# CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

**HPC Agenda Item #2**
**August 5, 2014**
**BZH-27906**

## HERITAGE PRESERVATION APPLICATION SUMMARY

| | |
|---|---|
| *Property Location:* | 1729 Morgan Avenue South |
| *Project Name:* | Webster/Deinard Residence |
| *Prepared By:* | Joe Bernard, AICP, Senior City Planner, (612) 673-2422 |
| *Applicant:* | Amos Samuel Deinard |
| *Project Contact:* | Joe Bernard |
| *Ward:* | 7 |
| *Neighborhood:* | Lowry Hill |
| *Request:* | Local Historic Designation of the Webster/Deinard Residence at 1729 Morgan Avenue South |

## HISTORIC PROPERTY INFORMATION

| | |
|---|---|
| **Current Name** | Amos Spencer Deinard Residence (1947-1985, 1985-present) |
| **Historic Name** | George Webster Residence (1924-1947) |
| **Historic Address** | 1729 Morgan Avenue South |
| **Original Construction Date** | 1924 |
| **Original Architect** | Liebenberg & Kaplan Architects |
| **Original Builder** | Unknown |
| **Original Engineer** | Unknown |
| **Historic Use** | Residence |
| **Current Use** | Residence |
| **Proposed Use** | Residence |

| | | | |
|---|---|---|---|
| **Date Application Deemed Complete** | N/A | **Date Extension Letter Sent** | N/A |
| **End of 60-Day Decision Period** | N/A | **End of 120-Day Decision Period** | N/A |

## CLASSIFICATION

| | |
|---|---|
| **Local Historic District** | N/A |
| **Period of Significance** | TBD |
| **Criteria of Significance** | TBD |
| **Date of Local Designation** | TBD |
| **Date of National Register Listing** | N/A |
| **Applicable Design Guidelines** | N/A |

## BACKGROUND

In August 2013, Amos Samuel Deinard submitted an application for nomination to the City of Minneapolis Department of Community Planning and Economic Development (CPED) for the Deinard Residence at 1729 Morgan Avenue South. After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on September 24, 2013, that the property exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings and placed the Deinard Residence under interim protection and called for a designation study to be conducted. A designation study was completed in the spring of 2014 (attached) and has been presented for review to both the State Historic Preservation Office and the City of Minneapolis Planning Commission.

## CONSISTENCY WITH CITY OF MINNEAPOLIS ADOPTED PLANS AND POLICIES

Title 23, Chapter 599.260 of Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. 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

The designation of the subject property meets relevant policies of *The Minneapolis Plan for Sustainable Growth*.

- Policy 3.7: Maintain the quality, safety and unique character of the city's housing stock.
- Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.
- Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.
- Policy 10.7: Maintain and preserve the quality and unique character of the city's existing housing stock.

*The effect of the proposed designation on the surrounding area:* The proposed designation of the subject property should have limited impact on the surrounding property as the neighborhood has been largely stable for many years. The designation may further solidify the value of preservation that exists in this part of Minneapolis.

*The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council:* The property does not lie within the boundary of any adopted development plans or small area plans.

## LOCAL DESIGNATION CRITERIA

Title 23, Chapter 599.210 of Minneapolis Code of Ordinances list seven criteria which shall be considered in determining whether a property is worthy of local designation as a landmark because of its historical, cultural, architectural, archaeological or engineering significance. The Amos Spencer Deinard meets the following designation criteria.

**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 was the site of the Minneapolis Fair Employment Practices Commission meetings at a time when this type of work was relevant to both local and national politics. Eventually, the work of this commission – first started by then Mayor Hubert Humphrey, and chaired by Amos Deinard – informed creation of the Federal Equal Opportunity Commission under Title VII of the U.S. Civil Rights Act of 1964.

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

Amos Spencer Deinard resided at the subject property from 1947 until his death in 1985. His legal practice and volunteer work influenced local and national actions on fair employment and anti-discriminatory policy.

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

The Webster / Deinard Residence is an excellent example of the 1920s Tudor Revival style and has been kept intact and well maintained for nearly a century.

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

The drawings show intentionality of landscape design that is fully integrated into the site as a whole. Key landscape elements remain intact and have been well maintained since the property's construction.

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

The property is significant for its association with master architects Jacob Liebenberg and Seeman Kaplan, as discussed in part two of this designation study.

## REVIEWS AND COMMENTS

The Preservation Chapter of the Minneapolis Code of Ordinances (Chapter 599) requires that the designation be submitted to the Minnesota State Historic Preservation Office (SHPO) for review and comment.

*State Historic Preservation Office*

The designation was submitted to SHPO for comment on May 16, 2014. In a letter dated June 13, 2014 (attached) SHPO provided favorable comments on the designation and stated:

> "The Webster/Deinar House is significant for its association with architects Jacob Liebenberg and Seeman Kaplan, a firm that worked for over 60 years in Minneapolis. … The Webster/Deinard House gains additional significance for its association with its former owner, Amos S. Deinard, and early advocate for civil liberties in Minneapolis…"

Chapter 599 of the Minneapolis Code of Ordinances also requires that the designation be submitted to the Minneapolis City Planning Commission (CPC) for review and comment. The Ordinance states that 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.

The designation study was presented to the CPC on Jun 12, 2014. The CPC found that the proposed designation was consistent with the City of Minneapolis's Comprehensive Plan and applicable development plans and objectives adopted by the City Council. Furthermore, the CPC found that the proposed designation would have a positive effect on the surrounding Lowry Hill Neighborhood. A copy of the staff report submitted to the CPC is attached to this report.

## RECOMMENDATION

**Recommendation of the Department of Community Planning and Economic Development:**

CPED Staff recommends that the Minneapolis Heritage Preservation Commission **adopt** the above report and attachments as findings of fact and submit the same together to the Zoning & Planning Committee of the City Council with a **recommendation to approve** the local designation of the property at 1729 Morgan Avenue South with the following conditions:

1. The designation includes the entire property including the exteriors of the principal structure (constructed in 1924) and the landscaping elements identified in the designation study (constructed in 1924).
2. The Secretary of Interior's Standards for Treatment of Historic Properties will used to evaluate alterations to the property.

## ATTACHMENTS

1. The Webster / Deinard Residence Designation Study, dated May 1, 2014
2. State Historic Preservation Office Comment Letter, date June 13, 2014
3. Minneapolis City Planning Commission Comment Letter, dated August 14, 2014
4. Heritage Preservation Commission Nomination Staff Report, dated August 7, 2013
5. Map of the subject property

## *DESIGNATION STUDY:*

# *The Webster / Deinard Residence*

### *1729 Morgan Avenue South, Minneapolis*

City of Minneapolis
Department of Community Planning & Economic Development - CPED

Minneapolis Heritage Preservation Commission

MPLS PLAN
The Minneapolis Plan for Sustainable Growth

***May 1, 2014***

## ACKNOWLEDGEMENTS

**Mayor and City Council of the City of Minneapolis**

Betsy Hodges, Mayor

Barbara Johnson, Council President
Elizabeth Glidden, Council Vice President

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**Property Owner** Amos Deinard
**Researcher** Robert Glancy

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## Designation Study Purpose and Background

In August 2013, Amos Deinard submitted an application for nomination to the City of Minneapolis Department of Community Planning and Economic Development (CPED) for the Deinard Residence at 1729 Morgan Avenue South. After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on September 24, 2013, that the property exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings and placed the Deinard Residence under interim protection and called for a designation study to be conducted.

