enclosed designation study for the Henry E. Ladd House, 131 Oak Grove Street, Minneapolis. Enclosed you will find two paper copies and one compact disc containing an electronic copy of the designation study.

Constructed in 1889 by W.D. Lewis for Henry Ladd, the subject property appears eligible for designation as City of Minneapolis Landmark due to its association with master architect Harry Wild Jones, its embodiment of Loring Park Neighborhood identity, and its exemplification of the Richardsonian Romanesque style of architecture.

In accordance with state and local law, we respectfully request your comments within 60 days: by February 14, 2011. Staff is available to discuss the designation study or the design guidelines in the upcoming weeks, should you wish to have a meeting. Please contact me with any questions that you may have. We look forward to receiving your comments.

Sincerely,

A handwritten signature in black ink that reads "John Smoley". The signature is written in a cursive, flowing style.

John Smoley, Ph.D.
612-673-2830
john.smoley@ci.minneapolis.mn.us

cc: Jack Byers, Ph.D., AICP, Planning Supervisor, CPED-Planning
Barbara Sporlein, Director, CPED-Planning



Appendix F: Letter from SHPO

February 3, 2011

FEB 7 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 Henry E. Ladd House, 131 Oak Grove Street, MHS Referral No. 2011-0860

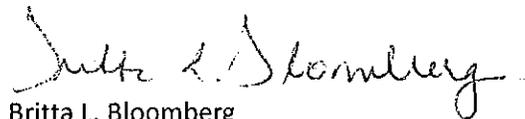
Dear Mr. Byers,

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 Henry Ladd House exemplifies an architecturally significant Richardsonian Romanesque style building, as seen in its rock-faced stone exterior, heavy arches over doors, deep set windows that emphasize a sense of weight and massiveness, and short tower. The residence gains additional significance because it was designed by noted Minneapolis architect Harry Wild Jones, who worked for a short time for Henry Hobson Richardson, the architect credited with the development of the Richardsonian Romanesque style. The Ladd House is one of the best extant examples of Jones' Richardsonian Romanesque designs in Minneapolis. As such, the Henry Ladd House is a suitable 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: John Smoley, CPED-Planning

Appendix G: 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: John Smoley, Ph.D., 612-673-2830
DATE: December 27, 2010
RE: Henry E. Ladd House (131 Oak Grove Street) Designation Study – CPC Review and Comment
CC: Barbara Sporlein, Director, CPED – Planning
Jack Byers, Manager, CPED – Planning, Preservation & Design
Jason Wittenberg, Manager, CPED – Planning, Development Services

Designation Study Review and Comment

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

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

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

This item will be on the January 27, 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 Ladd 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 Ladd House serves as an elegant example of Minneapolis’ high-quality, safe, and unique housing: an example that has thrived for over a century.
- Policy 8.1 states “Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city’s architecture, history, and culture.” By designating 131 Oak Grove Street as a landmark, the City will require the preservation of a building significant to the City and state for its association with a master architect, architectural style, and neighborhood development pattern. These three factors coalesced following the development of the city’s first public park – a milestone for urban and park planning in this city so well known for its parks.

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

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

Appendix H: Staff report to Heritage Preservation Commission

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

FILE NAME: 131 Oak Grove Street – Henry E. Ladd House

APPLICANT: CPED, nominated by Councilmember Lisa Goodman, (612) 673-2207, with support from Citizens for a Loring Park Community, the property owner, the Lowry Hill History Committee, and Elizabeth Vandam

DATE APPLICATION COMPLETE: January 29, 2010

PUBLICATION OF STAFF REPORT: February 22, 2011

DATE OF HEARING: March 1, 2011

APPEAL PERIOD EXPIRATION: March 11, 2011

STAFF INVESTIGATION AND REPORT: John Smoley, Ph.D., 612-673-2830

CLASSIFICATION: Landmark Designation Study

A. SITE DESCRIPTION AND BACKGROUND

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

Historic Property information	
Current name	Oak Grove Care Center
Historic Name	Ladd House
Current Address	131 Oak Grove Street
Historic Address	131 Oak Grove Street
Original Construction Date	1889
Original Contractor	W.D. Lewis
Original Architect	Harry Wild Jones (1859-1935)
Historic Use	Residence
Current Use	Rooming House
Proposed Use	To Be Determined Subject to Code of Ordinances; Currently For Sale
Other Historical Designations	N/A

