

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

FILE NAME: 1013 University Avenue SE/ J.A. and L.R. Lovejoy House (BZH 25780)

APPLICANT: Crowe Construction Management (651) 203-1166 on behalf of property owner, Mark Freund

DATE OF APPLICATION: March 11, 2009

PUBLICATION OF STAFF REPORT: April 7, 2009

DATE OF HEARING: April 14, 2009

APPEAL PERIOD EXPIRATION: April 24, 2009

STAFF INVESTIGATION AND REPORT: Aaron Hanauer, (612) 673-2494

REQUEST: Demolition of a Historic Resource

EXECUTIVE SUMMARY

The property owner, Mark Freund, has submitted plans to construct a new 24-unit building at 1013 and 1019 University Avenue SE. As part of this project, the applicant submitted a Demolition of Historic Resource application for 1013 University Avenue SE. Based on the review staff is recommending that the HPC approve the Demolition of Historic Resource application with conditions.

A. SITE DESCRIPTION AND BACKGROUND

District/Area Information	
Local Historic District/Individual Landmark	N/A
National Historic District/Individual Landmark	N/A
District/Landmark Areas of Significance	N/A
Neighborhood	Marcy Holmes
Property Information	
Address	1013 University Avenue Southeast
Classification	Historic Resource
Construction Date	Circa 1875
Contractor	Unknown
Architect	Unknown
Architectural Style	Italianate
Historical Use	Single-Family
Current Use	Seven Room Boarding House
Historic Name	J.A. and L.R. Lovejoy House

The subject property is a two-story structure, L-plan house that was designed in the Italianate Style. The house was built with a low-pitched gable-front and wing roof (with modern asphalt shingles), wide eave overhangs, and open front porch that spans the eastern portion of the house.

B. PROPOSED CHANGES

The Applicant submitted plans to tear down the residential structures at 1013 and 1019 University Avenue, join the lots, and construct a new 24-unit building on these properties (see Appendix B36-B49).

C. NECESSITY OF DEMOLITION

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations states that before approving the demolition of a property determined to be an historic resource, the commission shall make findings that the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the historic resource a reasonable opportunity to act to protect it.

Section C of this report provides a review of the Lovejoy House based on the Heritage Preservation ordinance.

C1. UNSAFE OR DANGEROUS CONDITION

It is visually apparent that the subject property requires improvement work; however, the City has not condemned this property nor placed health/safety flags on this property.

Per CPED's request, the applicant submitted a structural inspection report that was completed on November 28, 2008 by Stroh Engineering (see Appendix B8 and B9). This report states the property is in a significant state of disrepair and has the following issues:

- The roof rafter framing has excessive sagging and bowing;
- The main floor framing and upper floor has excessive differential settlement and deflection that is likely due to the missing beams, posts, and bearing walls in the basement;
- The limestone foundation is deteriorated.

The structural analysis also states that the house is structurally unsound and would require the replacement of the following items to be habitable:

- Foundation;
- 75 percent or more of the exterior stud walls;
- 75 percent of the floor joist wood framing;
- Roof framing.

C2. REASONABLE ALTERNATIVES TO DEMOLITION

The applicant has provided information that demonstrates that no reasonable alternatives exist to demolition. The structural engineer, Mr. Stroh, states that in his estimation, "The reconstruction costs for this property either for resale or as rental property would not be economically viable (see Appendix B8)." The contractor and applicant's representative, Crowe Construction, estimate that the cost to update and meet code for this building would exceed \$500,000 (see Appendix B10).

The applicant did not provide a proforma that shows that a rehabilitation of the Lovejoy House is not financially feasible nor has the applicant provided a detailed scope of work that details their cost estimate.

C2a. SIGNIFICANCE

The subject property does not appear eligible for designation as City of Minneapolis landmark based on an analysis of the local criteria. The following is a timeline, compiled by CPED, of known events from 1885-1949 that took place at 1013 University Avenue SE and a review of the local criteria.

Timeline: 1013 University Avenue SE

- 1885: The property owners were J.A. and L.R. Lovejoy. They were both millers (see Appendix A1);
- 1889: The University YMCA provided rooms at this location (see Appendix C3);
- 1897-1905: Mr. and Mrs. W. Ed. Nelson lived at this location; no details are known about their possible contributions (see Appendix C5-C9);
- 1905: F.L. Harrager lived at this location (see Appendix C10);
- 1908: Phi Beta Phi had gatherings at 1013 University (see Appendix C11-C12);
- 1914: Building permits suggest that this house may have been used as a tearoom;
- 1949: It was part of the Twin Gables Student Rooming House, which also included 1019 University next door (see Appendix A1).

Local Criteria 1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

At this time, the property does not appear to be associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history that are worthy of designation. The Lovejoy House's association with a sorority is minimal due to the original construction as a single-family residence and the minimal amount of time formal sorority events are known to take place at this location (one year).

Local Criteria 2: The property is associated with the lives of significant persons or groups.

At this time, the property does not appear to be associated with the lives of significant persons or groups worthy of designation. This property has had multiple owners and groups that have lived at this property for short periods of time. The individuals or groups found to be associated with the subject property were not found to be persons/groups worthy of local designation.

