

CHAPTER I INTRODUCTION

Historical and Architectural Resources of Wayzata, Minnesota, presents the results of a reconnaissance survey of historic buildings and sites conducted by Robert C. Vogel & Associates between August, 2001, and October, 2002. The report contains more extensive and detailed information about historic properties in Wayzata than previous surveys. It is divided into six chapters and four appendices. Chapter I provides background information about the project, including the research design and methodology. Chapter II presents an overview of the local historic context, followed by a discussion of property types in Chapter III. Chapters IV and V summarize the inventory of important heritage resources identified by the reconnaissance survey. Chapter VI discusses heritage site registration requirements and the application of the eligibility criteria. Appendix A is a classified bibliography of the sources consulted for the historic context study. Appendices B and C provide an outline of the local historic context and the classification scheme used for identifying architectural property types. Appendix D presents an abstract of the results of the reconnaissance survey.

Historic Preservation in the City of Wayzata

Except for some public agency-sponsored archeology in connection with federal and state highway construction projects, the lion's share of the historic preservation work in Wayzata has been undertaken by private individuals and organizations engaged in the protection and restoration of a few architectural landmarks. With the notable exception of the Great Northern railway depot, official involvement of the city government in the preservation of important historic properties has until recently been marginal. However, a modestly successful grassroots preservation movement emerged in Wayzata during the 1990's in response to the loss of old buildings through downtown development and teardowns of historic homes. Their efforts led to the passage of the city's historic preservation ordinance (No. 607, Chapter 801 of the City Code) in 1998, creating the Heritage Preservation Board and a local registry of heritage sites.

The city's historic preservation ordinance, which forms part of the zoning code, establishes the city government's concern for heritage resources, sets forth the basic responsibilities and powers of the Heritage Preservation Board, and outlines a process that determines whether a historic property is worthy of preservation and how it should be protected. In general, the overlay zoning classification "heritage preservation site" corresponds to the National Register of Historic Places, although the heritage site eligibility criteria make no reference to the concepts of historic context or historic integrity. The ordinance obliges the city to assess the appropriateness of proposed changes to designated heritage sites and to prohibit activities that will damage or destroy their historic characteristics.¹

¹ Authority for the city historic preservation program comes from Minnesota Statutes §471.193, which enables local units of government to establish heritage preservation commissions and protect historic properties through land use controls. Minnesota Statutes §138.081 makes the State Historic Preservation Office of the Minnesota

Research Design and Methods

The project was carefully planned to meet the city's preservation planning needs, its legal obligations, available funding, the nature of its historic resources, and the interests of its citizens. Project work fell into two main categories: historic context development and architectural survey.² There were four general objectives:

- 1) Conduct documentary research to identify and describe important patterns, trends, and events in local history which provide the historic context for evaluating the historical and architectural values of buildings, structures, sites, and districts.
- 2) Conduct a reconnaissance survey of the city, characterizing its historical and architectural resources in general and describing the distribution of buildings, structures, sites, and districts more than 50 years old.
- 3) Produce an inventory of historic properties evaluated as eligible for designation as Heritage Preservation Sites under the city's historic preservation ordinance.
- 4) Provide recommendations for implementing the results of the survey.³

Historic contexts are the cornerstone of historic preservation planning. Defined as “a broad pattern of historical development in a community or its region, that may be represented by historic resources,” the concept is fundamental to the study of history, architectural history, and archeology. Its core premise is that resources, properties, or happenings in history do not happen in a vacuum but rather are part of larger trends or patterns.⁴

Historic contexts have been delineated for historical preservation purposes at a variety of scales or levels relating to patterns of historical development. For example, the National Park Service has developed a framework of national historic contexts to evaluate potential National Historic Landmarks, as well as thematic contexts for significant historic properties located in the National Parks. In Minnesota, the State Historic Preservation Office (SHPO) has developed a three-tiered system of statewide historic contexts as part of the state plan for implementing the National Register of Historic Places. Statewide historic contexts are applied to historic properties which represent an aspect of state or regional history; locally significant representations of property types found throughout the state; and properties whose historical associations overlap multiple communities. Local historic contexts typically represent the heritage of neighborhoods, cities, towns, or regions.

Historic context research was oriented toward the development of an organizational framework of information about Wayzata heritage based on themes, geographical areas, and

Historical Society responsible for administering the National Register of Historic Places in the state, including implementation of the National Historic Preservation Act of 1966, as amended.

² A useful primer for understanding the role of historic context studies and surveys in historic preservation is Anne Derry, H. Ward Jandl, Carol D. Shull, and Jan Thorman, *Guidelines for Local Surveys: A Basis for Preservation Planning*, revised by Patricia L. Parker (Washington: National Park Service, 1985).

³ The consultant recommendations have been submitted separately.

⁴ Derry, et al., *Local Surveys*, pp. 14-15.

periods of time. Several kinds of documentary information were collected, including published works on the history, archeology, and architecture of the Wayzata area, maps, atlases, tax assessment records, state historic property inventories, and technical reports. Because of time and funding limitations imposed by the project scope of work, no attempt was made to comb back issues of newspapers and periodicals or to search large groups of unpublished archival materials such as census or land transfer records. While there was no oral history research as such, there was direct consultation with local organizations and groups, historic preservation professionals with knowledge of the Wayzata area, and the city staff. The information collected was synthesized into a historic context that was used to target survey work and, more importantly, provided the framework for evaluating the significance (i.e., historic preservation value) of individual historic properties.

The reconnaissance survey was designed to be a rational, systematic process of gathering and analyzing information about historic properties to create an inventory of buildings and sites worthy of consideration in preservation planning.⁵ The scope of the survey was wide ranging and encompassed identification of notable examples of architectural styles and periods; buildings showing the history and development of the community; architectural curiosities and rare surviving examples of important architectural styles; historically important cemeteries; industrial and engineering structures; transportation structures; locations of important historic events; sites of cultural importance; and groups of historically related buildings that possess an identity of time and place. Survey work was interdisciplinary in scope and utilized the relevant research tools and concepts of public history, architectural history, public archeology, cultural ecology, and historic preservation planning.⁶ Survey activities included background documentary research as well as field work at the reconnaissance level.

A reconnaissance survey, as the name implies, is a “once over lightly” inspection of an area to characterize its historic properties on the basis of architectural style, age, and historical association. The Wayzata reconnaissance involved a “windshield survey” of the entire area inside the city limits, coupled with more detailed pedestrian inspection of older neighborhoods where background knowledge indicated concentrations of historically

⁵ In historic preservation, a historic property is any place where people have created something tangible that reflects the past experiences of an individual or group. While in theory all buildings, structures, sites, and districts have the potential for being of historic value, it does not follow that everything old thus should be preserved or otherwise afforded special treatment. As a component of community planning, historic preservation is concerned chiefly with making decisions about whether something is sufficiently valuable (significant) to be worthy of conservation; therefore, in historic context studies and surveys the term “historic property” is applied to any resource that appears to have potential historic preservation value. See Donald L. Hardesty and Barbara J. Little, *Assessing Site Significance: A Guide for Archaeologists and Historians* (Walnut Creek, CA: AltaMira Press, 2000), pp. 11-78; Thomas F. King, *Cultural Resource Laws & Practice: An Introductory Guide* (Walnut Creek, CA: AltaMira Press, 1998), pp. 73-95; and Robert E. Stipe and Antoinette J. Lee, eds., *The American Mosaic: Preserving a Nation's Heritage* (Washington: Preservation Press, 1987), pp. 145-264.

⁶ For background information and the philosophical underpinnings for this approach, see Kevin Lynch, *What Time Is This Place?* (Cambridge: MIT Press, 1972); William J. Murtagh, *Keeping Time: The History and Theory of Preservation in America*, rev. ed. (New York: John Wiley and Sons, 1997); and Norman Tyler, *Historic Preservation: An Introduction to Its History, Principles, and Practice* (New York: W. W. Norton & Company, 2000).

important buildings. Part of the reconnaissance of Wayzata's lake shore properties was conducted by small boat, and there were walk-over inspections of areas considered to have archeological or historic landscape potential.

An important aspect of the survey was the evaluation of historical significance of individual historic properties. The city's heritage preservation site criteria are modeled after the National Register criteria for evaluation. Therefore, it was an underlying assumption of the survey that in order for a property to qualify for designation as a heritage preservation site under the local ordinance, it would need to meet one of the ordinance criteria by being associated with an important historic context, and by retaining historic integrity of those features necessary to convey its significance.⁷ Survey data were used to categorize historic properties, determine the appropriate historic context, and arrive at a preliminary assessment of historical, architectural, archeological, and cultural significance. For planning purposes, the historic properties identified by the survey were organized into four categories or levels of significance (see Appendix D).

Historic context and reconnaissance survey research methods were straightforward and followed standard practices in historic preservation.⁸ Archival research began before field work and was oriented toward an overview of historical research already done in the Wayzata area. After the initial windshield survey of the entire city, historical research focused on developing and refining local historic contexts. The field survey involved literally driving, walking, and boating around the community to systematically compile the information necessary to evaluate preservation values. Descriptions of individual buildings and sites were recorded in field notes and all historic property locations were noted on city street and topographic maps. A digital photographic record was made of all properties which were deemed potentially significant. Although the project was not intended to result directly in the designation of Heritage Preservation Sites, survey data on significant buildings and districts has been transferred onto historic property inventory forms that can be used to develop future heritage site nominations.

⁷ See the online National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*, especially the section "How to Evaluate a Historic Property Within Its Historic Context" (<http://www2.cr.nps.gov/nr/nrpubs/html>).

⁸ Derry, et al., *Local Surveys*, pp. 9-60; see also "Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation," *Federal Register* 48 (1983):44716-44742; and State Historic Preservation Office, *Guidelines for Architecture/History Projects* (St. Paul: Minnesota Historical Society, 1993).

CHAPTER II HISTORIC CONTEXT

The purpose of this chapter is to provide the reader with a broad overview of Wayzata history, focusing on the physical development of the community, the evolution of its architectural character, and events significant in local history that are represented by particular types of historic properties. These historical contexts link the important themes and trends in local history with the Wayzata built environment and provide a backdrop against which historic properties can be identified and evaluated. It does not pretend to be a complete, fully referenced, comprehensive study of the community's heritage and is based largely upon secondary sources. Instead, it presents a series of short essays on particular themes in Wayzata history which have had an impact upon the old buildings, sites, structures, and neighborhoods we see today.⁹

For planning purposes, background information about Wayzata history and historic property survey data was distilled into an evolving outline of local historic context study units which provided an organizational framework for historic property identification and evaluation decision making. The study units were organized chronologically by theme. The final, revised historic context outline, incorporating the results of the background research and reconnaissance survey, is included in Appendix B.

Prehistoric Native Americans in Wayzata, 10,000 BC to AD 1650

What is now Lake Minnetonka was covered by glaciers several times during the Pleistocene epoch, which came to a close approximately ten thousand years ago. The terminal moraine formed by the last glacial advance scoured out a series of low depressions that were filled with ice blocks after the glacier retreated. When these ice blocks melted, the land-locked depressions filled with water, forming the bays and inlets of Lake Minnetonka. Although specific archeological data are lacking, it is reasonable to assume that the first human immigrants to camp on the shore of Wayzata Bay arrived during the Paleo-Indian period, which in Minnesota is generally dated to between twelve thousand and nine thousand years before the present. At that time, the land and lake still showed abundant evidence of glacial activity and it is therefore likely that the beaches, islands, and wetlands favored by the ice age peoples are presently submerged or have been eroded away.

The plainest evidence that Native Americans lived in the Wayzata area for thousands of years and through several successive cultural traditions comes from the archeological sites that were explored over the past 150 years. Between the 1850's and the 1960's, a number of ancient earthworks were identified around Lake Minnetonka, including the Wayzata Mounds,

⁹ The bibliography in Appendix A suggests the general range of source materials which have been consulted. As a convenience to the reader (and to avoid a text encumbered with *ibid.*'s and *op. cit.*'s) information drawn from the sources listed under "General Histories and Reference Works" is not footnoted. Bibliographic citations are provided in the footnotes to reference ideas and interpretations attributed to other authors, and to direct the reader's attention to specialized works on particular themes and resource types.

a cluster of three conical-shaped earthen mounds situated on a low rise overlooking the lake. The earthworks in Wayzata were first noted by the town's founder Oscar E. Garrison in the early 1850's, who passed the information on to the state geological and natural history survey directed by Newton H. Winchell at the University of Minnesota. The antiquarian Theodore H. Lewis mapped the Wayzata Mounds in 1887 and a detailed description of the site was published by Winchell in 1911.¹⁰

Building upon the work of Victorian era antiquarians, archeological surveys and excavations sponsored by the University of Minnesota, the Minnesota Historical Society, and the Minnesota Archeological Society have documented numerous prehistoric sites around Lake Minnetonka since the 1940's.¹¹ Stimulated by the growing body of federal and state legislation concerned with cultural resources management, since the 1960's archeology and the historic preservation movement have developed side by side. Under Section 106 of the National Historic Preservation Act, which requires agencies using federal funds to consider the effects of their projects on significant historic properties, the Minnesota Department of Transportation sponsored pre-construction surveys of the Highway 101, Highway 12, and Interstate 394 corridors which led to the most recent archeological work in Wayzata.¹²

Wayzata's Dakota Sioux Heritage, ca. 1650-1854

At the time of European contact in the mid-seventeenth century, Lake Minnetonka formed part of the homeland of the Eastern Dakota, one of the major divisions of the Sioux nation that was itself divided into several tribes which shared a common language. The most important and best known of these tribal groups with a connection to Lake Minnetonka were the Mdewakanton, comprising several semi-independent villages which were originally clustered around Lake Mille Lacs, though their hunting grounds extended over a vast area in what is now central and southern Minnesota. By the time of the American Revolution, the council fires of the Mdewakanton had been relocated to the area around the junction of the Mississippi and Minnesota rivers.¹³

