

Attachment A: HPC Nomination Staff Report

**CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26396**

FILE NAME: 425 Oak Grove Street – Ready for Success
 NOMINATION DATE: April 16, 2010
 NOMINATION MADE BY: Council Member Goodman
 PROPERTY OWNER: St. Mark’s Episcopal Cathedral, 519 Oak Grove Street
 APPLICANT: Community Planning and Economic Development (CPED) Department, Contact, Aaron Hanauer, 612-673-2494
 DATE APPLICATION COMPLETE: May 3, 2010
 PUBLICATION OF STAFF REPORT: May 11, 2010
 DATE OF HEARING: May 18, 2010
 APPEAL PERIOD EXPIRATION: May 28, 2010
 STAFF INVESTIGATION AND REPORT: Aaron Hanauer, Senior City Planner, 612-673-2494
 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	Ready for Success
Historic Name	Charles B. Lyon House
Current Address	425 Oak Grove Street
Historic Address	425 Oak Grove Street
Original Construction Date	Circa 1880
Original Contractor	Unknown
Original Architect	Unknown
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 425 Oak Grove Street (currently known as “Ready for Success”) for 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 Charles B. Lyon House is a three-story residence built circa 1880 in the Shingle architectural style. The house contains a complex roof including a side-gable and peak from tower that extends from the second floor to the third floor. The open front porch stretches the entire front façade; however, the eastern portion of the front porch has been enclosed.

In completing a preliminary search of previous historic research analysis, CPED found that the State Historic Preservation Office has an inventory file on the Charles B. Lyon House. In addition, 425 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.

According to the *Shadow of the City* book, Charles B. Lyon was the owner of the first wholesale chemical firm in the Northwest. Charles B. Lyon lived in the house at 425 Oak Grove Street for several decades and resided there until his death in 1945 at the age of 87.

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:

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

Charles B. Lyon was the owner of the first wholesale chemical firm in the Northwest. Mr. Lyon lived at 425 Oak Grove Street for several decades and resided there until his death in 1945 at the age of 87.

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

The Charles B. Lyon House was built in the Shingle architectural style in 1880. The house is true to the Shingle architectural form in that it is asymmetrical, contains a complex roof design, a half tower on the front façade, open front porch, and bay window.

Further research, through the designation study process, is warranted to determine if the building at 425 Oak Grove Street meets local designation Criterion 2 and 4. 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

As of May 12, 2010, CPED has not received any public comments concerning the nomination application.

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 2 and 4).

E. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the nomination of 425 Oak Grove Street; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

Attachments:

- B. Materials submitted by CPED staff – A1-A2
- C. Councilmember Nomination – B1-B2

