

Henry E. Ladd House Design Guidelines
131 Oak Grove Street
Minneapolis, Minnesota

Scope

These Landmark guidelines are meant to be used in conjunction with the latest version of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. These Landmark guidelines identify the period of significance, indicate historic uses; state character-defining features; identify historic materials, features, and spaces; and note alterations, to include missing elements of the Landmark that, ideally, will be restored. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* provides specific treatment standards and guidelines based upon these aspects of the Landmark.

This document also specifies additional guidelines for interior and exterior changes specifically suited to this property. Apart from guidelines related to the building site, these guidelines do not apply to noncontributing resources on the property. At the present time, there are no noncontributing resources on the lot beyond landscaping, paving, and minor retaining walls. These guidelines apply to both the interior and exterior of the building.

Period of Significance

The resource's period of significance is 1889-1904. This period begins when the building was constructed and Jones' Richardsonian Romanesque design was realized. It ends with the death of the original owner and commissioner of the design, Henry Ladd, at the apex of single family residential occupancy of the Loring Park neighborhood.

Historic Uses

During its period of significance (1889-1904) this building was used as a single-family residence.

Character-Defining Features

Character defining features are the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character.

The Ladd House's character defining features are its Richardsonian Romanesque features designed by Harry Wild Jones and visible to neighborhood residents from the public right of way. Those features are:

1. the building's rusticated stone walls and their detailing;
2. its roof and wall projections visible from the public right of way; and

3. its arches, to include those over windows and doors.

Historic Materials, Features, and Spaces

City Building permits, that require only general descriptions of work and no long-term retention of plans, cannot generally be used to confirm or deny the presence of original features, but visual evidence indicates extensive sections of features dating back to the building's period of significance and extensive alterations as well.

Exterior

tan Kasota limestone wall cladding, carvings, chimney, sills, lintels, eaves, dentils, balustrades, steps, Doric columns, etc.
flat wood roof and coffered ceiling on porch
wooden front French doors (two sets, not including some nonhistoric fixtures)
arched single wood side door
wood framed fixed, single-, and double-hung (1/1) rectangular, arched, and square wood frame windows, some with leaded glass in their top portion

A high stone retaining wall at the southern end of the property continues onto adjacent lots in this aptly named Hillside subdivision. The wall does appear to be one of the few remaining inter-parcel original design features of the Loring Park neighborhood during its days as a magnet for upper class single family residences.

Interior

Primary Spaces

In the Ladd House, the only primary spaces are located on the first floor, with the exception of the vestibule's staircase, which extends from the first floor to the second floor. First floor spaces are also much larger than spaces in secondary areas, roughly two times in size. Primary spaces on the first floor are the:

1. parlor (currently subdivided into two rooms);
2. study;
3. vestibule;
4. dining room and adjacent turret; and
5. portico entryway and adjoining bathroom;

Historic features in those areas include:

Parlor

historic wall cladding and trim
coffered ceiling
pocket doors
fireplace (bricked in portion not historic) wood-frame windows
Radiators
curved window seat (altered armrest)

original hardwood floors (likely, beneath nonhistoric carpeting)
oval fireplace mirror (likely)

Study

wall cladding and trim
ceiling form (not popcorn finish)
built-in wood bookcases with glass doors
wood-framed windows
radiators
pocket doors
original hardwood floors (likely, beneath nonhistoric carpeting)
single, paneled, multi-light, wood-frame door

Vestibule

wood wainscoting and trim
pocket doors
1/1 single hung wood windows and frames with leaded glass
patterned wood ceiling
ornate wood stairway (complete with carved newel, wood baluster, turned spindles, corner bench, and matching wainscoting)
early electric chandelier (likely)
fixed stained glass stairwell windows
original wood floors (likely, beneath linoleum floor)

Dining room and adjacent turret

built-in buffet
wainscoting
walls
ceiling
pocket doors
wood-frame windows
window openings
radiators
wood framed opening with a transom window and sidelights divided into diamond shapes by metal muntins
octagonal turret's size, shape, and fenestration pattern
original wood floors (likely, beneath linoleum floor)

Portico entryway and adjoining bathroom

wainscoting
windows with diamond-shaped wood muntins in the entryway door and bathroom window