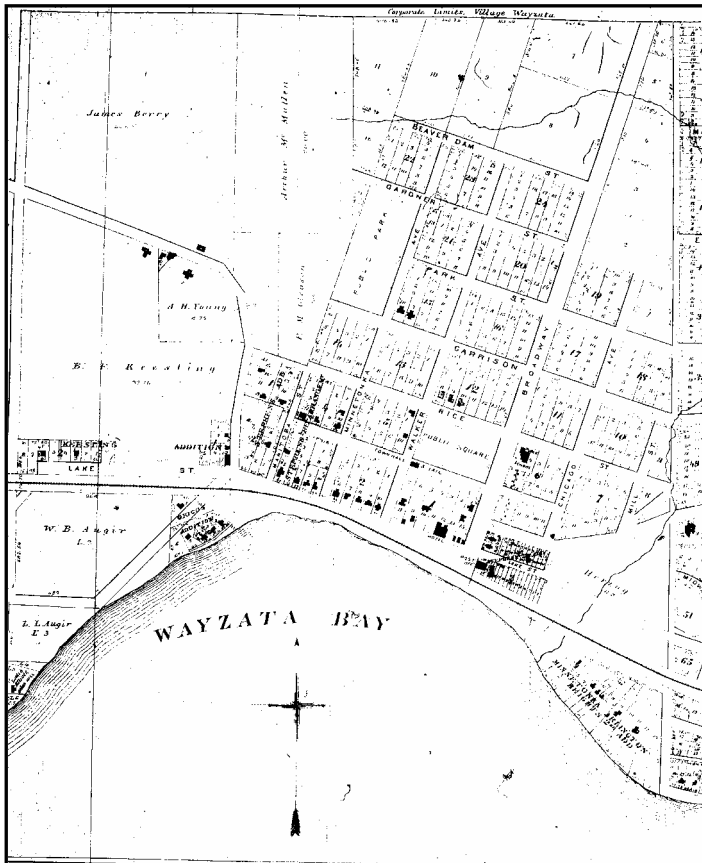
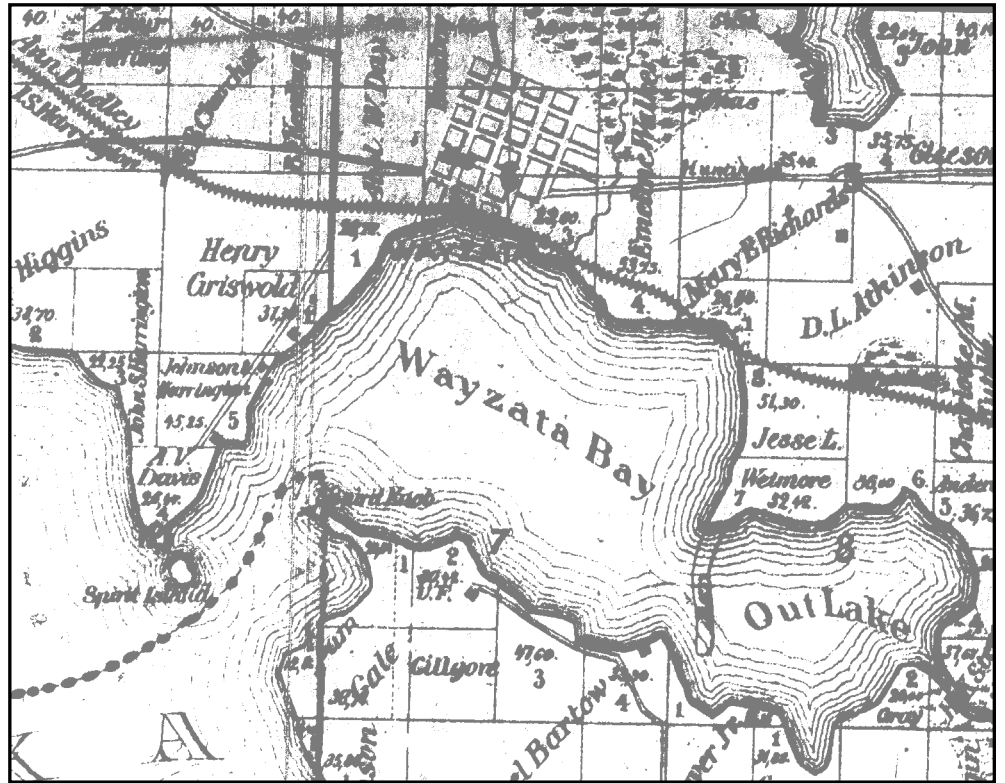
¹⁰ N. H. Winchell, *The Aborigines of Minnesota* (St. Paul, 1911), pp. 229-234. The site is presently occupied by the city hall and library.

¹¹ In addition to the Wayzata Mounds, two prehistoric burial sites have been identified within the city limits. The Wyman/Harrington Site (21HE29) was identified on the Ferndale peninsula but no description of the site, believed to represent an Early Woodland habitation and cemetery, has been published. The MacMillan Site (21HE98) was discovered during construction of the Duncan MacMillan residence on Westwood Lane; it was excavated by amateur archeologists and yielded human remains and a single flint projectile point; Kent Day, "Salvage Excavation at the MacMillan Site (21HE98)," *Minnesota Archaeological Newsletter* 7 (1965):4-5.

¹² Reports of surveys are included in the annual reports of the Minnesota Highway Archaeology Program, on file at the Minnesota Historical Society and the Office of the State Archaeologist at Fort Snelling. See the background information presented in David Mather and Patrick Nunnally, eds., *Final Cultural Resources Reconnaissance Survey Report, Mn/DOT S.P. 2713 & 8602, Alternative Corridors for Reconstruction of T.H. 12 from Wayzata to Montrose, Hennepin and Wright Counties*, 3 vols. (St. Paul: Minnesota Historical Society, 1995).

¹³ For discussion of the Dakota Sioux migration, see Gary Clayton Anderson, "Early Dakota Migration and Intertribal Warfare: A Revision," *Western Historical Quarterly* 11 (January, 1980): 17-36.

1. Wayzata Bay in 1874, From Wright's Map of Hennepin County.



2. Original Town of Wayzata in 1898. From Dahl's Plat Book of Hennepin County.

The traditional Eastern Dakota lifeway emphasized hunting, fishing, and gathering wild rice, with a small amount of slash-and-burn agriculture to produce maize, squash, beans, and tobacco. After making contact with European fur traders, the Mdewakanton supplied the frontier trading posts with peltry, hides, and meat in exchange for trade goods, including firearms, hardware, and liquor. As a result, their subsistence pattern necessitated a semi-sedentary lifeway which followed a prescribed cycle of hunting, foraging, gardening, and trading at different locations. The written accounts of early travelers and missionaries, as well as tribal oral histories, show that there were numerous traditional cultural sites but no Mdewakanton villages on Lake Minnetonka, which suggests that native peoples may have regarded it as off-limits to permanent habitation. Some modern writers have hypothesized that the Dakota deliberately maintained their centers of population away from Lake Minnetonka and withheld knowledge of it from white fur traders and settlers in order to protect it as a cultural treasure.

Dakota Sioux sovereignty over Hennepin County was extinguished by the Treaty of Traverse des Sioux in 1851, and by 1854 the Mdewakanton had removed their villages to the Sioux Agency reservation on the Minnesota River. At some time during the reservation period, the Mdewakanton band led by Sa-Kpe Dan (also known as Shakopee) temporarily bivouacked at Carpenter's Point on the peninsula between Wayzata and Gray's bays, and for several years afterward hunting and fishing parties continued to frequent the area.¹⁴ During the terrible Dakota War, which lasted from August until December, 1862, Sioux war parties menaced the pioneer settlements around Lake Minnetonka before the uprising was suppressed and the tribe was expelled from the state.

Early Settlement and Townsite Development, 1854-1875

No one knows how many times Lake Minnetonka was "discovered" by different groups of Native Americans and Euro-Americans. There were doubtless some non-literate fur trader infiltrations prior to the spring of 1822, when Joseph R. Brown, William J. Snelling, and two soldiers from the garrison at Fort Snelling made the first recorded visit to the lake. Wayzata Bay, as yet unnamed, was reconnoitered by Eli Pettijohn in 1850, and in the spring of 1852 the first settlement was made by Simon Stevens and Calvin Tuttle at Minnetonka Mills (the outlet of Gray's Bay into Minnehaha Creek). The initial settlement at Wayzata Bay was made by Oscar E. Garrison at about this time.¹⁵ There appear to have been

¹⁴ Shakopee's camp on Carpenter's Point probably numbered fewer than two hundred people. Shakopee's old village, called Taoapa or Tintonwan, was located on the north bank of the Minnesota River near the present-day city which bears his name; in 1854, the old chief settled his people on the reservation near Redwood Falls, where he died in 1860, but the band may have continued to hold its winter camp in the Wayzata area until the Dakota War. His son, who was known as Little Six, was one of the Sioux leaders during the 1862 war and was hanged at Fort Snelling in 1865.

¹⁵ Garrison was born in Fort Ann in upstate New York in 1825, immigrated to Minnesota Territory in 1850, moved to St. Cloud in 1856, and died in Crow Wing County in 1886; Warren Upham and Rose B. Dunlap, comps., "Minnesota Biographies, 1665-1912," *Minnesota Historical Society Collections*, Vol. 14 (St. Paul, 1912), p. 248. He was a civil engineer and land surveyor; in 1880 he was employed by the government to survey the lands bordering Lake Itasca; he also had a keen interest in Native American antiquities, contributed to Winchell's statewide geological and natural resources survey and donated numerous specimens to the University of Minnesota. Garrison Township, in Crow Wing County east of Brainerd, is named for him; Warren Upham, *Minnesota Geographic Names: Their Origin and Historic Significance*, reprint ed. (St. Paul, 1969), pp. 132, 158.

some doubts regarding the desirability of settlement around what was then named Peninsula Lake, an allusion to its irregular shoreline. However, in May, 1852, an excursion led by territorial governor Alexander Ramsey resulted in a surge of favorable publicity and had the practical result of initiating the first wave of pioneer settlement. Ramsey's visit also resulted in renaming the lake Minnetonka, a made-up toponym apparently coined by Ramsey himself by joining together the common Dakota Sioux words for water (*minne*) and great (*tanka*).¹⁶

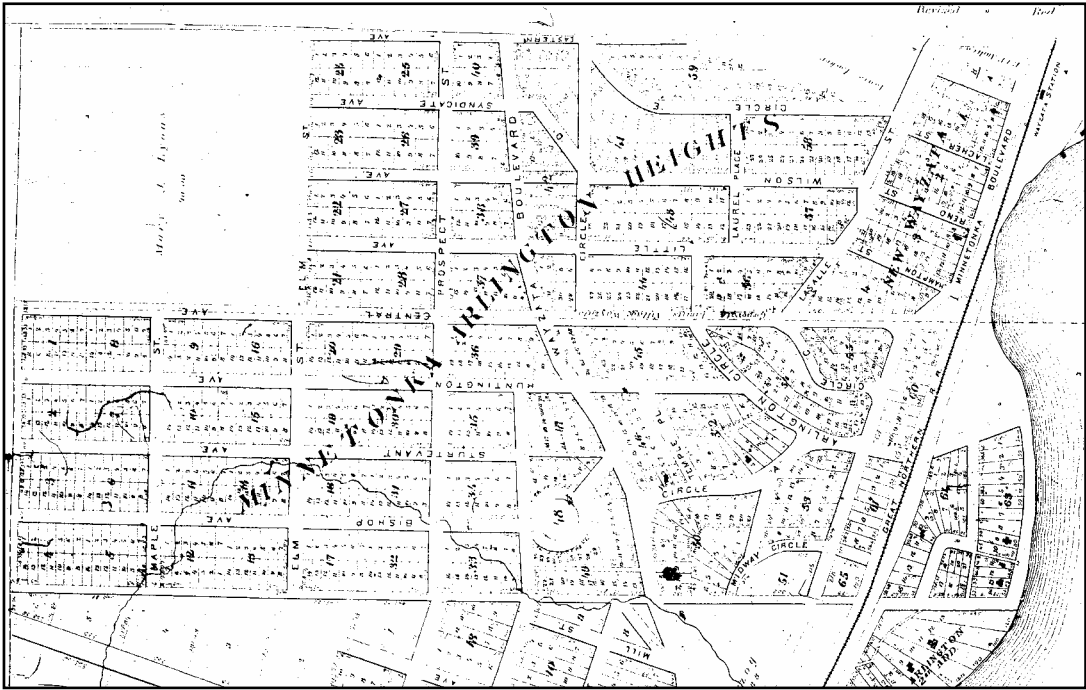
Garrison laid out the townsite of Wayzata in 1854 (the same year in which John Stevens platted the city of Minneapolis). Early development was characterized by intense real estate speculation, and a determined effort was made to make Wayzata a stop on the Minnesota & Pacific Railroad chartered by the territorial legislature in 1857. In the meantime, the proprietors hoped to turn the townsite into a thriving trade center, and within the first few years a sawmill, general store, boarding house, schoolhouse, and post office were established. Early townsite development was characterized by intense real estate speculation, but the village nearly faded away in the aftermath of the Panic of 1857 and the surrounding countryside remained sparsely populated until after the Civil War. Garrison himself lost enthusiasm for the townsite and moved to St. Cloud a few years later.

The St. Paul & Pacific Railroad made its debut in 1862, having taken over the charter of the defunct Minnesota & Pacific to construct a line from St. Paul "in the direction of the Pacific" – a project not completed until 1893. The tracks finally reached Wayzata (a distance of twenty-five miles from the St. Paul station) in 1867, and this event triggered a vigorous but short spurt of local development which lasted until the Panic of 1873 brought back hard times.¹⁷ The financial crisis also bankrupted the St. Paul & Pacific, and in 1878 James Jerome Hill wrested control of the line from its Dutch bondholders. The following year, the "Empire Builder" and his partners Donald Smith and George Stephen merged the StP&P into their St. Paul, Minneapolis & Manitoba Railway, where it became the taproot for the Great Northern system.¹⁸ For the next few years, the prospects were good in the lakeside village: the recorded population at the time of the 1880 census was still only 132, but by then construction of the first tourist hotels and lake shore cottages had ushered in a new era of growth and prosperity.

