

Department of Community Planning and Economic Development – Planning Division
Demolition of a Historic Resource BZH-27249

Proposal: Demolition

Applicant: TOLD Development Co. (Trent Mayberry), 952-278-9000

Address of Property: 2700 Lyndale Avenue South

Planning Staff: Aaron Hanauer, Senior City Planner, 612-673-2494

Date Application Deemed Complete: March 13, 2012

Public Hearing: April 3, 2012

Appeal Period Expiration: April 13, 2012

Ward: 10

Neighborhood Organization: Lowry Hill East Neighborhood Association

ATTACHMENTS

- A. CPED Attachments
- A1-A8: Historic Review Letters (2700, 2708, 2712, and 2724 Lyndale Avenue South)
 - A9: Zoning Context Map
 - A10-A11: Aerials 2700 Block of Lyndale Avenue South
 - A12: Aerial Lyndale Avenue and Lake Street
- B. Materials Submitted by Applicant
- B1-B2.6: Demolition of Historic Resource Applications (2700, 2708, 2712, and 2724 Lyndale Avenue South)
 - B3-B33: Determination of Eligibility Study
 - B34-B36: Future Plans
 - B37: Existing Site Plans

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A. BACKGROUND

On October 8, 2011, Jeff Minea, representative of the owner, applied for historic review letters for the commercial properties at 2700, 2708, 2712 and 2724 Lyndale Avenue South. In letters dated November 9, 2011, Minneapolis Community Planning and Economic Development (CPED) staff concluded that the properties appeared to meet at least one local designation criteria in section 599.210 of the Minneapolis City ordinance and declared the properties Historic Resources (Attachment A1-A8). In order to pursue demolition, completion of a Demolition of Historic Resources application and a public hearing with the Minneapolis Heritage Preservation Commission (HPC) is required. On February 22, 2012, Mr. Mayberry of TOLD Development Company submitted a Demolition of Historic Resource application for 2700 Lyndale Avenue South (as well as 2708, 2712, and 2724 Lyndale Avenue South).

B. DESCRIPTION

Lyndale Avenue between 27th Street and 28th Street West: The western side of Lyndale Avenue South between 27th and 28th Streets consists of smaller one and two story buildings built in the late 19th and early 20th centuries (Attachment A10-A11). The historic and current uses of these buildings have predominately been commercial; a few buildings have provided apartments on the second level. The four buildings that are proposed to be demolished make up the northern block face (2700, 2708, 2712, and 2724 Lyndale Avenue South); they were built between 1884 and 1933. The building at 2716 Lyndale Avenue South was demolished in 1973 (Attachment A9). The eastern block face of Lyndale Avenue between 27th Street and 28th Street is a mixture of low density and multifamily residential, commercial, and mixed use.

2700 Lyndale Avenue: The commercial building at 2700 Lyndale Avenue South is a one-story wood frame building (24' by 50') built in 1911. In 1916, a one-story, wood frame addition, measuring 51'6" by 50' deep, was built to the south. The modest frame store has a flat roof with a simple wood cornice. Wood clapboard siding is placed above the three storefronts at the east elevation. The storefront at the north (2700) end is occupied by a coin-laundry operator and is entered at the recessed corner (Figure 1 and 2 below). A metal pole and electrified projecting sign highlight the corner entrance. This storefront has been altered with new aluminum windows and concrete-block foundation. The storefronts at 2702 and 2704 Lyndale Avenue South are vacant and have had multiple alterations including non-historic siding, wood infill at the glass transom, and infill around the replacement aluminum entrances (Attachment B7).



Figure 1. 2700 Lyndale Avenue South

A painted sign, "The Sunny Side-Up Cafe," remains above the infilled transom of the entrance at 2704 Lyndale Avenue. Elsewhere, the glass transom has been covered with metal and removed in some areas. All storefront windows have replacement systems and the entrances have aluminum replacement systems (Attachment B9-B10).

The north elevation faces West 27th Street and is clad in narrow wood siding. One door at this elevation has been replaced with an aluminum system and the other entrance has been boarded (Figure 2). A painted sign and electrified flat wall sign are applied to this building face (Attachment B7).

