

CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #2
June 21, 2016
BZH-29167

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 15 Forest Dale
Project Name: Demolition
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: W.B. Builders/Scot Waggoner
Project Contact: Demolition of Historic Resource: Red Cedar Lane Potential Residential Historic District
Ward: 13
Neighborhood: Fulton
Request: To allow for demolition.
Required Applications:

Demolition of Historic Resource	To allow for the demolition of the existing home.
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HISTORIC PROPERTY INFORMATION

Current Name	15 Forest Dale
Historic Name	15 Forest Dale
Historic Address	15 Forest Dale
Original Construction Date	1949
Original Architect	N/A
Original Builder	Erick Day
Original Engineer	N/A
Historic Use	Single-family dwelling
Current Use	Vacant Single-family dwelling
Proposed Use	New single-family dwelling

Date Application Deemed Complete	May 19, 2016	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	July 18, 2016	End of 120-Day Decision Period	N/A

CLASSIFICATION

Local Historic District	Red Cedar Lane Potential Residential Historic District
Period of Significance	1904- Circa 1950
Criteria of Significance	Criterion 4 for embodying the distinctive characteristics of an architectural style Criterion 5 exemplifying a landscape design or development pattern Criterion 6 for exemplifying the works of master builders or architect
Date of Local Designation	N/A
Date of National Register Listing	N/A
Applicable Design Guidelines	N/A

SUMMARY

BACKGROUND. Per Section 599.460 of the Heritage Preservation Regulations, a wrecking permit application can be approved administratively if the building or structure is not considered a historic resource. If the property is considered a historic resource, because it may meet at least one of the seven local designation criteria, a proposed demolition would require a demolition of historic resource application.

On May 3, 2016, CPED staff informed Bollig and Sons, the wrecking contractor, that a demolition of the single-family house at 15 Forest Dale Road would require a demolition of historic resource application and public hearing in front of the Heritage Preservation Commission. In the letter informing the wrecking contractor of the decision, CPED highlighted that the subject property is a historic resource due to its association with the Red Cedar Lane Potential Residential Historic District. On May 19, 2016, Scott Waggoner of W.B. Builders submitted a demolition of historic resource application.

The subject property is located in the Fulton Neighborhood of Southwest Minneapolis. The one story, side-gabled roof house with a one-car attached garage was built in 1949 and is located on a 7,110 square foot lot.

In 2005, a reconnaissance level survey was completed of Southwest Minneapolis. The *Southwest Minneapolis Historic Resources Inventory* study area is generally bound by Lake Street to the north, France Avenue to the west, West 54th Street to the south, and Interstate 35W to the east. The objectives of the reconnaissance survey were to: 1) Identify and document intact historic-age resources in the survey area that qualify for City of Minneapolis local landmark or National Register of Historic Places (National Register) designation and 2) Identify themes that may require further intensive-level research and survey to understand their significance and associated property types.

The *Southwest Minneapolis Historic Resources Inventory* recommended 51 individual properties and seven potential historic districts as good candidates for local and/or National Register designation. The Red Cedar Lane Potential Residential Historic District was one of the seven potential historic districts that were identified. The survey recommended that the Red Cedar Lane Potential Residential Historic District was significant for its embodying the distinctive characteristics of an architectural style (Criterion 4), exemplifying a landscape design or development pattern (Criterion 5), and for exemplifying the works of master builders or architect (Criterion 6).

There are 56 parcels that are part of the Red Cedar Lane Potential Residential Historic District, excluding the parcels that make up Minnehaha Creek. The 2005 Historic Resources Inventory report stated the following about the Red Cedar Lane Potential Residential Historic District:

An area adjacent to Minnehaha Creek in the southwest portion of the survey area was platted for residential development by architect John Jager, a colleague of Purcell and Elmslie. The area includes portions of Red Cedar Lane, Forest Dale Road, Russell Court, Cromwell Court, and properties adjacent to Minnehaha Creek between Penn Avenue South and Upton Avenue South.

Jager landscaped the area to develop a wooded appearance. The area includes Jager's self-designed home located at 6 Red Cedar Lane and a house designed by Purcell for developer Henry M. Peterson at 3 Red Cedar Lane.

All of the structures that are part of this potential historic district appear to be extant; however, some of the homes have had major renovations including 53 Forest Dale that received a conditional use permit to allow a third story and rear addition (BZZ-2332), 75 Forest Dale that received a conditional use permit to allow for an addition (BZZ-5970), 5308 Russell Avenue South that received a front yard setback variance to allow for an attached garage (BZZ-803), 5316 Russell Avenue South that received a front yard setback variance to allow for a vestibule (BZZ-4075), 2608 Cromwell Court that received a variance to allow for an addition and attached garage (BZZ-4739), and 2515 West 52nd Street that received a front yard variance to allow for a vestibule and attached garage (BZZ-2056).