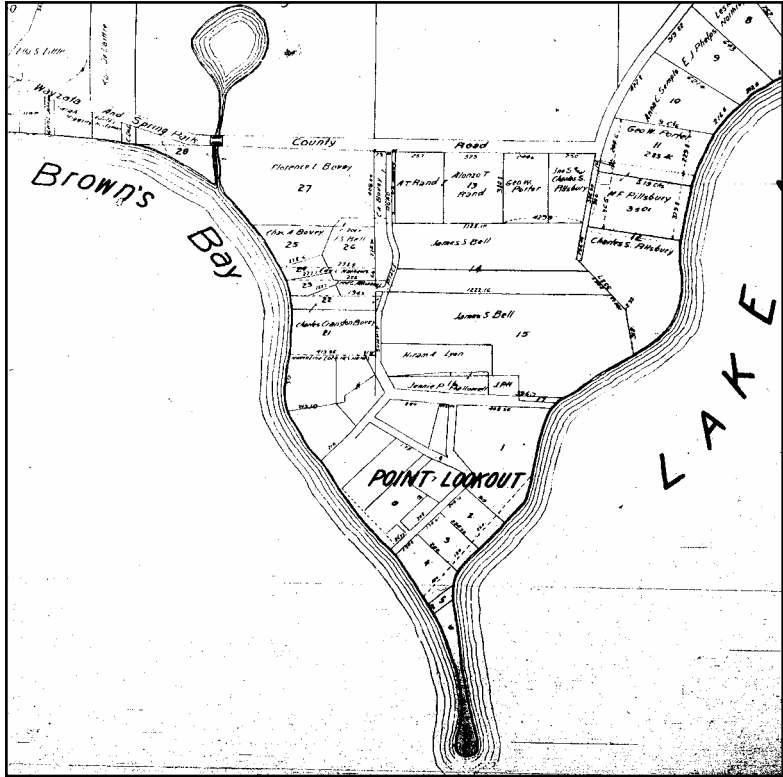
¹⁶ Upham, *Minnesota Geographic Names*, p. 224; cf. Paul Durand, *Where the Waters Gather and the Rivers Meet* (Prior Lake, 1994), p. 60. Elizabeth Fries Ellet (1812-1877), the distinguished author, visited Lake Minnetonka in 1852 and left a spirited description of the Wayzata area in her travel memoir, *Summer Rambles in the West* (New York: J. C. Riker, 1853), pp. 116, 131-132; see also the first-hand accounts in John H. Stevens, *Personal Recollections of Minnesota and Its People* (Minneapolis: privately published, 1890), p. 173; and Isaac Atwater and John H. Stevens, *History of Minneapolis Hennepin County*, 2 vols. (New York: Munsell and Co., 1895), p. 1486.

¹⁷ For the historic context of early railroad development, see Richard S. Prosser, *Rails to the North Star: One Hundred Years of Railroad Evolution in Minnesota* (Minneapolis: Dillon Press, 1966); and Augustus J. Veenendaal, Jr., *The Saint Paul & Pacific Railroad: An Empire in the Making, 1862-1879* (DeKalb: Northern Illinois University Press, 1999). The StP&P winter timetable for 1867-68, printed in the *St. Paul Daily Pioneer* and other newspapers, shows that the daily train left St. Paul at 12:20 p.m. and arrived in Wayzata at 2:00 p.m.; the return trip began at 2:15 and arrived at the St. Paul station at 3:45 p.m.

¹⁸ John C. Luecke, *The Great Northern in Minnesota: The Foundation of an Empire* (St. Paul: Grenadier Publications, 1997); see also Prosser, *Rails to the North Star*, pp. 135-136, 160-163.



3. Minnetonka Arlington Heights (Old Holdridge historic neighborhood) in 1898.
 From Dahl's *Plat Book of Hennepin County*.



4. Ferndale in 1913. From Westby's *Atlas of Hennepin County*.

Wayzata's Gilded Age, 1867-1929

Because of the scenic qualities of Lake Minnetonka and the accessibility of the village by rail from the Twin Cities and other major population centers, Wayzata was ideally suited for lake shore resort and cottage development during the Gilded Age.¹⁹ The emerging "leisure class" idealized rural life and looked to Wayzata for vacation accommodations. The village's first summer tourist hotels, the Minnetonka House and the Gleason House, opened in 1871; more lavish hotels and rustic retreats followed.²⁰ Magazines, newspapers, travel books, and picture postcards were used to attract potential visitors, and by the 1880's the area had become a Mecca for tourists and seasonal residents seeking opportunities for Victorian-age leisure pursuits (yachting, fishing, golf, lawn tennis, cycling) as well as relief from the summer heat. During the season, daily trainloads of tourists and summer cottagers arrived and departed and the village was a bustling place. In addition to the economic activity created by its own hotels, Wayzata quickly emerged as an important commercial and social center for much of the Lake Minnetonka resort industry and the nearby lake shore cottage communities. Though the resort era on the lake reached its zenith around 1890 and declined rapidly thereafter, the Wayzata area remained a popular retreat for upper-and middle-class families residing in the Twin Cities.

The Gilded Age was the dawn of the consumer era in America. Rapid industrial growth gave the emerging managerial class wealth and leisure time, which translated into new spending opportunities, a veritable celebration of wealth. It was a happy era for capitalists: at the turn of the century it was normal for investments to yield ten per cent annually and there was no income tax until 1914. The business world was dominated by feverish development and ruthless competition for resources and markets.²¹ For members of the upper class, leisure was a form of conspicuous consumption, and the economic elite indulged in various luxurious forms of expenditure, including the building of ostentatious houses in Lake Minnetonka's wild Arcadian setting. Summer sojourns at Lake Minnetonka became popular in the years immediately following the Civil War and eventually many of these vacationers built substantial homes in and around Wayzata. Rich men began to build palatial "summer cottages" on their private preserves in Ferndale, the rocky, forested peninsula between Wayzata Bay and Brown's Bay. A few of these cottages were in fact small mansions. The typical Victorian period lake front abode, however, was no "stately home" in a park-like setting, but a rambling cottage in an open place between the lake shore and the dense woods. Many holdings were hobby farms and were decorated by registered cattle, thoroughbred horses, white-painted wooden fences (or stone walls), and commodious

¹⁹ The Gilded Age (the term was coined by Mark Twain) is a time period which has no fixed boundaries, though historians customarily mark it between 1866 and 1920 and link it with the Progressive Era in political history; for the purposes of this study, it is defined as the period between the completion of the St. Paul & Pacific Railroad in 1867 and the start of the Great Depression in 1929.

²⁰ Ellen Wilson Meyer, *Lake Minnetonka's Historic Hotels* (Excelsior, 1997), pp. 33-59. Earlier hotels were effectively boarding houses rather than commercial hotels or resorts. The Gleason House, Wayzata's last tourist hotel, closed in 1964.

²¹ See Burton J. Henrick, *The Age of Big Business* (New Haven: Yale University Press, 1919).

barns.²² By the early 1900's, Ferndale was one of the most elegant summer cottage colonies in the country.

Outdoor recreation was viewed as a millionaire's privilege, and Wayzata's summer residents (most of whom epitomized Thorstein Veblen's "leisure class") took to lawn tennis, golf, and yachting with great enthusiasm. While some of the original country estates were created to satisfy individual owners' passion for sport hunting and fishing, the Victorian elites sometimes used their business and organizational tools to institutionalize outdoor recreation, as when they pooled their resources to purchase the grounds and buildings for golf courses and yacht clubs. Members of the Ferndale set were charter members of the Lake Minnetonka Yacht Club, established in 1887, which held its regattas off Lookout Point. The commercialization of leisure had a measurable impact on Wayzata's economy and the built environment of the village. Several boatyards came and went along Wayzata's lakefront, where local entrepreneurs turned out countless small watercraft for racing, fishing, and pleasure boating. Local stores stocked such Victorian leisure commodities as ice cream, cigarettes, postcards, mineral water, and sporting gear.²³

The cultural landscape within the Ferndale peninsula and along what is now Bushaway Road on Carpenter's Point mimicked the structure and ambiance of other Victorian-era summer cottage communities, such as those in Bar Harbor, Maine, and Mackinac Island, Michigan. The typical estate included several functional elements: the main house, one or more guest houses, a carriage house or stables (later garages), a boat house, and a variety of small specialized outbuildings. The finest of the lake shore homes were set back from the road and screened from public view by trees or hedges. Separate and usually some distance from the main houses were the cottages of the estate managers, gardeners, and other workers – labor was cheap and even middle-class households depended on domestic help. As the landowning families became larger and the alliances between them more complex, smaller summer houses and lake shore cottages were constructed on the original holdings, which gradually fragmented into a patchwork quilt of smaller parcels. Most of the Victorian-era homes have since disappeared; however, many of the Victorian landscape elements have persisted as symbolic representations of life at the lake.²⁴

Railroads and steamships were important adjuncts to the Gilded Age lifestyle. The phenomenal growth of Lake Minnetonka tourism after 1870 was entirely a byproduct of the

²² In American English, a *cottage* can be either a small single-family habitation, the extra dwelling on a farm or large estate, or a summer residence in a resort community; see Noah Webster, *An American Dictionary of the English Language*, 2 vols. (New York: S. Converse, 1828), p. 49; cf. Mitford M. Mathews, *A Dictionary of Americanisms on Historical Principles* (Chicago: University of Chicago Press, 1951), p. 405; Frederic H. Cassidy, ed., *Dictionary of American Regional English*, Vol. 1 (Cambridge: Harvard University Press, 1985), p. 793; and William A. Craigie and James R. Hulbert, comps., *A Dictionary of American English on Historical Principles*, Vol. 2 (Chicago: University of Chicago Press, 1938), p. 635.

²³ Information on leisure, recreation, and sports was found scattered through the periodical *Tourist and Sportsman* published at Minneapolis and Excelsior between 1870 and 1895 (titles vary), in Thelma Jones' *Once Upon a Lake* (Minneapolis, 1957), and Ellen Wilson Meyer's *Happenings Around Wayzata* (Excelsior, 1980).

²⁴ Paul Clifford Larson, in his pictorial guide to summer houses, *A Place at the Lake* (Afton, 1998), devotes a chapter to Lake Minnetonka (pp. 26-69) that provides a concise, well-researched overview of Lake Wayzata's lake shore building heritage. For a broader context see Arnold Lewis, *American Country Houses of the Gilded Age* (New York: Dover Publishing, 1982).

St. Paul, Minneapolis & Manitoba and its successor the Great Northern. By the late 1870's, Minnesota was equipped with a skeleton railway system which had connections with all of the major Midwestern population centers, as well as the East Coast and Lower Mississippi Valley. Great improvements were made in railway service, fares remained low, and the volume of passenger traffic between Wayzata and Minneapolis grew steadily. After 1890, the summer cottage lifestyle was almost entirely dependent upon the railroad.²⁵ The increasing suburban sprawl west of Minneapolis led to the development of an electric streetcar system during the last decade of the nineteenth century. Work commenced on the Twin City Rapid Transit Company's Lake Minnetonka division in 1907 and the trolley line reached Wayzata in 1914. Their chief business was carrying tourists and pleasure-seekers from the Twin Cities urban core to recreational facilities on Lake Minnetonka (an area in which they were able to compete with the older established railroads), but the streetcars also afforded new opportunities for urban workers to commute to their jobs from suburban homesteads.²⁶

The maritime heritage of Lake Minnetonka constitutes a fascinating chapter in local history, and the heyday of the lake steamboats coincided with the era of lake tourism. Paddlewheel steamboats began to make regular trips between Wayzata and other villages around the lake in 1860, seven years before the first locomotive chugged into town. Steamboat traffic flourished on the lake during the late nineteenth century, when several boats were constructed in yards at Wayzata. One of these, the *City of St. Louis* (owned by W. D. Washburn and launched in 1881), was said to have been the first steamboat equipped with electric lights; another, the *Belle of Minnetonka* (originally built at Cincinnati in 1866 and rebuilt in 1882 to serve James J. Hill's Lafayette Hotel), was the largest ever to sail on the lake and had a capacity of twenty-five hundred passengers.²⁷ In 1906, the Minneapolis & Suburban Railway Company, a division of the Twin City Rapid Transit Company, launched a fleet of multi-decked express steamers as an adjunct to its streetcar terminal at Excelsior. The boats (which were designed by Royal C. Moore of Wayzata) carried tourists out to the amusement park at Big Island and to other points around the lake. Automobiles eventually squeezed the "yellow jackets" out of business and they were taken out of service in 1926. The last streetcar boat on the lake was the *Hopkins*, scuttled by her owner in 1948.²⁸

After 1914, the automobile was the key to Wayzata's growth, which quickly transformed the old lake shore enclaves into low-density suburban neighborhoods. "With the advent of automobile travel and better roads, people like my grandfather who worked in Minneapolis could live at Lake Minnetonka year round," observed W. Duncan MacMillan,

²⁵ Ferndale had its own stop on the Great Northern line, located at what is now the southwest corner of Lake Street and Ferndale Road; according to Thelma Jones (*Once Upon a Lake*, p. 299), James J. Hill built the platform as a personal favor for his friend Frank Peavey.

²⁶ The Twin City Rapid Transit Company was organized by Thomas Lowry in 1891 and combined the existing St. Paul and Minneapolis street railways; Russell L. Olson, *The Electric Railways of Minnesota: Supplement* (St. Paul: Minnesota Transportation Museum, 1990); and Prosser, *Rails to the North Star*, pp. 98-101.

²⁷ The basic source on Lake Minnetonka steamboats is Randolph Edgar, *A Record of Old Boats* (Minneapolis, 1933).

²⁸ The Big Island amusement park opened in 1906 and closed in 1911. The streetcar boat *Minnehaha*, launched in 1905 and scuttled in 1926, was raised and restored a half century later by the Minnesota Transportation Museum and returned to service as an excursion boat running between Excelsior and Wayzata in 1996; Jerry Provost, *Salvaged Memories: The Raising of the Minnehaha* (Wayzata: In Depth Pub., 1996).

whose family maintained one of the great lake estates at Orono.²⁹ Great changes resulted from the demands which the new residents placed upon the land as they fanned out around the lake shore. The vacation homes, “a place at the lake,” which had formerly been the privilege of a very small segment of society, started to come within the reach of middle-class families by the turn of the century, and between the two world wars dozens of well-to-do Minneapolis families, including many whose parents had left farm homes to seek the good life in the city, purchased lake shore cottages in Wayzata and summered there. The very rich also built second homes on the lake as sanctuaries from urban life, and over time these seasonal habitations were converted into elegant, year-round homes with all of the modern amenities. The new suburban immigrants came with increasing amounts of money and time and showed a keen interest in leisure pursuits, prompting government and private enterprise to establish parks, pavilions, public bathing places, and other recreational facilities. Yachting and other forms of pleasure boating, a rich man’s pastime during the Victorian era, quickly spread to every age group and class. Outdoor team sports (baseball, football, basketball, ice hockey), which were perceived as projecting such “manly” traits as teamwork and hygiene, also became increasingly popular among all classes of males – for respectable females, however, the impact of the new culture of athleticism was limited to individual sports (golf, tennis, swimming) before the mid-twentieth century.

Development of Residential Neighborhoods, 1875-1945

The concept of Wayzata as a bucolic village of comfortable single-family homes on tree-lined streets is as old as the plat of survey made by Oscar Garrison in 1854. In reality, the village’s original residential neighborhood was small and occupied about a six-square-block area between the lake shore and the bluffs. Zoning did not exist: therefore land use was a mix of residential, commercial, and subsistence farming, and everyday life was arranged so that the village as a whole provided the shared space for all of the residents’ social and economic activities. The scale was human and villagers moved about mainly on foot amidst one- and two-story buildings. Nineteenth-century Wayzata had no “fashionable” street reserved for the homes of its well-to-do families, and there was almost no social or economic segregation before the turn of the century. Early (pre-railroad) home building was starkly utilitarian and unadorned, based on standard simple patterns designed to be compact and economical, and the embellishment of homes and yards was left to later generations. Before 1900, relatively few working-class residents owned their homes – a high percentage of those enumerated in the census schedules lived in rented houses or boarded with other families. Within individual households there was a high measure of self-sufficiency, with most families producing, processing, and storing food products for their own consumption. Churches played a major role in social communication and along with the public school extended the social connections to the dispersed rural community living on farms outside the village limits. Indeed, country and village were interdependent, shared the same way of life, and were made up of mostly the same kind of people.