This Study is intended to fulfill the requirements for local historic designation outlined in Title 23, Chapter 599.230 of Minneapolis Code of Ordinances. The study is based on a review of resources including historic building permits, periodicals, newspaper clippings, advertisements, and interviews. Significant contributions to the research for this study were made by Mr. Amos Deinard (owner and nominator), and Mr. Robert Glancy (neighborhood historian).

| **BASIC PROPERTY INFORMATION** | |
|---|---|
| Current name | The Amos Samuel Deinard Residence (1947-1985, 1985-present) |
| Historic Name | The George Webster Residence (1924-1947) |
| Current Address | 1729 Morgan Avenue South |
| Historic Address | 1729 Morgan Avenue South |
| Original Construction Date | 1924 |
| Original Contractor | Unknown |
| Original Architect, Master builder, engineer, designer, artist, or craftsmen | Liebenberg & Kaplan Architects |
| Current Owner | Amos Deinard |
| Historic Use | Residence |
| Current Use | Residence |
| Ward: | Ward 7 |
| Neighborhood: | Lowry Hill |

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## PART 1: PHYSICAL DESCRIPTION OF PROPERTY

This section is intended to give a very specific description of the physical characteristics of the key components of what is under consideration on this property: the buildings, landscape, and other features of the property.

### Parcel location, shape, and size

The Amos Samuel Deinard Residence at 1729 Morgan Avenue South is located in the Lowry Hill neighborhood of south Minneapolis at the south end of the block facing westward toward Kenwood Park. The residence sits on a 10,125 square foot lot with 77 feet of frontage on Morgan Avenue South. The site slopes down to the south and west toward Morgan Avenue and Kenwood Park.

### Description of building(s) on the property

This lot possesses the main residence.

#### Description of the primary structure

*Date(s) of construction:* The residence was designed by Jacob Liebenberg & Seeman Kaplan Architects and constructed by day labor contractors for $15,000 in 1924.[1]

*Size and massing:* The residence appears as 2.5 stories from the Morgan Avenue street frontage and 3.5 stories from the south elevation as the grade change exposes the majority of the lower floor. The front elevation is approximately 53 feet, while the side elevation is approximately 43 feet. The grade change on the lot is incorporated into the home as it allowed for the inclusion of a garage, tucked under the southeast corner of the building.

*Architectural style:* It is a Tudor Revival style house of wood frame construction with exterior walls of half timbering framing panels of stucco and limestone details.

The house faces west, overlooking Kenwood Park. The main gable roof runs from side to side. A slightly higher cross gable roof is at the north end of the house. Vertical half timbering with stucco infill covers its surface. A second, smaller gable-roofed section projects about 18 inches. A third gable roof covers the central entrance which projects another foot or so. It has Tuscan columns to either side of the doorway (see Figure 1, p.19).

All of the first floor on the main elevation is covered with flagstone in a random pattern. The second level is a combination of half-timber, stucco and exposed

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flagstone. The main cross gable has several shallow wavy courses of cedar shakes in its peak, but no half timbering. An attractive stone wall extension on the left (north) end of the house's front façade includes a Roman arch with a wrought iron gate. The feature has a small gable roof covering it (see Figure 7, p. 25).

In the east (rear) elevation there is a large dormer the height of the main roof and half the width of the house. It has vertical half timbering in the center third as well as in the southern portion of the rear elevation. The surface here is stucco. The lower (basement) level is totally covered in stone, as are short walls that define a stone patio. The main cross gable has several shallow wavy courses slate shakes in its peak, but no half timbering.

Due to the southward slope of the site, the basement level is exposed on the south elevation. A driveway from the street is located on this south side and leads to two single car garage doors in the rear of this façade. There is half-timbering in the portion of house that extended to the rear from the main rectangular footprint of the house, but the main south façade has only stucco and exposed stone (see Figures 2-5 starting on page 20).

The north elevation of the house is covered with stone from the front corner to the chimney on both first and second floors. The remainder has only stucco. Several deep window wells let light into the basement.

Broad chimneys originally topped with chimney pots are at both north and south sides of the house. They are centered on the main roof ridge line and are totally covered in stone (see Figure 5, p. 23).

The fenestration of the house consists of six pane over six pane, double-hung wood sash on the first three levels, with casements on the third floor of the front façade.

*Known original elements that are deteriorated or missing:* No known original elements appear deteriorated, and none are known to be missing as of the date of the writing of this report. Although chimney pots shown on original drawings do not appear on the structure today, it is unclear whether those elements were included in the original structure as per the original drawings.

**Description of secondary structure(s)**

There are no secondary structures on the site.

**Description of interior features**

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Interior features of this property are deemed not relevant to this report.

## Description of landscape and landscape features

An examination of the original drawings for the house found in the Northwest Architectural Archives collection of Anderson Library at the University of Minnesota shows that the house was built basically as conceived and designed for the family of George Webster in 1924 (see Figures 6-10 starting on page 24). The yards retain their original design, including placement of two large trees in the front yard, according to the original landscape architect's drawing.

The curved retaining wall and stairs at the head of the driveway remain largely intact, matching the design indicated on the original drawings for the site (see Figures 4 and 10, p. 22 and 28). Decorate stone elements present on the front elevation of the home and the sidewalk adjacent retaining walls remain intact as well. The curved retaining wall at the far eastern property line also appears to remain intact.

Existing landscaping is largely consistent with the original site plan, particularly in the front yard where original trees remain in the site plan specified locations. (See Figure 10, p. 28).

These elements are character defining features of the property and are worth retaining on into the future.

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## PART 2: HISTORIC SIGNIFICANCE

The subject property is historically significant for its association with master architects Jacob Liebenberg & Seeman Kaplan, and its association with the life of Amos Samuel Deinard.

### Liebenberg & Kaplan

Jacob Liebenberg was born in Milwaukee in 1893 and educated at the University of Minnesota, where he was in the first graduating class from the School of Architecture (1916). The following year, he was granted a Master of Science in Architecture from Harvard. After service in the U.S. Army Air Corps, he returned to Minneapolis and entered the firm of D. C. Bennett. In 1921, Liebenberg joined former classmate Seeman Kaplan in partnership and remained in the firm until his retirement in 1980. For several years up to 1971, the partnership also included Joel Glotter. Liebenberg died in Edina, Minnesota, on March 23, 1985.