Local Criteria 3: The property contains or is associated with distinctive elements of city identity.

At this time, the property does not appear to be associated with distinctive elements of city identity worthy of designation. For this analysis the association with a sorority (Greek Row House Historic District) and the age of structure were analyzed. The subject property's association with the sororities appears to be minimal for two reasons. First, 1013 University Avenue SE was built as a single-family residence and formal sorority events are known to only take place at this location in 1908.

The age of the subject property also does not appear to be a distinctive element of city identity worthy of designation. Even though the property was built circa 1875 and is the earliest extant

dwelling on University Avenue east of I-35W, the City has four locally designated landmarks that were built prior to 1875: The Philander Prescott House at 4458-60 Snelling Avenue South (1852), the B.O. Cutter House at 400 10th Avenue S.E. (1856), the Case-Lang House at 1508 Dupont Avenue North (1865), and the Elisha Morse House at 2325-27 Pillsbury Avenue South (1870).

The actual construction date is not in city records because building permit cards were not started until 1885. CPED, however, believes the 1875 construction date to be accurate based on a review of an 1874 Plan of the City of Minneapolis map that does not show the subject property (see Appendix C14).

Local Criteria 4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

The subject property does possess characteristics of an Italianate architectural style, however, not to a point worthy of designation due to the lack of integrity. There are at least six characteristics that can be generalized in the Italianate architectural style (Source: A Field Guide to American Houses, Virginia and Lee McAlester, 1984). Table 1 below lists those elements and if it is present at 1013 University Avenue SE (note: shading of feature indicates it is present at 1013 University Avenue SE).

Table 1

Identifying features of Italianate	1013 University Avenue SE
Two or three stories	Two Stories
Low-pitched roof with widely overhanging eaves having decorative brackets beneath	Low-pitched gabled roof with wide overhanging eaves
Tall narrow windows, commonly arched or curved above	Most original openings likely remain but decorative details and sashes do not exist
Windows with elaborated crowns, usually of inverted U shape	None
Often has square cupola or tower	none
One-story porch	Partial width porch

There are six principal subtypes of Italianate architectural styled houses: Simple hipped roof, centered gable, asymmetrical, towered, front-gabled roof, and town house. The subject property was designed with a centered gabled-roof. The City of Minneapolis has five Italianate architectural style houses that are designated; however, none are of the centered gabled subtype (see below).

The City of Minneapolis Italianate architectural style houses designated are the following: The Elisha Morse House at 2325-27 Pillsbury Avenue South (1870); The Nordstrom Store at 2110 24th Avenue South (1883); The Lein Duplex at 444-446 Madison Street N.E. (1888); The John A. Widstrom Tenement at 617-21 19th Avenue South (1886); The Case-Lang House at 1508 Dupont Avenue North (1865).

Local Criteria 5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

The subject property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail. The front layout of the property is

typical of a Minneapolis residential lot with a gradual slope from the sidewalk to the front of the property and the rear portion of the property has been converted into a parking area (see Appendix B22 and C18).

Local Criteria 6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

The architect and contractor of the subject property are unknown. Therefore, it is not known if the property was constructed by a master architect and/or contractor.

Local Criteria 7: The property has yielded, or may be likely to yield, information important in prehistory or history.

Staff is unaware of there being information important in prehistory or history at this location and does not recommend further archeological evaluation. All state and federal regulations apply to excavation of this site.

C2b. INTEGRITY

The City of Minneapolis and the National Register recognize a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. CPED believes that 1013 University Avenue Southeast does not possess integrity as evidenced by its retention of only three of seven aspects of integrity (location, setting, and feeling).

Location: The subject property retains its integrity of location. The property was likely built at this location circa 1875 and has remained there since.

Design: The subject property's does not retain its integrity of design. Even though the property does retain its original form, plan, and Italianate architecture style, important architectural details that distinguish the Italianate architectural style such as open front porch details, window frame details, and thin window sashes have been removed.

Setting: The subject property's integrity of setting remains intact. The subject property was one of the first original buildings on Block 28 of the Saint Anthony Falls Addition (see Appendix C15). Even though the subject property differs in style compared to the other structures on the block that were built at a later date, the collection of the residential properties illustrates the residential development pattern that took place from the mid to late 19th century to the early 20th century. In addition, the property is the same scale, size, and massing as the historically designated properties at Florence Court directly to the south of the subject property (see Appendix C18 and C19).

Materials: The subject property does not retain its integrity of materials. The Lovejoy House likely retains its original narrow wood siding underneath the wide wood siding (see Appendix B22). However, the property has had the following items removed: most original window sashes, front porch elements, front entry door fascia, and soffit (see Appendix B15-B29).

Workmanship: The Lovejoy House does not retain its integrity of workmanship of an example of an Italianate architecturally styled house. Even though the subject property likely retains the original narrow wood lap siding, many of the important architectural elements that help identify the Italianate

architectural style have been removed including: the original narrow window sashes, porch elements, original front entry door, and original wide eave elements.