²⁹ W. Duncan MacMillan and Patricia Condon Johnston, *MacMillan: The American Grain Family* (Afton: Afton Historical Society Press, 1998), p. 208.

Wayzata as a community of distinct, medium-density residential neighborhoods did not emerge until the early twentieth century.³⁰ The key to neighborhood development was transportation. Primitive trails and wagon roads were the first links between Lake Minnetonka and the settled area along the Mississippi River. The railroad reached Wayzata in 1867 and provided direct connections with the rapidly expanding western railroad network. At first, nonfarm homes and business enterprises developed side by side around the twin nuclei of the railway station and steamboat landing, but until the extension of the Luce Line trolley system to Wayzata in 1914 the physical extent of the built-up area was not very large.³¹ Personal automobiles led to the creation of entirely new and revolutionary patterns of circulation and settlement. Paving work on Superior Boulevard (renamed Wayzata Boulevard in 1931), which followed the old wagon road between Wayzata and downtown Minneapolis, began in 1913 under the State Highway Commission, and in 1925 the U.S. Bureau of Public Roads established Route 12 (modern Wayzata Boulevard) as a trunk highway eligible for federal aid. The construction of state- and federal-aid trunk highways and the improvement of local surface roads in the 1920's placed Wayzata within easy commuting distance of the Twin Cities and literally paved the way for suburban development.³²

This same general period was also characterized by a revolution in domestic life. As the nineteenth century drew to a close, Victorian ideas about architecture and household management came under increased scrutiny, with the result that childrearing, entertaining, work, and leisure habits became less formal. In addition to a myriad of sociocultural and economic forces, homeowners responded to new household technologies, which meant that houses constructed after 1900 were generally smaller, simpler, and relatively less expensive than those built during the Victorian era and had radically different layouts. Potential home owners could order plans for affordable houses in a constellation of styles from magazines and builders' catalogs; mail-order houses were also popular until the Great Depression. Electricity, central heating, indoor plumbing, and the American standard bathroom (tub, sink, and toilet) became basic features of suburban houses between 1890 and 1920, and by 1940 even modest homes were equipped with telephones, radios, washing machines, and ice boxes.³³

³⁰ The physical development of the village and its environs between ca. 1900 and 1940 is documented in the plat maps published in 1898 and 1913, population and housing census data, and early air photos.

³¹ The Twin City Rapid Transit Company was founded by Thomas Lowry in 1891 and one of its lines was extended to Wayzata by 1914; streetcar service west of Hopkins was ended in 1932. Prosser, *Rails*, pp. 98-101.

³² The growth of the highway network is shown on the following maps: George W. Cooley, *Map of Minnesota Showing State Roads and Rural Highways* (St. Paul: State Highway Commission, 1914); *Minnesota Trunk Highways Improvement Progress Map* (St. Paul: State Department of Highways, 1924); and *Condition Map of Minnesota Trunk Highways* (St. Paul: State Department of Highways, 1935). To place the Wayzata experience in a wider context, see James J. Fink, *The Car Culture* (Cambridge: MIT Press, 1976); and Christine Hunter, *Ranches, Rowhouses & Railroad Flats: American Houses: How They Shape Our Landscapes and Neighborhoods* (New York: W. W. Norton, 1998), pp. 151-152.

³³ The best data on Wayzata homes comes from the 1940 census of housing. For historical background on the evolution of the American home, see Clifford Clark, Jr., *The American Family Home, 1800-1960* (Chapel Hill: University of North Carolina Press, 1986); Jessica H. Foy and Thomas J. Schlereth, eds., *American Home Life, 1880-1930: A Social History of Spaces and Services* (Knoxville: University of Tennessee Press, 1992); Alan Gowans, *The Comfortable House: North American Suburban Architecture 1890-1930* (Cambridge: MIT Press, 1986); and Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York: Pantheon, 1981).

By 1940, three distinctive neighborhoods (i.e., areas where people lived but did not make their living) dominated by detached single-family dwellings had coalesced around the old village core. The oldest of these was located within the original townsite, south of Garrison Street (modern Wayzata Boulevard) between Barry and Broadway. There had been scattered development in this area during the nineteenth century, including several fairly elaborate Victorian period residences, but the neighborhood was largely rebuilt for middle-class suburban housing between 1905 and 1930. The small area available for home sites meant that these lots were relatively expensive, so many property owners maximized their investment by tearing down the old buildings and erecting spacious, wide-bodied cottages and bungalows. Skilled craftsmen were employed to build a wide variety of designs and detailing on the main façades, commonly leaving the side and rear elevations much simpler or altogether devoid of decoration. While the overwhelming majority of the buildings constructed were single-family residences, commercial buildings, schools, and churches dotted the neighborhood.

Shortly after the village was incorporated in 1884, real estate speculators platted a series of residential additions to the original Wayzata townsite. The most ambitious of these embryo suburban subdivisions was called Minnetonka Arlington Heights and encompassed what is today known as the Old Holdridge neighborhood. At the time it was laid out, Arlington Heights appears to have been projected as a railroad suburb – until 1906, the Great Northern passenger depot was located at approximately the intersection of present-day Highway 101 and County Road 16. However, because the practical distance for daily commuting was limited and automobiles were still a novelty (the streets in Old Holdridge were originally laid out as carriage drives), development activity was slow and scattered for several years. As a result, the neighborhood grew organically, with some parts of it replatted and others parcels combined, and most of the housing stock was built between the two world wars. Because of the area's uneven topography, the original developers abandoned the traditional gridiron plan in favor of an informal, asymmetrical plat that featured relatively large lots along narrow, curvilinear streets. The rambling, romantic setting inevitably attracted eclectic and modern movement styled houses with low profiles, which tended to blend into the suburban landscape.

The pattern of early twentieth century suburban development was different north of the village core. The third and largest of Wayzata's historic residential neighborhoods, which has been identified in the present study as the North Wayzata neighborhood, occupies the rolling upland surface north of Wayzata Boulevard. This part of town had previously been platted before 1900 and there were few topographical constraints on development; nevertheless, suburban development was delayed until the great home building boom of 1914-1929. In contrast to the older neighborhoods, the streetscapes that evolved were architecturally heterogeneous and distinctively urban, with an eclectic blend of suburban cottages and bungalows arranged in neat rows along a gridiron of tree-lined streets. Building setbacks were generous and uniform, with comparatively large front and back yards, but with narrow side yards. Nearly all of the buildings built before 1940 were single-family residences, though there were a few apartment buildings, retail shops, and other small businesses interspersed among the homes along old Highway 12 (Wayzata Boulevard). The neighborhood attracted (and continues to attract) middle-income homeowners who

commuted by car, bus, or streetcar to distant jobs. Though most of the houses are quite small by modern standards, there has been relatively little post-World War II infill housing construction, and the district displays abundant evidence that successive generations have invested in maintenance and improvements.

Prior to World War I, the countryside around Wayzata village belonged to a small group of wealthy families, who replaced the farmers who had initially settled the land. Until the advent of the automobile, residential development in these areas consisted primarily of large and relatively isolated rural estates. Economic segregation being one of the hallmarks of Gilded Age life, it is therefore not surprising that the Pillsburys, Bells, Crosbys, and their set sought to physically separate themselves from the proletariat and middle-class inhabitants of the village. Access into the Ferndale peninsula was quietly regulated to keep out the “undesirable” elements. As a consequence, the historic suburban “prestige” neighborhoods of Ferndale, Highcroft, and Locust Hills (Carpenter’s Point), formed by the subdividing of the big country estates, remained vaguely defined and sparsely populated until the 1930’s.³⁴

In the five decades leading up to 1940, the census enumeration for Wayzata rose from 273 to 1,473 (the largest increase occurred between 1920 and 1930, when the population grew from 633 to 1100). The lion’s share of this growth was concentrated in the original platted area and the adjoining suburban outliers in Arlington, Old Holdridge, and Ferndale. Part of this increase was due to the migration of rural people into towns, a phenomenon which was already well under way by World War I, but a large share of Wayzata’s net immigration was urban in its origins. Population growth was explosive in the period following World War II: between 1950 and 1960, the number of inhabitants within the village limits soared from 1,791 to 3,219.

The Changing Face of Lake Street, 1854-1955

Wayzata’s historic “main street” developed along an approximately four-block stretch of Lake Street (from Barry to Broadway Avenue), which runs east to west alongside the railroad tracks that skirt Wayzata Bay. Like the main streets of most small Midwestern towns, the built environment of Lake Street was shaped to a large extent by the building, planning, and business traditions brought to Minnesota from the older settled regions of the United States, and by the economic, social, and geographical shifts that are reflected in its architectural heritage.

Functionally, the Lake Street business district provided the market center for the goods and services required by the village’s permanent inhabitants, seasonal residents, and visitors. The railroad was most influential in determining the original downtown development pattern and provided the chief means of transportation for both passengers and freight until the 1920’s. The lake itself was a navigable waterway during the early settlement

³⁴ Ferndale was a common Gilded Age place-name, suggesting luxuriant growth and coolness, and was applied to Pillsbury’s estate at the former Harrington Farm in about 1906. Highcroft takes its name from the Frank H. Peavey estate, which was architecturally famous for its brick Georgian Style mansion, razed in 1953; the etymology is from the Old English, meaning an “enclosure” or upland farm. Locust Hills takes its name from a Gilded Age estate, that of H. M. Carpenter, whose name was also given to the point of land between Wayzata Bay and Gray’s Bay.

period, but except for excursion boats the Wayzata wharf saw little commercial use after the 1890's. In terms of its built environment, archival photographs from the late nineteenth century show the Lake Street streetscape as a hodgepodge of stores, hotels, shops, and outbuildings constructed in a variety of standard forms, interspersed with single- and multi-family dwellings. The character of the district changed little during the first half century of the town's existence, though the functions of individual properties underwent a number of changes. Nineteenth-century businesses included a number of wholesaling and retailing establishments, several hotels and boarding houses, restaurants, grocers, hardware dealers, and at least one flour mill. There were also several specialized shops which catered to the needs of tourists and seasonal residents. The railroad station served as a vital community focal point – from the late 1860's until the early 1920's it was literally Wayzata's gateway to the outside world – though it is interesting to note that neither of the Great Northern railroad depots was centrally located.

It was only natural for Wayzata to develop several important enterprises related to agriculture. The earliest settlers practiced subsistence farming, but there was little interest in commercial agriculture until the period between 1896 and 1919 (the so-called “golden age” of American farming). With expanding urban markets close at hand, efforts were made to clear woods and drain wetlands in order to develop farm fields, pastures, and orchards. There was an especially high demand for dairy products, and the agricultural census data from 1915 to 1945 give testimony to the rapid rise of dairying all around Lake Minnetonka, which was an important part of the Twin Cities “milkshed” until after World War II. Until the development of efficient farm-to-market roadways, Wayzata's earliest dairy industry focused on manufacturing butter and cheese at the local cooperative creamery. After 1940, however, raw milk was hauled to a plant on Lake Street where it was pasteurized and bottled.³⁵

Four important trends changed the built environment of Lake Street between the 1890's and the 1940's.³⁶ The first was the steady growth in the permanent local nonfarm population of the village that began during the last decade of the nineteenth century and was reflected in the expanding economic base for local businesses and in rising land values. The second critical development was the automobile, which enlarged local merchants' trade areas and gave rise to an entirely new class of twentieth-century business establishments such as automobile garages, gasoline service stations, cafes, and realty offices. The automobile also allowed local businesses to offer a greater range and variety of consumer goods and services, such as automobile and home appliance sales, banking, and insurance. Travel time replaced density of population as the yardstick for retail and service business marketing. The proliferation of businesses was matched by the proliferation of social clubs, lodges, and other organizations, many of which were located on Lake Street.

The third development trend, also a byproduct of the automobile revolution, was the geographic shift in the pattern of residential growth away from the old village core and

³⁵ To provide background for Ellen Wilson Meyer's writings on dairying around Lake Minnetonka, see Merrill E. Jarchow, “The Beginnings of Minnesota Dairying,” in *Minnesota History*, Vol. 27 (June, 1938), pp. 107-121; and the Hennepin County data in the reports of the U.S. Census of Agriculture for 1915, 1925, and 1935.

³⁶ Physical changes along Lake Street are depicted in historic plats and aerial photographs; see Dahl's 1898 plat map; the Sanborn fire insurance maps for 1912-1944 (see the Wayzata sheets included in the Minneapolis atlas); and the 1937 and the 1956 half-section air photos at the Borchert Map Library, University of Minnesota.

toward the outlying parts of the village. As a consequence, the old pedestrian-scale village business district became an anachronism in the new world order where the expanding highway network allowed the dispersed suburban population to range over an ever-widening radius from their homes. Lastly, the early twentieth century witnessed a sharp increase in business centralization. Before World War I, a greater proportion of Wayzata's small commercial and industrial enterprises were owned by their managers, but by the 1920's the proportion of business ownership was in steady decline as more and more stores, service businesses, and plants belonged to centralized corporations. Thus, decisions affecting business properties became entrusted to individuals and organizations outside of Wayzata.

These trends led to the gradual removal of many of the older commercial buildings and dwellings along the north side of Lake Street and their replacement with modern buildings. Whole classes of business properties became functionally obsolete, including livery stables, blacksmith shops, and feed mills, and simply disappeared. Along with this trend toward architectural recycling came the impulse to acquire property solely for the purpose of providing off-street parking space for cars and trucks. After the highway between Wayzata and Minneapolis was paved, there was a slow but steady exodus of Lake Street businesses to the new highway business strip along Wayzata Boulevard, three blocks to the north. Despite these transformations, the overall shape of commercial development on Lake Street retained its historic linear focus, as dictated by the railroad line. Most of the important commercial properties (as well as the village hall and post office) remained on the north side of Lake Street, while the south side was the focus of rail- and to a lesser extent water-related economic development. During the initial phase of the village's development, Wayzata entrepreneurs followed the time-honored custom of locating mills, lumberyards, grain elevators, and the railroads themselves adjacent to the traditional. Since the 1970's an entirely new lake front landscape has been created.

