

## MINNEAPOLIS CPED PLANNING DIVISION REPORT

### HERITAGE PRESERVATION DESIGNATION

**DATE OF CPC REVIEW:** May 11, 2006

**ADDRESS OF PROPERTY:** Semple House and Carriage House, 100-104 West Franklin Avenue

**STAFF CONTACT AND PHONE:** Amy Lucas, 673-2422

**PROPERTY OWNER:** Zev and Kristina Oman

**CONTACT PERSON AND PHONE:** Kristina Oman, 871-4545

**WARD: 6 NEIGHBORHOOD ORGANIZATION:** Stevens Square Community Organization (SSCO)

#### **REPORT SUMMARY:**

The designation study for the Anne C. and Frank B. Semple House finds the property meets designation criterion 4 contained in section 599.210 of the city's Heritage Preservation Regulations:

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

The Anne C. and Frank B. Semple House is an excellent example of the Second Renaissance Revival Style and exemplifies the business success of one of Minnesota's most prosperous hardware merchants. The local architecture firm of Long and Kees designed the house and attached carriage house in 1901 as one of the grandest houses in Minneapolis. The Semple House is a massive three-story brick and stone Renaissance Revival mansion with a columned entrance portico, symmetrical façade, tripartite windows and dentiled cornice under wide eaves.

State Historic Preservation Officer (SHPO) comments: The SHPO concurs with the local designation of the Semple House and attached carriage house. The SHPO determined that Semple House is historically significant under Criterion 4 because it embodies the distinctive characteristics of an architectural style. The Semple House was listed in the National Register of Historic Places on February 26, 1998.

## **AUTHORITY FOR REVIEW:**

Chapter 599 of the Minneapolis Code of Ordinances, Heritage Preservation Regulations, authorizes the City Planning Commission to review and comment on all proposed designations as follows:

**599.260. City planning commission review.** The planning director shall 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.

## **FINDINGS:**

- 1. The relationship of the designation to the city's comprehensive plan.** The proposed designation promotes preservation of an historic resource and supports the following goal and policies of *The Minneapolis Plan*:

**Goal 6.** *Preserve, enhance and create a sustainable natural and historic environment citywide.*

**Policy 1.7.** *Minneapolis will recognize and celebrate its history.*

**Policy 9.2.** *Minneapolis will continue to preserve the natural ecology and the historical features that define its unique identity in the region.*

**Policy 9.4.** *Minneapolis will promote preservation as a tool for economic development and community revitalization.*

- 2. The effect of the designation on the surrounding area.** The proposed designation will preserve a unique local landmark. The designation will not negatively affect the surrounding area.
- 3. The consistency of the designation with applicable development plans or development objectives adopted by the city council.** There are no applicable development plans or development objectives adopted by the city council for this property and the surrounding area.

**RECOMMENDATION OF THE CPED-PLANNING DIVISION:**

Planning Staff recommends that the City Planning Commission **adopt** the above findings and **forward** such findings and comments to the Minneapolis Heritage Preservation Commission.

**CPC ACTION:**

At the Committee of the Whole public meeting of May 11, 2006, the CPC moved to **adopt** staff findings and forwarded the recommendation for landmark designation to the CPC hearing of May 22, 2006.

**Attachments:**

1. Anne C. and Frank B. Semple House Designation Study, 2006
2. State Historic Preservation Officer comments, March 7, 2006