

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

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| 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.

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- 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.

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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