

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

FILE NAME: Wabun Picnic Area, Minnehaha Falls Park Historic District
DATE OF APPLICATION: November 5, 2008
APPLICANT: Andy Lesch, Minneapolis Park and Recreation Board
DATE OF HEARING: December 16, 2008
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HPC SITE/DISTRICT: Minnehaha Falls Park Historic District
CATEGORY: Contributing
CLASSIFICATION: Certificate of Appropriateness
STAFF INVESTIGATION AND REPORT: Molly McCartney
DATE: December 16, 2008

A. SITE DESCRIPTION AND BACKGROUND:

The Minnehaha Park Historic District is one of few cultural landscapes that is formally recognized as an important historic resource in the City of Minneapolis with both National Register and local historic designation. The Minnehaha Park Historic District was placed on the National Register of Historic Places in 1969 and locally designated in 1986. Minnehaha Park is part of the Grand Rounds park system that runs through the City of Minneapolis. It was designed by landscape architect Horace W.S. Cleveland and implemented by Theodore Wirth. The Minnehaha Park District is recognized with the historic designations for many reasons, one being associated with a nationally renowned master landscape architect and an early example of integrating nature into urban planning. The noted natural landscape features of the Park includes Minnehaha Falls, Minnehaha Creek, the gorge, bluffs, and glen of the Park. In 1993, renovation preserved and restored the aging Minnehaha Park including historic sites within the park and the landscape itself. The renovation was preceded by a master park plan completed in 1992.

In addition to the landscape of the park, the district also includes several historic buildings. The Minnehaha Princess Station is an ornate Victorian train depot built in the 1870s by the Minnesota Central Railway, later called the Milwaukee Road. The John H. Stevens House nearby was moved to the park in 1896 from its original location west of St. Anthony Falls. The Greek-revival house was built in 1849 and is regarded by some as the birthplace of Minneapolis. The Longfellow House also stands within the vicinity of the park. Robert F. Jones built the home in 1906 to complement his Longfellow Gardens and Zoo (non-extant). The 10-room, two-story Georgian house is a replica of the Henry Wadsworth Longfellow House in Cambridge, Massachusetts. Other buildings in the district include the Refectory and the Pavilion. In addition, the District is adjacent to another nationally designated district, the Minnesota Soldiers' Home.

The Minnehaha Park Historic District encompasses the entirety of the 193-acre park, which includes Minnehaha Falls, Creek, and Glen, limestone bluffs and river overlooks along the Mississippi River. Vegetation in the park consists of oak, elm, silver maple, basswood, hackberry and cottonwood trees, as well as native and prairie woodland wild flowers. The Park has many distinct areas, one being the

Wabun Picnic Area, located in the northeast portion of the park, south of East 46th Street, and north of the Minnesota Soldiers' Home.

Wabun Picnic Area

The Wabun Picnic Area is located east of the Upper Glen area, atop the bluffs along the Glen and the Mississippi River. The northern portion of Wabun abuts East 46th Street at the Ford Parkway Bridge. The Wabun Picnic Area is not mentioned specifically in the National Register nomination form or local designation material though it is included in the park and therefore included in the designation and associated protections.

The lower Wabun area is located atop the eastern plateau of the Upper Glen area. Currently, the lower Wabun area consists of two parking lots, one of which is adjacent the Minnesota Soldiers Home campus and the other parking lot is located off the main Wabun road. The two parking areas can not be access via one another. There are a number of picnic benches in the lower Wabun area as well. The lower Wabun area has two parking lots, on the north of the park and the other on the south end, near the Minnesota Veterans Home. These lots are asphalt and do not have striped parking areas.

The Wabun Picnic Area was first developed as a park amenity in the 1920s as an automobile campground called the Minnehaha Auto Tourist Camp. The Minneapolis Park and Recreation Board did not own the Tourist Camps at that time. Auto tourist camps came into fashion with the emergence of the automobile, prior to the modern day motel. The auto camp had permanent and temporary structures used as sleeping quarters. By the 1950s, the auto tourist camp was falling out of favor with the public. The Park Board obtained the property, the tourist camp quarters in Minnehaha Park were removed, and new picnic shelters were built that were used for picnicking shelters and gathering spaces. As part of the redesign of this area of the park, the 1950s picnic shelters were demolished in the summer of 2007, with approvals from CPED - preservation staff.