Seeman Kaplan, a native of Minneapolis, graduated with honors in architecture from the University of Minnesota in 1918 and joined Liebenberg in 1921. Kaplan managed the engineering and business details of the company until his death in 1963.

The firm of Liebenberg & Kaplan were best known for their designs of movie theaters throughout the upper Midwest, most of them being done in the Art Deco motif. Their work on single family residences, while not as well known, comprised more than half of the firm's work over the 60+ years it was in business.

The firm's papers are now in the collections of the Northwest Architectural Archives in the University of Minnesota's Anderson Library. It contains the drawings of more than 2500 projects. From these files, we learn that Liebenberg & Kaplan designed seven movie theaters between the time they formed their partnership in 1921 and the end of 1923 when the building permit was drawn for 1729 Morgan. The home was originally designed and built for George Webster, who lived at the property from 1924 until the Amos Deinard family acquired it in 1947. The index to the firm's projects showed they had designed at least 32 residences during the early 1920s.

The Liebenberg & Kaplan firm was one of the premiere designers of homes in the Lowry Hill neighborhood (including 1729 Morgan) and the adjacent Kenwood neighborhood. Of the 20 Liebenberg & Kaplan homes built in these neighborhoods between 1922 and 1930, all were of stucco, stone and or brick construction (like 1729 Morgan). Five still stand on Lake of the Isles Parkway and six on Mount Curve Avenue.[2]

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In 1924, the same year 1729 Morgan was under construction, Liebenberg & Kaplan was hired by Thorpe Bros. Realty to design eight model homes for their Edina Country Club development – listed in the National Register of Historic Places.

The Minneapolis Heritage Preservation Commission has designated three churches and a synagogue designed by the partnership, but no house has been recognized.[3] The Deinard house is not only an excellent example of the type of residential architecture in which the firm specialized, but it retains virtually every element and material designed by its architects. Even much of the original landscaping remains unchanged including the placement of two prominent trees in the front yard.

## Amos Samuel Deinard

Amos Deinard was one of the earliest proponents for civil rights in Minneapolis. Amos was born in Indiana in 1898 to Russian immigrants Samuel and Rose Deinard, who came to Minneapolis in 1892. Samuel became religious leader of Temple Israel at the turn of the century. Amos inherited his interest and dedication to civil liberty from his father who was the first President of the Minnesota Chapter of the National Association for the Advancement of Colored People (NAACP).

As a child, Amos Samuel Deinard contracted an eye infection which left him unable to discern much more than light from dark. It kept him from starting school until he was nine years old. At the age of 13, he attended the Faribault School for the Blind where he learned to read Braille. He attended Minneapolis West High School in spite of his handicap and with the help of his parents and his brother, Benedict, who was 18 months his junior. His senior year, Amos was Valedictorian with a grade point average of 96.5; his brother Benedict was Salutatorian with 96.2.

The two brothers entered the University of Minnesota law school together where they were Phi Beta Kappa members. Upon graduation, they attended Harvard. While home from Harvard during a school break, they met George Leonard (also a Jewish immigrant from Russia) who had been practicing law independently the prior 25 years. Leonard asked the brothers to join his practice after their graduation the following spring. Also joining the firm at its outset was legal scholar Arthur Street. The firm of Leonard, Street and Deinard was founded in the spring of 1922.[4]

Amos Deinard practiced in the area of civil law and was involved in civil liberty cases and movements from the firm's beginning. In 1946, he was appointed to the newly created Minneapolis Fair Employment Practices Commission by its

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creator Mayor Hubert H. Humphrey. He and his family moved into 1729 Morgan Avenue South the following year (1947). He served on the commission for 17 years – 15 of them as chairman. He was also a founder of the Minneapolis Federation for Jewish Service and was a member of its board for 47 years.

The Minneapolis Fair Employment Practices Commission focused on identifying employers who openly discriminated against non-white persons and religious minorities, and persuading them to cease such practice. Meeting minutes from the time period that Mr. Deinard served as the commission's chair indicate that many meetings were held at 1729 Morgan Avenue South.[5] Amos Deinard and his family lived in the home from 1947 until his death in 1985. Amos Samuel Deinard's son, Amos Deinard, is the current owner of the property and has lived there since his father's death in 1985.

Mr. Glancy's research indicates that the Minneapolis Fair Employment Practices Commission was used as a model for creation of the Federal Equal Opportunity Commission.[6] This occurred following the adoption of the Federal Civil Rights Act of 1964. Mr. Deinard's influence on local and national fair employment work is clear, but his official involvement in the creation of the Federal Equal Opportunity Commission is unclear and merits additional research. While it beyond the scope of this study, it would be valuable to understand the connection between the local and federal fair employment policies that were created in the middle of the 20th Century, and what Mr. Deinard's role was in bringing these issues to light.

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## PART 3: RATIONALE FOR LOCAL HISTORIC DESIGNATION

Local historic designation is an official action that promotes the preservation of historic resources by recognizing specific people, places, and events that are deemed to be significant in relation to the history and heritage of Minneapolis. Through the requirements set out in the Heritage Preservation chapter of the City's Code of Ordinances, the act of designation establishes a series of protections that are administered through the ordinance to ensure protection of significant places throughout the city against demolition or in appropriate alterations.

### Designation Criteria

Title 23, Chapter 599.210 of Minneapolis Code of Ordinances list seven criteria which shall be considered in determining whether a property is worthy of local designation as a landmark because of its historical, cultural, architectural, archaeological or engineering significance. The Amos Samuel Deinard is considered below in relation to each of the seven designation criteria.

**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 was the site of the Minneapolis Fair Employment Practices Commission meetings at a time when this type of work was relevant to both local and national politics. Eventually, the work of this commission – first started by then Mayor Hubert Humphrey, and chaired by Amos Deinard – would advise the creation of the Federal Equal Opportunity Commission under Title VII of the U.S. Civil Rights Act of 1964.

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

Amos Samuel Deinard resided at the subject property from 1947 until his death in 1985. His legal practice and volunteer work influenced local and national actions on fair employment and anti-discriminatory policy.

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

Beyond its architectural presence on Morgan Avenue South, there is no evidence that the Amos Samuel Deinard Residence is of particular and noteworthy significant in relation to distinctive elements of the city as a whole or the identity of the Lowry Hill neighborhood.

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

The Webster / Deinard Residence is an excellent example of the 1920s Tudor Revival style and has been kept intact and well maintained for nearly a century.

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

The drawings show intentionality of landscape design that is fully integrated into the site as a whole. Key landscape elements remain intact and have been well maintained since the property's construction.

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

The property is significant for its association with master architects Jacob Liebenberg and Seeman Kaplan, as discussed in part two of this designation study.