CHAPTER III PROPERTY TYPES

In historic preservation planning, historic contexts are linked to actual buildings and sites through the concept of property type, which is defined as a grouping of properties based on shared physical or historical characteristics. Although the architectural design and construction values of a particular building or district is usually important in defining its historical significance, property type classifications go beyond style and type to address more generalized trends and patterns. Like the historic context study units themselves, at this point it is possible only to define historic property types in broad, general terms; as more survey data accumulate, the typology will be refined, modified, and elaborated on.

Domestic Architecture

Most of the popular American house styles from the 1870's through the 1940's are found preserved in Wayzata.³⁷ High-styled period houses designed by professional architects are not particularly abundant, however. The majority of the older homes are vernacular constructions modeled on standard architectural patternbook or builders catalog prototypes, sometimes embellished with Late Victorian, Eclectic, or Arts & Crafts-inspired detailing. The most prevalent stylistic influences are the Queen Anne, Colonial Revival, Neoclassical, and Craftsman. An array of vernacular cottage styles are also represented in the inventory, including examples of Gabled Ell, Gable-Front, Side-Gabled, and Four-Square vernacular houses, as well as a variety of Bungalow forms.³⁸

Two common historic house forms, the *suburban cottage* and the *bungalow*, are found throughout the city and make up most of the pre-World War II housing stock. The basic suburban cottage is a simple, two-story house with between six and ten rooms that was designed to shelter a middle-class family. The floor plan is formal, with a front entrance hall and stairway, at least one parlor or sitting room, a dining room, and a kitchen on the ground floor and second-story bedrooms. The building footprint typically averages between 800 and 1200 square feet (excluding porches), with some larger specimens exceeding 3,000 square

³⁷ The term *style* is used here to describe a definite *type* of architecture that can be distinguished from others by special characteristics such as form, structure, and ornamentation; it encompasses both academic periods and vernacular building traditions. See Appendix C for an explanation of the architectural style terminology used in this report.

³⁸ The architectural classifications used in this report have been adapted from the following standard references: James Marston Fitch, *American Building 1: The Historical Forces That Shaped It* (New York: Houghton Mifflin, 1972) and *American Building 2: The Environmental Forces That Shaped It* (New York: Schocken Books, 1973); Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984); Carole Rifkind, *A Field Guide to American Architecture* (New York: New American Library, 1980); and Marcus Whiffen, *American Architecture Since 1780: A Guide to Architectural Styles* (Cambridge: MIT Press, 1969). For vernacular architecture, see J. B. Jackson, *Discovering the Vernacular Landscape* (New Haven: Yale University Press, 1984); Allen G. Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 2 vols. (Amherst: University of Massachusetts Press, 1984); and Dell Upton and John Michael Vlach, eds., *Common Places: Readings in American Vernacular Architecture* (Athens: University of Georgia Press, 1985).

feet of living space. Massing, scale, proportion, and exterior detailing determine the elements of style.

Cottage architecture flourished throughout the United States during the second half of the nineteenth century and was popularized in the pattern books of Andrew Jackson Downing, Calvert Vaux, and others.³⁹ Between about 1875 and 1905, Wayzata house builders took these pattern book concepts and adapted them to new construction technologies and the changing socio-economic climate of the Late Victorian era.⁴⁰ Industrialization and the growth of the national railway system meant that architectural features (windows, doors, decorative trim) could be mass-produced in factories or turned out by carpenters using sophisticated woodworking machinery – Victorian home builders could literally shop for gingerbread at the local lumberyard and turn out brackets and porch posts at the building site, then mix and match the pieces according to the owner’s personal tastes. Some of these houses were originally quite plain, but more frequently they were modestly embellished with picturesque embellishments such as pedimented gables, bay windows, fretwork, spindlework, shingled walls, brackets, art glass, and turned porch posts. A few of the surviving suburban cottages have been overlaid with Queen Anne, Gothic Revival, or Eastlake style decorative elements but are essentially vernacular cottages in form, structure, and architectural character.⁴¹ In the years leading up to World War I, the fashion for suburban cottages shifted toward the Eclectic and historic period revival styles (Colonial, Tudor, Neoclassical, etc.).

Wayzata’s bungalows (which account for more than half of all historic properties built before 1940) reflect the early-twentieth-century movement toward small house design that swept across the country after 1900. The name “bungalow” was a British import derived from the Hindi word *bangla*, meaning a low house with galleries or porches, and in its North American context was commonly used in reference to any small, unpretentious house. As used in the Wayzata survey, it refers to a single-family dwelling built between 1905 and 1940 with a rectangular shape, one or one-and-one-half stories, a low-pitched overhanging roof, wood or stucco siding, and generous windows. The basic bungalow has five to eight rooms, excluding the porch, basement, and attic, and the floor plan is informal, featuring a “living room” with an adjoining dining area, a kitchen with a family sitting area, and one or two main floor bedrooms. The small footprint is frequently expanded with front and back porches, entry vestibules, bay windows, and dormers on the front or side roofs. Hardwood flooring, natural woodwork, and built-in furniture (buffets, bookcases, inglenooks) are common interior design features. Some stylized bungalows are based on the Craftsman or “California Bungalow” prototype and incorporate decorative treatments inspired by the Arts

³⁹ For a discussion of the cottage tradition in North America, see Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge: MIT Press, 1986). Several of the most important nineteenth-century patternbooks have been reprinted, including Alexander Jackson Davis, *Rural Residences*, first printed in 1837 (New York: DaCapo Press, 1980); Andrew Jackson Downing, *Architecture of Country Houses*, first printed in 1850 (New York: Dover Publications, 1969), and *Victorian Cottage Residences*, first printed in 1842 (New York: Dover Publications, 1981); *Palliser’s Late Victorian Architecture*, first printed by Palliser, Palliser & Company in 1878 (Watkins Glen, NY: American Life Foundation, 1980); and Calvert Vaux, *Villas & Cottages*, first printed in 1864 (New York: Dover Publications, 1970).

⁴⁰ For a local example of nineteenth-century cottage architecture, see the lithograph of the Gleason house (no longer standing) in A. T. Andreas, *An Illustrated Historical Atlas of the State of Minnesota* (Chicago, 1874), p. 48.

⁴¹ Some architectural writers prefer to call these “Folk Victorian” houses.

& Crafts movement, such as exposed rafter-tails, purlins, stone foundations and chimneys, massive porch posts, and fancy exterior wood moldings and trim.⁴²

Historically, lake shore estates and country houses in Wayzata were a picturesque collection of different periods and styles.⁴³ Lake shore and rural estate houses, properly styled as “villas” by their Gilded Age owners, ranged from simple rustic cottages to mansions designed by well-known architects such as William Channing Whitney, whose commissions included at least six of the Ferndale estates. Victorian cottage architecture included a number of styles, each associated with a relatively short period of fashionability. Queen Anne, Eastlake, and Shingle derived styles predominated up until about 1900, when fashion shifted toward the Period Revival modes (Georgian, Neoclassical, Colonial, Tudor). The Craftsman, Prairie, and other Modern styles were also adapted to lake shore versions of suburban cottages and bungalows. Some of the lake properties, like F. B. Long’s summer cottage the “Squirrel’s Nest,” were unique creations which defy stylistic conventions. Because the wealthy lived in a culture of servants and their large houses required large staffs to maintain, estates typically included small cottages for the help, and these often imitated the architectural style of the primary dwellings. Garden planning and landscape architecture were also influenced by the Victorian aesthetic. Unfortunately, the Gilded Age architectural legacy in Wayzata is not particularly well represented by preserved historic buildings, and many of the best known lake shore landmarks have fallen to the wreckers and can be appreciated only through photographs and books.⁴⁴

Contractor-builders began marketing several new styles of single-family homes during the late 1920’s, and architectural historians use the rubric Minimal Traditional Style as a catch-all for houses that reflect the suburban cottage tradition but lack stylistic detailing.⁴⁵ Those which survive from the 1930’s and 1940’s tend to be straightforward, well-composed one- or two-story, two- to four-bedroom houses based on mass-produced builders’ plans. Some exhibit mildly Colonial or Tudor features and there are numerous examples of the Cape Cod Style that was the mainstay of postwar suburban developers. Some Ranch Style houses were also built prior to 1953, but most of those recorded by the survey are probably better classified as vernacular bungalows.

While there are many well-maintained and respectfully renovated homes in Wayzata, the great majority of the properties surveyed have been altered or modified from their original appearance. Most of the lake shore homes, for example, have been enlarged with additions and extensively remodeled.⁴⁶ Some of the older suburban cottages near Lake Street

⁴² The authoritative history of the bungalow movement is Lancaster, *The American Bungalow, 1880s-1920s* (New York: Abbeville Press, 1985); see also Richard Mattson, “The Bungalow Spirit,” *Journal of Cultural Geography* 1 (1981):75-92.

⁴³ For background see Clive Aslet, *The American Country House* (New Haven: Yale University Press, 1990); Roger G. Kennedy, *Architecture, Men, Women, and Money* (Cambridge: MIT Press, 1989); and Mark Alan Hewitt, *The Architect & the American Country Home, 1890-1940* (New Haven: Yale University Press, 1990).

⁴⁴ Larson, *A Place at the Lake*, pp. 42-69; David Gebhard and Tom Martinson, *A Guide to the Architecture of Minnesota* (Minneapolis: University of Minnesota Press, 1977), pp. 125-126.

⁴⁵ McAlester, *Field Guide to American Houses*, pp. 478-479. For a cultural and historical perspective on American domestic architecture since the 1930’s, see Hunter, *American Houses*, pp. 167-168 and passim.

⁴⁶ Gebhard and Martinson lamented the loss of many of the Lake Minnetonka summer homes and especially their replacement by “bland, undistinguished dwellings” (*Guide to the Architecture of Minnesota*, p. 126).

have been converted to commercial properties and “remuddled” almost beyond recognition. Throughout the city’s residential neighborhoods, historic cottages and bungalows have been enlarged with additions, and an ever-increasing number of older homes have acquired attached garages and decks. A substantial proportion of these houses have also been encased in aluminum, vinyl, asbestos, or other synthetic cladding. The erosion of architectural character-defining features is widespread, but the loss of historic fabric appears to have occurred at a markedly slower pace in those neighborhoods which have been singled out as potential heritage districts.

Commercial Architecture

In Wayzata, as in other small towns across the Midwest, the earliest commercial buildings were simple, box-like structures without much in the way of ornamentation. Old photographs show both wood framed and masonry business and industrial properties along Lake Street, some of which feature “false-front” façades that are characteristic of nineteenth-century commercial architecture. Traditional downtown building types included stores, warehouses, and mills constructed in wood or brick. Many of these business properties also incorporated space reserved for domestic use or were physically attached to dwellings. Over the course of its life, a typical commercial property was adapted to various uses.

Almost without exception, the handful of surviving pre-1940 commercial buildings reflect the traditional pattern language and cultural heritage of Main Street.⁴⁷ Main Street Style buildings are vernacular constructions based on standard designs and feature large expanses of brick walls, flat roofs, and large first-floor display windows. In volume and details the façades tend to emphasize verticality, with most of the detailing concentrated around the entrance, windows, and cornice. In two-story buildings, commercial activity was most often confined to the front of the first floor, behind large glass windows, with the upstairs space given over to apartments. Common rooms, small shops, and offices were also typical second-story or back-room establishments. One-story variants of the traditional Main Street Style commercial building appeared in the early twentieth century and decorated their otherwise flat façades with articulated door and window headers, horizontal belt courses, and masonry pilasters.

In addition to the dwindling inventory of traditional Main Street architecture, there are three well-preserved, high-style, one-of-a-kind commercial properties clustered together at the west end of Lake Street. The oldest standing commercial building, believed to have been constructed in 1875, is the classical two-story brick business block at 401 Lake Street that features an elaborate cornice and masonry pilasters. The physical history of this

Larson also discusses the teardown trend, but prefers to characterize the new lake shore architecture in more favorable light: “Year-round houses on the lake continue to exploit the historical revival styles and site-sensitive options with equal fervor. When left to their own devices, builders tend to design in a current suburban style, oscillating between colonial revival and something akin to French Renaissance . . . Architects, on the other hand, have made it a showplace of modernist versions of life in nature, from woodsy post-Wrightian retreats to vast walls of glass” (*A Place at the Lake*, p. 69).

⁴⁷ Richard Longstreth, *The Buildings on Main Street: A Guide to American Commercial Architecture* (Washington: Preservation Press, 1987).

property is not well documented, but old photographs show only minor changes in the façade over the past seventy years. The picturesque Tudor Style Great Northern Railway depot at 402 Lake Street was designed by St. Paul architect Samuel Bartlett, whose other notable works include two of the chalets in Glacier National Park. Built in 1909, the Wayzata State Bank Building at 305 Lake Street is an interesting specimen of the Neoclassical Style and perhaps the strongest visual reminder of Wayzata's early-twentieth-century *Main Street* character.

Wayzata's "main street" area has been intensively developed and redeveloped since the late-nineteenth-century. Zoning regulations that discouraged old building rehabilitation and lakefront renewal since the 1960's have resulted in the loss of many historic commercial buildings. While modern business architecture often shows a marked preference for historic themes, the buildings themselves are not always compatible with the pre-1940 structures because of their nontraditional setbacks and orientation. The physical expansion of the commercial district beyond its traditional boundaries has also led to a loss of historic character.

