

Chapter 3

Protecting Historic Resources

This chapter of the *Loring Park Neighborhood Small Area Plan* addresses the protection and enhancement of Loring’s historic built resources, with emphasis on the following:

History of the Loring Park Neighborhood


Historic Properties and Landmarks

Historic Districts

Context Sensitive Design of New Construction

Adaptive Reuse of Buildings

The *Recommendations* that are listed at the end of the chapter will be performed primarily by the City of Minneapolis, so their participation is implied although not stated in each action. The City of Minneapolis would be ultimately responsible for regulating land development and implementing zoning to reflect the aspirations of this plan. As a plan produced and also formally adopted by CLPC board members, this document will serve as guidance for initiatives at the community level. This document is intended to be adopted as an amendment to the Minneapolis Comprehensive Plan as a Small Area Plan.



This chapter addresses one of the five major strategic goals of **The Loring Park Neighborhood Master Plan.**

III

Protect, preserve and enhance historic character and unique architecture.

I

Nurture our role in the region's creative economy.

II

Guide infill development and strengthen mixed use corridors.

IV

Cultivate an exceptional urban pedestrian experience and enhance connections to destinations in surrounding neighborhoods.

V

Achieve sustainable buildings and infrastructure.



PDF files of this chapter and the entire master plan can be found at the City of Minneapolis Community Planning & Economic Development (CPED) webpage dedicated to approved city plans and at Citizens for a Loring Park Community (CLPC) webpage: www.loringpark.org



Frontispiece image:

Alden H. Smith House (Wells Mansion)
1403 Harmon Place

“...with its fine stone masonry, round-arched windows, and gabled, hipped roof, is an excellent example of Richardsonian Romanesque architecture. Designed in 1887 by one of Minneapolis’ most prominent architects, William Channing Whitney, this house was built in one of Minneapolis’ most fashionable turn-of-the-century neighborhoods. The house bears the name of the man who had it built, Alden H. Smith, a wealthy Minneapolis businessman. Smith earned his fortune as co-owner of the Smith & Wyman Sash and Door Company. Today it is one of the only surviving mansions on Harmon Place”

– excerpt from Minneapolis Heritage Preservation Commission website, 12/13/2012

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Image: Winter-time photograph looking southwest towards (present day) Saint Mark's Episcopal Cathedral. Historic photo of Loring Park made available by Ione Siegel.

The History of the Loring Park Neighborhood

The history of the Loring Neighborhood's built environment is unusually deep, representing many layers of development and redevelopment. The focal point for much of the neighborhood's early development was the area that is now included in Loring Park. In its natural state, the spring-fed lake at the center of the present-day Loring Park was little more than a pond surrounded by an expanse of boggy land. For many years, the marsh was a popular hunting and fishing place for Native Americans. When European Americans began to arrive in the area during the mid-1850s, the pond became known as "Johnson's Lake" after the family that farmed its verges.

In the early years of Minneapolis, Johnson's Lake was considered to be a remote rural area. As the city expanded outward from Bridge Square, the pond, with its "pure water . . . fine growth of deciduous trees . . . and emerald turf," quickly made it an obvious location for the city's central park. [David Smith, Loring Park Manuscript, 67.] But by the time it was formally incorporated into the city's nascent park system in 1883, Johnson's Lake was connected to the core of the city by a network of streets and horse-drawn streetcars.



Above: Winter-time evening photo of St. Mark's Episcopal Cathedral looking southwestward across Loring Park, taken by Bill Weber during 'Light Up Loring' Event in the winter of 2011.

Below: Across Willow St from Loring Park; a recently completed adaptive reuse and housing redevelopment of a block with the former Eitel hospital.



As the center of the city's commerce moved steadily southward from St. Anthony Falls, the captains of local industries followed suit, building their mansions on the shores of the newly renamed and by now heavily-managed landscape of Loring Park. Churches and other institutions that served this wealthy population were eventually erected. After the turn of the Twentieth Century, automobile dealers established their showrooms along Harmon Place, in part for the convenience of their wealthy patrons.

A few years later, the area between the maturing downtown and the mansion district was populated by well-appointed hotels and apartments that drew a well-to-do middle class clientele who could enjoy a suburban lifestyle near the city center. This stable middle-class life was interrupted by construction of a freeway that effectively cut the Loring Neighborhood off from points to the south and west, and created a cohesive walled district that was forced to squarely address the most urban part of Minneapolis.

In the last third of the Twentieth Century, demographic changes, redevelopment policies, and development pressures further compromised the historic unity of the neighborhood. Examples of this include development that is out of scale with historic pattern, and development that negatively impacted the traditional urban street network. With all that has been lost, enough historic properties remain to provide a context that is truly historic.

A key challenge facing the community in the future is to allow new development that acknowledges and respects Loring's unique historic built character while enabling the neighborhood to creatively and constructively add another layer to its long and vibrant history.








To this end, The Loring Park Neighborhood Master Plan contains in all chapters provisions for guiding new development with an eye towards the protection of the existing urban fabric. The previous Land Use Chapter provides specific guidance for new development. The following Chapter on Public Realm guides new public investments in streets and public spaces. This chapter renews efforts and reinforces policies on several fronts related to protection and enhancement of the existing built environment.

Figure 3A



Data: City of Minneapolis, Hennepin County Map Produced by MLIan, 11/30/2010

Era of Construction

	no bldg/info		1946 - 1960
	before 1880		1961 - 1980
	1880 - 1900		1981 to present
	1901 - 1945		Loring Park Neighborhood Boundary



0 200 400 800 Feet

PETER MUSTY LLC



The **Basilica of Saint Mary**, at 88 North 17th Street, is one of several major churches in the neighborhood. Significant for its interior and exterior, the church received National Register Designation in 1975 and was locally designated in 1986.

“..Plans to construct a new church to replace the Church of the Immaculate Conception were announced Christmas Day 1903. The old church, constructed in 1871 at Third Street and Third Avenue North, had been engulfed within the expanding warehouse and industrial district. In 1905 a one-block parcel on Hennepin Avenue was donated and became the future site of the new church. Emmanuel Louis Masqueray, architect of the new St. Paul Cathedral, was commissioned for the project. Exterior construction lasted for nearly six years, while interior construction was not fully complete until 1925. The main entrance to the Basilica is a grand colonnaded portico with a rose stained glass window 15 feet in diameter centered directly above the entrance. The main body of the building is composed of a clerestoried nave with an aisle on either side. The spacious nave, seating nearly 3,000, is lit by five large arched stained glass windows (a total of sixty stained glass windows are found throughout the building). The sanctuary, located at the north end of the nave, features a marble altar and a domed roof that rises 138 feet above the floor. The colors used throughout are those of the Virgin Mary: white for purity, blue for truth, red for love, and gold for glory. The installation of eight double bronze doors containing the symbols of the apostles and the evangelists was made in 1954. This installation completed the structural requirements that make a church a basilica. The Basilica of St. Mary is the only basilica in the Upper Midwest....”