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

The property has not yielded and is not likely to yield information important in prehistory.

**Integrity of historic resource**

The following is an assessment of the Amos Samuel Deinard Residence as relates to the seven aspects of integrity as defined by the Department of the Interior:

*Location:* The Amos Samuel Deinard Residence at 1729 Morgan Avenue South is in its original location and maintains its integrity.

*Design:* Building permit records indicate that property has seen very minimal change since its initial construction. Only basic maintenance permits have been registered with the City of Minneapolis. The property embodies distinctive characteristics of the Tudor revival architectural style and retains its architectural integrity. Modeled after English Tudor houses of the 16th Century, the Amos Samuel Deinard Residence designed by Liebenberg & Kaplan maintains a consistent design aesthetic in interior and exterior spaces.

*Setting:* The property's integrity of setting remains intact. The neighborhood consists largely of single-family homes, immediately adjacent to a public park.

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Aside from natural build-out of the neighborhood, these elements have remained static since the residence was built on the property.

*Materials:* The original materials have retained their integrity in large part due to the efforts of the Webster and Deinard families, both of whom undertook ongoing maintenance and repair of the structures and landscaping. Original architectural renderings of the home indicate that there have been no changes to the exterior materials since construction. Building permit records show maintenance of the stone and stucco in both 1979 and 1981, as well as replacement of the roof materials and chimney repair in 1987. Materials used appear consistent with the original condition of the structure.

*Workmanship:* The subject property retains the expression of the workmanship as evidenced by the retention of key elements maintained throughout the life of the structure such as the decorative stone work, shake roof shingles, and landscaping.

*Feeling:* The building's integrity of feeling remains. It continues to serve its intended function as a single-family home, doing so in a largely unchanged setting.

*Association:* The building continues to represent a specific period design style employed by a locally and nationally celebrated architectural firm. The home also retains its association with Amos Deinard as it is still in ownership by the Deinard family.

## Other Considerations:

### Minneapolis Historic Contexts

The subject property was part of the Calhoun-Isles area historic resources inventory survey in 2006. The property was not identified as a potential historic resource or as part of a larger historic district at that time.

### Relationship to the 1990 Minneapolis Preservation Plan

The proposed designation helps fulfill the goals outlined in the 1990 *Preservation Plan for the City of Minneapolis* by systematically studying a property for its potential for preservation.

### Relationship to the body of locally-designated properties in Minneapolis

The City of Minneapolis designates properties that represent and reflect elements of the city's culture, social, economic, religious, political, architectural, or aesthetic history as local heritage landmarks. As of the writing of this report,

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eight individual properties are designated as landmarks in the City of Minneapolis that are of the Tudor Revival style, three of which are residences – the Benjamin Walling House, the Edwin H. Hewitt House, and the Garlick-Magney House. Liebenberg & Kaplan are the architects of record for four locally designation landmarks in the City of Minneapolis, none of which are residential uses. There are six homes in the Lowry Hill neighborhood designated as local landmarks, five of which are residential uses.

The Amos Samuel Deinard Residence is unique in the City of Minneapolis and among those properties currently listed as heritage landmarks. It exemplifies the Tudor Revival style as expressed by master architects Liebenberg and Kaplan, and was the home of Amos Samuel Deinard at a time during which his work to further racial and religious equality was influential both locally and nationally.

**Comprehensive and Long-Range Planning**

Title 23, Chapter 599.260 of Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. 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

The designation of the subject property meets relevant policies of *The Minneapolis Plan for Sustainable Growth*.

- Policy 3.7: Maintain the quality, safety and unique character of the city's housing stock.

- Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.

- Policy 10.7: Maintain and preserve the quality and unique character of the city's existing housing stock.

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*The effect of the proposed designation on the surrounding area:* The proposed designation of the subject property should have limited impact on the surrounding property as the neighborhood has been largely stable for many years. The designation may further solidify the value of preservation that exists in this part of Minneapolis.

*The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council:* The property does not lie within the boundary of any adopted development plans or small area plans.

**National Register Status**

This property is not currently listed in the National Register of Historic Places (NRHP). The owner is encouraged to pursue such designation in the future.

**Proposed Period of Significance:**

The period of significance is 1924-1985, when the home was constructed until the death of Amos Samuel Deinard.

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## PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

| | |
|---|---|
| **NAME OF PROPERTY** | |
| Historic Name | George Webster Residence |
| Current Name | Amos Samuel Deinard Residence |
| Other Names Used | None |
| **LOCATION OF PROPERTY** | |
| Street and Number | 1729 Morgan Avenue South |
| Is building located on its original site? | Yes |
| Date if moved | Not applicable |
| **OWNERSHIP OF PROPERTY** | |
| Owner's Name | Amos Deinard |
| Owner's Address | 1729 Morgan Avenue South, Minneapolis, MN, 55405 |
| **CLASSIFICATION** | |
| Ownership of Property | Private |
| Category of property | Building |
| Number of contributing resources within property | Buildings: 1<br>Structures: 1 – collection of retaining walls<br>Sites: 0<br>Objects: 0 |
| Number of non-contributing resources within property | None |
| Listed on the National Register of Historic Places? | No |
| Date of NRHP listing? | Not applicable |
| **USE AND FUNCTION** | |
| Historic Use | Residence |
| Current Use | Residence |
| **DESCRIPTION** | |
| Architectural classification/style | Tudor Revival |
| <u>Materials:</u><br>• Foundation | • Concrete |

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| | |
|---|---|
| • Roof<br>• Walls | • Wood shake<br>• Stucco, Stone, Wood |
| **STATEMENT OF SIGNIFICANCE** | |
| Applicable local designation criteria | Criteria 1, 2, 4, 5, and 6 as outlined in section 599.210(4)(6) of the Minneapolis Preservation Ordinance and in this document. |
| Related local context (s) | Architecture, Residential Development, Social History |
| Significant dates | 1924 – Building Construction for George Webster Family<br>1947 – Amos Samuel Deinard Family takes residnence<br>1985 – Death of Amos Samuel Deinard |
| Period (s) of significance | 1924 – 1985 |
| Cultural affiliation | Not applicable |
| Names of master builders, engineers, designers, artists, craftsmen, and/or architects | Jacob Liebenberg and Seeman Kaplan |
| **MAJOR BIBLIOGRAPHIC REFERENCES** | |
| | See Sources section |
| **GEOGRAPHICAL DATA** | |
| Size of parcel | 10,125 square feet |
| PIN number | 28-029-24-32-0031 |
| Legal Description | Lot 13 and north ½ of Lot 12, Block 009 of the Lakeview Addition |

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## PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS

Figure 1. Amos Samuel Deinard Residence, 1729 Morgan Avenue South
West (front) elevation, April 2012, source: Robert Glancy

Note original trees remain as indicated on the original site plan.

