

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

FILE NAME: 337 Oak Grove Street
NOMINATION DATE: April 16, 2010
NOMINATION MADE BY: Council Member Goodman
PROPERTY OWNER: Erik S. Johnson
APPLICANT: Community Planning and Economic Development (CPED) Department, Contact,
Chris Vrchota, 612-673-5467
DATE APPLICATION COMPLETE: May 25, 2010
PUBLICATION OF STAFF REPORT: June 15, 2010
DATE OF HEARING: June 22, 2010
APPEAL PERIOD EXPIRATION: July 2, 2010
STAFF INVESTIGATION AND REPORT: Chris Vrchota, City Planner, 612-673-5467
CLASSIFICATION: Nomination for Consideration for Designation as a Local Historic Landmark

A. SITE DESCRIPTION AND BACKGROUND

District/Area information	
Historic District	N/A
Neighborhood	Loring Park
Historic Property information	
Current name	Dunne Mansion
Historic Name	The Lund House
Current Address	337 Oak Grove Street
Historic Address	337 Oak Grove Street
Original Construction Date	1893
Original Contractor	Erick Lund
Original Architect	Edward S. Stebbins
Historic Use	Residence
Current Use	Office
Proposed Use	Office
Other Historical Designations	N/A



Background: At the April 16, 2010, City Council meeting, Councilmember Lisa Goodman nominated the property at 337 Oak Grove Street as a candidate for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. At the April 16 City Council meeting, the Council adopted the nomination, and the Planning Director was directed to prepare the necessary documentation to bring a nomination forward to the Heritage Preservation Commission no later than June 22, 2010. The City Council adopted this motion.

Project Description: The Dunne Mansion is a three-story residence built in 1893 in the Romanesque Revival architectural style. The house features a front gabled roof with returns on the corners and there are dormers on each side of the house. A two-story round tower, set back slightly from the front of the house, anchors the northwest corner of the structure. A carriage house is located at the rear of the property. A series of open metal stairways and landings have been constructed connecting the main structure to the carriage house.

In completing a preliminary search of previous historic research analysis, CPED found that the State Historic Preservation Office has an inventory file on the Dunne Mansion. In addition, 337 Oak Grove Street was also identified in the 1990 book, *Shadow of the City, A History of the Loring Park*, and inventoried in the 2008 Certified Local Government (CLG) survey of Loring Park, Elliot Park, and Lowry Hill East neighborhoods.

B. CONSIDERATION FOR NOMINATION

Per section 599.230 of the Heritage Preservation Regulations, the Heritage Preservation Commission shall review all complete nomination applications. If the Heritage Preservation Commission determines that a nominated property or property appears to meet at least one of the local designation criteria the commission may direct the planning director to commence a designation study of the property.

SIGNIFICANCE

The subject property may be eligible for designation as an individual landmark per the following criterion:

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

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

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

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

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

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

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

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

Further research, through the designation study process, is warranted to determine if the building at 337 Oak Grove Street meets local designation Criterion 4 and 6. The subject property may also be eligible for designation as a landmark under the other five designation criteria. Such an analysis would be conducted as part of a designation study.

PUBLIC COMMENTS

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

B. APPLICABLE ORDINANCES

Chapter 599. Heritage Preservation Regulation

ARTICLE V. DESIGNATION

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

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

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

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

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

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

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

C. FINDINGS

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

D. STAFF RECOMMENDATION

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

Attachments:

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

Attachment B: Submitted by CPED staff

Attachment C: Council Member Nomination