In November 2007, a proposal for the Wabun Picnic Area was submitted for a Certificate of Appropriateness for park improvements, including new picnic shelter, a wading pool, a restroom and pool mechanical building, parking lot improvements, and improved playground amenities. Notwithstanding staff recommendation, the HPC denied this application. The HPC action was appealed to the City Council, which approved the project on November 29, 2007. (Attachments, page A72).

The State Historic Preservation Office is currently studying the Minneapolis Grand Rounds Park System for National Register nomination. Minnehaha Park is included in this study. Minnehaha Park is one of the few areas of the Grand Rounds park system that is historically designated locally or on the National Register.

Minnesota Soldiers' Home

The Minnesota Soldiers' Home is located at the southeast corner of Minnehaha Park and is itself on the National Register of Historic Places. The Minnesota Soldiers' Home grounds were also planned by Horace W.S. Cleveland. The Soldiers' Home has two points of vehicular access, one being a bridge over the Upper Glen on the southern end of the Soldiers' Home property and the other being a road through the Wabun Picnic Area.

B. PROPOSED CHANGES:

The proposed changes for the Certificate of Appropriateness are for improvements in the lower Wabun Picnic Area. The Minneapolis Park and Recreation Board is proposing a number of changes, including a maintenance building, two picnic shelters, parking lot improvement and expansion, and new roadway construction in the lower Wabun area. The current alignment of the road through Wabun is proposed to be converted to a bicycle and pedestrian path.

Maintenance building and picnic shelters

The proposed maintenance building and picnic shelter are located in an area that does not have other structures. The proposed structures are similar in design, materials, and color to the structures in the previously Wabun project. The previous Wabun project included a pool maintenance building, wading pool, park shelters, and parking lot improvements. These improvements were undertaken prior to Heritage Preservation review by staff or the HPC. The HPC denied the application, which was appealed to the City Council where it received approvals.

The proposed garage building is a two-story structure that will have two enclosed vehicles parking spaces on the first floor and office space on the story above (Attachments A17-A18). The structure has a barn-like visual appearance. The building has a 50 ft. by 44 ft. footprint, with a two-tiered, open gable roof structure. The first and second floors are not under the same roof line, the second story is almost like a cupola that runs the length of the roof line. The first floor roof line has a 3.5/12 pitch and the second floor roof line has a 4/12 roof pitch. The building will be 52 ft. in height at the peak of the roof. The proposed structure has cement fiber board exterior with 4 ft. of rockface veneer wall at the base of the building. The building is located at north end of the lower Wabun area.

There are two proposed picnic shelters located in the middle of the lower Wabun area. They are similar in design to the picnic shelters in the upper Wabun Area. They are open shelters with a hexagonal roof structure.

Parking lots

The proposed parking lot improvements include the relocation and expansion of the two lots in the lower Wabun area.

North lot

The northern lot is currently an asphalt lot. The proposed changes include moving the parking south, new curb cuts and retaining ponds, as well as a new walking path from the upper Wabun area. This parking lot would expand to the east to accommodate the proposed construction of the road.

South lot

The southern lot is adjacent to the Minnesota Soldier's Home campus. It is currently an asphalt lot. The proposed changes include expanding the lot to accommodate the proposed construction of the road.

Road construction

The Minneapolis Park and Recreation Board proposed to build a new road on a new alignment. The proposal is to convert the existing Wabun road to a bicycle and pedestrian pathway and relocate vehicular traffic to a proposed road to run along the eastern bluff of the Upper Glen. The proposed two-way road would access both of the parking lots in lower Wabun as well as the Minnesota Veteran's Home. The proposed roadway width is 10 ft. curb to curb and approximately 1,400 ft. in length.

C. GUIDELINE CITATIONS:

There are no local guidelines for the Minnehaha Park Historic District, so the following Secretary of the Interior's Standards for Rehabilitation are used to evaluate the proposed new construction. In addition, the National Park Service's Technical Preservation Brief #36 Protecting Cultural Landscapes is used for evaluation.

The Secretary of the Interior's Standards for Rehabilitation, 1990

Building Site

Recommended:

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape features, and open space.

Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation wall; drain toward the building; nor erode the historic landscape.

Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying unknown archeological materials.

Surveying areas where major terrain alteration is likely to impact important archeological sites.