Secondary Spaces

The majority of interior spaces in the Ladd House are secondary spaces. While most of the first floor is made up of primary spaces, the southwest corner of the home's first floor is a notable exception. These rooms (likely a former kitchen and rear entry hall) have been extensively modified over time and are secondary spaces. Closets and inner-wall spaces on the first floor are secondary as well. The heavily modified basement, where the kitchen is now located, is a secondary space as well. Secondary spaces encompass the entire second and third floors, currently functioning as bedrooms and ancillary areas. While these areas have not been as extensively modified as some first and basement level spaces, the doors, door casings, wainscoting, and wood hallway trim are far less ornate than their counterparts in primary spaces on the first floor, indicating a definite hierarchy of spaces in this former mansion. Historic features in secondary spaces include:

ceilings (likely beneath suspended ceilings)
walls (some, especially exterior walls)
doors and door fixtures (some)
wood trim (some)
a fireplace (not including bricked in portion)
rear stairway banister
radiators

Alterations

The building has changed since its construction in 1889, when Harry Wild Jones' design became reality. City of Minneapolis Building Permit records indicate the following work:

Work Completed Within the Period of Significance

<i>Date</i>	<i>Work</i>
1889	plumbing work
1899	painting, decorating, and interior repairs
1900	repairs

Work Completed Outside of the Period of Significance

<i>Date</i>	<i>Work</i>
1913, 1914, 1936, 1938, 1941, 1948, 1954, 1957, 1959, 1967, 1994, 1996, 1997	electrical work
1928, 1930, 1936, 1938, 1940, 1941, 1947, 1951, 1959, 1961, 1993, 1998, 2000, 2002, 2005, 2007	plumbing work
1936	dormer addition for bath
1948, 1949, 1955, 1956, 1958, 1960, 1964, 1966, 1969, 1971, 1983, 1989	gas and water heater work

1951	interior lath and plaster
1954	rear interior stairway rebuild
1956	interior alterations (removal of brick chimney, install floor over former chimney openings, and other miscellaneous repairs)
1968	canopy removal, miscellaneous repairs, exterior lath and plaster
1972	conversion of dwelling to rooming house
1974	alterations and repairs
1975	fire door installation, roof repairs, and electrical work
1995-1997	roof reshingling
1997, 1998	mechanical work

Visual evidence indicates additional nonhistoric alterations, to include the following:

tuckpointing with maroon colored mortar
gutters and downspouts
concrete porch floor and steps
wood timber window well openings
aluminum storm doors (side and rear)
aluminum storm windows
exterior and interior security lighting and conduit
fire escape
stucco, concrete stairway, window bars, and first floor entrance covered by a hipped roof at the rear of the building
nonhistoric wall and wood door that subdivide the parlor where classical columns once stood
light fixtures
wall-to-wall carpeting
ceiling mounted air conditioning units
pipes
blinds
sprinkler system parts
linoleum floors
sink, light fixture, piping, dumbwaiter, blinds, electrical conduit, and fan box set into a transom window
floor tile
toilets
suspended ceilings
popcorn finishes on ceilings and walls
walls (some, most notably around the top of the main staircase)
doors and door fixtures (some)

Despite these changes, the building retains its ability to communicate its historical significance.

Guidelines for Changes

Beyond the standards and guidelines stated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, changes to the Ladd House must meet these standards:

Interior

1. Primary spaces are those interior areas that are important to the building's historic character and should be treated like exterior portions of the building visible from the public right of way.
2. Secondary spaces are utilitarian interior areas able to incorporate greater change without compromising the building's historic character. They should be treated like exterior portions of the building screened from the public right of way.
3. Applicants should be encouraged, but not required, to remove non-historic interior building materials and return the building to its original appearance during its period of significance.
4. New materials proposed for installation in primary spaces shall be compatible with the building's historic character.

Exterior

5. Any new materials introduced to the building's exterior shall have been readily available during the building's period of significance.
6. Additions should only occur at the rear of the building, due to the importance of this building's shape and projections.
7. The building's carport may be restored.
8. Any garages or other construction at the rear of the property should preserve public views (from the sidewalk) of at least a portion of the historic retaining wall.