The structure at 15 Forest Dale, built in 1949, has had few exterior alterations. The most significant change has been a rear porch addition from 1955.

APPLICANT'S PROPOSAL. The applicant is proposing to demolish the existing one-story, single-family home and build a new, two-story, single-family home in its place. The applicant states that the new home was designed as a replica of a 1930s Tudor to fit the scale and architecture of the surrounding neighborhood.

PUBLIC COMMENTS. As of the publication of the staff report, no public comments were received. Any correspondence received after the publication of the staff report and prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

DEMOLITION OF HISTORIC RESOURCE

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations states:

(a) *In general.* If the commission determines that the property is not an historic resource, the commission shall approve the demolition permit. If the commission determines that the property is an historic resource, the commission shall deny the demolition permit and direct the planning director to prepare or cause to be prepared a designation study of the property, as provided in section 599.230, unless the applicant meets their burden of proof with regard to subdivision (b) below.

(b) *Destruction of historic resource.* Before approving the demolition of a property determined to be an historic resource, the commission shall make the following findings:

1. The destruction is necessary to correct an unsafe or dangerous condition on the property; or
2. That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:
 - a. The significance of the property;

- b. The integrity of the property; and
- c. The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.

The Department of Community Planning and Economic Development has analyzed the application to allow the demolition of 15 Forest Dale based on the following [findings](#):

SIGNIFICANCE

According to the 2005 *Southwest Minneapolis Historic Resources Inventory* study, the Red Cedar Lane Potential Residential Historic District was one of the seven potential districts that were identified as being a good candidate for local designation. The survey recommended that this district was significant for its embodying the distinctive characteristics of an architectural style (Criterion 4), exemplifying a landscape design or development pattern (Criterion 5), and for exemplifying the works of master builders or architect (Criterion 6).

The *Southwest Minneapolis Historic Resources Inventory* did not explicitly outline contributing and noncontributing buildings within the potential historic district; however, it identified 15 of the parcels as being historically significant and needing further study. The property at 15 Forest Dale was not one of the 15 properties listed for further study. The *Southwest Minneapolis Historic Resources Inventory* also did not define a period of significance. However, *A Guide to the Architecture of Minnesota* mentions 1904 through 1950 as the time of construction for the district.

After further analysis, the subject property does not appear eligible for local designation as a local landmark and contributes minimally to the Red Cedar Lane Potential Residential Historic District.

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

In a cursory review, the house at 15 Forest Dale is not known to be 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.

In a cursory review, the house at 15 Forest Dale is not known to be associated with the lives of a person significant to the history of Minneapolis that would warrant local designation. A.A. Schibella was the original owner. No significant information could be found on A.A. Schibella or other previous owners.

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

Outside of its association with the Red Cedar Lane Potential Residential Historic District, 15 Forest Dale is not 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.

In and of itself, the property does not embody the distinctive characteristics of an architectural or engineering type or style, or method of construction. The house is designed in the minimal traditional style. It has a low-pitched, side gabled roof and features a tan colored stone veneer and a stone chimney that protrudes above the roofline. The building reflects the design and development common to mid-twentieth century residential buildings in Minneapolis.

The property also does not embody the distinctive characteristics of the Red Cedar Lane Potential Residential Historic District. The homes within this district, in particular those along Red Cedar Lane were designed in the Tudor or Tudor Revival style and were grander in size and style compared to the subject building. The minimal traditional style of the subject building is not that common within the potential historic district.

It is also important to note that there are 15 properties within the potential historic district boundaries that are noted in the 2005 *Southwest Minneapolis Historic Resources Inventory* as being historically significant and needing further study. This includes three properties on Forest Dale (29, 65, and 85 Forest Dale). However, the property at 15 Forest Dale was not one of the properties recommended for further study. If the residential structure at 15 Forest Dale is allowed to be torn down, there will be little to no adverse impact to the distinctive architectural style that the potential historic district is known for.

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

The Red Cedar Lane Potential Residential Historic District, in particular the area along Red Cedar Lane, exemplifies a landscape design and development pattern distinguished by innovation and rarity in Minneapolis. As stated in the *Architectural Guide to the Twin Cities*, "It would be hard to find a more beautiful street in the Twin Cities than this narrow cul-de-sac created a century ago on a hill above Minnehaha Creek."

In 1904, the Jagers purchased a 20-acre parcel of land on Minnehaha Creek. There they built a house and over the next 50 years, John Jager developed the land, laying out Red Cedar Lane and later, the street called Forest Dale, which circles around Red Cedar Lane (source: [Minneapolis Historical](#)). The plantings include rows of red cedars along the lane that form a canopied room as you walk down the street. In the rest of the area along Red Cedar Lane, there is a mix of deciduous and coniferous trees; as a result the area is as green in the winter as it is in summer (Source: *A Guide to the Architecture of Minnesota*).