Figure 2. Amos Samuel Deinard Residence, 1729 Morgan Avenue South
Southeast corner, April 2012, source: Robert Glancy

Note retaining walls as character defining feature of the property.

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Figure 3. Amos Samuel Deinard Residence, 1729 Morgan Avenue South
Southwest corner, April 2012, source: Robert Glancy

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Figure 4. Amos Samuel Deinard Residence, 1729 Morgan Avenue South
Southeast stair, April 2012, source: Robert Glancy

Note curved railing and staircase as part of rear yard retaining wall and patio design.

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Figure 5. Amos Samuel Deinard Residence, 1729 Morgan Avenue South
South (side) elevation masonry detail, April 2012, source: Robert Glancy

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Figure 6. Amos Samuel Deinard Residence, 1729 Morgan Avenue South
West (front) elevation artistic rendering, scanned by Robert Glancy May 2011, source: "Liebenberg and Kaplan Papers 1919-1969," Northwest Architectural Archives, University of Minnesota

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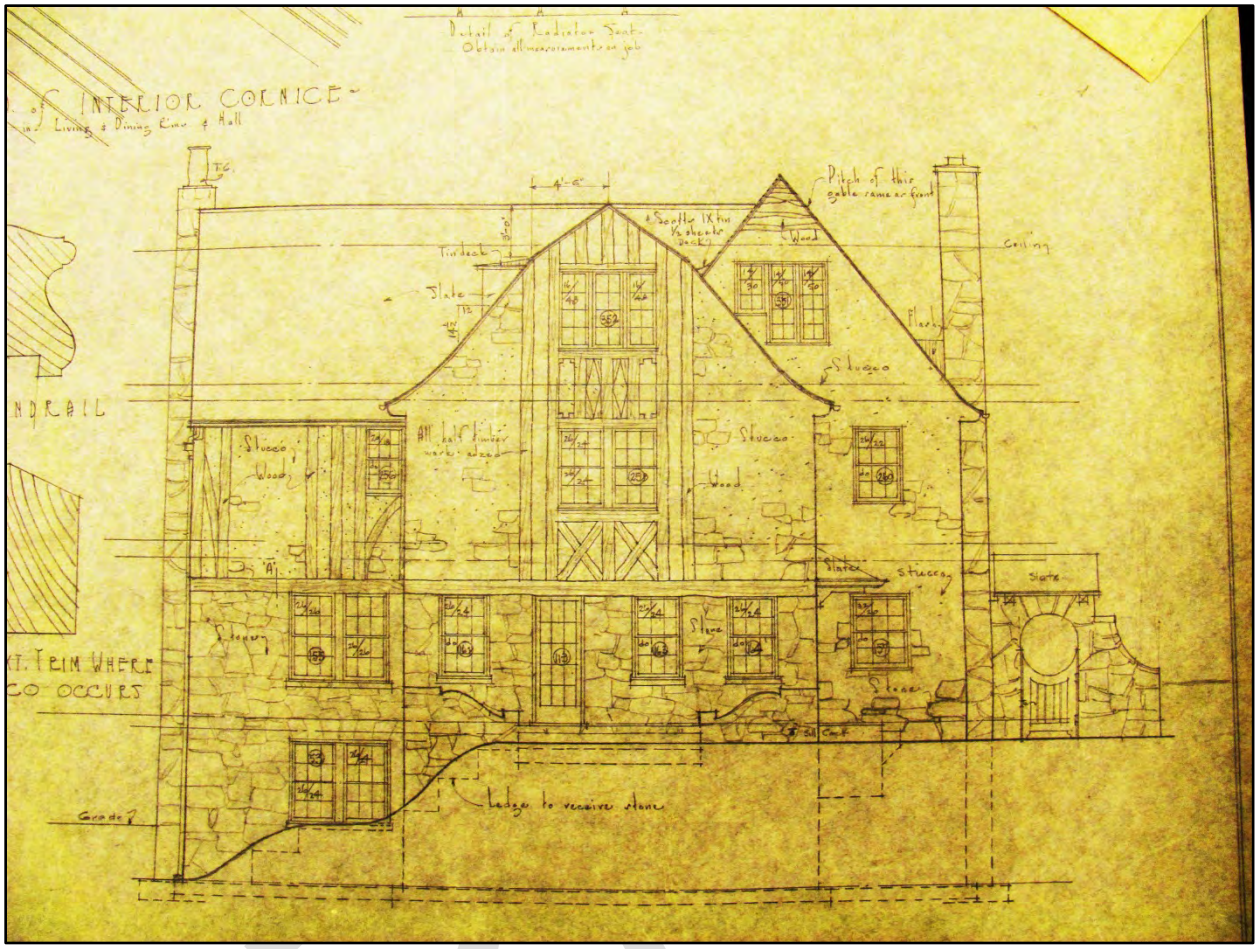


Figure 7. Amos Samuel Deinard Residence, 1729 Morgan Avenue South
East (rear) elevation plan, scanned by Robert Glancy May 2011, source: “Liebenberg and Kaplan Papers 1919-1969,” Northwest Architectural Archives, University of Minnesota