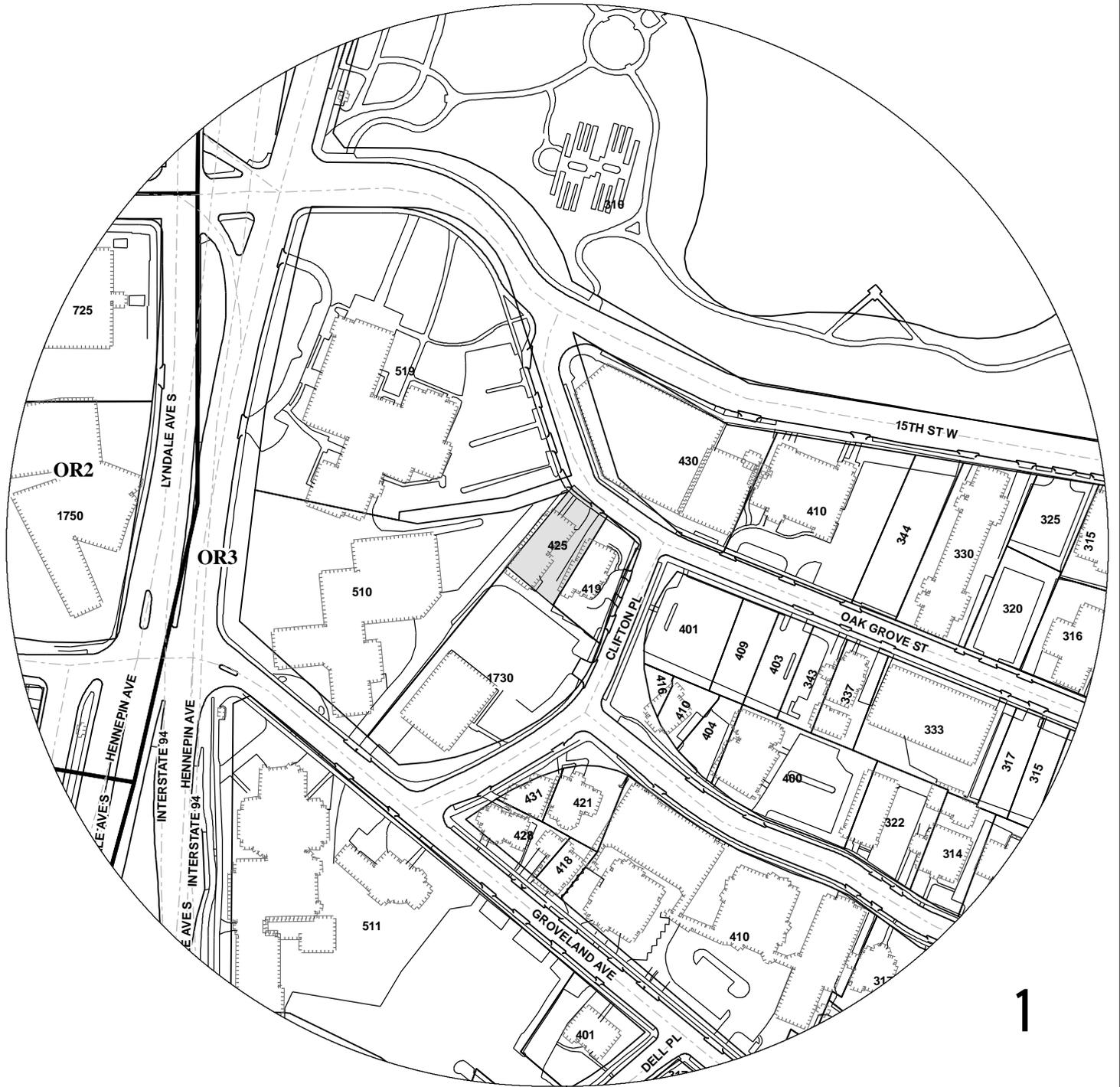
Attachment B: Materials submitted by CPED

Name

7th

Community Planning and Economic Development Department

WARD



200 100 0 200 400

PROPERTY ADDRESS
425 Oak Grove Street

FILE NUMBER
BZH 26400

425 Oak Grove Street



Source: Google Streetview

Attachment C: Council Member Nomination

MINNEAPOLIS CITY COUNCIL OFFICIAL PROCEEDINGS

REGULAR MEETING OF APRIL 16, 2010

(Published April 24, 2010, in *Finance and Commerce*)

Council Chamber

350 South 5th Street

Minneapolis, Minnesota

April 16, 2010 - 9:30 a.m.

Council President Johnson in the Chair.

Present - Council Members Goodman, Hodges, Samuels, Gordon, Reich, Hofstede, Lilligren, Tuthill, Quincy, Glidden, President Johnson.

Absent - Council Members Schiff, Colvin Roy.

Lilligren moved adoption of the agenda. Seconded.

Glidden moved to amend the agenda to include under "New Business" an ordinance introduction relating to special late hours food licenses. Seconded.

Adopted upon a voice vote 4/16/2010.

Absent - Schiff, Colvin Roy.

The agenda, as amended, was adopted 4/16/2010.

Absent - Schiff, Colvin Roy, Tuthill.

Lilligren moved acceptance of the minutes of the regular meeting of April 2, 2010 and the adjourned meeting of April 8, 2010. Seconded.

Adopted upon a voice vote 4/16/2010.

Absent - Schiff, Colvin Roy.

Lilligren moved referral of petitions and communications and reports of the City officers to the proper Council committees and departments. Seconded.

Adopted upon a voice vote 4/16/2010.

Absent - Schiff, Colvin Roy.

PETITIONS AND COMMUNICATIONS

CLAIMS:

RISK MANAGEMENT (274168)

Claims: 2009 Tort Claims Summary Report.

CLAIMS (See Rep):

RISK MANAGEMENT (274167)

Claims: Appeals of decision of Staff Claims Committee.

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