Protecting, e.g. preserving in place known archeological material whenever possible.

Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.

Protecting the building and other features of the site against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Providing continued protection of masonry, wood, and architectural metals which comprise building and site features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re application of protective coating systems; and continued protection and maintenance of landscape features, including plant material.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.

Repairing features of buildings and the site by reinforcing the historic materials. Repair will also generally include replacement in kind with a compatible substitute material of those extensively deteriorated or missing parts of features where there are surviving prototypes such as fencing and paving.

Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident using the physical evidence to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.

Alterations/Additions for the New Use

Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of character defining features of the site.

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Removing nonsignificant buildings, additions, or site features which detract from the historic character of the site.

Not Recommended:

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space.

Removing or relocating historic buildings on a site or in a complex of related historic structures such as a mill complex or farm thus diminishing the historic character of the site or complex.

Moving buildings onto the site, thus creating a false historical appearance.

Lowering the grade level adjacent to a building to permit development of a formerly below grade area such as a basement in a manner that would drastically change the historic relationship of the building to its site.

Failing to maintain site drainage so that buildings and site features are damaged or destroyed; or, alternatively, changing the site grading so that water no longer drains properly.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological materials.

Failing to survey the building site prior to the beginning of rehabilitation project work so that, as a result, important archeological material is destroyed.

Leaving known archeological material unprotected and subject to vandalism, looting, and destruction by natural elements such as erosion.

Permitting unqualified project personnel to perform data recovery so that improper methodology results in the loss of important archeological material.

Permitting buildings and site features to remain unprotected so that plant materials, fencing, walkways, archeological features, etc. are damaged or destroyed.

Stripping features from buildings and the site such as wood siding, iron fencing, masonry balustrades; or removing or destroying landscape features, including plant material.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.

Failing to undertake adequate measures to assure the preservation of building and site features.

Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.

Removing a feature of the building or site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new building or site feature that is out of scale or otherwise inappropriate.

Introducing a new landscape feature or plant material that is visually incompatible with the site or that destroys site patterns or vistas.

Alterations/Additions for the New Use

Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.

Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing a historic building in a complex, a building feature, or a site feature which is important in defining the historic character of the site.

District/Neighborhood

Recommended:

Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.

Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.

Protecting buildings, paving, iron fencing, etc. against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of building, streetscape and landscape materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.

Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair when the overall form and detailing are still evident using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and constructing a new feature of the building streetscape, or landscape when the historic feature is completely missing, such as row house steps, a porch, streetlight, or terrace. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the district or neighborhood.

Alterations/Additions for the New Use

Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. "Shared" parking should also be planned so that several business' can utilize one parking area as opposed to introducing random, multiple lots.

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.

Removing nonsignificant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.

Not Recommended:

Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape feature results.

Permitting buildings to remain unprotected so that windows are broken; and interior features are damaged.

Stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material.

Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.

Replacing an entire feature of the building, streetscape, or landscape such as a porch, walkway, or streetlight, when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building, streetscape, or landscape feature or that is physically or chemically incompatible.

Removing a feature of the building, streetscape, or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Alterations/Additions for the New Use

Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

D. ANALYSIS

There are no local guidelines for the Minnehaha Park Historic District, so the previous Secretary of the Interior's Standards for Rehabilitation are used to evaluate the proposed alterations. In addition, the National Park Service's Technical Preservation Brief #36 Protecting Cultural Landscapes is used for evaluation.

Maintenance building and picnic shelters

The proposed buildings are compatible with the historic character of the district in terms of size, scale, design, material, color, and texture. The other buildings in the Minnehaha Park District are a mixture of architectural styles, time periods, and building uses. These buildings include the mission-influenced Refectory, the Georgian revival Longfellow House, the Queen Anne Minnehaha Depot, and the Greek Revival Stevens House. The size and design of the proposed maintenance building is consistent with the wide variety of building styles found in the Park. Hardy board is consistent with other lap-sided structures. The use of rock face is not consistent with other historic buildings in the Park. The pool maintenance and restroom facility building located in the upper Wabun Picnic Area are rock face; however they were approved on appeal by the City Council.