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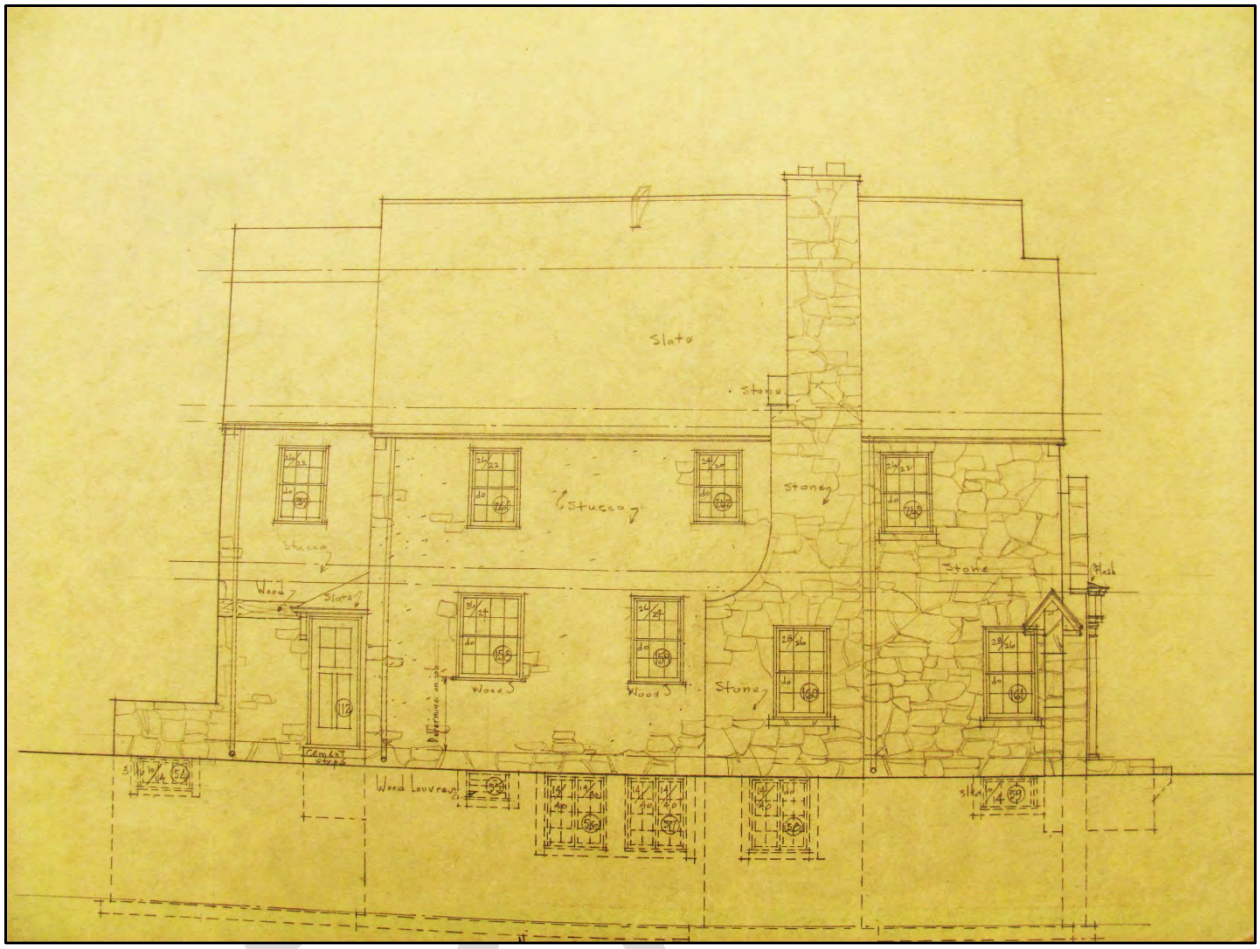


Figure 8. Amos Samuel Deinard Residence, 1729 Morgan Avenue South
North (side) elevation plan, scanned by Robert Glancy May 2011, source: "Liebenberg and Kaplan Papers 1919-1969," Northwest Architectural Archives, University of Minnesota

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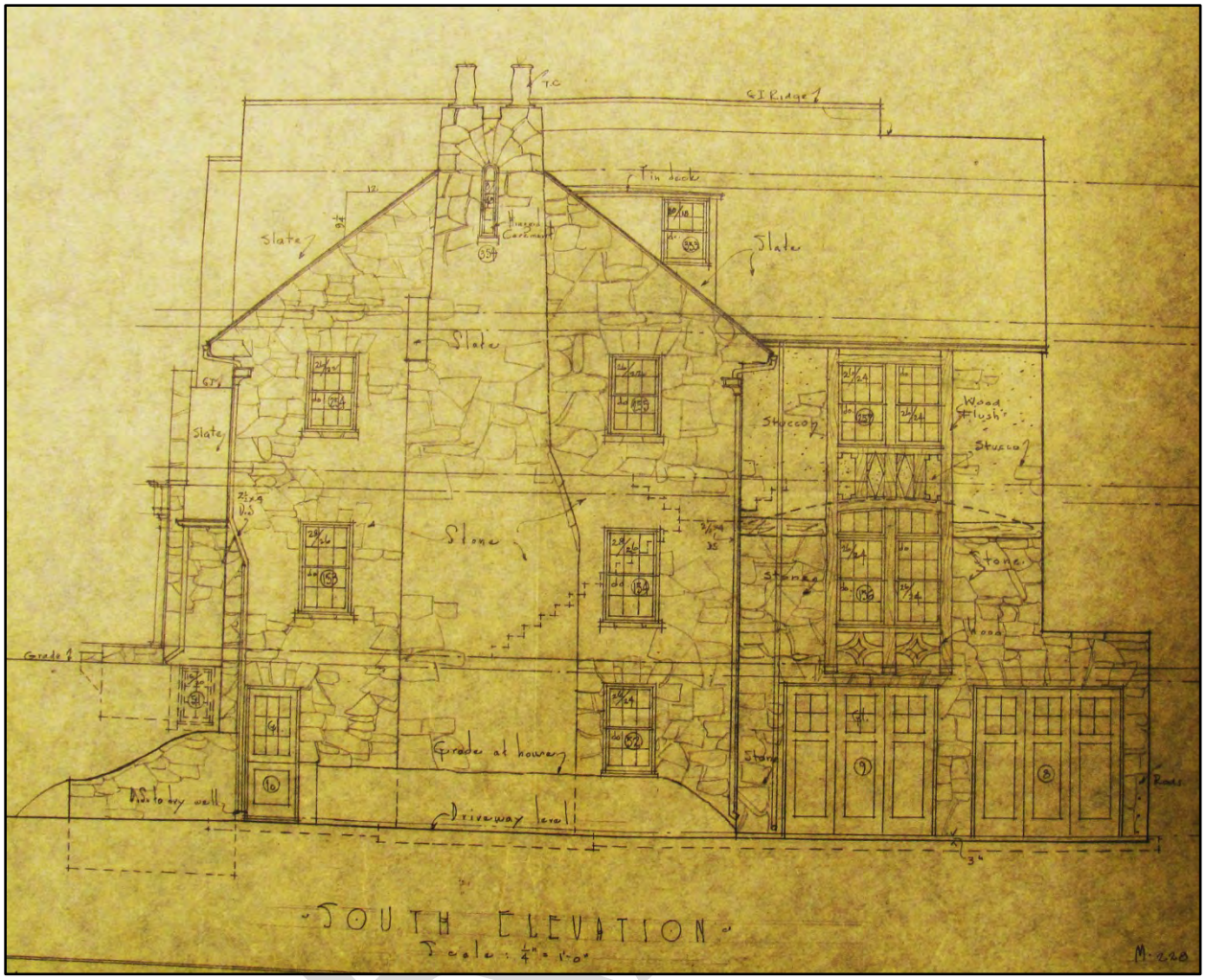


Figure 9. Amos Samuel Deinard Residence, 1729 Morgan Avenue South
South (side) elevation plan, scanned by Robert Glancy May 2011, source: "Liebenberg and Kaplan Papers 1919-1969," Northwest Architectural Archives, University of Minnesota