– excerpt from Minneapolis Heritage Preservation Commission website, 12/13/2012



Historic Properties & Landmarks

The Loring Park Neighborhood is richly endowed with formally designated historic properties and landmarks. This section discusses the varying levels of local and national historic designation of individual landmark properties and districts:

Historic Surveys

Nationally Designated Historic Properties

Locally Designated Historic Properties

Properties of Potential Significance

Protection of Other Buildings & Urban Fabric

Historic Surveys

University of Minnesota architectural historian Donald Torbert featured many of the neighborhood's significant homes and churches in his seminal 1951 study of Minneapolis architecture. The city wrote a preservation ordinance and established a Heritage Preservation Commission in 1972. A team of students and faculty members from the University of Minnesota began the first comprehensive architectural survey of the city in 1980. Many Loring Neighborhood landmarks were identified in that early study, and a number of them were subsequently nominated to the National Register of Historic Places or locally designated.

Loring's historic preservation activities and roster of historic resources were a major focus of Metropolitan State University history professor and former legislator Steve Trimble's 1990 history of the neighborhood. Local historian Carole Zellie completed a study of automobile-related properties along Harmon Place in 2001 (*The Harmon Place Historic District: Final Report*); and Meade and Hunt revisited the neighborhood in 2008 to update the 1980 survey (*Find at www.loringpark.org: Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Resurvey of Lowry Hill East Neighborhood*). These investigations resulted in a number of National Register nominations, local designations and added scores of listings to the city and state's inventories of properties that exhibit some degree of historic significance.

Formally designating a resource as "historic" is not an arbitrary process. Designated resources must meet stringent and well-established guidelines. A "resource" may be a building, structure, object, site, or district. It may be deemed to be eligible for local designation and for listing on the National Register of Historic Places.



During the 2010-2011 community based Master Plan process, extensive time and effort was put forward by volunteer community members to communicate their values and desires regarding the protection of their neighborhood. At focus groups, interviews, workshops, (see Appendix) and through ongoing neighborhood level committee work, stakeholders communicated the importance of Loring's architecture and unique urbanism.

John Lauber (pictured above), a historic preservation and planning professional on the Master Plan consulting team, performed an informal field survey during the Discovery phase...an update to his previous work on the 2008 Historic Resources Survey that included Loring Park Neighborhood.





“A significant property must be at least fifty years old and meet one of five established criteria:

Be associated with a historically significant event or pattern of events.

Be associated with a historically significant person.

Embody features of an architectural style, exemplify achievement in engineering or represent the work of an important architect, engineer or artisan.

Have the ability to yield information about a significant event or period (usually reserved for archaeological sites).

Retain integrity of location, design, setting, materials, workmanship, feeling and association....”

Nationally Designated Historic Properties

Properties that are significant to local, state, or national history may be eligible for listing in the National Register of Historic Places. National Register properties are protected from adverse effects caused by federally funded or sponsored activities. Rehabilitation work involving participation by the federal government must be completed in accordance with the Secretary of the Interior’s Standards for Rehabilitation. The following structures are individually listed on the National Register of Historic Places:

- a. **Architects and Engineers Building *** - 1200 2nd Ave So.
- b. **Basilica of St. Mary *** - Hennepin Avenue at 16th Street
- c. **Elbert Carpenter House *** - 314 Clifton Avenue
- d. **Eugene Carpenter House *** - 300 Clifton Avenue
- e. **Eitel Hospital** - 1367 Willow Street
- f. **Alden H. Smith House *** - 1403 Harmon Place
- g. **Swinford Apartments & Townhouses *** - 1213-21, 1225 Hawthorne Ave
- h. **Wesley Methodist Church *** - 101 E. Grant St
- i. **Westminster Presbyterian Church** – 83 12th St. So.

** - properties asterisked above are also Locally Designated Historic Properties*

The properties above are identified on the map graphic on Page 12 of this chapter titled *Historic Designations in the Loring Park Neighborhood*.

Locally Designated Historic Properties

Properties that are deemed significant to the history of Minneapolis, but that may not have been evaluated for listing on the National Register, may be locally designated. The criteria for local designation are a slightly expanded version of those used to evaluate National Register properties.

Under the city's historic preservation ordinance, rehabilitation work on locally designated properties is subject to review by the Minneapolis Heritage Preservation Commission, and work must be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Work on properties located within designated historic districts is governed by design guidelines developed specifically to preserve significant, and character defining features of the district.

The following are locally designated individual landmarks:

- j. **Charles C. Bovey House** - 400 Clifton Avenue
- k. **Loring Theater** - 1407 Nicollet Avenue
- l. **Rowhouses** - 115-119 West 15th Street
- m. **The Woman's Club of Minneapolis** - 410 Oak Grove St.
- n. **Henry E. Ladd House** – 131 Oak Grove Street
- o. **Dunne Mansion (The Lund House)** - 337 Oak Grove Street
- p. **D.H. Lyon House** - 419 Oak Grove Street
- q. **C.B. Lyon House** - 425 Oak Grove Street

The properties above are identified on the map graphic on Page 12 of this chapter titled *Historic Designations in the Loring Park Neighborhood*.

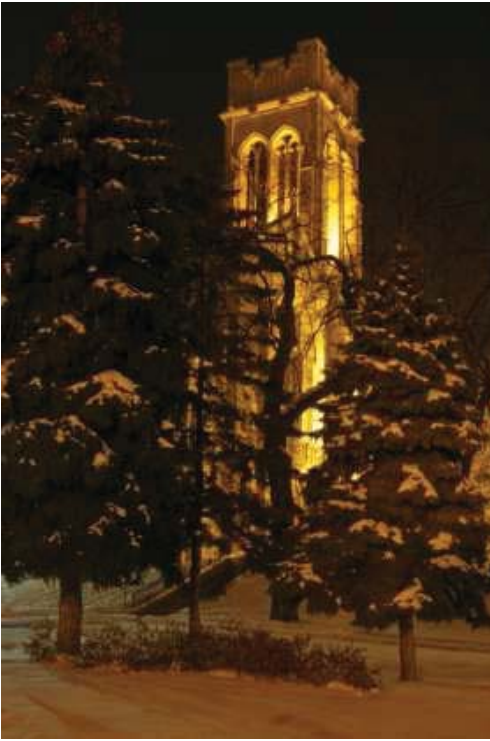


Properties may be locally designated if they...

- *...are associated with significant events, periods, or broad patterns of cultural, political, economic or social history.*
- *...are associated with the lives of significant persons/groups.*
- *...contain or are associated with distinctive elements of city or neighborhood identity.*
- *...embody distinctive characteristics of an architectural or engineering style, type, or method of construction.*
- *...exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.*
- *...exemplify the work of master builders, engineers, designers, artists, craftsmen or architects.*
- *...may yield or be likely to yield information important in prehistory or history.*

For more information on the process for local designation, go to the website of the Minneapolis Heritage Preservation Commission:

<http://www.ci.minneapolis.mn.us/hpc>



Properties of Potential Significance

The following buildings have historic significance and contribute to the historic character of the neighborhood. Efforts should be made to protect these resources. Opportunities include historic designation, compatible zoning, conservation districts, historic districts, and /or adaptive reuse.