Landscapes

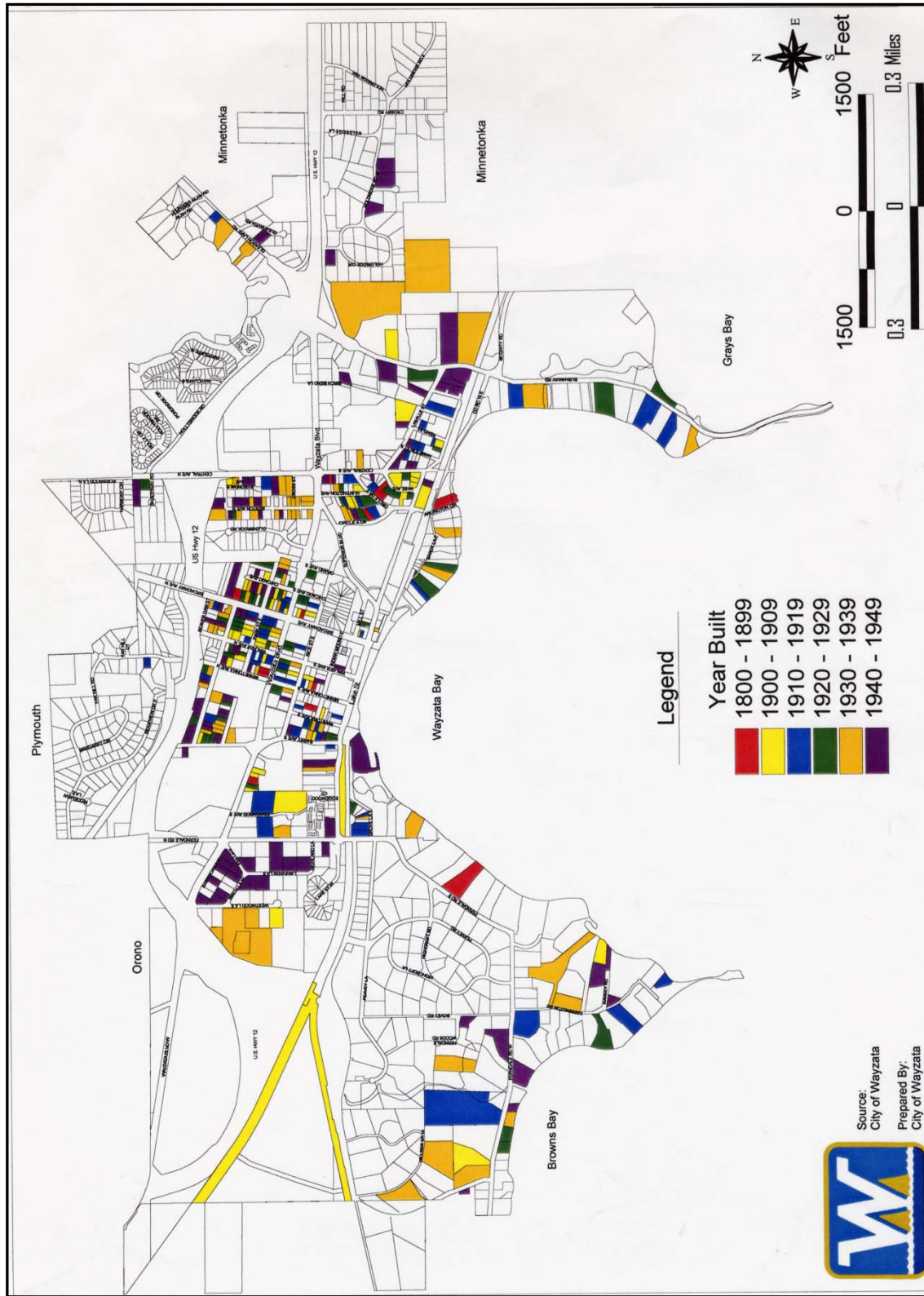
Groups of related historic houses and their associated landscape elements sometimes comprise a specific environment that conveys a sense of time and place. Distinct from designed works of landscape architecture, historic landscapes reflect land uses and activities such as agriculture or transportation, patterns of spatial organization, vegetation related to land use, and cultural traditions. They include extensive constructed landscapes, such as neighborhoods, and small areas that retain visual evidence of their historic use, such as sacred sites regarded as important in the cultural life of Native American societies.⁴⁸

Streetscapes in all of the potential heritage districts tend to be narrow and lined with mature deciduous trees. Their alignment, width, grade, and surface material define cohesive viewsheds along blocks of houses and exert a great influence over the three-dimensional pattern of their constituent neighborhoods. In Old Holdridge, for example, the asymmetrical street pattern is in and of itself a historic artifact of urban planning; so is the rigid gridiron plat that frames the Wayzata North district, which is of particular historical interest because it relates directly to the rectangular land survey system used to subdivide the public domain. Other elements of the neighborhood circulation system, particularly sidewalks and driveways, contribute to the historic character of streetscapes and have important historical associations in their own right, such as the impact of the automobile. Residential lot setbacks, the rhythm of house rooftops and porches, landscaping, and outbuildings also contribute to the preservation value of each of the neighborhoods where there is heritage district potential.

⁴⁸ For background information on historic landscapes, see John Fraser Hart, *The Look of the Land* (Englewood Cliffs, NJ: Prentice Hall, 1983); John Brinckerhoff Jackson, *Discovering the Vernacular Landscape* (New Haven: Yale University Press, 1984); and the online National Register Bulletin, *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (<http://www2.nps.gov.nr>).

Cemeteries represent a type of designed historic landscape. Wayzata's historic burial grounds reflect important Euro-American cultural traditions and the social history of the community during its transition from rural village to suburban city. Both sites show the influence of the Rural Cemetery Movement, based on models of suburban landscaped cemeteries which originated in the Northeastern United States during the middle decades of the nineteenth century.⁴⁹ Landscape attributes include topography, natural features, layout of the cemetery plots, views and vistas (both internal and external), vegetation, and individual grave markers.

⁴⁹ Stanley French, "The Cemetery as Cultural Institution: The Establishment of Mount Auburn and the 'Rural Cemetery' Movement," in *American Quarterly*, Vol. 26 (March, 1974), pp. 37-59; and David Charles Sloan, *The Last Great Necessity: Cemeteries in American History* (Baltimore: Johns Hopkins University Press, 1991).



5. Age of Historic Buildings. From assessor information, City of Wayzata.

CHAPTER IV SUMMARY OF HISTORICALLY SIGNIFICANT PROPERTIES

This chapter summarizes the inventory of heritage resources identified by the survey that have been evaluated as individually significant and therefore potentially eligible for designation as heritage preservation sites under the city's historic preservation ordinance. The city code defines the scope of Wayzata's heritage preservation site registry and the eligibility criteria address the kinds of historical and architectural significance that will qualify properties for designation as heritage preservation sites. The ordinance criteria are broadly written and in general follow the National Register of Historic Places criteria for evaluation. Like the National Register, the Wayzata city code requires property owner consent prior to designation.

Each property identified by the survey was evaluated against the ordinance criteria within the framework of the local historic contexts and property type classifications outlined in the foregoing chapters. Given the large number of historic properties identified, evaluations of historical significance involved winnowing the survey data to produce a selective inventory. Inclusion in the inventory signifies that a property has been evaluated against other, similar historic properties and found to be a good representative example of a particular historic property type. It goes without saying that judgments about preservation potential were subjective, though evaluation decisions were grounded in the author's understanding of each property's physical characteristics and how it related to its historic context.

The inventory is organized into three general resource categories: historic buildings, historic structures, and historic landscapes. As used in historic preservation, the term *historic building* refers to any structure more than fifty years old that was created to shelter human activities, such as houses, churches, barns, and train stations; and it encompasses historically and functionally related units, such as a house and garage. A *historic structure* is distinguished from a historic building by its function for purposes other than providing shelter. Examples of structures include bridges, streets, fences, silos. A *historic landscape* is a geographical area (including both man-made and natural features) that was consciously designed, shaped or altered by people more than fifty years before the present. Cemeteries, parks, and transportation corridors are common examples of historic landscapes.

The survey identified twenty-six historically significant sites which appeared to meet established criteria for significance when evaluated in the perspective of their historic context. The following paragraphs identify and locate each historic property, explain how it meets the heritage preservation site eligibility criteria, and make the case for historic significance and integrity (i.e., why, where, and when the property became historically or architecturally important). The links between individual resources and important events or persons, design or construction features, and information potential are briefly discussed. More detailed descriptive information and analysis is contained in the site inventory form for each property that was deposited in the city files.

Historic Buildings

More than three hundred historic buildings were identified by the reconnaissance survey. Of these, twenty-two were evaluated as individually significant and therefore potentially eligible for designation as Heritage Preservation Sites. The following paragraphs briefly describe each building and summarize its historical and architectural significance. Each property is identified by the name that best reflects its historical importance or was commonly used for the property during its period of significance. (The term “property” is used herein in reference to the individual building and its associated grounds and outbuildings.) The properties are discussed in alpha-numeric order based on street name and number. Unless another source is indicated, date of construction data was obtained from the online records of the Hennepin County Assessor.

Hague-Rosekrans House, 456 Arlington Circle

This two-story, frame, gable-roofed suburban cottage has a modified rectangular plan, gabled roofs, and an enclosed front porch. The influence of the Queen Anne Style is seen in the simple cross-gabled roof, irregular ground plan, clapboard siding, wood shingle gable wall detailing, door and window surrounds, and porches. The house is in the historic Arlington neighborhood (it occupies part of Block 62 of the Minnetonka Arlington Heights Addition) and overlooks Wayzata Bay. The property is in a good state of preservation and appears to have been only slightly altered from its historic appearance.

Built ca. 1890 on the south shore of Wayzata Bay and moved to its present site ca. 1914, this house is a rare surviving example of a suburban cottage in a lake shore setting. Its historical significance lies in its relation to the themes of domestic architecture and lake shore residential development associated within the context Wayzata’s Gilded Age (1867-1929). The original owner was a plumbing contractor named Hague, and in 1943 the property was purchased by Frank M. Rosekrans (1905-1972); it is presently owned by his widow, Alice L. Rosekrans.

Commercial Building, 332 Broadway Avenue South

The converted dwelling presently occupied by Gold Mine Antiques is a two-story, frame, Queen Anne Style suburban cottage with a rectangular plan, a flat-topped hip roof, clapboard siding, and a full-width front porch with square posts. The front and side elevations have two-story cutaway bays with pedimented gabled dormers and the front gable is finished with patterned shingles. The building has been altered with a large rear addition, including a porch and deck, and vertical wood siding has been applied to the first floor street façade; otherwise, it is in a good state of preservation and retains the essential elements of its Late Victorian period architectural character.



6. Hague-Rosekrans House, 456 Arlington Circle.



7. Commercial Building (Gold Mine Antiques), 332 Broadway Ave. S.



8. Sweatt House, 500 Bushaway Rd.



9. Piper House, 555 Bushaway Rd.

This house was built in 1880 and occupies part of Lots 13 and 14 of Block 1 in Stephens Second Addition. Its historical significance, evaluated in the historic context Residential Neighborhoods: Wayzata South (1875-1945), is the product of its association with the theme of domestic architecture. It could be considered as a non-contiguous contributing property within the proposed Wayzata South Neighborhood Heritage District but probably warrants individual designation as a Heritage Preservation Site.

Sweatt Estate, 500 Bushaway Road

The main house on the historic Sweatt estate is an amalgam of vernacular cottage and Neoclassical Revival Style elements with multiple additions. The core of the dwelling is one and one-half stories in height, with a gable roof, and a curved colonnaded entry porch, and its Neoclassical façade is accentuated with pilasters, cornice returns, and a segmental arched window above the entry porch. The back side of the house, overlooking Gray's Bay, is dominated by a long, open veranda, a low-pitched hip roof, and a semi-circular bay. The walls and roof are finished with wood shingles. The house is part of a 500-acre rural estate (Government Lot 8), including landscaped grounds and gardens, accessory cottage dwellings, and a Norman Style brick horse barn. The house, outbuildings, and grounds comprise a cohesive historic environment representing a progression of architectural styles.

The house was built between 1927 and 1930 for William Richard Sweatt (ca. 1866-1937), a Minneapolis industrialist who became chairman of the board of Honeywell in 1927. The historic accessory buildings and barn were constructed between 1930 and 1941. The Sweatt estate originally formed part of the Locust Hills farm of H. M. Carpenter and is the last of the great Victorian era landholdings between the village of Wayzata and Carpenter's Point. The main house is an architectural landmark in its own right, but the estate as a whole possesses a distinctive identity of time and place. Evaluated within the historic context Residential Neighborhoods: Locust Hills/Carpenter's Point (1900-1945), the Sweatt house is historically significant for its association with the themes of lake shore and rural estate development, landscape architecture, and the life of W. R. Sweatt. Secondly, it relates to the architectural and historical themes of the historic context Wayzata's Gilded Age (1867-1929). More research is needed to document the property's possible historic associations with the ca. 1852 Bourgeois claim (the origin of the modern Bushaway) and the Locust Hills Club, a legendary Prohibition Era speakeasy.

Piper House, 555 Bushaway Road

This rambling two-story lake shore cottage has a gable roof with multiple dormers, wood shake siding, and elaborate porches. The façade detailing emphasizes horizontal lines and contrasts with the asymmetrical massing of the house; the elevation facing the lake emphasizes a mass of windows which relate the building to its natural setting. The estate is located in the historic Locust Hills (Carpenter's Point) neighborhood and overlooks Wayzata Bay. The property is in excellent condition and has had relatively little exterior alteration since it was built in 1929.

The lake cottage was part of the Bushaway estate of Harry C. Piper (1889-1968), who founded the commercial brokerage house of Piper, Jaffray Company (now US Bancorp) in 1913. The house is a notable example of lake shore cottage architecture showing the influence of the Arts & Crafts Movement. It has been evaluated as architecturally significant in the context Residential Neighborhoods: Locust Hills/Carpenter's Point (1900-1945) on the basis of its association with the themes of residential architecture and early suburban development.

Brooks House, 601 Bushaway Road

The Brooks house is a large, two-and-one-half story, Tudor Revival Style lake shore residence with a compound plan, a cross-gabled roof, a massive stone chimney, and front and rear porches. The walls are stucco finished with decorative half-timbering and the roof is covered with false-thatch asphalt shingles. An upper story wing with a clipped gable roof overhangs the colonnaded front entry. Tall, narrow windows occur in multiple groups and feature multi-pane glazing. The house faces west, overlooking Wayzata Bay, and is an established feature of the historic Locust Hills/Carpenter's Point neighborhood. A carriage house, echoing the house in design and materials, is located next to Bushaway Road. The property is in a good state of preservation and has been only slightly modified from its historic appearance.

Built in 1919, the house was the lake estate of Minneapolis banker Dwight F. Brooks (1849-1930), whose family had their Lake Minnetonka summer home on Big Island for many years. A notable example of the Tudor Revival Style, the historical significance of the property lies in its association with the theme of lake shore domestic architecture in the context of Residential Neighborhoods: Locust Hills/Carpenter's Point (1900-1945).

Northrup House, 426 Ferndale Road South

This Ferndale estate features a Neoclassical Revival Style residence and landscaped grounds overlooking Wayzata Bay. The lake shore façade of the large, two-story, gable-roofed house is dominated by a full-height porch with a classical pediment supported by classical columns. A one-story garage addition is set off to the north side of the house. The property is in a good state of preservation and appears to have had only minor alterations.

Built in 1894, this is among the most architecturally sophisticated houses in Ferndale. Though not an exceptional example of the Neoclassical Revival Style, it is a product of the Classical Revival philosophy and aesthetic. Contextually, it relates to the important historical and architectural themes of the historic context Wayzata's Gilded Age (1867-1929).



10. Brooks House, 601 Bushaway Rd.



11. Northrup House, 426 Fendale Rd. S.



12. House, 223 Gleason Lake Rd.



13. Ramaley House, 121 Grove Ln. E.

House, 223 Gleason Lake Road

This house is a one-and-one-half story, frame, high-style bungalow with a rectangular plan, a low-pitched gable roof, clapboard siding, and a front porch. Craftsman Style-inspired detailing occurs around the eaves of the roof (exposed rafter tails, decorative stickwork), the porch (posts), and windows (multi-pane sash over single-pane). The house is located on the eastern shore of Gleason Lake but fronts onto Gleason Lake Road. It is in an excellent state of preservation.