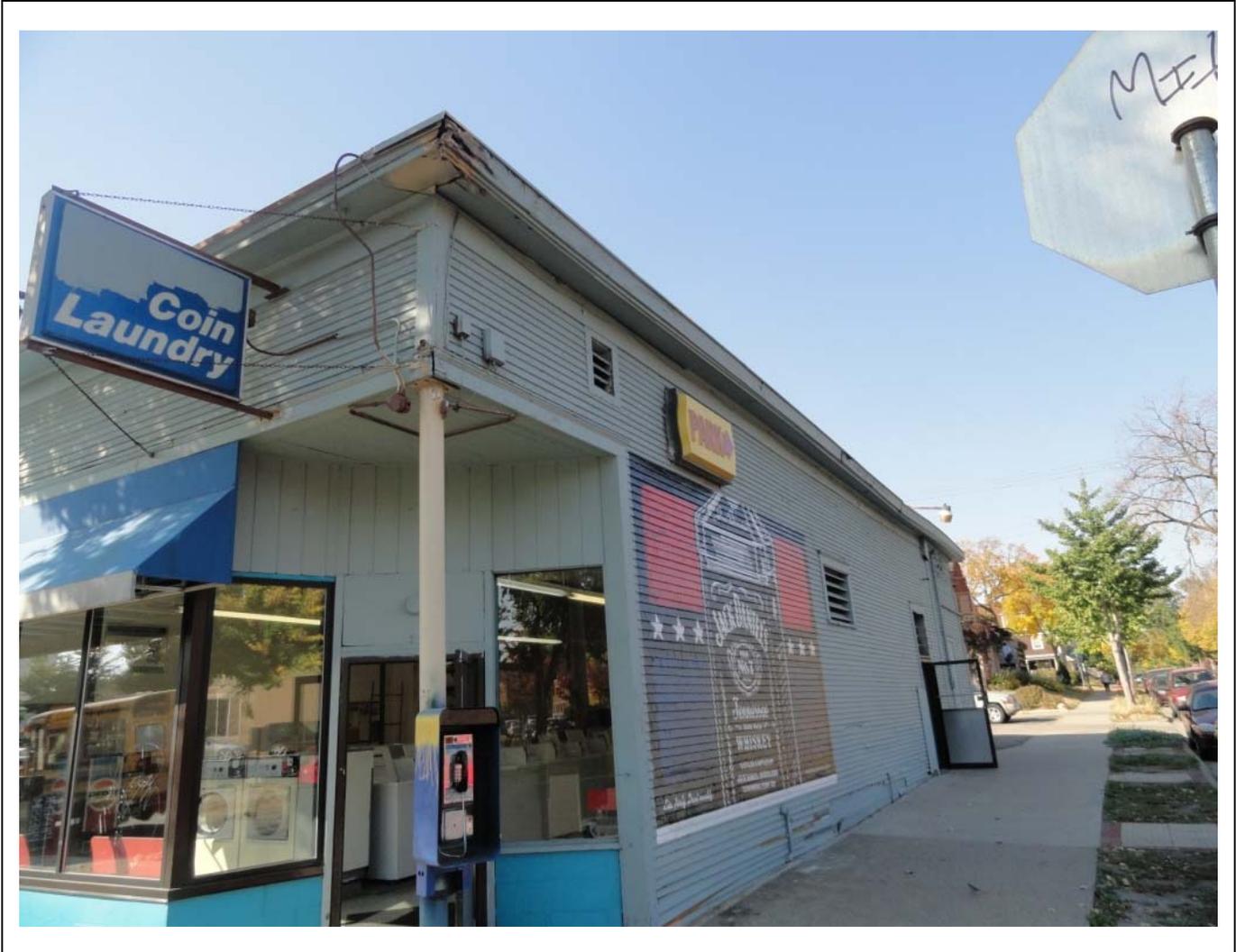


Figure 2. 2700 Lyndale Avenue South, East and North Elevations

C. PROPOSED CHANGES

The Applicant is proposing to demolish the building at 2700 Lyndale Avenue South (as well as the buildings at 2708, 2712, and 2724 Lyndale Avenue South). Future plans are for a single story commercial building (Attachment B34-B36). The Applicant has identified Trader Joe's as the tenant.