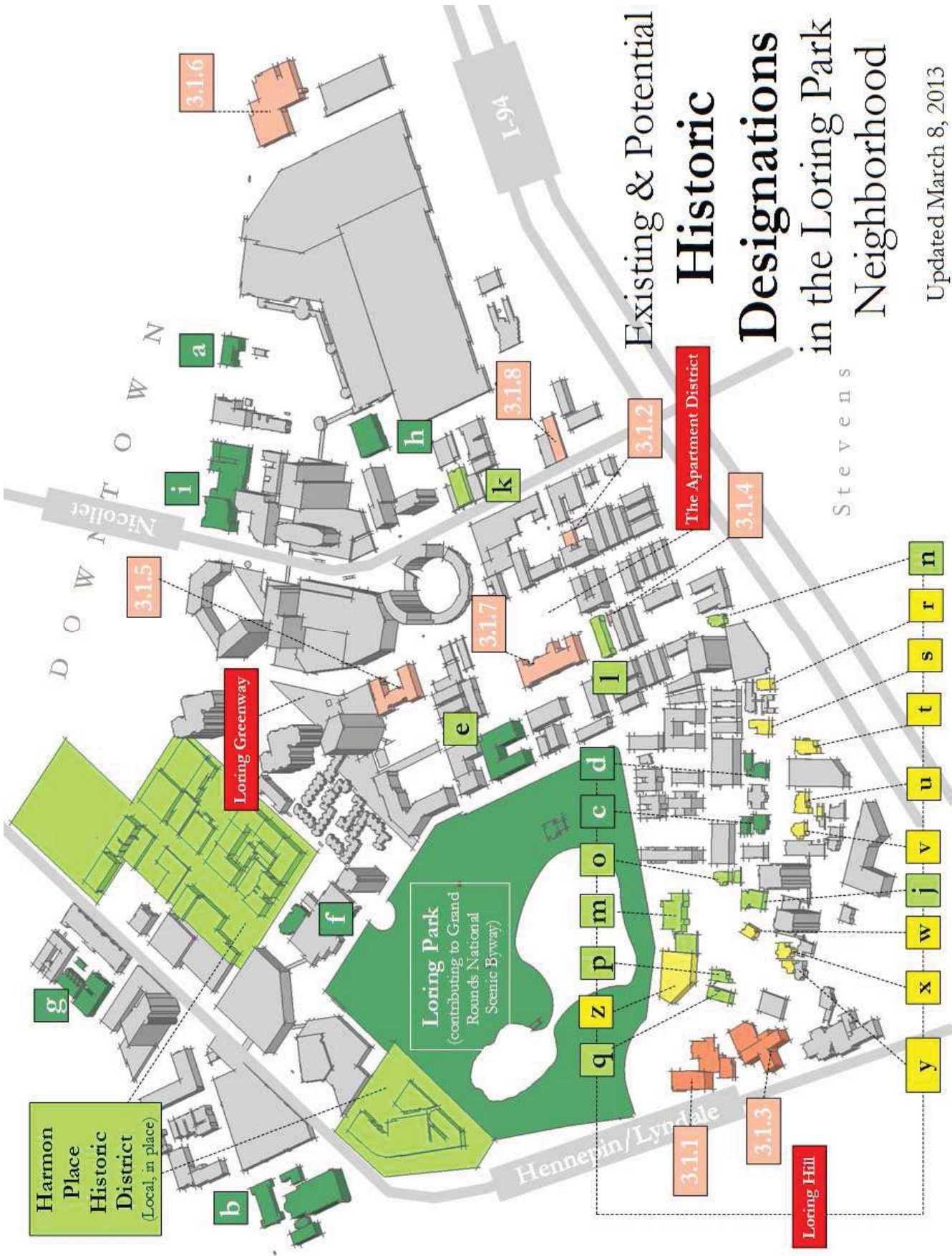
For the properties listed below, see corresponding *Recommendation 3.1 Potential Historic Designations (Properties & Districts)* at the end of this chapter:

- 3.1.1 **Saint Mark's Episcopal Cathedral** - 519 Oak Grove Street
- 3.1.2 **19 Bar** - 19 West 15th Street
- 3.1.3 **Groveland Place** - 510 Groveland Avenue
- 3.1.4 **Small House** - 1507 Spruce Place
- 3.1.5 **Maryland Hotel** - 1346 La Salle Avenue
- 3.1.6 **Central Lutheran Church** - 333 South 12th Street
- 3.1.7 **Emerson School** - 1421 Spruce Place
- 3.1.8 **The Flame** – 1523 Nicollet Avenue

The properties above are identified on the map graphic on page 12 of this chapter titled *Historic Designations in the Loring Park Neighborhood*.

Top left: bell tower of Saint Mark's Episcopal Cathedral (during Light Up Loring 2010); Left: south façade of Groveland Place; Above: the sanctuary of Central Lutheran Church





Existing & Potential Historic Designations in the Loring Park Neighborhood

Updated March 8, 2013

Properties on National Register of Historic Places



- a. Architects and Engineers Building* - 1200 2nd Ave So.
- b. Basilica of St. Mary* - Hennepin Avenue at 16th Street
- c. Elbert Carpenter House* - 314 Clifton Avenue
- d. Eugene Carpenter House* - 300 Clifton Avenue
- e. Eitel Hospital - 1367 Willow Street
- f. Alden H. Smith House* - 1403 Harmon Place
- g. Swinford Townhouses* - 1213-21, 1225 Hawthorne Ave
- h. Wesley Methodist Episcopal Church* - 101 E. Grant St
- i. Westminster Presbyterian Church - 83 12th St. So.

* - also *Locally Designated Properties*

Locally Designated Properties



- j. Charles C. Bovey House - 400 Clifton Avenue
- k. Loring Theater - 1407 Nicollet Avenue
- l. Rowhouses - 115-119 West 15th Street
- m. The Woman's Club of Minneapolis - 410 Oak Grove St.
- n. Henry E. Ladd House - 131 Oak Grove Street
- o. Dunne Mansion (The Lund House) - 337 Oak Grove St.
- p. D.H. Lyon House - 419 Oak Grove Street
- q. C.B. Lyon House - 425 Oak Grove Street



Inventoried Properties, Contributing to Potential Historic District *

- r. The Welles House - 228 Clifton Avenue
- s. The Lamb House - 236 Clifton Avenue
- t. Arthur C. Andrews House - 245 Clifton Avenue
- u. The Lane House - 309 Clifton Avenue
- v. The Sikes House - 317 Clifton Avenue
- w. The Passmore House - 410 Clifton Avenue
- x. The Keith House - 421 Clifton Avenue
- y. Chas. A. Nimocks House - 431 Clifton Avenue
- z. National Life Insurance Company - 430 Oak Grove



Properties w/ Potential for Local Designation

- 3.1.1 St Mark's Episcopal Cathedral
- 3.1.2 19 Bar
- 3.1.3 Groveland Place - 510 Groveland Ave
- 3.1.4 House - 1507 Spruce Place
- 3.1.5 Maryland Hotel 1346 LaSalle Avenue
- 3.1.6 Central Lutheran Church
- 3.1.7 Emerson School
- 3.1.8 The Flame - 1523 Nicollet Avenue

* See chapter for more information about the 2008 Historic Resources Inventory



Districts w/ Potential for Local or Conservation District Designation

- + Loring Greenway
- + Loring Hill (Mansion District) - see Recommendation 3.1.9
- + The Apartment District - see Recommendation 3.1.10



Protection of Other Buildings & Urban Fabric

In addition to resources that have been or are potentially eligible to be formally designated as historic, Loring also retains a large number of properties that contribute to the overall appeal and character of their districts.