Although, the subject property located along the northwestern portion of Forest Dale is the original structure, it does not exemplify a landscape design in and of itself that is distinguished by innovation, rarity, uniqueness, or quality of design or detail. The subject property is at the beginning of a curvilinear street, which is atypical in Minneapolis; however it does not have the planting treatment like Red Cedar Lane or along the eastern portion of Forest Dale. If the residential structure at 15 Forest Dale is allowed to be torn down, there will be little to no adverse impact on the unique landscape design that the potential historic district is known for.

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

The property in and of itself does not directly exemplify the work of a master builder, engineer, designer, artist, craftsman or architect. The original building permit does not list an architect for the design of 15 Forest Dale. The builder, Erick Day, is also not recognized as a master builder.

John Jager (1871-1959), who may be considered a master architect, completed the subdivision of the Red Cedar Lane Potential Residential Historic District and built the house at 6 Red Cedar Lane. Other notable architects that designed homes within the district include William Gray Purcell (3 Red Cedar Lane) and Carl B. Stravs (10 Red Cedar Lane).

The residential structure at 15 Forest Dale, built in 1949, was constructed six years after John Jager retired from his architectural career (Source: *Minnesota Architects A Biographical Dictionary*).

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

In a cursory review, the property does not yield information important to prehistory or history.

INTEGRITY

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. The subject property does retain the integrity required to be a contributing resource in the Red Cedar Lane Potential Residential Historic District.

Location: The single-family house at 15 Forest Dale retains its integrity of location. The house was built in 1949 at its current location.

Design: The structure retains its integrity of design. According to city records, few alterations have taken place. The house is designed in the minimal traditional style. It has a low-pitched, side gabled roof and features a tan colored stone veneer and a stone chimney that protrudes above the roofline.

Setting: The setting of 15 Forest Dale remains intact. All of the houses built as part of the subdivision are believed to be the original construction. However, as previously noted, a number of homes have received extensive alterations or additions.

Materials: The original materials of the single-family house are intact. As previously mentioned, few exterior alterations have taken place.

Workmanship: Although simple in design, the building does retain its integrity of workmanship.

Feeling: The property retains its integrity of feeling with the historic context of the neighboring houses from the same era. However, it is important to note that the subject property was one of the last homes within the subdivision to be built and is not built in a high style nor is it as opulent as the homes along Red Cedar Lane or the eastern part of the proposed district.

Association: The subject building retains its integrity of association.

UNSAFE OR DANGEROUS CONDITION

The applicant does not state that the property is in an unsafe and dangerous condition.

REASONABLE ALTERNATIVES TO DEMOLITION

A rehabilitation of the property would be an alternative to the proposed demolition. The applicant notes that their original intent was to do an extensive remodel that would not be considered a demolition. However, given that the original renovation plans called for the removal of the roof and side elevation, the proposed plans met the City of Minneapolis threshold of being considered a demolition.

ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE

The Hennepin County Property Information webpage shows that the property was sold in July 2015 for \$332,500. The estimated market value of the building and land in 2016 was \$346,500, \$167,400 for the building and \$179,100 for the land.

FINDINGS

1. The Red Cedar Lane Potential Residential Historic District was one of the seven potential districts that were identified as part of the 2005 *Southwest Minneapolis Historic Resources Inventory*. The survey recommended that the Red Cedar Lane Potential Residential Historic District was significant for its embodying the distinctive characteristics of an architectural style (Criterion 4), exemplifying a landscape design or development pattern (Criterion 5), and for exemplifying the works of master builders or architect (Criterion 6).
2. In CPED's review of local criteria, the subject property at 15 Forest Dale does not appear eligible for local designation as a local landmark and contributes minimally to the Red Cedar Lane Potential Residential Historic District.
3. If the residential structure at 15 Forest Dale is allowed to be torn down, there will be little to no adverse impact to the distinctive architectural style or the landscape design/development pattern of the potential historic district. In addition, there was no architect assigned to the design of the house and the builder is not considered a master builder.
4. The property does not embody the distinctive architectural characteristics of the Red Cedar Lane Potential Residential Historic District. The homes within this district, in particular those along Red Cedar Lane were designed in the Tudor or Tudor Revival style and were grander in size and style compared to the subject building. The minimal traditional style of the subject building is not that common within the potential historic district.
5. The subject property does not exemplify a landscape design in and of itself that is distinguished by innovation, rarity, uniqueness, or quality of design or detail. The subject property is at the beginning of a curvilinear street, which is atypical in Minneapolis; however it does not have the planting treatment like Red Cedar Lane or along the eastern portion of Forest Dale. If the residential structure at 15 Forest Dale is allowed to be torn down, there will be little to no adverse impact on the unique landscape design that the potential historic district is known for.
6. The *Southwest Minneapolis Historic Resources Inventory* did not explicitly outline contributing and noncontributing buildings within the potential historic district; however, it did identify 15 of the parcels as being historically significant and needing further study. The property at 15 Forest Dale was not one of the 15 properties listed for further study.
7. Architect John Jager designed the layout of the Red Cedar Lane Potential Residential Historic District. The residential structure at 15 Forest Dale, built in 1949, was constructed six years after John Jager retired from his architectural career.
8. All of the structures that are part of this potential historic district appear to be extant; however, some of the homes have had major renovations including 53 Forest Dale, 75 Forest Dale, 5308 Russell Avenue South, 5316 Russell Avenue South, 2608 Cromwell Court, and 2515 West 52nd Street.
9. The subject property does retain the integrity required to be a contributing resource in the Red Cedar Lane Potential Residential Historic District.
10. The applicant does not state that the property is in an unsafe and dangerous condition.
11. The Hennepin County Property Information webpage shows that the property was sold in July 2015 for \$332,500. The estimated market value of the building and land in 2016 was \$346,500, \$167,400 for the building and \$179,100 for the land.
12. 15 Forest Dale is designed in the minimal traditional style. It has a low-pitched, side gabled roof and features a tan colored stone veneer and a stone chimney that protrudes above the roofline. The building reflects the design and development common to mid-twentieth century residential buildings in Minneapolis.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Scot Waggoner of W.B. Builders for the property located at 15 Forest Dale in the Red Cedar Lane Potential Residential Historic District:

A. Demolition of Historic Resource.

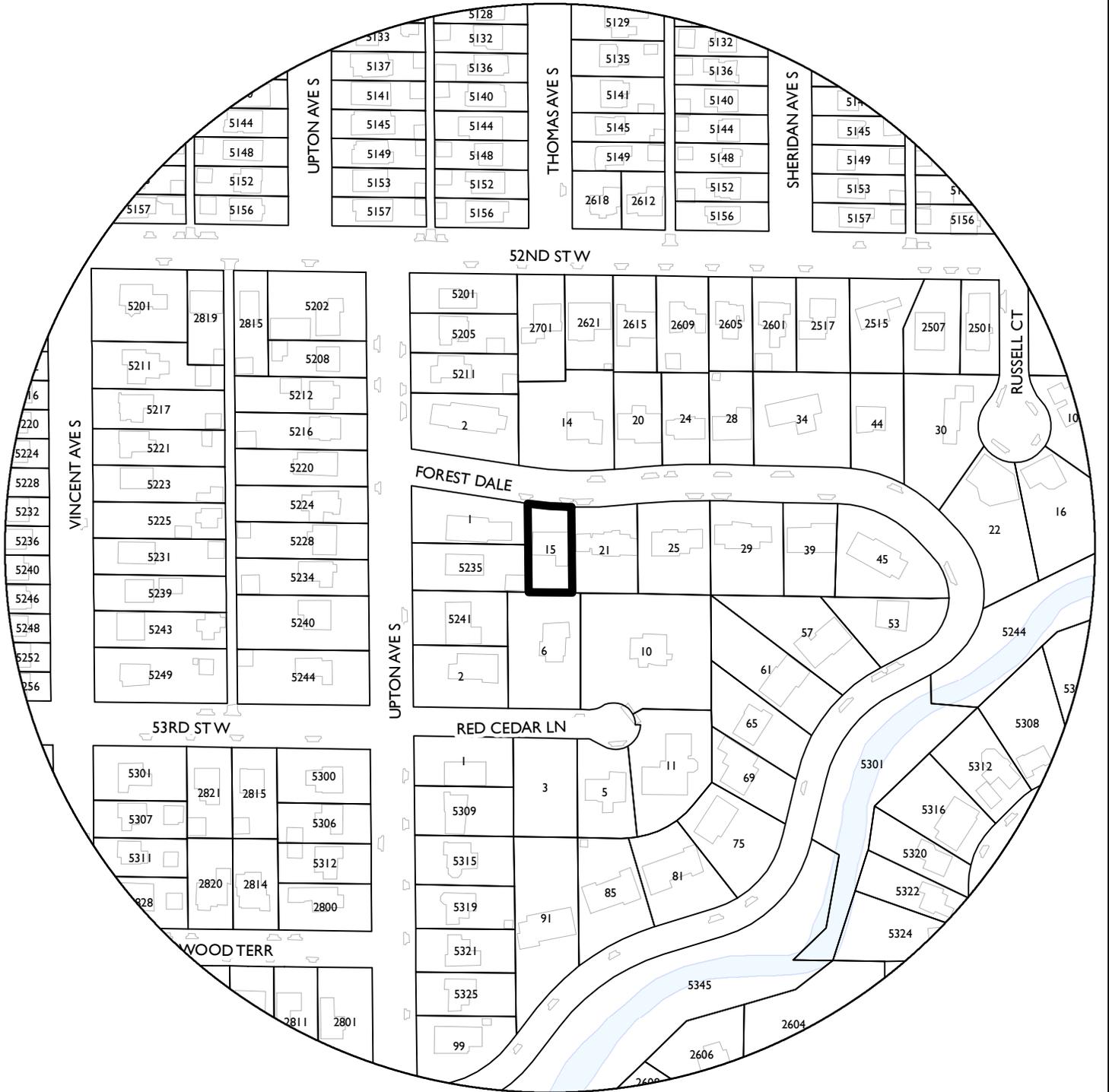
Recommended motion: **Approve** the demolition of historic resource application for the property located at 15 Forest Dale.

