

**Department of Community Planning and Economic Development (CPED)**  
Nomination for Consideration for Designation as a Local Historic Landmark  
BZH-27790

**Proposal:** Nomination of the Anson Brooks Mansion for Consideration for Designation as a Local Historic Landmark

**Applicant:** Commissioner Sue Hunter Weir, Minneapolis Heritage Preservation Commission

**Address of Property:** 2245 Park Avenue

**CPED Staff and Phone:** Paul Mogush, AICP, 612-673-2074

**Date Application Deemed Complete:** June 13, 2013

**Public Hearing:** July 9, 2013

**Appeal Period Expiration:** July 19, 2013

**Ward:** 6

**Neighborhood Organization:** Phillips West Neighborhood Organization

**Concurrent Review:** n/a

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<b>PROPERTY INFORMATION</b>	
Current name	The Lemna Corporation
Historic Name	Anson Brooks Mansion
Current Address	2445 Park Avenue
Historic Address	2445 Park Avenue
Original Construction Date	1907
Original Contractor	C.F. Hoglin
Original Architect	Long & Long
Historic Use	Residence
Current Use	Office
Proposed Use	Undetermined; Property is for sale

**BACKGROUND:**

During the New Business portion of the June 4, 2013 meeting of the Heritage Preservation Commission, Commissioner Sue Hunter Weir announced that she would be submitting a nomination for the Anson Brooks Mansion for local designation as an individual landmark. CPED has received the nomination and is bringing it forward for the commission's consideration.

The residence was built in 1907 for Anson Strong Brooks, who along with his brothers founded a successful grain elevator business and lumber company. The home was designed by Long & Long in the Venetian Gothic style, likely the only of its kind in the region. The Brooks family lived in the home until the late 1930s, when the family moved to Lake Minnetonka. The mansion has been used for education and office purposes since then. The current owner, the Lemna Corporation, has listed the property for sale.

**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 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 local designation as an individual landmark under criteria 1, 2, 3, 4, and 6.

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

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

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The nomination states that the property meets criteria 1 and/or 3 as a result of its context within the Park Avenue “Golden Mile,” a stretch of 35 stately mansions along Park Avenue between Franklin Avenue and 28<sup>th</sup> Street. The nomination further states that of the few remaining Golden Mile mansions, only two have received historic designation (the Charles M. Harrington House and the Swan Turnblad House), leaving the others vulnerable to demolition.

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

The nomination details the life and significance of the Anson Strong Brooks family, who lived in the mansion from its construction in 1907 until the late 1930s when Anson’s son Paul and his family moved to Lake Minnetonka. Anson Brooks founded and served as president of a grain elevator business and, more prominently, the Brooks-Scanlon lumber company. The nomination also portrays Anson Brooks as a civic leader who served on the Minneapolis Chamber of Commerce and worked to bring the Father of the Waters statue to Minneapolis City Hall.

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

The nomination states that the property embodies the distinctive characteristics of the Venetian Gothic Style of architecture, and is the only known example of this style in the Twin Cities region. The nomination states, and the photos appear to confirm, that both the interior and exterior of the mansion are largely architecturally intact.

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

The nomination states that the property exemplifies the work of architects Long & Long, the partnership of Franklin B. Long and his son Louis. The elder Long is best known for his work with the prolific Long & Kees, a partnership which preceded Long & Long, and which is credited with designing a substantial number of nationally and locally designated properties.

## **PUBLIC COMMENTS**

Attached are letters of support from Larry Millett, the City Homes on Park Avenue Association, and the Phillips West Neighborhood Organization.

## **FINDINGS**

1. The nominated property appears to meet at least one of the criteria for designation contained in section 599.210 (criteria 1, 2, 3, 4, and 6).
2. The property may meet additional criteria of significance. A full review will be undertaken during the designation study.

## **STAFF RECOMMENDATION**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the nomination of 2245 Park Avenue as a landmark; establish interim protection; and direct the Planning Director to prepare or cause to be prepared a designation study.

### Attachments

1. Staff Report
2. Materials Submitted by CPED
  - a. Area map
3. Materials Submitted by Applicant
  - a. Nomination application, including narrative and photos
4. Public Comments