Building types such as the older shop-front mixed use buildings along Harmon and Nicollet, the old hotels and walk up apartment buildings in Loring Village, and the mansions of Loring Hill, are three examples of collectives of structures that contribute to a greater whole. Although these resources have not been formally recognized, individually they contribute to and collectively define the highly valued character and urban fabric of the neighborhood.

Protection of such properties and the character of their districts, are addressed in the next sections of this chapter.

This Apartment Building at 306 Oak Grove Street is typical of older hotels and walk-up apartment buildings stretching through an Apartment District from Loring Hill down through Loring Village. Many such as this are endowed with beautiful central stoop stairway/entryways, engaging upper story balconies, Some have interesting garden level commercial uses. The continuous assemblage of these buildings greatly enhances the walk-ability of streets like Oak Grove, Spruce, 15th and LaSalle - for many Loring residents an important element of their beloved urban lifestyle.

This is a photo of an alley in the Fawkes block, at the western end of the Harmon Place Historic District.



Historic Districts

National Register Historic Districts

Loring Park & Grand Rounds

Although Loring Park is not individually eligible for the National Register due to recent improvements, it has been determined to be a contributing resource within the Grand Rounds National Scenic Byway. The nomination for this linear historic district is still in process.

Aside from Loring Park's participation in the Grand Rounds, there are no districts within the Loring Park Neighborhood that currently would qualify as National Register districts. For more information about this nomination see:

<http://www.minneapolisparcs.org/grandrounds/home.htm>

Existing Local Historic Districts

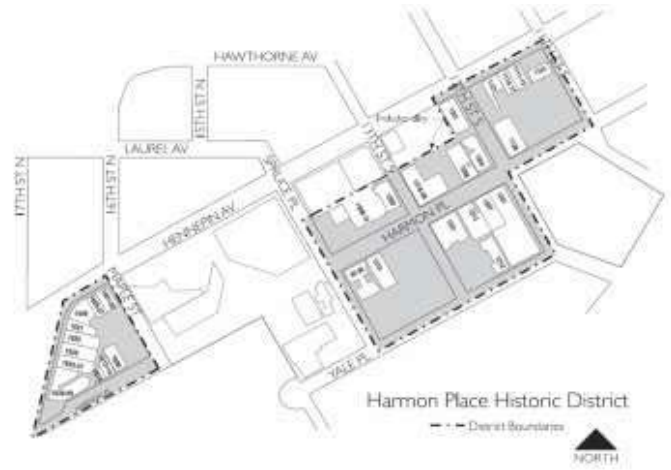
The Loring Park Neighborhood has one locally designated historic district in place, and two other districts with varying degrees of potential for local designation:



For other recommendations related to Harmon Place, see sections in: Adaptive Reuse of Buildings (later in this chapter), Chapter 4 Public Realm, and Chapter 2 Land Use & Built Form.

Harmon Place Historic District

(Designated in 2001) The Harmon Place Historic District (3 images to right) was locally designated for both its historic associations with the city's early automobile industry and for its architectural character. This district includes 42 properties (26 contributing; 16 non-contributing) and is governed by the *Harmon Place Historic District Design Guidelines*. Undeveloped sites provide an opportunity to reinforce the character of this district. Heavy foot traffic linking Minneapolis Community and Technical College and University of St. Thomas creates the opportunity for small business development at street level.



Potential Local Historic Districts

Loring Greenway

The Loring Greenway (image at immediate right) is a three block long pedestrian corridor connecting Nicollet Mall and Loring Park. Designed by M. Paul Friedberg, the greenway was constructed in 1975 as the centerpiece of a large urban renewal project that brought hundreds of new housing units to the neighborhood. The 2008 Historic Resources Survey of the neighborhood states that it is an important example of modern landscape design.



Loring Greenway

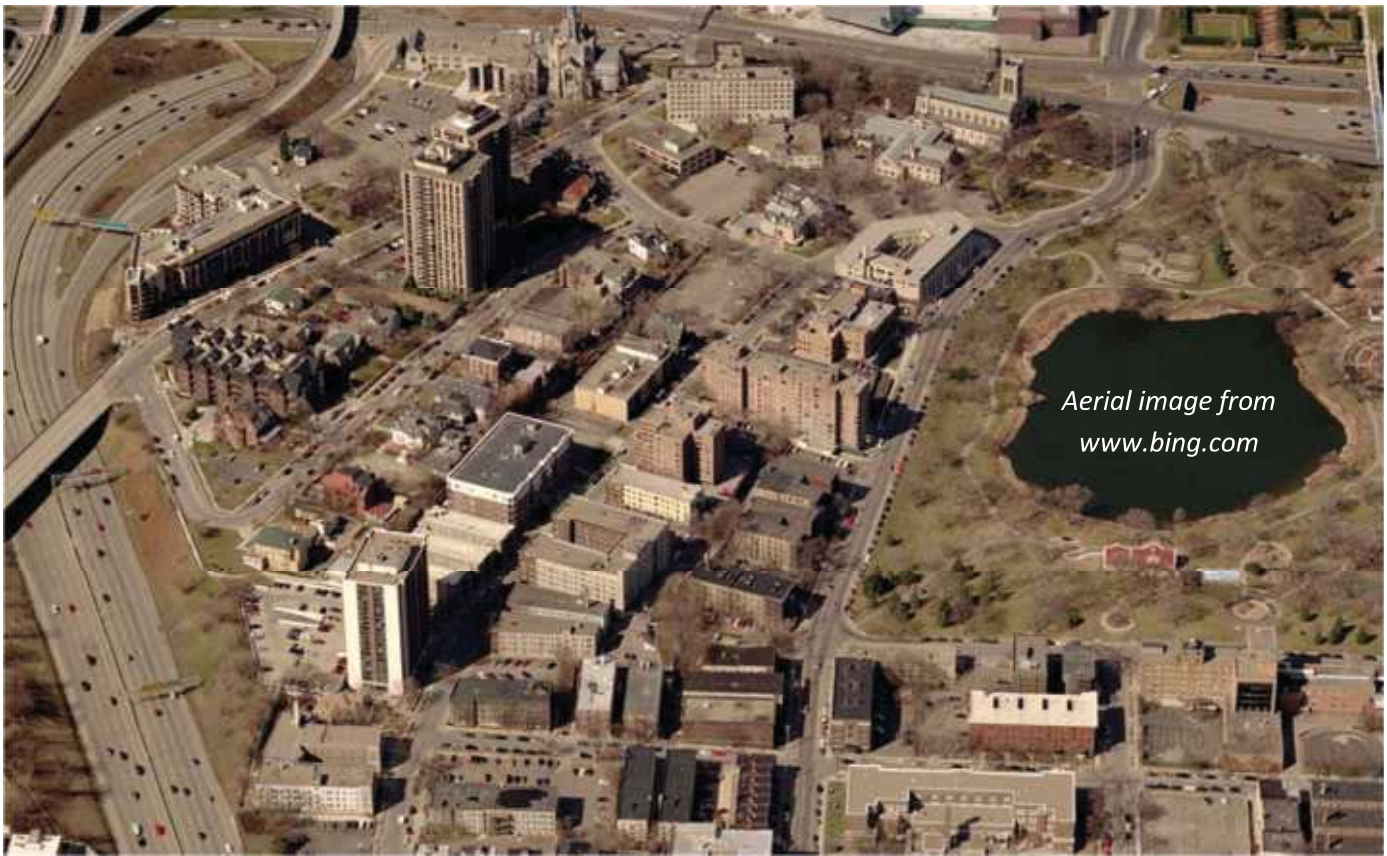
Loring Hill

This area is a terraced hillside neighborhood south of Loring Park. It consists largely of monumental, architect designed homes and mansions. This area was home to many of Minneapolis' most prominent citizens in the years immediately before and after 1900.

