

Citizens for a Loring Park Community
Land Use Committee
Monday, August 24, 2009
6:30 pm to 8:00 pm at the Loring Park Office Building (430 Oak Grove), Room 207

Attendance: Dick Sandberg (1201 Yale Place), Jan Sandberg (1201 Yale Place), Jana Metge (CLPC Executive Coordinator), Paul Hinderager (Summit House), Paul Prenevost (Music Box Theater), Becky Gullickson (301 Clifton), Aaron Wood (200 Groveland), Diane Hansen (Copenhagen Properties), Christopher Hoffer (510 Groveland), Greg Donofrio (University of Minnesota), Gary Gliem (Summit House), Madeline Douglass (4215 Garfield), Bob Glancy (4842 Northrop Drive), Dee Montgomery (1023 Mount Curve), Mike Marn (Summit House)

I. 6:30-6:45 p.m. Call to Order—John van Heel, Land Use Chair

John led introductions of those in attendance.

Approved the June 22, 2009 and July 16, 2009 minutes. (Motion Richard Sandberg, second Paul Hinderager)

Motion passed

Approved the agenda. (Motion Richard Sandberg, second Becky Gullickson)

Announcements

- **Community Sing-Along** – September 15th 7:00 p.m. at the Loring Park Community Center. At the last event there were over 50 people participating.
- **Court Watch** – meetings are held at the Central Library. Contact the CLPC office for more information (874-9002).
- **Dusk2Dawn Event** – September 26th For more information call CLPC at 874-9002. We are looking for volunteers as walkers and refreshment passers.
- Jana distributed a variety of flyers and notices.

II. 6:45–7:00 p.m. Wesley Church built in 1891 - Greg Donofrio

Preserve Minneapolis www.preserveminneapolis.org wishes to see the Wesley Church built in 1891 at 101 East Grant next to the Convention Center, preserved and protected.

Greg was drawn into the project a few weeks ago by a principal in a local architectural firm that specializes in historic preservation. The use of the church may be changing as its congregation has changed. The St. Paul Recovery Church has been using the space (Jana noted that parking is provided through the Convention Center) but cannot cover the \$5,000 monthly operating costs. There will be capital budget needs in the future. The United Methodist church will cover costs for a few months and then plan to sell the church. Both the interior and exterior are locally designated as historic. A loose coalition of folks are trying to help the congregations explore alternative/additional uses (such as shared congregations or arts programming) of the property. Greg's class this fall will focus on the historic preservation economics of this building.

Discussion with committee members:

How the Convention Center uses the building is not clear at this time. Greg's class will be able to help track this down as well as possible alternative uses. It is not clear if the Convention Center has been approached about its interest in the property.

It is not clear when it was last used by Wesley Church--Recovery Church has been in

there for some time.

There is probably a well-known architect involved.

The interior is somewhat sloped with a wrap-around balcony. The fellowship hall would make a good banquet facility. It has a commercial kitchen. There are several small rooms off the fellowship hall that may have been used by Orchestra Hall for rehearsals in the past.

Capacity is about 1,000 but several doors could be opened or closed to vary the capacity.

There is not a lot of religious iconography and it is unclear if the church would need to be desanctified.

Jana noted that several folks (Kim Havey, Bob Copeland) have been sending out emails soliciting ideas.

John wondered if this site would be appropriate for the GLBT center? It was suggested that Greg contact Ann DeGroot. And also consider involving District 202, currently without a home. Jana will send contact information to Greg.

Dick asked about possible use as a restaurant/bar – he has seen examples in Ireland and Spain.

Greg thought that, based on other sources, that market value of the property is likely to be in the \$3 to \$3.5 million dollar range. Some of the larger suburban churches might be interested in establishing a presence downtown.

Suggested that students could write an article for the Downtown Journal or Southwest Journal.

Committee members were interested in the opportunity for a field trip or photographs. One option would be to combine with Greg's class field trip to tour the space.

III. 7:00-7:20 p.m. Ladd House – Dee Montgomery with Harry Wild Jones Society

The Ladd house, located at 131 Oak Grove, is being put forward for historical designation by the Harry Wild Jones Society. Dee is here tonight to talk about this process.

Dee distributed a handout describing the interior and exterior of the 1889 Ladd house at 131 Oak Grove. The house has been recently used as a nursing home. This is the oldest Harry Jones (see http://www.ci.minneapolis.mn.us/hpc/landmarks/Harry_Wild_Jones.asp) house. Most of the other Jones houses in the Clifton area have been demolished. Jones worked with Ladd (real estate developer) and Washburn to develop Washburn Park (now Tangletown). The Ladd house is somewhat unique in its fort-like, Kasota stone structure. The house was nominated for historical designation many years ago but the application languished. It is currently zoned OR-3.

Dee is looking for a letter of support for the nomination of the Ladd house. It is being marketed for commercial uses. They would like to see it designated before it is sold. It takes considerable work to do the research needed to put together an application. Dee distributed information about the application (see ATTACHMENT #1).