D. 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

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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 up to one hundred-eighty (180) days to allow parties interested in preserving the historic resource a reasonable opportunity to act to protect it.

D1. SIGNIFICANCE

Per the property owner's request, CPED completed historic review letters on November 9, 2011, for the properties at 2700, 2708, 2712, and 2724 Lyndale Avenue South. A historic review letter provides an Applicant a summary of CPED's historic research, an assessment on whether the property has the potential of meeting one of seven local designation criteria outlined in Section 599.210, and defines the process for reviewing a formal wrecking permit application if one is submitted at a later date. Per 599.460, a wrecking permit application can be approved administratively if the building is not considered a historic resource. If the property is considered a historic resource because it is believed that it meets at least one of the seven local designation criteria, a proposed demolition would require a Demolition of Historic Resource application. In November 2011, CPED considered the properties at 2700, 2708, 2712, and 2724 Lyndale Avenue South to be historic resources.

In February 2012, the Applicant submitted a Determination of Eligibility Study for the properties at 2700, 2708, 2712, and 2724 Lyndale Avenue South to accompany their Demolition of Historic Resource application. After reviewing this study and additional historic information, CPED does not believe that the property at 2700 Lyndale Avenue South is eligible for local designation. The following is an assessment of the local criterion.

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

The property is associated with the development of Lyndale Avenue South as a commercial corridor; however, its association with commercial development does not rise to the level of designation. No significant events are known to have taken place at 2700 Lyndale Avenue South; nor does the property exemplify broad patterns of cultural, political, economic or social history (Attachment B25-B26). The property was used as a grocery store/meat store from the time it opened in 1911 through the 1950s. The food establishments during this time were under different ownership and names changed during this time. Since then, a number of retail operations have existed in the storefronts, including a coin-operated Laundromat that has operated at this location since 1959.

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

The subject property is not associated with the lives of significant persons or groups. George Brennan built the one-story wood frame building in 1911 and sold it within ten years of construction. No information could be found on Mr. Brennan or other owners that would rise to the level of considering them a significant person in Minneapolis history.

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

The subject building is an example of a small scale, early 20th century commercial property. Individually, the building at 2700 Lyndale Avenue South is not associated with distinctive elements of city or neighborhood identity. As Landscape Research points out in their Determination of Eligibility Study, the one-story commercial building from the early 20th century is a common building type. In addition, none of the establishments that have operated at 2700 Lyndale Avenue South in the 100-plus year history of the building rise to the level of being associated with distinctive elements of city or neighborhood identity.

The building at 2700 Lyndale Avenue South has more significance as part of a collection of commercial buildings along the western block face of Lyndale Avenue South. Lyndale's western block face provides context to the late 19th and early 20th century commercial development along this street. However, this collection of buildings does not rise to the level of being associated with distinctive elements of city or neighborhood identity. Historically, this stretch of Lyndale Avenue South had few small businesses except small grocery, drug, and hardware stores at major cross streets, which is the case of 2700 Lyndale Avenue South (Diers and Isaacs, *Twin Cities by Trolley*). These buildings, although they developed along a streetcar line, are not strongly associated with the Bryant Avenue streetcar line that was put in place down Lyndale Avenue South in 1890; the subject buildings were built between 1884 and 1933. As Ms. Lucas points out in the Determination of Eligibility Study,

“Similar commercial corridor development took place along Washington Avenue, Cedar, and Riverside Avenues, Central Avenue and Lake Street. Private developers purchased individual lots and constructed commercial buildings designed to service the surrounding community.”

In addition, the cohesiveness of these buildings has been compromised with the demolition of the building at 2716 Lyndale Avenue South in 1973.