The district contains many properties that are locally designated or individually listed on the National Register of Historic Places. The area retains most of its significant buildings and public realm which embody a traditional development pattern. That unique pattern consisted of mansions and residential hotels terraced on a hillside overlooking downtown and the city's central park. The area has many properties which would contribute to a potential historic district and Loring Hill has definite historic significance to the city.



The Woman's Club of Minneapolis



For these reasons, Loring Hill may be eligible for local historic district designation. The designation process would require further study to confirm historic district eligibility. The city is currently drafting an ordinance that would establish Conservation Districts as an alternative approach to preservation. Depending on the final shape of the ordinance this may also be an option (see Page 21 Conservation Districts)



In the *2008 Historic Resources Survey*: (see *Thematic Areas*) the following properties have been “inventoried and recommended for intensive research” due to their potential for contributing to a historic district:



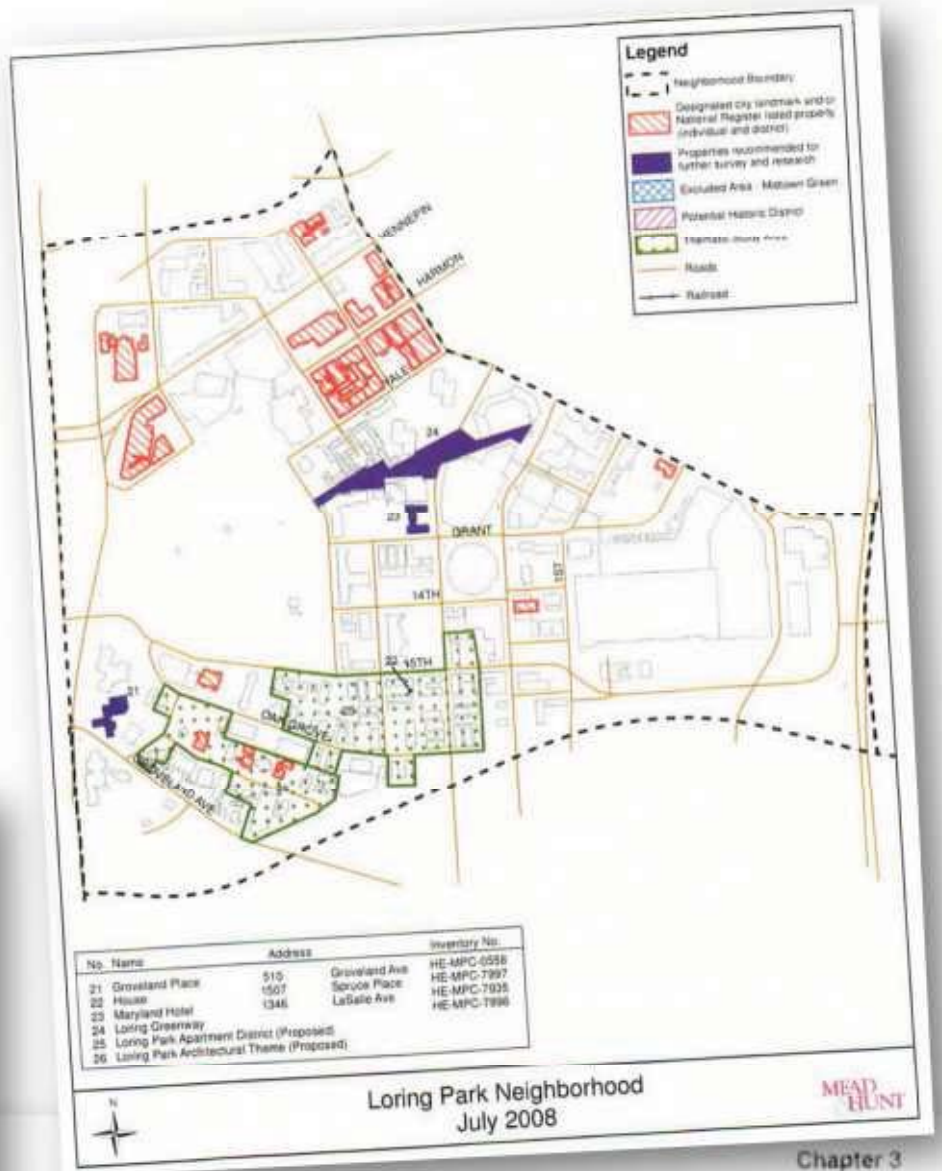
- r. **The Welles House** - 228 Clifton Avenue (*top left image*)
- s. **The Lamb House** - 236 Clifton Avenue (*middle image on left*)
- t. **Arthur C. Andrews House** - 245 Clifton Avenue
- u. **The Lane House** - 309 Clifton Avenue
- v. **The Sikes House** - 317 Clifton Avenue
- w. **The Passmore House** - 410 Clifton Ave (*bottom left image*)
- y. **Chas. A. Nimocks House** - 431 Clifton Avenue
- z. **Northwestern National Life Insurance Company** - 430 Oak Grove

See related Recommendation 3.1
 Potential Historic Designations
 (Properties & Districts) at the end of this
 chapter.

Basis:

Historic Resources Inventory

Pages shown... at right) map
 outlining (in green) suggested
 'Thematic Study Areas' on Loring
 Hill and the Apartment District,
 ...and below) an excerpt from the
 2008 Historic Resources Inventory
 (Mead & Hunt) describing the
 basis for recommending further
 research.



Chapter 3
 Inventory Results and Recommendations

Loring Park Architectural Theme

Clifton Avenue and Oak Grove Street

HPC: Criterion 4: Architecture
 National Register: Criterion C: Architecture

The southwest corner of the Loring Park neighborhood contains numerous large Collegiate Gothic and Tudor Revival residential properties. These properties are in close proximity to properties associated with the City historic context *Religious and Social Organization*, which may have influenced their development. As such, this may represent a theme and/or pattern of resources associated with an important city historic context; however, further intensive survey and research is needed to determine the extent of properties that may comprise this theme and to compare these properties to similar property types in the city.



*East and north façades of Eitel Building
City Apartments, viewed from the
entrance path to the Loring Greenway at
Spruce & Grand.*



Context Sensitive Design of New Construction Near Historic Properties

The relationship of the scale, proportion and design of all buildings fundamentally impacts the quality of life in the Loring Park neighborhood. The community has expressed a strong desire to establish specific guidelines for new building construction. This is important with new buildings adjacent to older smaller scale properties. Of even greater concern is new construction adjacent to historic properties. New construction, if not done respectfully and sensitively, can negatively impact property values and the historic character of these properties, as well as the urban experience surrounding them.