ATTACHMENTS

1. BZH Map | 2005 Context Study Map Area | Potential District Boundaries
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Images of subject property | Images of significant homes in district and those that have been altered
5. Surveys | Site Plan | Floor Plans | Elevations

NAME OF APPLICANT

WARD

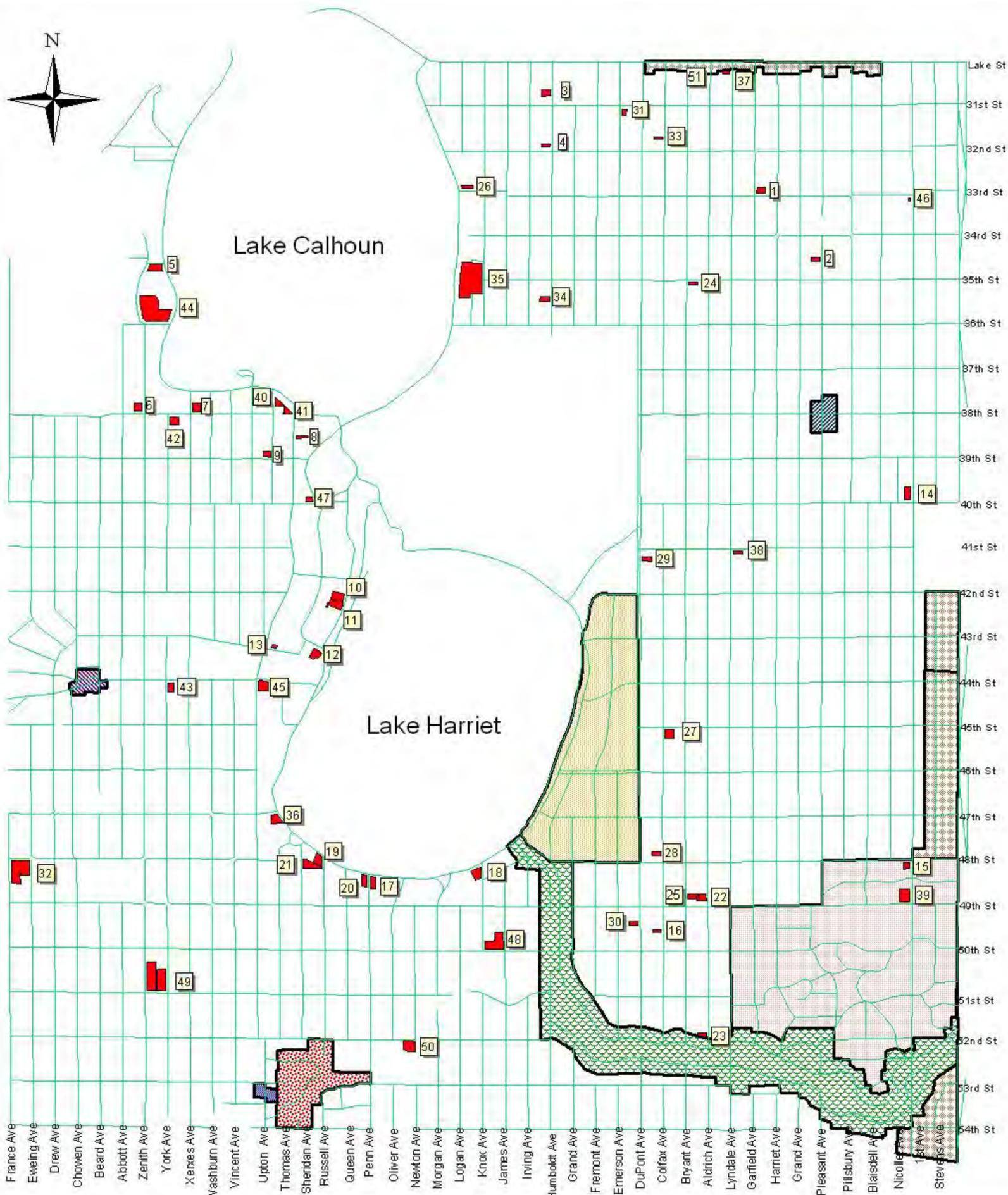


PROPERTY ADDRESS

15 Forest Dale

FILE NUMBER

BZH-29167



Properties Recommended For Local And/Or National Register Designation

Historic Building Key					
Map ID	State Number	Name	Map ID	State Number	Name
1	HE-MPC-05613	Minneapolis General Electric Co.	26	HE-MPC-06071	Jeidball, E., House
2	HE-MPC-05617	Friel, B., House	27	HE-MPC-06115	Lynnhurst Congregational Church
3	HE-MPC-05629	Bryant Building	28	HE-MPC-06118	Rosenstein, M.M., House
4	HE-MPC-05631	Commercial Building	29	HE-MPC-06152	Wolff, Maurice, House
5	HE-MPC-05643	Holt, C.L., House	30	HE-MPC-06155	Hineline, H.E., House
6	HE-MPC-05644	Bakke, Dr. O.H.	31	HE-MPC-06169	Brigger, Gustavus, House
7	HE-MPC-05645	Gilson, G.W., House	32	HE-MPC-06184	Lutheran Church of the Good Shepherd
8	HE-MPC-05646	Hall, Albert, House	33	HE-MPC-06240	Early Worker Housing
9	HE-MPC-05648	Bloodgett, J.L., House	34	HE-MPC-06276	Fire Station No. 23
10	HE-MPC-05666	Paus, H.A., House	35	HE-MPC-06301	Saint Mary's Greek Eastern Orthodox Church
11	HE-MPC-05667	Van Tuyl, C.W., House	36	HE-MPC-06338	Pierce, H.S., House
12	HE-MPC-05671	Dacotah Building	37	HE-MPC-06454	Latham Building
13	HE-MPC-05672	TriState Telephone Company Bldg	38	HE-MPC-06460	Snyder, Kirby T., House
14	HE-MPC-05685	Hartman Brothers Service Station	39	HE-MPC-06525	Saint John's Lutheran Church
15	HE-MPC-05705	McCowley Building	40	HE-MPC-06627	House (1)
16	HE-MPC-05715	Cooper, J.J., House	41	HE-MPC-06627	House (2)
17	HE-MPC-05717	Hansen, Carl, M., House	42	HE-MPC-06650	Newman, Cecil, House
18	HE-MPC-05721	Lyon, Platt B., House	43	HE-MPC-06654	Church of Saint Thomas
19	HE-MPC-05731	Boos, Henry P., House	44	HE-MPC-06659	Goodfellow, William E., House
20	HE-MPC-05736	Curbin, Dr. John, House	45	HE-MPC-06677	Lake Harriet M.E. Church
21	HE-MPC-05737	Donaldson, Frank, A., House	46	HE-MPC-06803	Brick Tenement (1)
22	HE-MPC-06013	Mueller, Paul, Studio	47	HE-MPC-06812	Covell, F.E., House
23	HE-MPC-06014	Wilhelm, Fred C., House	48	HE-MPC-06882	Mount Olivet Evangelical Lutheran Church
24	HE-MPC-06054	Chapman, W.K House	49	HE-MPC-06884	Christ the King School
25	HE-MPC-06061	Mueller, Paul, House	50	HE-MPC-06886	Dorr, William G., House
			51	HR-MPC-06008	Brick Tenement (2)

Key:

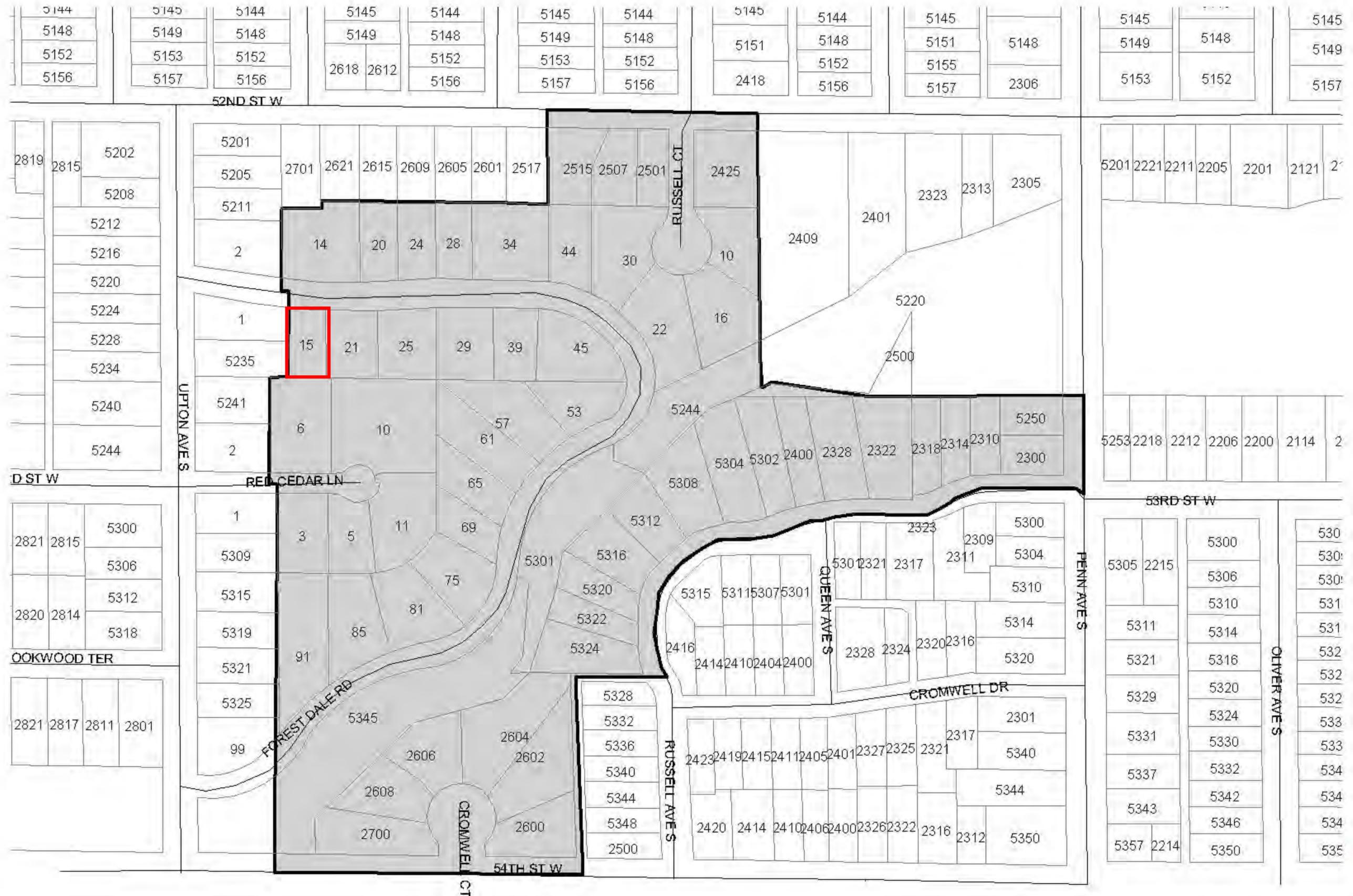
- Individual Property
- Lynnhurst Potential Residential Historic District
- Minnehaha Parkway Potential Historic District
- Purcell And Strauel Speculative Home Potential Residential Historic District
- Red Cedar Lane Potential Residential Historic District