The Ladd House is a 2.5 story residence designed in the Richardsonian Romanesque style by Harry Wild Jones and built by W.D. Lewis for Henry E. Ladd in 1889 at a cost of \$18,000.¹ Nearly every exterior feature is carved from tan Kasota limestone. The building's complex, composition shingle-covered roof of hips, gables, parapets, and a turret is the most notable exception, though bracketed, narrow eaves are comprised of this Mankato stone. An open porch curves around the northern and eastern sides of the home. The porches flat roof is supported by Doric columns set atop a simple stone balustrade set in a grid pattern. The columnar pattern is repeated in mullions of select window groupings around the home. Aluminum storm windows obscure the primary fenestration.

On January 29, 2010, Councilmember Lisa Goodman, with support from Citizens for a Loring Park Community, the property owner, the Lowry Hill History Committee, and Elizabeth Vandam, moved to nominate the property known as the Henry E. Ladd House, 131 Oak Grove, Minneapolis, for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. Councilmember Goodman also moved that the Planning Director be directed to prepare the necessary documentation to bring this nomination forward to the Historic Preservation Commission no later than April 20, 2010. The Council adopted this motion.

At their April 6, 2010 meeting the Heritage Preservation Commission approved the nomination of 131 Oak Grove St and directed the Planning Director to prepare a designation study of the property. That study is attached.

On February 3, 2011, the State Historic Preservation Officer found 131 Oak Grove Street to be eligible for local designation.

On January 27, 2011, CPED brought the completed designation study to the Committee of the Whole of the Planning Commission. The Committee recommended the property be designated.

B. EVALUATION

The property has been evaluated to various extents several times. The Minnesota State Historic Preservation Office maintains records of three surveys of the property. In July 1973 the subject property was inventoried and deemed significant for its architecture by an unnamed evaluator. A Minnesota Historic Property Inventory Form filled out by someone named Don briefly summarizes the property's features but does not evaluate its significance. A third survey conducted in 1974 by former Minnesota State Historical Architect Charles Nelson recommends the building be added to an unspecified inventory. In 2008 the building was documented in a reconnaissance survey of the Loring Park neighborhood. The evaluators, Mead and Hunt, did not recommend further study of the property to determine whether it was eligible for local and/or national designation as a historic property.²

¹ City of Minneapolis Building Permit #B18188, 131 Oak Grove Street; "Building Permits," *Minneapolis Tribune*, 6 April 1889, 8.

² Mead & Hunt, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," Reconnaissance

The City of Minneapolis' Planning Division maintains these surveys as well as one additional survey: a National Register of Historic Places nomination form prepared by Carl Gray and Isaac Efah in 1982. These student evaluators deemed the property significant for its architecture, craftsmanship, neighborhood identity, city identity, and architect.

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

1. Consistency with designation criteria:

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

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

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

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

The Ladd House was constructed by W.D. Lewis for Henry E. Ladd in 1889 for \$18,000.³ While Henry Ladd was a wealthy, successful Minneapolitan, he does not appear to be historically significant. While his financial success enabled Ladd to fund the construction of an opulent mansion and contribute to philanthropic causes, Ladd does not stand out above his peers in Minneapolis history.

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

131 Oak Grove Street is historically significant as one of the few tangible remnants of the Loring Park neighborhood's residential origins. The subject property was originally an elegant single family residence constructed in the fashionable, wealthy neighborhood that sprung up around Minneapolis' first city park: Central Park (now known as Loring Park). The neighborhood has seen dramatic change over time. A high rise apartment building, parking garage, and interstate highway now border the subject property. Of the thirty-six single-family structures that stood along Oak Park Street in 1914, only four remain: 131 Oak Grove and three others. 131 Oak Grove also includes a stone retaining wall that spans multiple lots and is emblematic of original design features of the neighborhood. See designation study, section 2, for details.