This plan has identified significant landmark buildings whose importance justifies the creation of a “zone of respect” around those buildings. The design of new buildings constructed in proximity to historic resources may take the form of literal restorations, inventions within a style, or abstract references, depending on the particular circumstance and location of the new building.

Protection through Zoning & the Municipal Review of Projects

Protection for historic resources, promotion of context sensitive massing, and careful attention to frontage (at-grade relationships of buildings to streets), all have long been important to community members. The desire for sensitivity to the unique character and urbanism of each district was again heavily apparent in the extensive community based planning activities that serve as the primary basis for this plan.

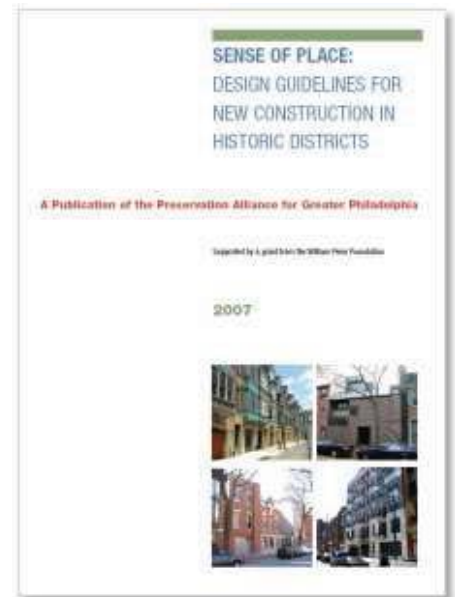
The *Land Use Plan* and *Built Form Plan* in *Chapter 2 - Land Use and Built Form* in the previous chapter will guide future re-zoning throughout the neighborhood to address issues such as the distribution and compatibility of land use and building heights. However, this still leaves Loring's very sophisticated urban pattern with only limited guidelines and parameters to guide more refined issues such as building type, massing and not to mention the often street-to-street urban design and character issues such as view-sheds, vernacular and frontage (building-to-street) relationships.

More detailed guidelines for design of buildings will continue to be addressed through the standard municipal review process. The intent of City of Minneapolis *Site Plan Review* is "...to promote development that is compatible with nearby properties, neighborhood character, natural features, and adopted city plans; to minimize pedestrian and vehicular conflicts; to reinforce public spaces; to promote public safety; and to visually enhance development. ..."

However, because of the unique location and growth pressures in the Loring Park Neighborhood, and the uniquely sophisticated quality of built fabric and urbanism found in its several distinct districts, it has become necessary - and will likely continue to be necessary - to set in place context based design guidelines. Context sensitive guidelines for the form and performance of new construction must:

- a) provide fairness and clarity to owners/developers.
- b) function to ensure context sensitivity of new building design.
- c) ensure the protection of the unique urbanism found within each district.

The following pages address three approaches that extend beyond zoning and municipal review process to encourage high standards in the design of new construction within districts that have an established character worthy of protection. An example that has found support in the community is from Philadelphia, Pennsylvania;



'Sense of Place: Design Guidelines for New Construction in Historic Districts', by The Preservation Alliance of Greater Philadelphia, 2007



Above: West façade of Eitel Building City Apartments, viewed from Loring Park across Willow Street. The project completed in 2008, is a rehabilitation of the 1912 Eitel Hospital into 34 market-rate apartment units. An additional 177 units are located in adjacent new construction that employs "green" materials and processes in design, landscaping, and operations. The project involved the removal of 1960s and 1970s additions and the careful rehabilitation of the six-story historic hospital, including installation of a replica of the original bracketed cornice that was removed from the building in a 1977 remodeling. The Hospital is listed on the National Register of Historic Places. The project received a 2009 Preservation Award from the Minneapolis Heritage Preservation Commission.

To this end, the following sections are presented: *Context Sensitive Design Criteria (Neighborhood-wide for All New Construction), District Based Design Guidelines, and Conservation Districts.*

Context Sensitive Design Checklist *(Neighborhood-wide for All New Construction)*

All new construction in the neighborhood should be *context sensitive* (sensitively designed to fit within the surrounding urban context). To ensure this, developers and architects of all new construction projects, whether or not the project is located within a designated historic district or is covered by an existing set of design guidelines, should be prepared to address the following:

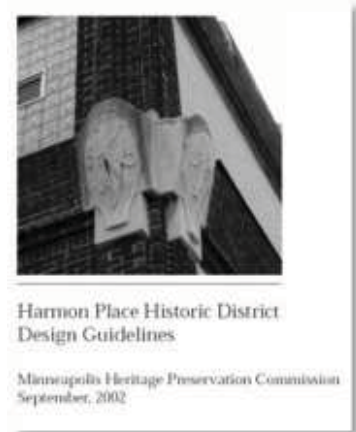
- How would the proposed design appropriately incorporate or respond to the surrounding historic assets?
- How would the proposed design maintain or strengthen the existing street edge, side setbacks and landscaping of the surrounding area?
- How would the massing of the building (height and width of component parts) be an appropriate response to the neighborhood context?
- How would the building composition and architectural vocabulary relate to the existing context, or how would it create a meaningful juxtaposition?
- How would the building materials be attractive and complementary to surrounding buildings?
- How would the scale, placement and character of building elements such as windows doors and roof line be complementary to surrounding buildings?

District Based Design Guidelines

To assist further in ongoing efforts to preserve the neighborhood's historic assets there are a variety of district based solutions in place that should be utilized, including:

The Harmon Place Historic District Design Guidelines - 2002

Tied to a locally designated historic district, the *Harmon Place Historic District Design Guidelines* should continue to be utilized to guide the design of development within its boundaries.



The Loring Hill Design Guidelines - 2006

The Loring Hill Design Guidelines were created in 2005-06 through a comprehensive community based process. During this period a moratorium on development in Loring Hill was in place. The goal of the guidelines was to proactively guide development and protect the scale and distinctive character of Loring Hill. The character of Loring Hill is defined by predominately three and four story apartment houses, historic mansions, and the green spaces that surround them. Sensitive stewardship of the soft and green streetscape created by these relationships is a major focus of the design guidelines.



Land Use and Built Form elements for Loring Hill outlined in Chapter 2 adopt and refine the Loring Hill Design Guidelines. Where the two documents differ, this Master Plan will take precedence. Upon adoption of this Master Plan as a Small Area Plan, it will become the new comprehensive policy guiding municipal reviews of new development in the Loring Hill District, and will directly inform the next rezoning study of the area.



The Nicollet Avenue Development Guidelines - 2004

The *Nicollet Avenue Development Guidelines* should be utilized to guide the design development along Nicollet Avenue through the Neighborhood.



The following is stated policy in the Minneapolis Plan for Sustainable Growth, encouraging the development of Conservation Districts:

*“**Conservation Districts...** In addition to regular maintenance and adherence to the zoning code, other tools exist to preserve neighborhood character. A Conservation District is a zoning or preservation tool used to help communities protect certain characteristics in their neighborhood. They concentrate on protecting such things as architecture styles, densities of the area, heights of structures, and setback guidelines. The scope and size of conservation districts may vary; and the regulations of the district may affect design elements, structure size, building demolition, and land use. While Minneapolis currently does not have conservation districts, this tool can be effective for preserving neighborhood character.*

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

8.8.1 *Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.*

8.8.2 *In addition to local designation, develop other preservation tools, like conservation districts, to preserve the historic character of neighborhoods and landscapes. ...”*

Conservation Districts

Conservation Districts allow for the definition and protection of areas that may not be eligible for historic district designation, yet exhibit consistency of form, character, and visual elements that foster a sense of stability, comfort and identity. Conservation Districts include design and maintenance guidelines that are developed to fit with the specific characteristics of the district.