The visibility of the new structures will be apparent throughout the Wabun Picnic Area, other locations in the park, and the Upper Glen area. The maintenance building has the most likelihood of being visible by visitors that are in the Glen area. The location of the maintenance building is in an area that has less vegetation with a less steep slope. The addition of this building will be visible from many areas of the park, however the buildings are most viewed in the Wabun area and not areas of the Park that have been defined as character defining features, such as the Falls. The new construction is consistent with the Standard that calls for new construction to be visibility compatible with the historic district and to not destroy the relationship between the open spaces found in the Glen area.

The proposed new construction is a static structure, with a neutral color palate. The proposed picnic shelters are not likely to be visible from the Glen due to their more southern location, the steep bluffs in the Glen area, and heavy vegetation of this bluff. This new construction is consistent with the Standard that calls for new construction to be visibility compatible with the historic district and to not destroy the relationship between the open spaces found in the Glen area.

Parking lots

The proposed changes to the parking area in the lower Wabun area include relocation of the parking spaces to accommodate the proposed road construction. While the parking area will become larger and have curb cuts and retention ponds, the location of the parking is generally in the same location as existing parking. The parking areas are not part of the historic character of the Park. The changes to the parking areas are consistent with the Standards that call for minimal impact of parking sites on an historic district. They are generally unobtrusive to the district, provided that the road is not realigned from the current location.

The sensitive nature of the eastern bluff of the Upper Glen is a concern because of the steep slope and the proposed parking lot improvements. A stormwater management plan should be approved by the City of Minneapolis prior to building permit issuance or site disturbance.

Road construction

The proposed road construction moves the existing road from running through the middle of the Wabun Picnic area to an area along the eastern bluffs of the Upper Glen. The proposed road would

intersect both of the improved parking lots and become a major access point for vehicles going to and from the Minnesota Veterans Home. No traffic figures were submitted to determine the intensity of the use of the road.

This proposed change is not consistent with many of the Standards for rehabilitation for historic districts due to the increased impact of the road along the sensitive bluff area. These impacts include physical impacts to the bluff including sensitive rock ledges along the eastern bluff of the Upper Glen. In addition to the physical impacts, the visual and audio impacts of a new road to the Upper Glen area will be increased. The road will include traffic not just for the park, but also for the Veterans Home that is in close proximity to the tranquil natural area areas of Minnehaha Park, a significant cultural resource in Minneapolis.

The increase traffic near the Upper Glen does not retain the historic relationship between the natural landscape features of the Glen and the open space of the lower Wabun area. Placing this parking facility directly adjacent to the sensitive bluffs along the Glen increases the potential for damage to the bluff. Construction disturbance will affect the bluff and the land located down hill in the Upper Glen. Stormwater runoff will increase due to the increase impervious surface of the roadway. The introduction of vehicles along the proposed road will also have a visual and audio impact to the Upper Glen of Minnehaha Park.

The proposed road construction should not be approved and the existing roadway should be continued to be used. This does not prevent the vehicular access to either parking lot included in the proposal.

Cultural resources

The Minnehaha Falls Park District may have the potential to yield archeological information about indigenous and early European settlement as well as information about the automobile tourist camps. The plateau area that Wabun is located on may have been significant gathering spaces for indigenous communities as well as early white settlers, including military personnel and early millers who used the power of Minnehaha Falls and Creeks. The applicants have not submitted information about archeological resources in the Wabun area. An Environmental Assessment report by the Army Corps of Engineers in 2008 acknowledges that the Park has not been subject to a comprehensive cultural resource study.

To be consistent with the Standards, the lower Wabun areas should be surveyed where major terrain alteration is likely to impact important archeological sites. Failing to survey the building site prior to the beginning of rehabilitation project work so that, as a result, important archeological material is destroyed, which is not consistent with the Standards.

In addition to the Standards, archeological discovery is consistent with the Heritage Preservation Chapter of the Minneapolis Plan:

Policy 8.3: Explore and protect potential archeological resources in the city.

8.3.2 Protect potential and known prehistoric, as well as 19th and 20th century archaeological sites and artifacts

A Phase I archeology survey be submitted prior to building permit issuance. The survey would include including a reconnaissance survey of the lower Wabun area to determine site limits and that any identified site be evaluated to determine if they are eligible for the National Register of Historic Places.