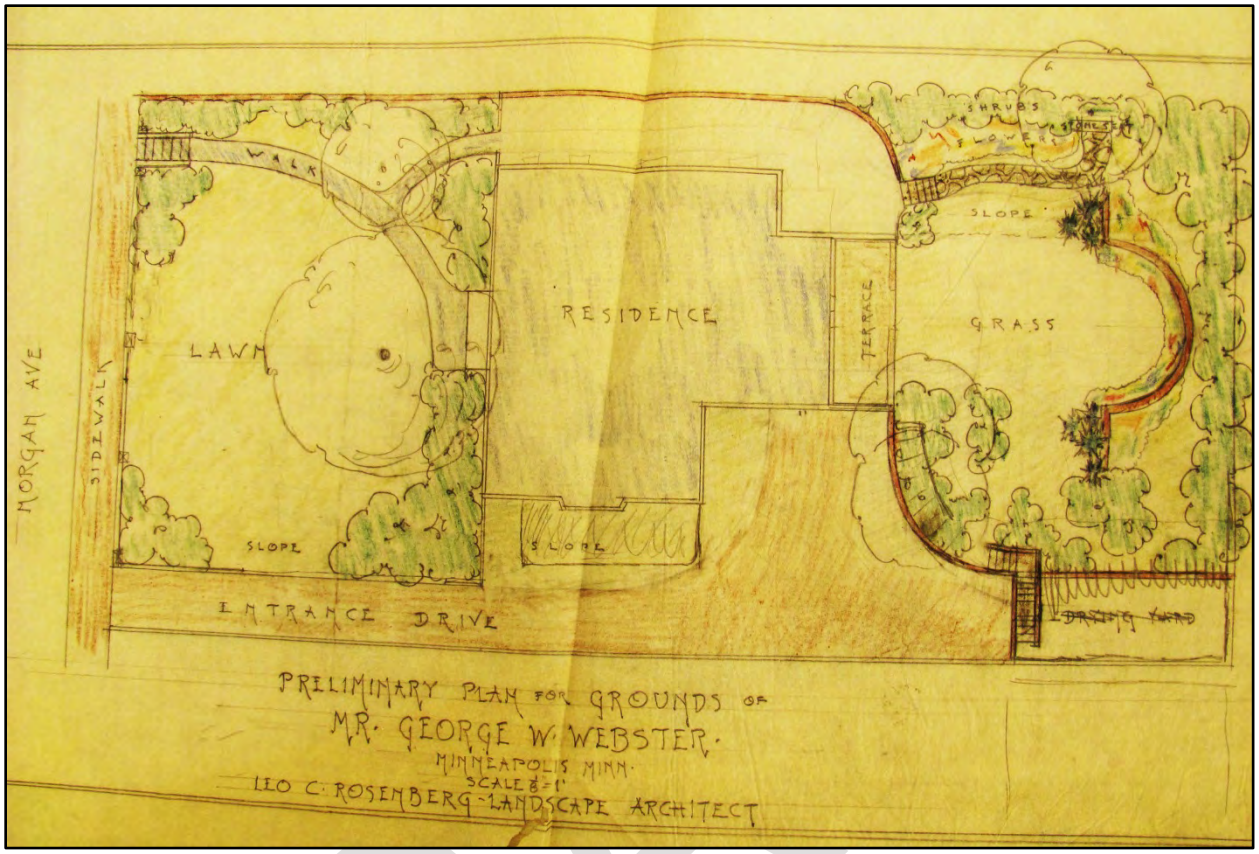


Figure 10. Amos Samuel Deinard Residence, 1729 Morgan Avenue South
Site plan, scanned by Robert Glancy May 2011, source: "Liebenberg and Kaplan Papers 1919-1969," Northwest Architectural Archives, University of Minnesota

Note the location of the retaining walls on the site plan matching their current location in Figures 1-5, pgs. 19-24.

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## END NOTES

[1] City of Minneapolis Building Permit, 1729 Morgan Avenue South.

[2] "Liebenberg and Kaplan Papers 1919-1969," Northwest Architectural Archives, University of Minnesota [http://primo.lib.umn.edu/primo_library/libweb/action/dlDisplay.do?vid=TWINCITIES&docId=UMN_ALMA21411303300001701]. Accessed May 2011.

[3] City of Minneapolis Landmarks & Historic Districts, Website, [http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_liebenberg_and_kaplan], Accessed March 2014.

[4] "Amos S. Deinard Papers, undated, 1895-1986," Elmer L. Andersen Library, University of Minnesota [http://discover.lib.umn.edu/cgi/f/findaid/findaid-idx?c=umfa;cc=umfa;rgn=main;view=text;didno=umja0010]. Accessed May 2011.

[5] Minneapolis (Minn.) Fair Employment Practice Commission. "Files of Amos S. Deinard, 1947-1965," Minnesota Historical Society Library, [http://mnhs.mnpals.net/F/8V3YEEKL9A7D2T289TBDYXT32AE39QXFFY8JYXFQHYHPEQ612N-57275?func=full-set-set&set_number=378719&set_entry=000003&format=999]. Accessed February 2014.

[6] Minneapolis (Minn.) Fair Employment Practice Commission. "Files of Amos S. Deinard, 1947-1965," Minnesota Historical Society Library, [http://mnhs.mnpals.net/F/8V3YEEKL9A7D2T289TBDYXT32AE39QXFFY8JYXFQHYHPEQ612N-57275?func=full-set-set&set_number=378719&set_entry=000003&format=999]. Accessed February 2014.

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## SOURCES AND REFERENCES


"Amos S. Deinard Papers, undated, 1895-1986," Elmer L. Andersen Library, University of Minnesota [http://discover.lib.umn.edu/cgi/f/findaid/findaid-idx?c=umfa;cc=umfa;rgn=main;view=text;didno=umja0010]. Accessed May 2011.

City of Minneapolis Building Permits and Building Permit Index Cards.

City of Minneapolis Landmarks & Historic Districts, Website, [http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_liebenberg_and_kaplan], Accessed March 2014.

"Liebenberg and Kaplan Papers 1919-1969," Northwest Architectural Archives, University of Minnesota [http://primo.lib.umn.edu/primo_library/libweb/action/dlDisplay.do?vid=TWINCITIES&docId=UMN_ALMA21411303300001701]. Accessed May 2011.

Minneapolis (Minn.) Fair Employment Practice Commission. "Files of Amos S. Deinard, 1947-1965," Minnesota Historical Society Library, [http://mnhs.mnpals.net/F/8V3YEEKL9A7D2T289TBDYXT32AE39QXFFY8JYXFQHYHPEQ612N-57275?func=full-set-set&set_number=378719&set_entry=000003&format=999]. Accessed February 2014.

## APPENDICES

**Transactional information:**

- Appendix A: Council Action initiating nomination
- Appendix B: Nomination staff report
- Appendix C: Public comment following publication of the Nomination staff report
- Appendix D: HPC Actions from Nomination hearing
- Appendix E: Letter to Minnesota State Historic Preservation Office

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June 13, 2014

Joe Bernard
CPED
City of Minneapolis
105 5th Avenue South-Room 200
Minneapolis MN 55401

RE: Local designation of the Webster/Deinard Residence, 1729 Morgan Ave S., MHS Referral No. 2014-1940

Dear Mr. Bernard,

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 or Ordinances.