It is a policy of the *Minneapolis Plan for Sustainable Growth* to implement Conservation Districts. This plan also recommends that they be established. Until the specifics of a Conservation District ordinance are finalized the best locations for potential districts cannot be determined, however there are several areas in the neighborhood where conservation districts could make sense. These include areas noted under Potential Historic Districts (see pg. 12). It may also include other areas such as the area known as the Apartment District.

Apartment District - Within the areas defined as Loring Hill and Loring Village, the Apartment District is an area consisting of luxury apartments and apartment hotels built for middle-class urbanites in the early decades of the twentieth century. These buildings feature stoops and doorways and a consistent scale that combine to create several blocks of dense uniquely walkable urban streetscape. For these reasons and its proximity to downtown, this area should be explored for designation as a conservation district.



This is based on stated community support during the Master Plan Process. The community expressed a desire to protect and enhance the walkable character and urban scale found throughout this area. The 2008 *Historic Resources Survey* recognized (See map to right, cropped from Survey.) the historic nature of the area by identifying it as a thematic study area. As such it may be eligible for historic designation, however further research and study would be required to make this determination. This would present an alternative option to a conservation district.

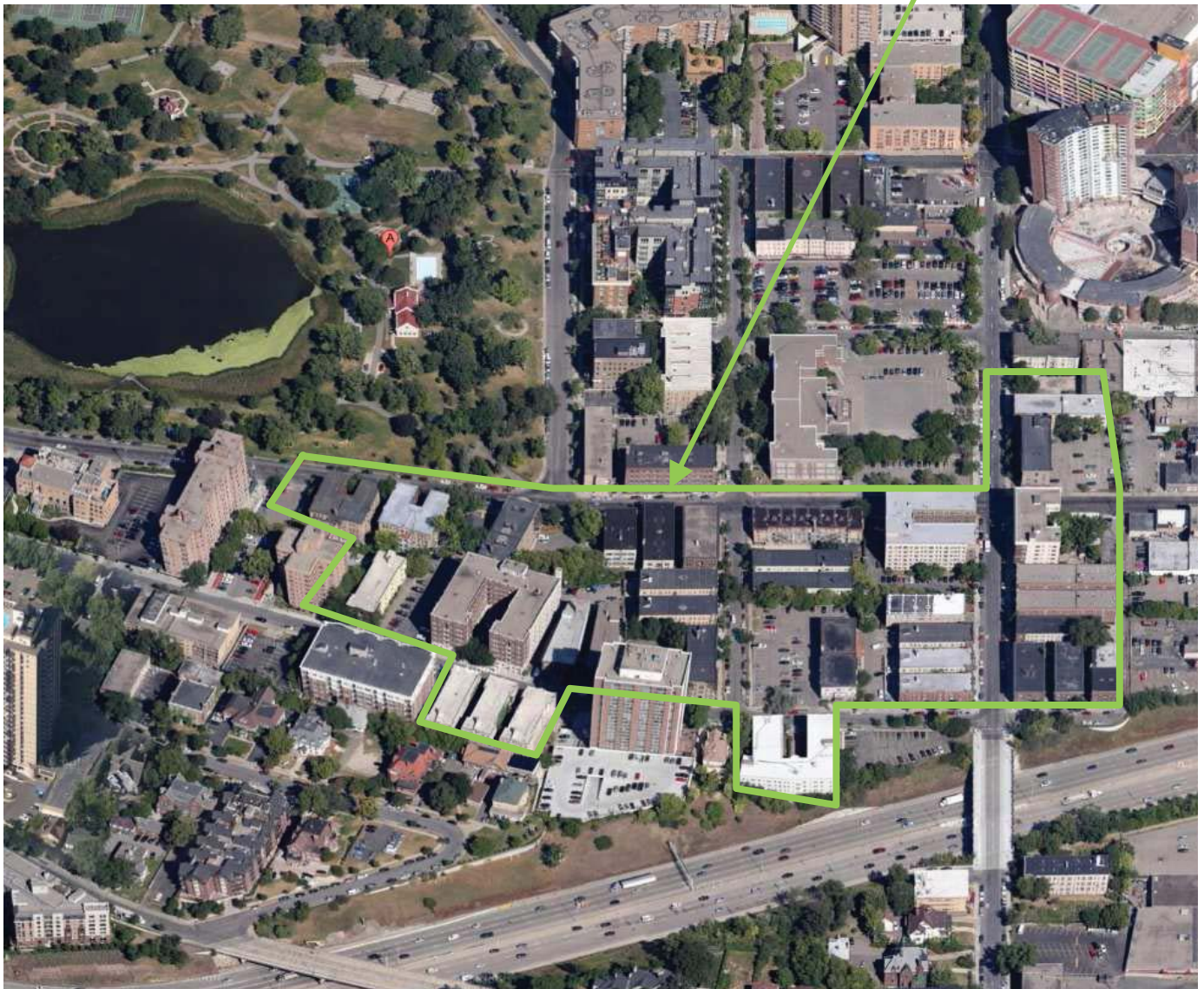


Image: Eugene Carpenter House (300 Clifton Avenue) - This Georgian Revival mansion is one of several beautiful mansions on Loring Hill. Designed by Edwin H. Hewitt and constructed in 1906, it earned National Register Designation in 1977 and was locally designated in 1978.



Adaptive Reuse of Buildings

The rich building stock of the Loring Park Neighborhood combined with the character and charm of the walkable streets, proximity to downtown and the park are the foundation for Loring's reputation as an exceptional urban neighborhood. Continued use and maintenance of Loring Park's historic properties are essential to the preservation of the character of the neighborhood. Retention of the scale and character of the streetscapes, preservation of historic architecture and retention of green space will achieve those goals. Maintenance and upkeep of older buildings is innately expensive, as are upgrades to achieve compliance with today's standards for accessibility, safety and energy efficiency.

Efforts have been made in recent years to reuse several building types in the Loring Park neighborhood. Each building type presents unique challenges and opportunities for adaptive reuse. These four major building types are:

- Storefront & Mixed-use Buildings
- Mansions
- Churches
- Apartment Buildings

Activating Storefront & Mixed-use Buildings

Several areas of the neighborhood which hold concentrations of this building type may benefit from focused, organized attention:

- Nicollet Avenue
- Hennepin Avenue
- Harmon Avenue
- 12th Street

This plan supports efforts to revitalize and activate the storefronts throughout the neighborhood. When storefronts are not used for retail, considerations should be given to alternative uses of storefronts including but not limited to: live/work spaces, professional services and offices. In mixed-use multistory buildings this plan encourages storefronts on the street level with residential or office space above.

Obstacles to storefront reuse include but are not limited to parking and transportation issues for tenants and customers, the evolution of traditional retail, accessibility to rear and upper levels, fire code compliance, energy efficiency and the compatibility of street level and upper level uses.