- Motor Place Potential Transportation Historic District
- Church of the Incarnation Complex
- Washburn Park Potential Residential Historic District
- Catalogue and Speculative Homes-Not Evaluated

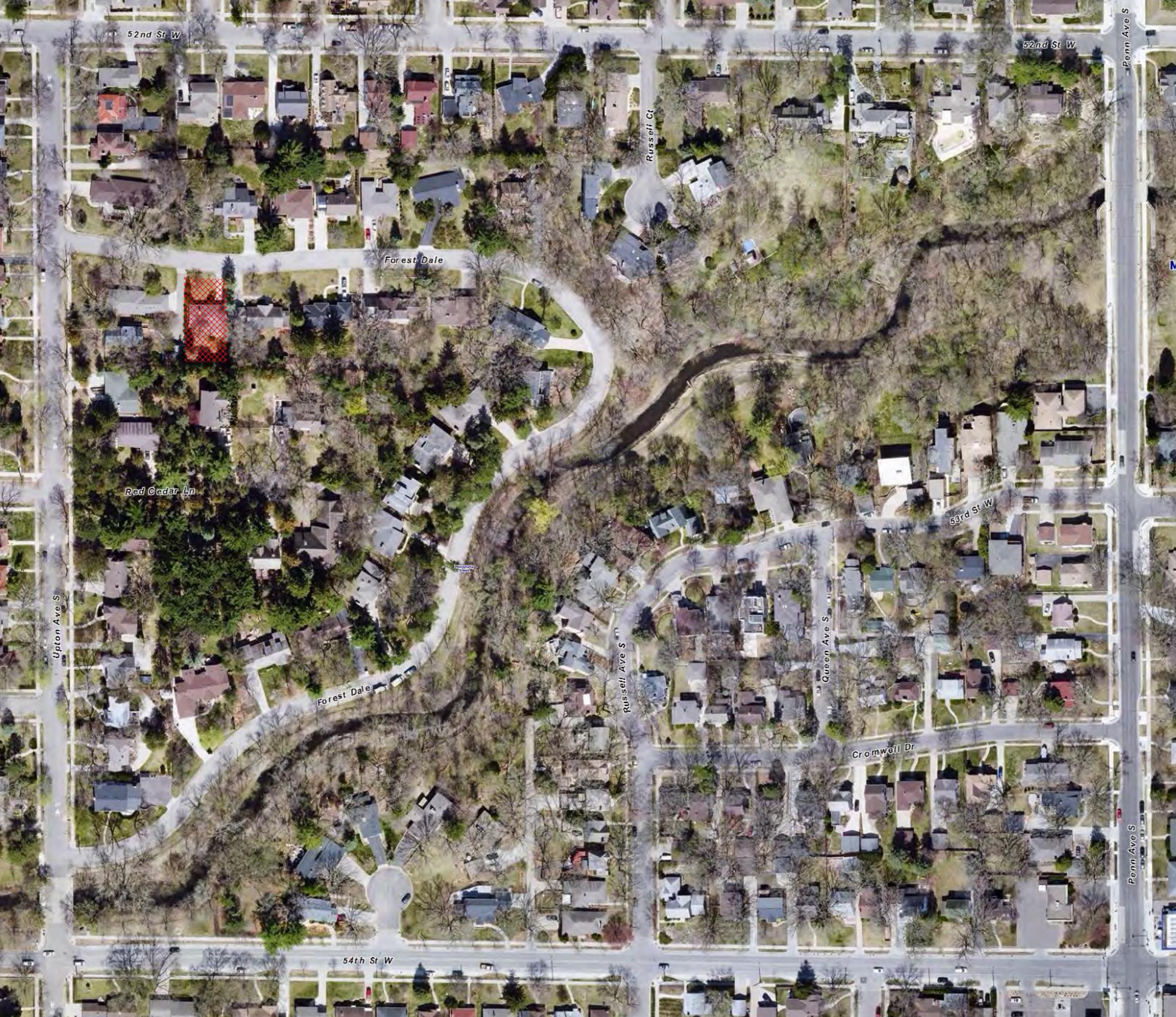
(For additional detailed maps of potential historic districts, see following maps.)