Feeling: The building's integrity of feeling remains. The subject property continues to serve its original function as a residential property within a residential area. In addition, the subject property and neighboring properties collectively convey the late 19th century/early 20th century development of this part of the city. Among these properties is the local landmark located directly south of the subject property, Florence Court at 1022 University Avenue SE (1886).

Association: The subject property does not retain its integrity of association. Association is the direct link between a property and the event or person for which the property is significant. The subject property is not associated with a significant event or person/group that is worthy of local designation.

C2c. ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE

The subject property is zoned R5 and is 9,405 square feet in area. The City of Minneapolis records indicate that the property until late 2007 was a seven-room boarding house.

Hennepin County Assessor records indicate the value of the estimated market value as of January 2, 2008 is \$326,600. The land was estimated at \$145,500 and the building was estimated at \$181,100. Mark Freund, the property owner, purchased the property in January 2008 for \$390,000.

The Applicant submitted an estimate from Crowe Construction that indicates the cost to bring the building up to code would exceed \$500,000 (Attachment B10). However, the applicant does not provide detailed figures in deriving this estimate.

D. PUBLIC COMMENTS

CPED notified property owners within 350 feet of the Demolition of Historic Resource application on March 27, 2009. The applicant submitted two letters from the Marcy Holmes Neighborhood Association (see Appendix B11 and B12). The Marcy Holmes Neighborhood also submitted one letter to CPED (see Appendix D1). The most recent letter from the Marcy Holmes Neighborhood dated February 25, 2009 states, "The MNHA board and land use committee support the demolition provided the HPC agrees that the destruction of the historical properties in this case in the only appropriate measure (see Appendix B11)."

E. APPLICABLE POLICIES

The following are policies from The Minneapolis Plan: Minneapolis's Comprehensive Plan, adopted in 1999 that are applicable to this application:

Policy 1.7: "Minneapolis will recognize and celebrate its history." This policy is supported by the following implementation step "encourage new developments to retain historic structures, incorporating them into new development rather than demolishing them."

Policy 4.14: "Minneapolis will maintain the quality and unique character of the city's housing stock, thus maintaining the character of the vast majority of residential blocks in the city." This policy is supported by the following implementation step "encourage adaptive re-use, retrofit and renovation projects that make the city's housing stock competitive on the regional market."

F. FINDINGS

Description and Background

1. The subject property is a historic resource that was built circa 1875.
2. The subject property is a two-story structure, L-plan house that was designed in the centered-gabled Italianate Style.

Proposed Changes:

3. The Applicant proposes to tear down the residential structures at 1013 and 1019 University Avenue, join the lots, and construct a new 24-unit building on these properties.

Unsafe or Dangerous Conditions:

4. The City has not condemned this property nor placed health/safety flags on this property at this time.
5. The applicant's submitted structural inspection report states the property is in a significant state of disrepair.

Reasonable Alternatives to Demolition

6. The structural inspections report states that the reconstruction costs for this property either for resale or as rental property would not be economically viable.
7. The contractor and applicant's representative, Crowe Construction, estimates that the cost to update and meet code for this building would exceed \$500,000.
8. The applicant did not provide a proforma that shows that a rehabilitation of the Lovejoy House is not financially feasible nor has the applicant provided a detailed scope of work that details their cost estimate.

Significance

9. The subject property does not appear eligible for designation as City of Minneapolis landmark based on an analysis of the local criteria.
10. The age of the subject property does not appear to be a distinctive element of city identity worthy of designation. Even though the property was built circa 1875 and is the earliest extant dwelling on University Avenue east of I-35W, the City has four locally designated landmarks that were built prior to 1875
11. The City of Minneapolis has five Italianate architectural style structures that are locally designated.
12. The City of Minneapolis does not have a centered-gabled Italianate style that is locally designated.

Integrity

13. CPED believes that 1013 University Avenue Southeast does not possess integrity as evidenced by its retention of only three of seven aspects of integrity (location, setting, and feeling).

Economic Value or Usefulness

14. Hennepin County Assessor records indicate the value of the estimated market value as of January 2, 2008 is \$326,600. The land was estimated at \$145,500 and the building was estimated at \$181,100. Mark Freund, the property owner, purchased the property in January 2008 for \$390,000.

15. The Applicant submitted an estimate from Crowe Construction that indicates the cost to bring the building up to code would exceed \$500,000. However, the applicant does not provide detailed figures in deriving this estimate.

G. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the demolition application of the property at 1013 University Avenue SE with the following conditions:

1. A photographic recordation of the property shall be prepared and submitted to staff that is in accordance with the guidelines of the Minnesota Historic Property Record. The recordation shall include all interior and exterior spaces including outbuildings and site design.
2. The applicant shall provide the opportunity for a salvage organization to bid on the salvage of materials from the structure.
3. Final demolition permit will not be issued until all necessary land use approvals for new construction are granted.

H. ATTACHMENTS

- A. Survey Form: 1013 University Avenue SE
- B. Application
- C. CPED Information
- D. Public Comments
- E. National Register Bulletin: Integrity