Adaptive Reuse of Mansions

Many of the mansions in Loring Park are historically designated, however, all mansions contribute to the fabric and character of the neighborhood. All mansions in the neighborhood should be preserved. Respectful and sensitive reuse of these structures may include multi-unit residential, office, bed & breakfast or small inn, and hospitality related services. Several properties were identified in the Master Plan process for focused attention:

- **Alden Smith House** - 1403 Harmon Place (*National Register*)
- **Eugene Carpenter House** - 300 Clifton (*National Register*)
- **Ladd House** - 131 Oak Grove (*Locally Designated in 2011*)
- **Dunne Mansion** - 337 Oak Grove (*Locally Designated in 2011*)
- **Lyon House** - 419 Oak Grove (*Locally Designated in 2011*)
- **Lyon House** - 425 Oak Grove (*Locally Designated in 2011*)

This plan supports all efforts to address obstacles preventing reuse of mansions with the neighborhood. Typical issues include but are not



BEFORE (above), **AFTER** (below):
This two story mixed use building on Harmon Place experienced rehabilitation and reuse in 2011-12.



limited to accessibility, fire code compliance, energy efficiency, room and unit size, and issues of market suitability.



Wesley Church

Adaptive Reuse of Churches

The closing of Wesley United Methodist Church (*shown at left*) has made adaptive reuse of churches an important issue. Many of the churches in the Loring Park neighborhood are historically designated, and among the most important religious structures in the region. The first priority would be continued use of these structures as religious institutions. Should this not be possible adaptive uses may include secular ceremonies, performances, galleries or museums, gatherings, and community services. In the specific case of Wesley Church, the close proximity to the Minneapolis Convention Center suggests that it could provide a supplemental and unique gathering place for the Convention Center.

Adaptive Reuse of Apartment Buildings

The neighborhood contains many luxury apartments and hotels built in the early twentieth century for middle-class urbanites. These buildings contribute to the fabric and character of the neighborhood and should be preserved and used. Non residential uses of these buildings may include offices, small inn, and hospitality related services.

Obstacles to reuse include but are not limited to parking and transportation issues for tenants or customers, accessibility, fire code compliance, energy efficiency and the compatibility of potential mixed uses.

Recommendations

3.1 Potential individual property and district designations - Support exploration of new local and national historic designation of the following individual properties and districts: (See also the *Historic Landmarks & Properties* section, and *Historic Districts* section of this chapter for listings, map and more information.)

3.1.1 St. Mark's Episcopal Cathedral (519 Oak Grove Street) – Support exploration of local designation for this property, as recommended in the 2008 Historic Resources Survey. St. Mark's Episcopal Cathedral, has been inventoried, but has not been locally designated or determined eligible for the National Register. A monumental religious property, designed by the prominent Minneapolis architectural partnership of Hewitt and Brown and built in stages beginning in 1908. This property, like the Basilica, Hennepin Avenue United Methodist, Wesley Methodist, and Westminster Presbyterian is significant for its architecture and as an important neighborhood institution.

3.1.2 19 Bar (19 West 15th Street) – Support exploration of local or national historic designation based on potential cultural significance. The bar, though not identified by 2008 Historic Resources Survey, became a property identified in master plan discussions as having importance related to its long term role in local GLBT history. This property is important in the continuing social and cultural story in Minneapolis of regional and perhaps national significance.

3.1.3 Groveland Place (510 Groveland Avenue) – This property designed by Hewitt and Brown was listed in the 2008 Historic Resources Survey as having potential eligibility for local designation or national designation.

3.1.4 1507 Spruce Place – This property was listed in the 2008 Historic Resources Survey as having potential eligibility for local designation or national designation.

3.1.5 Maryland Hotel (1346 La Salle Avenue) - This property was listed in the 2008 Historic Resources Survey as having potential eligibility for local designation or national designation.

3.1.6 Central Lutheran Church (333 South 12th Street) – This property was listed in the 2008 Historic Resources Survey as having potential eligibility for local designation. Designed by Sund and Dunham architects, windows by Gaytee Stained Glass, completed 1928. Serving essentially as a cathedral for Lutherans, this building would seem to have a high potential for designation. Religious properties are generally designated for

architectural, rather than social significance, which imposes a relatively high standard for physical integrity. Central has been somewhat altered with a new entrance opening on to the parking lot, and the recent addition of the bell tower that was part of the original plan, but not executed as part of the original construction due to the onset of the Great Depression.

3.1.7 Emerson School (1421 Spruce Place) – This property was listed as having potential eligibility for local designation, based on a survey of Minneapolis schools executed previous to this Master Plan. (*See below.*) Emerson School occupies an entire city block east of Loring Park. The building’s scale and design are consistent with the overall character of the neighborhood. The Emerson site also provides nearly half a block of parking serving the school and several neighborhood businesses. School buildings such as Emerson are typically good candidates for adaptive reuse as housing. However, should the school leave, the neighborhood wishes to preserve the Emerson building and site as a public land use, as it would be very hard to replace if the site were redeveloped. Registration requirements for public school buildings are described in detail in Carole Zellie’s 2005 historic context study of the Minneapolis Public Schools:

http://www.ci.minneapolis.mn.us/cped/docs/MplsPublicSchoolStdy_2005.pdf

3.1.8 The Flame (1523 Nicollet Avenue) - Support intensive research of the potential eligibility of this former nightclub based on cultural significance. This property was not recommended for further research in the 2008 Historic Survey. However, it's role in the social life of the city during the 1940s as a venue for noted jazz performers such as Fats Waller, Lena Horne and Duke Ellington merits further study.

3.1.9 Loring Hill - Study this district for potential designation as Local Historic District or Conservation District. For more information, see earlier section in this chapter; *Historic Districts / Locally Designated Historic Districts* and also *Context Sensitive Design of New Construction Near Historic Properties / Conservation Districts*.

3.1.10 The Apartment District - Study this district for designation as Conservation District. For more information, see earlier section in this chapter; *Context Sensitive Design of New Construction Near Historic Properties / Conservation Districts*.

3.2 Context-Sensitive Redevelopment near Historic Properties - Support the adoption and use of neighborhood and district-based design guidelines in order to protect the highly valued historic character of the neighborhood. See section *Context Sensitive Design of New Construction Near Historic Properties* in this chapter.

3.3 Conservation District Designation - Support creation of a formal mechanism that would enable the establishment of a 'Conservation District' in the City of Minneapolis. This would entail adding a provision to the city zoning or preservation ordinance. Potential Conservation Districts in Loring Park include the 'Apartment District' and 'Mansion District' as defined in the 2008 Historic Survey of the neighborhood. See the Conservation Districts section of this chapter (p.20) for more information.

3.4 Activating Shop-front Mixed Use Buildings - Support efforts to use and reuse existing shop-front spaces. Identify resources that property owners and businesses can use for overcoming obstacles to running modern businesses in historic buildings and historic urban neighborhoods. See the Adaptive Reuse of Buildings section of this chapter (p.22) for more information.

3.5 Adaptive Reuse of Mansions - Support efforts to use and reuse existing mansions in the neighborhood. Identify resources that property owner, home owners and business owners can use for overcoming obstacles to living in, or running modern businesses in large historic homes. See the Adaptive Reuse of Buildings section of this chapter (p.22) for more information.

3.6 Adaptive Reuse of the Wesley Church Building - Support efforts to maintain, renovate and reuse the Wesley Church Building.