E. FINDINGS:

1. The Minnehaha Park Historic District is on the National Register of Historic Places and locally designated as a historic district.
2. The proposed project is located in the lower Wabun Picnic Area, which is a distinct area of the Minnehaha Park, located in the east portion of the park to the south of East 46th Street and north of the Minnesota Soldiers' Home Historic District.
3. The proposed changes include intensifying the use of the lower Wabun Picnic Area. Expansion of the picnic area and maintenance structure is consistent with the active recreation pattern established in the 1920s with the auto tourist camp and the subsequent picnicking area.
4. The size and design of the proposed maintenance building and picnic shelters are consistent with the wide variety of building styles found in the Park. While hardy board is consistent with other lap-sided structures, the use of rock face is not consistent with other historic buildings, but it is consistent with the pool maintenance and restroom facility building located in the upper Wabun Picnic Area.
5. The visibility of the new structures will be apparent throughout the Wabun Picnic Area as well as other locations in the park, specifically the maintenance building in Upper Glen.
6. While the addition of maintenance building will be visible, the new construction is consistent with the Standard that call for new construction to be visibility compatible with the historic district and to not destroy the relationship between the open spaces found in the Glen area. The proposed new construction is a static structure, with a neutral color palate.
7. The parking lots in the lower Wabun area are not part of the historic character of the Park. The small changes to the parking areas have a minimal impact on the historic district. They are generally unobtrusive to the district, provided that the road is not realigned from the current location.
8. A stormwater management plan should be approved by the City of Minneapolis prior to building permit issuance because of the sensitive nature of the eastern bluff of the Glen.
9. The proposed road construction along the bluff is not consistent with many of the Standards for rehabilitation for historic districts due to the increased impact of the road along the sensitive bluff area. These impacts include physical impacts to the bluff including sensitive rock ledges, as well as the visual and audio impacts to the Upper Glen area. The road will include increase traffic for the park and the Veterans Home in close proximity to the tranquil natural area areas of Minnehaha Park.
10. The increase traffic near the Glen does not retain the historic relationship between the natural landscape features of the Glen and the open space of the lower Wabun area. Placing this parking facility directly adjacent to the sensitive bluffs along the Glen increases the potential for damage to the bluff due to construction disturbance, stormwater runoff, and introduction of vehicles.

11. The existing alignment should continue to be used. This does not prevent the vehicular access to either parking lot included in the proposal. No traffic figures were submitted to determine the intensity of the use of the road.
12. To be consistent with the Standards, the lower Wabun areas should be surveyed where major terrain alteration is likely to impact important archeological sites. Failing to survey the building site prior to the beginning of rehabilitation project work so that, as a result, important archeological material is destroyed. The proposed new road poses the greatest amount of disturbance to archeology at the site.

E. STAFF RECOMMENDATION:

Staff recommends that the HPC adopt the staff findings and **approve** the Certificate of Appropriateness, subject to the following conditions:

1. The proposed new road adjacent to the bluff along the Upper Glen in the Wabun Picnic Area is not approved.
2. A Phase 1 archeology survey must be completed of the lower Wabun area, including a reconnaissance survey of the lower Wabun area to determine site limits and that any identified site be evaluated to determine if they are eligible for the National Register of Historic Places to be reviewed by the Heritage Preservation Commission.
3. Approval of a stormwater management plan is required prior to building permit approval.
4. Final drawings including plans, elevations and details shall be reviewed and approved by CPED-Planning staff. Final plans also include final survey with topography contour lines, final landscape plan and stormwater management plan.

Attachments:

Submitted by applicant:

Certificate of Appropriateness application, page A1-A2

Project description, A3-A8

Excerpt from Army Corps of Engineers' Environmental Assessment, Minnehaha Creek, WPA Walls, page A9-A12

Existing site plan, A13

Site plan conditions from fall 2007, A14

Proposed lower Wabun site plan, A15

Site plan parking lot details, A16

Elevation and floor plans of proposed new structure, page A17-A20

Photographs of the Wabun Picnic area and other areas in Minnehaha Park, page A21-A26

Provided by CPED-Planning Staff:

Minnehaha Park Historic District maps, A27-A28

Wabun Picnic website information and photographs, Minneapolis Park and Recreation Board, A29-A43

Minnehaha Park Historic District nomination form, A44-A55

National Park Service, Technical Preservation Brief #36, Protecting Cultural Landscape, A56-A71

Zoning and Planning Committee of the City Council, Actions, November 29, 2007, A72-A74