

**CITY OF MINNEAPOLIS  
CPED PLANNING DIVISION  
HERITAGE PRESERVATION COMMISSION STAFF REPORT  
BZH-25815**

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FILE NAME: 3009 Park Avenue, Pauline Fjelde Residence  
DATE OF APPLICATION: n/a  
APPLICANT: Jakris Ltd. (James Schoffman), 651-686-7603  
PUBLICATION OF STAFF REPORT: February 23, 2010  
DATE OF HEARING: March 2, 2010  
APPEAL PERIOD EXPIRATION: March 12, 2010  
CATEGORY: Historic Resource  
CLASSIFICATION: Designation  
STAFF INVESTIGATION AND REPORT: John Smoley, Ph.D., 673-2830  
DATE: February 23, 2010

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#### **A. BACKGROUND**

The Pauline Fjelde Residence, located at 3009 Park Avenue, was constructed as a duplex in 1907 for Ms. Fjelde by Olof Eneroth. The house is a 2 ½-story gable-front residence designed in a vernacular style with stucco clad walls and a composition shingle roof. It was designed by Boehme & Cordella who were also the architects of the Swan Turnblad House (American Swedish Institute) and Gluek's Restaurant. Both of these properties are locally and nationally designated.

On October 8, 2008, One Call Contracting submitted a Wrecking Permit application for 3009 Park Avenue. On November 6, 2008 CPED informed the Applicant that 3009 Park Avenue was a historic resource, based upon the home's association with Pauline Fjelde, a prominent artist, Norwegian immigrant, and single woman who was born in 1861 and died in 1923. On November 21, 2008, the owner, James Schoffman, submitted an application for the demolition of a historic resource. He intended to replace the building and garage with a parking lot.

On January 13, 2009, the Heritage Preservation Commission denied an application to demolish a historic resource at 3009 Park Avenue and directed the Planning Director to complete a designation study and institute interim protection. Upon appeal, the City Council upheld the Heritage Preservation Commission's decision at their March 6, 2009 meeting.

On September 29, 2009 the house sustained damage in a fire in what has been declared an arson by the Minneapolis Police Department (Attachment B). Following the fire, CPED reassessed the property's integrity and revised the draft designation study to note the damage to the building.

On December 4, 2009, the City of Minneapolis' Problem Properties Unit issued orders to the property owner to remove fire debris from the roof and grounds as well as to temporarily repair

the roof with structural members, decking, and a covering material so as to prevent further building damage (Attachment D).

On a December 7, 2009, the property owner received an engineering report (Attachment C) he commissioned detailing the structural stability of the house at that time.

On December 15, 2009, the State Historic Preservation Officer was sent a draft of the proposed designation pursuant to the requirements of state law and section 599.250 of the city's Heritage Preservation Regulations, which permits sixty days for this review.

On December 23, 2009, the property owner had wood delivered to the roof of the house via boom truck. The weight of the materials caused part of the roof to collapse. The property owner did not apply for a Building Permit or a Certificate of No Change.

On December 24, 2009, the property owner submitted the December 7, 2009 engineer's report to the City's Regulatory Services Department. Later that same day, the City's Regulatory Services Department declared the building a hazard under section 1300.0180 of the MN State Building Code and section 87. 100 of the Minneapolis Code of Ordinances and demolished the building for health and safety reasons. Regulatory Services officials based their determination and actions upon three factors: the damage sustained by the building (Attachment B), the weight of snow from the impending snowstorm (Attachment E), and the December 7, 2009 engineering report (Attachment C).

On December 29, 2009, the Heritage Preservation Commission extended interim protection on the property at 3009 Park Avenue for two months, until February 28, 2010, to provide time to analyze the impacts of the demolition on the pending designation study and to work with Regulatory Services, the community, and the property owner to explore options for mitigation of the loss of the historic resource and/or salvage of the remaining material on site. Regulatory Services staff agreed to postpone the debris removal onsite for several weeks to provide time for this exploration.

On January 11, 2010, Ward 8 Councilmember Elizabeth Glidden, Preservation and Design staff, and Regulatory Services staff met with members of the public to answer questions regarding the decision to demolish 3009 Park Avenue and to seek input on salvage and mitigation. Approximately 11 members of the public in attendance recommended consideration of the following options:

1. Install a garden to prevent construction of a parking lot onsite;
2. Install a monument onsite;
3. Install a flagpole onsite;
4. Be mindful of monument details to ensure it does not look like a tombstone;
5. Ensure any mitigation does not convey the impression that mitigation is a suitable substitute for the preservation of a building;
6. Salvage corbels or other architectural details, the trunk, original decorative wood elements, and entryway tiles;
7. Commission a record of Pauline Fjelde's life and the residence at 3009 Park Avenue; and
8. Explore ways to prevent this from happening in the future, by perhaps creating a special exception for condemning properties under interim protection.

City staff was not able to reach an agreement with the property owner and his legal counsel regarding salvage and mitigation at 3009 Park Avenue. The City Attorney's office informed CPED that the Heritage Preservation Regulations impose no requirement to salvage or mitigate for the loss of historic resources demolished by the City's Regulatory Services Department for health and safety reasons.

On February 5, 2010, the Eighth Ward City Council Office issued a courtesy notice for debris removal at 3009 Park Avenue to ward residents and interested members of the public (Attachment F).