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

³ City of Minneapolis Building Permit #B18188, 131 Oak Grove Street; "Building permits," *Minneapolis Tribune*, 6 April 1889, 8.

As a residence embodying the distinctive characteristics of the Richardsonian Romanesque style, 131 Oak Grove Street is historically significant. See designation study, section 2, for details.

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

The subject property does not appear significant under criterion 5. The design of the yards appears mundane. A concrete driveway and two deciduous trees are the major landscape features. Such features are quite common to other residences in Minneapolis. An early photograph indicates that none of these features are original and that the vegetation onsite (deciduous trees and grass) during the period of significance remains quite common.

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

131 Oak Grove Street is historically significant as an example of a Richardsonian Romanesque residence designed by Harry Wild Jones, a protégé of the style's developer. See designation study, section 2, for details.

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

The subject property has not yielded information important in prehistory or history. Records available at the Minnesota State Historic Preservation Office indicate that no archaeological sites have been identified on the subject property nor have any archaeological surveys have been conducted on or near the property in question.

The subject property is not likely to yield information important in prehistory, defined as the time prior to written recordation of past events in a given area. The subject property is located approximately one thousand feet from Loring Pond today, and was even further away from the pond's pre-1883 predecessor with its surrounding wetlands.⁴ Sites in close proximity (generally five hundred feet or less) to bodies of water have a higher than average potential to include archaeological evidence of precontact human habitation, since bodies of water generally serve as sources of water, food, and transportation. Access to the pond has historically been limited by a marsh that surrounded the water. In 1883 the Park Board enlarged the pond and excavated a smaller portion of the pond from the marsh. Adjacent development further removed the wetlands.⁵ This dredging and filling heavily impacted soils on the edges of the marsh

⁴ U.S. Surveyor General's Office, *Minnesota Public Land Survey Plat Map*, Township 29 N, Range 24 W, 4th Meridian, 1876 [<http://www.mngeo.state.mn.us/glo/Index.htm>] accessed 11 February 2011; U.S. Surveyor General's Office, *Minnesota Public Land Survey Plat Map*, Township 29 N, Range 24 W, 4th Meridian, 1885 [<http://www.mngeo.state.mn.us/glo/Index.htm>] accessed 11 February 2011.

⁵ Steve Trimble, *In the Shadow of the City: A History of the Loring Park Neighborhood* (Minneapolis: Minneapolis Community College Foundation. 1990) 25-27.

that would have been easily accessible to precontact humans, further reducing the likelihood of this area yielding information important in prehistory.

The subject property is not likely to yield information important in history. Building permit records do not indicate the presence of buildings onsite prior to the construction of the present building in 1889.⁶ City records indicate the lot was connected to the municipal sewer system in 1889.⁷ This indicates an extremely low likelihood of the lot containing privy vaults bearing archaeological evidence. Other archaeological sources of information such as sheet refuse (general surface trash scatters that accumulate over time), trash pits, and builder's trenches may still be present on the lot. Generally, this sort of evidence is found in the backyards of residences, and much of the rear yard of this property has been impacted by a driveway and parking area whose general size and placement appears to be original.

F. PUBLIC COMMENTS

Staff has received letters supporting the nomination from the property owner, the Lowry Hill History Committee, D.B. Montgomery, Erik Roth, and from Elizabeth Vandam: author of *Harry Wild Jones: American Architect*.

G. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the landmark designation of the Henry E. Ladd House, and forward the study and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to **approve** the designation of the property at 131 Oak Grove Street.

⁶ City of Minneapolis Building Permit Index Card, 131 Oak Grove Street.

⁷ City of Minneapolis Public Works and Engineering Sewer and Water Connections Inspection.