Red Cedar Lane Potential Residential Historic District





52nd St W

52nd St W

Penn Ave S

Russell Ct

Forest Dale

Red Cedar Ln

53rd St W

Upton Ave S

Forest Dale

Russell Ave S

Queen Ave S

Cromwell Dr

Penn Ave S

54th St W

15 FOREST DALE

DESCRIPTION OF PROJECT:

Tear down and new construction of 15 Forest Dale, Minneapolis, MN 55410. After exhaustive planning for an extensive remodel that exceeded the 60% zoning threshold, we applied for a building permit of a new home with historic characteristics, zoning compatibility, and updated lifestyle design standards.

We soon found out that the Heritage Preservation Commission "HPC" did a study in 2004 & 2005 for the "the potential designation" of Red Cedar Lane and surrounding neighborhood where this home is located. A wrecking permit process has halted the building permit until further review. We also found that our existing home was not built or designed by the architect or persons responsible for the potential significance of this area. Our home lies on the outskirts of the potential boundary line and is a 1950's post war 2 bedroom 1 bathroom single story rambler. It is out of date with neighborhood, today's lifestyle, and buyer's needs and desires. The HPC does not recognize this area for any historic designation; only a potential designation from a study back in 2004 & 2005.

Our new home was designed as a replica of a 1930's Tudor to fit the scale and architecture of the surrounding neighborhood. Due to the added costs of a renovation, a new home will provide better energy efficiency and a better use of overall resources. We have proposed a detached 2 car garage replacing the existing single car attached garage. Our building foot print remains just about the same size while the new 2 story design is slightly taller. We are using a real stucco finish on all exterior walls and enhancing the architectural curb appeal with a chimney and front entry. We have built and remodeled other similar style homes in the neighborhood.

HOMEOWNER DESIGNER & BUILDER

w.b. builders

Scot Waggoner

612-965-2655 (office), 612-222-6310 (cell)

scot@wbbuilders.com

WRITTEN STATEMENT - DEMOLITION OF A HISTORIC RESOURCE:

- a) 15 Forest Dale is not a local, national, or state designated resource
- b) 1950's Architecture of a single story, 2 bedroom rambler is not historic. We have proposed a new home with architecture of a 1930's tudor that will blend into the neighborhood.
- c) we completed and presented an exhaustive remodel option that does not comply with the city's zoning code. Our original plan was to detach the garage and add a 3' addition on the left side of the home which exceeded the 60% zoning threshold. We were advised to provide a plan that would comply with zoning. This required significant alterations to the right side foundation and our home became unsalvageable.







1 Red Cedar Lane



3 Red Cedar Lane



5 Red Cedar Lane



6 Red Cedar Lane



10 Red Cedar Lane



Red Cedar Lane

Homes along Red Cedar Lane



14 Forest Dale



20-24 Forest Dale



28 Forest Dale



15 Forest Dale



21 Forest Dale



25 Forest Dale

Nearby homes along Forest Dale



53 Forest Dale



73 Forest Dale



2415 52nd Street West



2608 Cromwell Court



5308 Russell Avenue



5316 Russell Avenue

Homes within potential district received approval for alterations