Discussion with committee members:

Dick raised the issue of this property not being recommended for further study in the recently completed *Historic Resources Inventory* -- see <http://www.downtown2015.com/Homepage/CLPCDocs/Loringhiresstudy.pdf>. Lack of such a listing allows the City to process a demolition permit very quickly.

Dee described the process for making an application for designation as a Minneapolis

landmark. Accepted properties could then be considered for the state register or ultimately the national register. Exterior designation is much more common than interior designation.

They have been trying to contact the owner who lives out of state. So far they have not had a response. This is really the City's job. There are at least two hearings in the City before designation and the owner would be notified for both.

Owner support for designation varies. Single-family owners are likely to be more sensitive. There are some advantages for funding that come with national designation.

There is concern that the building needs to be secure before the heating season. If nomination is accepted for a designation study, the inspections department gets notice so that they can ensure that the building is secure, which helps minimize the potential for damage.

They have not spoken with the realtor. The sale ads at the house seem to include considerable historic detail, suggesting recognition of the historic value of the house.

Supports the designation of the Henry Ladd House located at 131 Oak Grove as a Minneapolis heritage property. (Motion Christopher Hoffer, second Paul Hinderager)

IV. 7:20-7:40 p.m. Historic preservation of residential properties on Loring Hill

We will follow up the previous conversation with discussing options and ways to proceed on the entire Loring Hill.

John asked Dee about her thoughts on the *Historic Resources Inventory*. She noted that the document should have been provided to the library and additional copies to the neighborhood.

Dee suggested pursuing a number of properties on Clifton that are highlighted in the *Inventory*. She noted that 300 Clifton (Eugene Carpenter house) is for sale and it is an important house.

Dee suggested inviting realtors to address the committee when properties are for sale.

Dee encouraged CLPC to pursue the idea of a historic district although such districts take a long time to establish.

Bob Glancy suggested working with the Heritage Preservation Commission to set up a summer walking tour on Loring Hill. Bob will host two tours himself -- September 12 (Kenwood) and September 19 (Lowry Hill). See <http://www.ci.minneapolis.mn.us/hpc/walking-tours.asp> for more details.

V. 7:40-8:00 p.m. NRP Phase II/Housing funds -

We will continue the discussion on uses of NRP Housing funds in September, so come prepared with ideas for the best use of these funds and what we would like to see a loan program consist of.

Discussion included whether the \$50,000 in the Phase II Plan (for preservation, maintenance, affordability) should be scattered or focused on a few properties. The plan refers to a two percent loan program although the loan could be forgiven.

Some discussion that focusing on a few buildings would be both more effective for the properties and administratively easier.

Dee described a project out of Alexandria, Virginia (the "Fence and Front Door" project) that identified houses with curb appeal issues (such as fences, doors, and similar) and worked with owners to do exterior work.

Not all projects that seem housing related may qualify --screening dumpsters may be too remote

from the house to qualify.

VI. 8:00-8:15 p.m. - Reports

MN Orchestra Hall Community Engagement Task Force – CLPC was asked to forward two names – one will be appointed. In addition, Lisa will appoint one person as will the other two neighborhoods. There will be other representatives as well.

Committee members interested in this appointment are Dick Sandberg, Paul Hinderager, and Gary Gliem.

1330 Nicollet Ave. – Loring Parking Ramp – Board of Adjustment hearing was held on Aug. 13th

Dick reported that the variances were approved. Other work is progressing on the ramp. A small group of local residents (Ray Harris, Kim Havey, Bob Copeland, Richard Anderson, and John van Heel) is meeting with the architect to plan historic plaques along Grant Street.

Master Plan Task Force – Robert Cook and John Van Heel (set for 4th Wednesdays @ 6:30)

Sandy Morris from the Woman’s Club contacted Jana to emphasize the need to consider district parking issues and access to 15th Street/Dunn Bothers from the Woman’s Club property.

Traffic Calming Task Force - 6:30 on Monday, June 15th, (3rd Mondays); Loring Park Office Building

District 202 – incoming letter reported that they ceased day to day operations on June 30th and left their location.

Village Green letter advising of need for an additional variance for the Loring Park Kitchen and Bar Restaurant:

The letter advises that the addition of bi-fold windows requires an additional variance as the interior space (and therefore seating) will be larger. John noted that the letter states that the neighborhood requested the addition of the windows which is not accurate. This should be clarified before the request goes before the Planning Commission, possibly at the September meeting.

Paul thanked CLPC for working with the Woman’s Club on the National Night Out party.

Adjourned 8:30 p.m.

Agenda Items for Future Meetings:

September Meeting items are: MCTC Outdoor Plaza & Twin Cities Streets for People

Other future items:

- Nicollet Development Proposal
- Historic Markers-Loring Parking Ramp
- Berger Fountain / Loring Park Master plan
- Lunds Store/Building