On February 8, 2010, Regulatory Services staff initiated debris removal at 3009 Park Avenue using a pre-arranged plan designed to permit CPED to simultaneously conduct salvage operations (Attachment G). After ninety minutes of searching, CPED ended salvage operations, having found no items of historical value (see Attachment H for photographs of the operation). CPED limited its salvage operations to items of historical value, not items able to be recycled. Previously, the ReUse Center has indicated that it would not be able to salvage any materials onsite at 3009 Park Avenue but the Hennepin History Museum expressed interest in salvaged items of historical value (Attachment I).

On February 10, 2010, the State Historic Preservation Officer found 3009 Park Avenue to be ineligible for local designation (Attachment J).

On February 11, 2010, CPED brought the completed designation study to the Committee of the Whole of the Planning Commission. The Committee adopted a motion stating that the proposed designation would have been in accordance with the comprehensive plan had the residence not been demolished.

On February 16, 2010, the Heritage Preservation Commission adopted a resolution to immediately end interim protection on the property at 3009 Park Avenue.

CPED anticipates bringing the designation study to the Zoning and Planning Committee of the City Council on March 25, 2010.

Section 599.240 of the Minneapolis Code of Ordinance provides interim protection to properties during the time of a designation study. The interim protection period lasts twelve months from the decision to commence a designation study. This section stipulates that interim protection can be extended an additional six months to protect the designation process but that the Heritage Preservation Commission must hold a public hearing to consider the proposed extension of interim protection. CPED sees no reason to continue interim protection at 3009 Park Avenue.

## **B. AUTHORITY FOR REVIEW**

Chapter 599 of the Minneapolis Code of Ordinances, Heritage Preservation Regulations, authorizes the HPC to hold a public hearing to consider proposed designations and to make findings and recommendations to the Zoning and Planning Committee of the City Council with respect to proposed designations as follows:

599.270. Designation hearing. Following completion of the designation study the commission shall hold a public hearing to consider the proposed designation, as provided in section 599.170. Any person having a legal or equitable interest in a nominated property shall be allowed reasonable opportunity to give testimony or present evidence concerning the proposed designation.

599.280. Commission recommendation. Following the public hearing, the commission shall make findings with respect to the proposed designation and shall submit the same together with its recommendation to the Zoning and Planning committee of the City Council. In making its findings and recommendation, the commission shall consider the designation criteria contained in section 599.210, the information contained in the designation study, the State Historic Preservation Officer's comments, the City Planning Commission's comments, the Planning Director's report and all testimony and evidence received at the public hearing relating to the designation.

### **C. DESIGNATION CRITERIA**

Section 599.210 of the Heritage Preservation Regulations establishes criteria to be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance. To be eligible for designation, a property must meet at least one of the following designation criteria:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

### **D. FINDINGS**

#### 1. Consistency with designation criteria:

The designation study for the Pauline Fjelde Residence shows that the property meets designation criteria 2 as follows:

- (2) The property is associated with the lives of significant persons or groups. Pauline Gerhardine Fjelde was born in Aalesund, Norway, in 1861 and immigrated to the United States in 1887. Along with her brother Jacob and sister Thomane, she found great success as an artist in Minneapolis. In 1893, Ms. Fjelde was commissioned with her sister, Thomane, to embroider the first state flag (used from 1893 to 1957). Fjelde's handiwork won her numerous awards and enabled her to support herself through a commercial embroidering enterprise in downtown Minneapolis. Most notably, her work on the state flag won Fjelde and her sister a gold medal at the World's

Columbian Exposition of 1893 in Chicago, held to mark the 400<sup>th</sup> anniversary of Columbus' voyage to America. After living in various rented spaces, this single woman paid \$7500 to construct a duplex at 3009 Park Avenue in 1907. While residing here she began her magnum opus: the lauded Hiawatha tapestry. Woven in the Gobelin method, the 9' x 8.5' tapestry took over a decade to complete. The home symbolizes the upward mobility of not only a single woman but also a Norwegian immigrant during a period of time when both demographic groups experienced difficulty establishing themselves.

Despite meeting this criterion, the residence at 3009 Park Avenue has been demolished. While the significance of the residence remains, the residence itself no longer retains the ability to communicate that significance. It no longer retains integrity and is thus not suitable for historic designation.

### **RECOMMENDATION OF THE CPED PLANNING DIVISION**

CPED Staff recommends that the Heritage Preservation Commission **adopt** the above findings, **deny** the landmark designation of the Pauline Fjelde Residence, and forward the study and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to **deny** the designation of the property at 3009 Park Avenue.

### **ATTACHMENTS**

- A. Pauline Fjelde Residence Designation Study, CPED-Planning, February 2010
- B. Minneapolis Police Department Arson Investigation Update
- C. December 7, 2009 Engineering Report Commissioned by the Property Owner
- D. Orders Issued by Regulatory Services on December 4, 2009 for Work at 3009 Park Avenue
- E. National Weather Service Storm Forecast, December 23, 2009
- F. 3009 Park Avenue Debris Removal and Salvage Courtesy Notice
- G. Regulatory Services Operational Plan for Debris Removal And Salvage at 3009 Park Avenue
- H. CPED Photographs of 3009 Park Avenue Salvage and Debris Removal Taken February 9, 2010
- I. E-Mail Correspondence from the ReUse Center and the Hennepin History Museum Regarding Salvage of Items at 3009 Park Avenue
- J. State Historic Preservation Officer Review Letter
- K. Correspondence from Applicant's Legal Counsel