Constructed in 1924, the Webster/Deinard House is a 2 ½-story Tudor Revival style house of wood frame construction clad with limestone, stucco and false half-timbering. Six-over-six double-hung wood sash and casement windows pierce the walls, while the gable roof features a pair of stone chimneys topped with chimney pots. The house is in excellent repair and has outstanding integrity. A stepped, curved retaining wall and stairs at the head of the driveway remain intact and match the design based on original drawings from the architects Liebenberg & Kaplan and landscape architect Leo Rosenberg.

The Webster/Deinard House is significant for its association with the architects Jacob Liebenberg and Seeman Kaplan, a firm that worked for over 60 years in Minneapolis. Liebenberg and Kaplan were noted for designing more than 200 motion picture theatres in the Upper Midwest, many of the early ones featuring an art deco style. The firm also designed private residences, radio and television stations, commercial structures, hospitals, and synagogues, including Temple Israel in Minneapolis. The Webster/Deinard House gains additional significance for its association with its former owner, Amos S. Deinard, an early advocate for civil liberties in Minneapolis and a founding member of the law firm of Leonard, Street and Deinard. Deinard played an important role in the civil rights movement and served for 15 years as chair of the Minneapolis Fair Employment Practices Commission, which was a model for the Federal Equal Opportunity Commission.

We concur that the Webster Deinard House is an ideal candidate for local designation.

If you have any questions regarding our assessment of this property, please contact me.

Sincerely,

Michael Koop
State Historic Preservation Office

cc: Laura Faucher, Chair, Minneapolis HPC

Minneapolis
City of Lakes

Community Planning & Economic Development
105 5th Avenue South - Room 200
Minneapolis, MN 55401-2534

Office: (612) 673-5095
Fax: (612) 673-5100

August 14, 2014

Joe Bernard
Senior City Planner, AICP
105 5th Avenue South, Room 200
Minneapolis, MN 55415

**RE: 1729 Morgan Avenue South, The Webster / Deinard Residence Designation Study, City Planning Commission Comments**

Mr. Bernard,

Following review of the proposed designation of 1729 Morgan Avenue South, the City Planning Commission submits these comments for consideration:

(1) The relationship of the proposed designation to the city's comprehensive plan.

The designation of the Webster / Deinard Residence at 1729 Morgan Avenue South is supported by the Minneapolis Plan for Sustainable Growth through the following policies:

- Policy 3.7: Maintain the quality, safety and unique character of the city's housing stock.
- Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.
- Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.
- Policy 10.7: Maintain and preserve the quality and unique character of the city's existing housing stock.

(2) The effect of the proposed designation on the surrounding area.

The proposed designation of the Webster / Deinard Residence at 1729 Morgan Avenue South should have limited impact on the surrounding property as the neighborhood has been largely stable for many years. The designation may further solidify the value of preservation that exists in this part of Minneapolis.

(3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The property is not within the boundaries of any adopted small area plans or development plans as identified in The Minneapolis Plan for Sustainable Growth. While there are no small area plans that offer specific guidance for this property, the proposed designation is consistent with the policies in the comprehensive plan. The designation will help preserve the character of the neighborhood.

Regards,

Matthew Brown
Vice President
City of Minneapolis Planning Commission

CC. Lisa Goodman, Ward 7 City of Minneapolis Council Member

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**Department of Community Planning and Economic Development (CPED)**
Nomination for Consideration for Designation as a Local Historic Landmark
BZH-27906

| | |
|---|---|
| **Proposal:** | Nomination of the Amos Samuel Deinard Residence for Consideration for Designation as a Local Historic Landmark |
| **Applicant:** | Amos Deinard, Owner, 1729 Morgan Avenue South |
| **Address of Property:** | 1729 Morgan Avenue South |
| **CPED Staff and Phone:** | Joe Bernard, AICP, (612) 673-2422 |
| **Date Application Deemed Complete:** | August 7, 2013 |
| **Public Hearing:** | September 24, 2013 |
| **Appeal Period Expiration:** | October 4, 2013 |
| **Ward:** | 7 |
| **Neighborhood Organization**: | Lowry Hill Neighborhood Association |
| **Concurrent Review:** | n/a |

| PROPERTY INFORMATION | |
|---|---|
| Current name | The Amos Samuel Deinard Residence |
| Historic Name | The George Webster Residence |
| Current Address | 1729 Morgan Avenue South |
| Historic Address | 1729 Morgan Avenue South |
| Original Construction Date | 1924 |
| Original Contractor | - |
| Original Architect | Liebenberg & Kaplan Architects |
| Historic Use | Residence |
| Current Use | Residence |
| Proposed Use | Residence |

**BACKGROUND:**

The Amos Samuel Deinard Residence was built in 1924 and was designed by Liebenberg & Kaplan Architects in a Tudor Revival style. Mr. Deinard and his family lived in the home from 1947 until his death in 1985. The home is currently owned and occupied by his son. The property is not identified as a potential historic resource nor does it reside in a currently identified potential historic district. The area in question was last surveyed for the historic resources inventory of the Calhoun-Isles area in 2006.

**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.

The nomination states that the property meets criteria 2 and/or 6 when considering the business, social, and political work of its chief resident and also the significance of the design itself. The nomination does not at this point detail the context of the City or neighborhood for identification of similar resources.

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

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

The nomination details the life and significance of Amos Samuel Deinard, who lived in the home from 1947 to 1985. Mr. Deinard was a founding member of the Leonard, Street, and Deinard law firm, established in 1922. Mr. Deinard practiced in the area of civil law, was for a time the chair of the Minneapolis Fair Employment Practices Commission, and also founded the Minneapolis Federation for Jewish Service among many other notable accomplishments.

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

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

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 Liebenberg & Kaplan, the partnership of Jack Liebenberg and Seeman Kaplan. The partners are best known for their work designing movie theaters throughout the upper Midwest, most of them completed in the Art Deco style. The nomination also notes that the firm was a designer of several homes in the Lowry Hill and Kenwood neighborhoods at a time when they were also designing model homes for the Edina Country Club development. The nomination goes on to state that:

> *"The Deinard house is not only an excellent example of the type of residential architecture in which the firm specialized, but it retains virtually every element and material designed by its architects."*

There are currently no residential buildings designed by Liebenberg and Kaplan that are designated as local landmarks in Minneapolis.

**PUBLIC COMMENTS**

As of the writing of this report, no public comment has been received regarding this application. Materials submitted to staff after publication of this report will be presented at the public hearing.

**FINDINGS**

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

**CPED RECOMMENDATION**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the nomination of 1729 Morgan Avenue South 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

**Amos Deinard** **7th**

NAME OF APPLICANT WARD

PROPERTY ADDRESS

**1729 Morgan Avenue South**

FILE NUMBER

**BZH-27906**