The intersection of Lyndale Avenue South and West Lake Street (three blocks to the south of the subject properties) was identified as the most cohesive collection of commercial buildings for Lake Street by the 106 Group's Phase I Architecture-History investigation for the Lake Street Repaving and Streetscape Design Project. This collection of buildings also provides the best collection of commercial buildings for Lyndale Avenue South (Attachment A12). The buildings at this intersection include the Crowell Building at 626 West Lake Street, which is locally designated.

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

The building at 2700 Lyndale Avenue South is a simple one-story commercial building built with few flourishes. The building does not embody the distinctive characteristics of an architectural or engineering type or style, or method of construction.

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

The property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail. The building does not have a strong association with the streetcar era commercial development common in Minneapolis between 1890 and 1930. The subject building was built approximately 20 years after the streetcar line was established on Lyndale Avenue South.

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

The property does not exemplify the work of a master builder, engineer, designer, artist, craftsmen, or architect. No architect is associated with building 2700 Lyndale Avenue South, and no additional information could be found on the contractor, L.H. Cornell, that would rise to the level of considering them a master builder in Minneapolis history.

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

Research of the property did not yield information important to prehistory or history, and therefore, should not be evaluated for archeological significance.

D2. UNSAFE OR DANGEROUS CONDITION

The Applicant states that the building is in poor condition (Attachment B24). However, the Applicant does not contend that the demolition of the subject property is necessary to correct an unsafe or dangerous condition.

D3. REASONABLE ALTERNATIVES TO DEMOLITION

The Applicant has not identified alternatives to demolition.

D4. INTEGRITY

The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. The building's integrity has been compromised with the loss of at least three aspects; design, materials, and workmanship.

Location: The structure was built on the site in 1911. The property retains its integrity of location.

Design: The original design of building has been compromised. Although 2700 Lyndale Avenue South retains its massing and historic function as a commercial storefront, the

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building's arrangement of spaces, pattern of fenestration, and surface materials have been altered.

Setting: The setting of the building remains intact. The buildings that are adjacent to and across the street from 2700 Lyndale Avenue South are from the same time period.

Materials: The materials of 2700 Lyndale Avenue South have been compromised. The building has had the original windows replaced. The building also has non-historic siding, wood-infill at the glass transoms and infill around the replacement aluminum entrances. In addition, the glass transoms have been covered with metal and removed in some areas. All storefront windows have replacement systems and the entrances have aluminum replacement systems.

Workmanship: The building maintains the original cornice and keystones above the windows. However, the workmanship of the building has been compromised. Most original elements of the storefront design have either been covered or removed, and the architectural details such as the transom windows, storefront windows, and entrances have been replaced.

Feeling: As a small neighborhood scale commercial building, the property retains its integrity of feeling.

Association: With the neighboring buildings of the same vintage still extant, the building retains sufficient physical features to maintain its integrity of association.

D5. ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE

The Applicant does not make an economic value or usefulness case for supporting their Demolition of Historic Resource application.

The building and land at 2700 Lyndale Avenue South is valued at \$437,000 by Hennepin County (\$248,600 for the building and \$188,400 for the land). The City of Minneapolis recognizes that the subject property has approximately 4,500 square feet of space on the first floor and a basement of 3,750 square feet.

E. PUBLIC COMMENT

Staff has received no comment letters as of the date of publication of this staff report.

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F. FINDINGS

1. The subject property, 2700 Lyndale Avenue South, does not meet any of the local designation criteria and is not considered a historic resource.
2. The demolition is not necessary to correct an unsafe or dangerous condition on the property.
3. Rehabilitation is likely a viable alternative to demolition.
4. The building's integrity has been compromised as evident of its loss of three of seven aspects of integrity.
5. The Applicant does not make a case in analyzing the economic value or usefulness of the existing structure.
6. The building and land at 2700 Lyndale Avenue South is valued at \$437,000 by Hennepin County.

G. STAFF RECOMMENDATION

The **Department of Community Planning and Economic Development – Planning Division** recommends that the Heritage Preservation Commission adopt the above findings and **approve** the demolition of a historic resource application for the property located at 2700 Lyndale Avenue South.

Attachment A1-A12: CPED Attachments

Attachment B1-B36: Applicant Attachments