This small house was built in 1914 and is a product of the Arts & Crafts Movement and reflects the principles of the Craftsman Style. It may be the best preserved high-style bungalow extant within the city limits. Evaluated in the context of Wayzata's Gilded Age (1867-1929), it relates to the themes of lake shore domestic architecture and home building craftsmanship. The property's physical history and historical associations are not well documented; more research and intensive survey need to be done before it can be nominated for designation as a Heritage Preservation Site.

Ramaley House, 121 Grove Lane East

The single-family dwelling at 121 Grove Lane East is a two-story, frame, Prairie Style suburban cottage with a modified rectangular plan and a low-pitched gable roof with overhanging eaves. The walls are stucco and the detailing on the façade emphasizes horizontal lines with ribbon windows. The house is part of an early Ferndale subdivision consisting of a small sub-neighborhood between Ferndale Road and Wayzata Bay. It is in a good state of preservation.

Built in 1914, this modest suburban cottage is a notable example of the Prairie Style. It was evaluated as historically significant within the historic context Residential Neighborhoods: Ferndale and Highcroft (1890-1945) and is related to the themes of domestic architecture and early suburban development.

House, 139 Grove Lane East

The single-family dwelling at 139 Grove Lane East is a two-story, frame, Four-Square Style suburban cottage with a rectangular plan, a pyramidal hip roof with a deep overhang, clapboard siding, and a full-width front porch. The house is part of an early Ferndale subdivision consisting of a small sub-neighborhood between Ferndale Road and Wayzata Bay. It is in an excellent state of preservation.

Built in 1910, this handsome residence is an example of one of the most common vernacular cottage styles. It was evaluated as historically significant within the historic context Residential Neighborhoods: Ferndale and Highcroft (1890-1945) and is related to the themes of domestic architecture and early suburban development.



14. House, 139 Grove Ln. E..



15. Doc Palmer House, 165 Grove Ln. E..



16. Hadley Hull House, 503 Harrington Rd.



17. Crosby House, 553 Harrington Rd.

Doc Palmer House, 165 Grove Lane East

The suburban cottage at 165 Grove Lane East is a two-story, frame, Colonial Revival Style dwelling with a modified rectangular plan, a gable roof, clapboard siding, multi-pane windows, and an accentuated front entry. The house is part of an early Ferndale subdivision consisting of a small sub-neighborhood between Ferndale Road and Wayzata Bay. It is in very good condition.

Built in 1910, this well preserved spec house is a notable example of the traditional Colonial Revival Style suburban cottage. It was evaluated as historically significant within the historic context Residential Neighborhoods: Ferndale and Highcroft (1890-1945) and is related to the themes of domestic architecture and early suburban development.

Hadley Hull House, 503 Harrington Road

This rural estate in the historic Ferndale neighborhood features a large French Eclectic Style house on a spacious wooded lot. The two-story house has a tall, steeply pitched hip roof and a symmetrical façade. The overall impression is rather formal and shows the influence of traditional Norman manor house architecture. The property is in an excellent state of preservation and appears to have had little alteration since its construction in 1930.

This house is a product of the Eclectic Period in North American architectural history and is an exceptional local specimen of the French Eclectic or Norman Style. Contextually, the property relates to the historic context Residential Neighborhoods: Ferndale and Highcroft (1890-1945) and illustrates the theme of early suburban development in Ferndale.

Crosby House, 553 Harrington Road

The main residence on the Crosby lake shore estate is a large, two-story, Neoclassical Revival Style building with a U-shaped plan (facing the lake), a low-pitched hip roof, and stucco walls. The roof is accentuated by a massive chimney and small arched dormers. The building has a U-shaped plan (facing the lake) and relies upon broad areas of undecorated surface, large “cottage” style windows, and pilasters for visual effect. The house is surrounded by extensive landscaped grounds and overlooks Lake Minnetonka. It is in a good state of preservation.

The house was reportedly built in stages between 1907 and 1915 and rests upon the foundation of an earlier house. It was historically the summer estate of General Mills executive Franklin Muzzy Crosby (1875-1947) and his wife Harriet McKnight Crosby (1873-1949); the property is currently owned by DeWalt Ankeny, Jr. Architecturally, it is a product of the Classical Revival philosophy and aesthetic and an outstanding local example of the Neoclassical Revival Style. Contextually, it relates to the themes of domestic architecture and lake shore cottage development within the historic context Wayzata’s Gilded Age (1867-1929). Secondly, it also relates to the study unit Residential Neighborhoods: Ferndale and Highcroft (1890-1945).



18. Meyer Bros. Dairy Building, 105 Lake St. E.



19. 'Old drug store', 275 Lake St. E..



20. Wayzata State Bank Building, 305 Lake St. E.



21. Kallestad Building, 401 Lake St. E.

Meyer Bros. Dairy, 105 Lake Street East

The original dairy building forms a small part of the existing Meyer Bros. milk processing and bottling plant. It is a one-story masonry building with a rectangular plan and a flat roof with a low parapet. The walls are finished with buff-colored (Chaska) brick and have large glass block windows. The plant and offices consist of a succession of additions to the historic building, which retains sufficient architectural integrity to warrant preservation as a historic property.

The Meyer Brothers constructed their first dairy plant on Lake Street near Ferndale Road in 1941, when Wayzata was an integral part of the Twin Cities “milkshed.” This business decision was made in response to the growing Twin Cities domestic market for pasteurized bottled milk and other dairy products. Evaluated in the context of the Changing Face of Lake Street (1854-1945), the building is historically significant as the last functional commercial property in Wayzata relating to agriculture. More intensive survey needs to be undertaken to document the physical development of the dairy and to evaluate the historic integrity of later additions to the original building.

‘Old drug store’, 275 Lake Street East

The old drug store occupied by Candlelight Floral is a one-story, masonry, Main Street Style store building at the corner of Lake and Barry. The walls are finished with panels of brick under a metal cornice with brick dentils. The main entrance is canted and the doorway is recessed. The original display windows with transoms have been replaced and some of the segmental arched side windows have been bricked over.

This is a rare preserved example of the traditional Main Street building type that contextually relates to the Changing Face of Main Street (1854-1945) study unit. The date of construction is not known, but it appears to have been erected some time in the 1920’s. The building has been altered from its historic appearance but retains sufficient historic integrity to be considered as a Heritage Preservation Site. More research needs to be done to document its construction history and historical associations.

Wayzata State Bank, 305 Lake Street East

The former bank (currently an annex to the Five Swans property housed in the former grocery store next door) is a one-story Neoclassical Revival Style commercial building on a corner lot. The exterior walls are brick covered with stucco. It has a flat roof and the façade is dominated by a massive portico with a classical entablature supported by four round columns with Corinthian capitals and brick piers. The central doorway is flanked by two large display windows with transoms, and there is a circular window above each of the openings. Although slightly altered from its historic appearance, the property is in a good state of preservation.

The building occupied by the Wayzata State Bank from 1909 until 1950 was designed by architect A. T. Dart of Minneapolis and cost \$2,150 to build. William L. Dickey (1865-

1955), a prominent local businessman and mayor, was one of the bank's founders and served as a bank officer from 1909 until his retirement in 1929; he was succeeded as bank president by Alvin C. Frick (1891-1959), who was also city clerk for many years. An outstanding specimen of Neoclassical Revival Style commercial architecture, it is featured in Gebhard and Martinson's *Guide to the Architecture of Minnesota* (p. 127). It is one of the landmarks of Lake Street as well as its second-oldest business property. Contextually, it relates to the commercial architecture and business history themes in the Changing Face of Lake Street (1854-1945) study unit.

Kallestad Building, 401 Lake Street East

This elegant two-story brick commercial building features brick pilasters, belt courses, and segmental arched window surrounds. It has a stone foundation and a flat roof with a low parapet. The building is located on one of the original town lots later replatted by Stephens and appears in several historic photographs. The window treatment and bays are nonhistoric; otherwise the property is in a good state of preservation.

The oldest surviving commercial building on Wayzata's historic main street, this building is significant in the context of the Changing Face of Lake Street (1854-1945) on the basis of its association with early commercial architecture and changes in business patterns. Although the building's original form and detailing are not well documented, the modern façade preserves the integrity of the design elements shown in pre-1940 photographs. More information is needed to fully evaluate its physical history and documented ties to individual businesses and events. It is currently owned by Charles J. Schoen.

Wayzata Depot, 402 Lake Street East

The Tudor Revival Style railway station built for the Great Northern Railroad in 1906 is already listed in the National Register of Historic Places. Designed by the St. Paul architect Samuel L. Bartlett (1868-1944), whose body of work includes two of the lodges at Glacier National Park as well as numerous railroad stations, it was intended to reflect the prestige of the Great Northern as well as Wayzata's economic and social character. In its restored state it continues to impress visitors and residents. The property should be designated a Heritage Preservation Site on the basis of its historical and architectural significance within the context of the Changing Face of Lake Street (1854-1945).

Wayzata Post Office, 229 Minnetonka Avenue South

The Wayzata Post Office is a one-story, brick, Colonial Revival Style building with a modified rectangular plan, a hip roof, and large multi-pane windows set in segmental arch surrounds. The front door is accentuated with a transom and side lights (not original). The property is located within the proposed South Wayzata Neighborhood Heritage Preservation District and is in an excellent state of preservation.

Built in 1941 and opened in 1942, the Wayzata Post Office is a good example of a Class D post office built in small towns under the auspices of the Works Project



22. Wayzata Depot, 402 Lake St. E..



23. Wayzata Post Office, 229 Minnetonka Ave. S.



24. Wayzata Congregational Church, 605 Rice St.



25. Gee House, 936 Shady Ln, E..

Administration (WPA). It was one of many based on the standard plans designed by Louis A. Simon, the head architect of what became the General Services Administration, and as such reflects the New Deal approach to government and aesthetics. The lobby mural was done by Ruth Grotenrath (1912-1988), a Milwaukee artist well known for her New Deal Art; the work was commissioned by the U. S. Treasury Department's Section of Painting and Sculpture (sometimes confused with the Works Projects Administration's Federal Art Project). One of the community's few direct links to the federal government, the post office was of pivotal social and economic importance throughout Wayzata's history. This property is historically significant in its own right as a unique historic property type and an outstanding specimen of the Colonial Revival Style; evaluated within the historic context Residential Neighborhoods: Wayzata South (1875-1945), it also makes a major contribution to the historic character of the neighborhood.

Wayzata Congregational Church, 605 Rice Street

The old Congregational Church currently occupied by the Unitarian Universalist Church of Minnetonka is a one-story, frame building with a compound rectangular plan, a steeply pitched gable roof, a square bell tower, and stained glass windows. The smooth stucco walls, exposed rafters, and cobblestone facing around the foundation and bell tower base reflect the influence of the Arts & Crafts Movement. The church is perched atop a prominent hill overlooking the original townsite, and the cobblestone retaining walls mimic the cladding on the church. The old Wayzata Cemetery is set alongside and immediately to the north of the church. The property is in excellent condition and has had very little alteration since its construction.

The Wayzata Congregational Church, built in 1916, is a product of the Arts & Crafts Movement and is an exceptional example of early-twentieth-century church architecture. Contextually, it relates to the architectural history themes associated with Churches and Cemeteries (1882-1952); secondarily, it relates to the context Historic Neighborhoods: Wayzata South (1875-1945) as an established neighborhood landmark. The church occupies Lot 8 of Block 12 of the original townsite, part of the tract originally claimed by Oscar E. Garrison (1825-1886) in 1854. In 1881 the vacant lot was sold to the Congregational Church by the heirs of Lucius C. Walker (d. 1862), a Minneapolis land speculator who had acquired numerous town lots in Wayzata during the 1850's real estate boom. The original frame church erected in 1882 was replaced by a new structure in 1911. After it burned on February 26, 1916, it was rebuilt to the original 1911 plan and the present church was rededicated on September 10, 1916. The four stained glass windows were a donation from the Plymouth Congregational Church of Minneapolis. The church moved to a new edifice on Wayzata Boulevard in 1949 and for some time afterward the old Congregational Church was occupied by the Evangelical Free Church. The basic source for the history of the site is Thelma Jones' *Piety Hill*, published in 1977.

Gee House, 936 Shady Lane East

The Gee House is a two-story suburban cottage overlooking Wayzata Bay in the historic Arlington neighborhood. It has a modified rectangular plan, a low-pitched hip roof



26. Arnao House, 1201 Wayzata Blvd.



26. Sween Bros, Dairy Barn, 200 Wayzata Blvd. W.



28. Bridge, Ferndale Rd. over outlet of Peavey Lake



29. Harrington Farms Gate, Harrington Rd. at Ferndale Rd.

with overhanging eaves, and a one-story “conservatory” or sun room. The walls are finished with stucco above the raised brick foundation and the roof is covered with red tiles. In terms of architectural style, the detailing is an eclectic mix of Mission-influenced Colonial Revival, Prairie, and Mediterranean Style elements, but the overall impression is of a Spanish Colonial Revival house. Behind the house, which fronts onto the lake, is the original tankhouse and elevated water tank. The property, which is owned by Mary Ellen Gee, is in an excellent state of preservation.

The house was built for George E. and Mary E. Gee (grandparents of the present owner) in 1928-29 a short distance east of an old summer cottage (razed). The house occupies the site of the Arlington House, a large (104 rooms) tourist resort hotel built in 1880 but closed in 1882 at the behest of James J. Hill, who had a controlling interest in the property and wanted to eliminate competition with his new Lafayette Hotel. The Arlington burned to the ground on December 18, 1890. The Gee House is a product of the Eclectic period in architectural history and shows the influence of the Spanish Colonial and Prairie styles in suburban home construction. Evaluated in the historic context Wayzata’s Gilded Age (1867-1929), it is a notable, well-preserved example of a suburban style lake shore cottage. Contextually, it also relates to the architectural history themes associated with the study unit Historic Neighborhoods: Old Holdridge (1900-1945), though it is a short distance outside the potential Old Holdridge Neighborhood Heritage Preservation District.

Arnao House and Grounds, 1201 Wayzata Boulevard (Greenridges)

This suburban estate consists of a large residence and its associated landscaped grounds and natural woodlands. The house is a two-story, frame, Tudor Revival Style suburban villa with an irregular plan, intersecting gable roofs, and a large nonhistoric addition. The walls are finished in stucco with decorative half-timbering. The property occupies 21.5 acres, including a wood of hardwood trees dominated by basswood, sugar maple, and red oak. The house is reached by a long driveway from Wayzata Boulevard. The house has been altered from its historic appearance but the estate grounds retain a high degree of historic integrity.

Greenridges estate was built in 1934 for Charles and Ruth Arnao, who sold the property to the Cenacle order of Catholic nuns in 1956. The sisters added the chapel and sleeping rooms to the original house and used the property as a religious retreat center until 1998. Evaluated within the historic context Early Settlement and Townsite Development (1852-1884), the property is historically significant as a rural historic landscape on the basis of its association with a rare preserved urban remnant of the Big Woods natural community. Early explorers, government land surveyors, and Euro-American pioneers described in detail the Big Woods landscape that characterized Wayzata at the time of initial white settlement.⁵⁰ Though the native elms have almost totally disappeared due to disease, the maple-basswood forest on the Cenacle property retains visual, natural, and cultural characteristics indicative of the historic relationship between the Big Woods and the Wayzata community. The house itself may also be historically significant, as a rare surviving example of an early-twentieth-century rural estate; more research needs to be undertaken to document its physical history

⁵⁰ For background on the ecology of the Big Woods, see John R. Tester, *Minnesota’s Natural Heritage: An Ecological Perspective* (Minneapolis: University of Minnesota Press, 1995), pp. 70-74.

and historical associations, however, before a determination of heritage site eligibility can be made.

Sween Bros. Dairy Barn, 200 Wayzata Boulevard West

The old barn on the grounds of the Wayzata Country Club is a two-story, frame, masonry basement type dairy barn with a rectangular plan, a gambrel roof, dormers, and metal roof vents. The basement walls are block and the upper wall surfaces have wood lap siding. The property is in a good state of preservation.

The barn dates from the early twentieth century and was part of S. H. Bowman's farm until it was purchased by Robert O. Blodgett in the 1920's for use as a dairy plant. In 1936, Deephaven dairyman August Sween (1899-1981) moved his operation to Wayzata and acquired Blodgett's bottling plant. By the time he sold his business to the Franklin Creamery Co. in 1953, Sween had built his herd to one hundred and forty milk cows and nine delivery trucks. The dairy plant closed when the property became part of the Wayzata Country Club in 1956. Contextually, the old barn relates to the themes of agriculture and the rise of dairying in western Hennepin County. It is the last traditional barn standing within the city limits.

Historic Structures

The survey identified two historically significant structures that appeared to be eligible for designation as heritage sites.

Bridge, Ferndale Road over outlet of Peavey Lake

This small highway bridge is a single-span structure which carries Ferndale Road over the unnamed outlet of Peavey Lake. The bridge piers, abutments, deck, and railings are reinforced concrete. The design echoes other concrete highway bridges constructed in Minnesota during the period from 1905 to 1925. It appears to be structurally sound and in a good state of preservation but no longer meets traffic safety standards.

Built by the village of Wayzata in ca. 1912 (the bridge is shown on the 1913 plat map), this property reflects the great expansion and influence of the automobile. The first practical motor cars were produced during the late 1890's but were not common until Ford began mass production of the Model T in 1903. The bicycle craze and the inauguration of rural free delivery of the mail at the end of the nineteenth century instigated a widespread movement for better roads. The state began to make small contributions for local road improvements after the establishment of the first highway commission in 1905, by which time road and bridge building had become a priority for local government. By 1915 concrete was being used extensively for bridges and the material was favored by engineers for its strength, durability, and appearance. Aesthetic considerations as well as highway engineering requirements are reflected in the design of the Ferndale Road bridge (the thoroughfare was still called Harrington Road in 1915), which has a strong visual character despite its relatively small size. More intensive survey needs to be done to document the physical history of the bridge and relate it to the local circulation system between Ferndale and Orono.



30. Greenlawn Cemetery, Minnetonka Ave. at Park St.



31. Wayzata Cemetery, Walker Ave. at Wayzata Blvd.



32. Spirit Island, in Lake Minnetonka off Lookout Point.

Harrington Farms Gate, Harrington Road at Ferndale Road

The stone gate consists of two freestanding bollards, a small gatehouse or barbican with an arched passage, and a low retaining wall. All are constructed of hand dressed, random cut, pink and gray granite blocks and have concrete bases and caps. Located off Ferndale Road, the gate marks the entrance to the internal road system of the Ferndale peninsula leading to Lookout Point (sometimes referred to as Point Lookout). Built in 1915, it commemorates the pioneer settlers of the area, John and William Harrington. The Harrington farm was subdivided around the turn of the nineteenth century and a large tract was acquired by F. C. Pillsbury for his Ferndale estate.⁵¹ The names of the original designer and builder are not known.

The gate, which was recently reconstructed, represents both the territorial border and the psychological boundary between Ferndale and the outside world. It is historically significant in the context of Wayzata's Gilded Age (1867-1929) as a well-preserved specimen of landscape architecture associated with the Victorian era leisure class enclave at Ferndale. Before it can be registered as a heritage site, however, this familiar community landmark needs to be more thoroughly researched.

Historic Landscapes

Three of the properties surveyed appeared to meet the heritage site eligibility criteria in the historic landscape category.

Greenlawn Cemetery, Minnetonka Avenue North at Park Street

Located at the northeast corner of Minnetonka Avenue North and Park Street, this small suburban burial ground is elevated above the grade of the streets and shaded by mature trees. The site contains approximately eighty-seven plots and an undetermined number of monuments and headstones dating from the early 1900's to the 1970's. The stone retaining walls are nonhistoric. Although inactive, the cemetery is well maintained and the stones and plantings are in an excellent state of preservation.

The Greenlawn Cemetery was purchased by the village trustees in 1897 and named the following year.⁵² The historical and landscape connections between the cemetery and the surrounding residential neighborhood are unmistakable. In addition to the stones placed by members of local families, the cemetery also contains memorials for Anna L. Bayers (1790-1876) and War of 1812 veteran John Abnell. Evaluated in its historic context Churches and Cemeteries (1882-1952), the site represents an important aspect of Wayzata's social history,

⁵¹ See the biographical sketches of William B. Harrington and John S. Harrington in Upham and Dunlap, "Minnesota Biographies," pp. 202-203). For the early settlement pattern, see the county maps produced by Andreas (1874), Wright (1874), and Warner and Foote (1879). The system of roadways and lanes connecting the various Ferndale estates is shown on Cooley's map of Lake Minnetonka (1896), Foote's map of Hennepin County (1890), and the 1898 and 1913 platbooks.

⁵² James K. Childers, "Greenlawn Cemetery, Minnetonka Avenue & Park Street, Wayzata, Minnesota," *Minnesota Genealogist* 14 (1983), pp. 29-34.

reflecting the beliefs, burial customs, and attitudes about death shared by the community during the post-Victorian era.

Wayzata Cemetery, Walker Avenue South at Wayzata Boulevard

The Wayzata Cemetery, also commonly known as the Old Wayzata Cemetery, is situated next to the historic Wayzata Congregational Church at 605 Rice Street on Lot 7 of Block 12 of the original town plat. The park-like spot contains a variety of funerary stones and monuments, including tablets, bevel markers, and obelisks, several of which show the influence of the Victorian aesthetic. The earliest grave markers date from the early 1870's, though the burial ground is also supposed to contain the grave of Hanna Young Garrison, the mother of Wayzata's first settler, who died in 1855. Vegetation consists of lawn grasses, red oak, ash, and red cedar trees, and a dense row of arbor vitae planted as a hedge along the eastern boundary. Three stone bollards divide the cemetery into north and south sections; their age and historic function are not known. The cemetery is no longer in use but is in a good state of preservation.

The history of the cemetery is not well documented.⁵³ However, it appears to have been originally set aside for use as a family graveyard during the early settlement period. The grounds were donated for public use, laid out, and entrusted to a privately chartered organization called the Wayzata Cemetery Association in 1882. A small, private place, it provides a unique view of local history and culture. The gravestones and their inscriptions silently tell the story of Wayzata's settlement and maturation as a community, interwoven with the lives, family connections, and deaths of specific individuals through old age, disease, or accident. The tombstones and obelisks also provide insights into Victorian period burial customs, attitudes about death, and funerary art.

Spirit Island, Lake Minnetonka off Lookout Point

Spirit Island, located off Lookout Point at the southerly tip of the Ferndale peninsula, is a landmark related to Native American and Euro-American occupation and use of the natural resources of Lake Minnetonka. The island is small, rugged, and uninhabited. It consists of moraine deposits shaped by the powerful grinding effects of the glaciers, with coarse, gravelly beaches surrounding a dense knob of glacial boulders and cobbles. Several mature trees and a dense understory of brush and weedy vegetation have taken hold in the shallow pockets of sandy soil. Except for a scattering of lake detritus (driftwood, fishing tackle, and trash) and traces of old navigation aids, the island appears to be devoid of man-made objects. It has not been subjected to any kind of archeological or ethnographic investigation.

The island is widely believed by local historians and members of the modern-day Native American community to have been of cultural importance to the Dakota Sioux, whose use of nearby sites for subsistence and ceremonial purposes is in fact well documented in

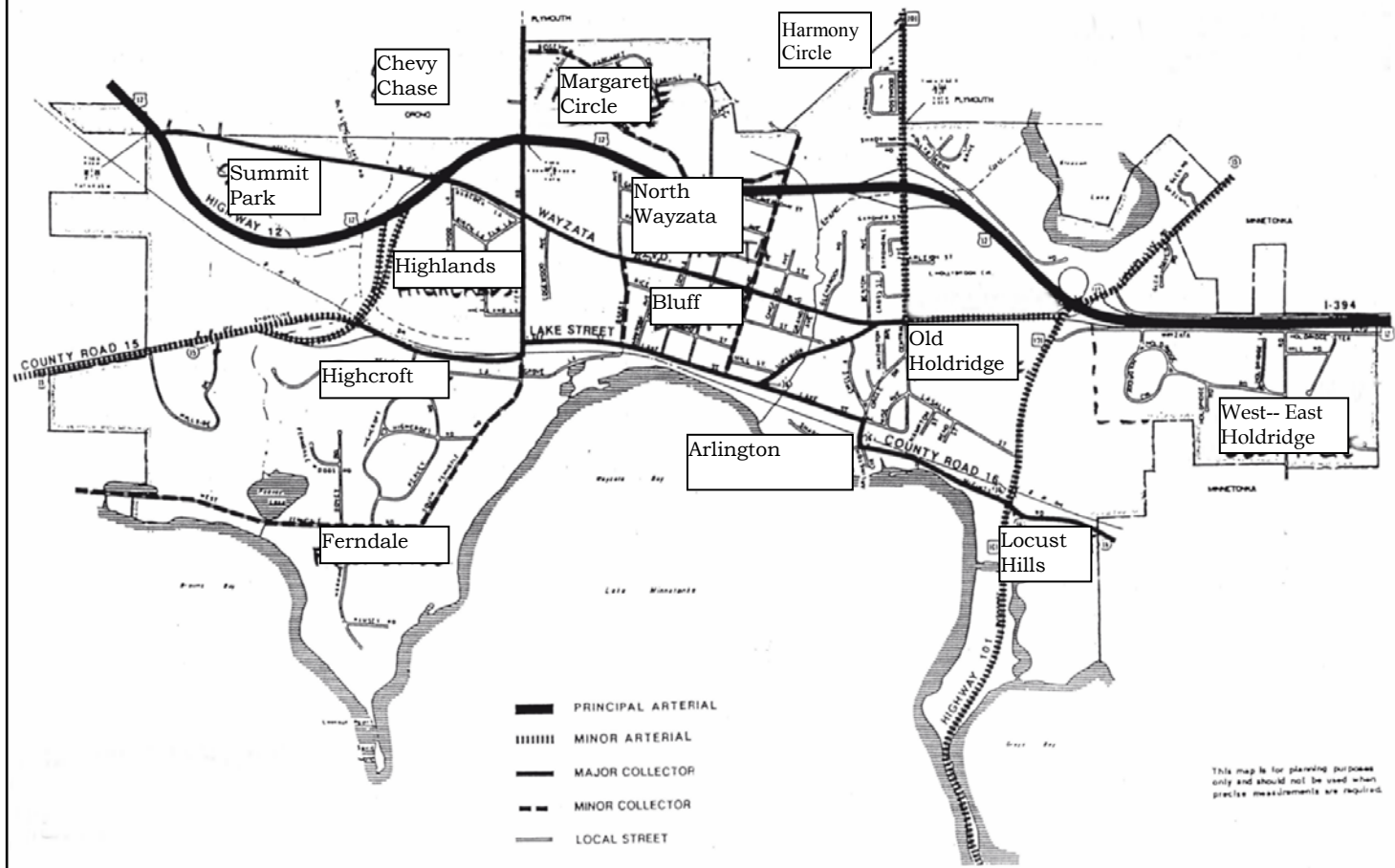
⁵³ See James K. Childers, "Unitarian Universalist Church of Minnetonka, Wayzata Boulevard & Walker Drive, Wayzata, Minnesota," *Minnesota Genealogist* 13 (1982), pp. 131-133. The cemetery is briefly discussed in Meyer, *Happenings Around Wayzata*, p. 28, and in Jones, *Piety Hill*, p. 95.

historical records, Native American traditions, and local folklore. It is located directly across Wayzata Bay from the much known Dakota sacred site at Spirit Knob and it appears to have been synonymous with the old toponym Point Wakon.⁵⁴ It is well known that the Dakota people had a multitude of deities whom they identified as wakon (including the Great Wakon or Spirit who played a pivotal role in the Sioux creation story); and that these spirits commonly manifested themselves in sacred stones. In historic preservation, these kinds of resources are called traditional cultural properties.⁵⁵ In addition to its potential heritage value in relation to Native American cultural traditions, Spirit Island also frequently crops up in contemporary lake lore as a navigational landmark and hazard for yachtsmen.

⁵⁴ See Bergmann Richards, *The Early Background of Minnetonka Beach* (Minneapolis, 1957), pp. 17-19.

⁵⁵ See Patricia L. Parker and Thomas F. King, *National Register Bulletin 38: Guidelines for Evaluating and Documenting Traditional Cultural Properties* (Washington: National Park Service, 1994).

Historic Neighborhoods of Wayzata



33. Historic Areas. Adapted from map produced by the Wayzata Historical Society.

CHAPTER V

SUMMARY OF HISTORICALLY SIGNIFICANT DISTRICTS

The city's historic preservation ordinance allows for the designation of "districts" as heritage preservation sites based on the same criteria used to determine eligibility of individual buildings. The survey identified three concentrations of older homes that appear to be worthy of consideration in community development planning because of their historical and architectural values: the South Wayzata Neighborhood Heritage Preservation District, the North Wayzata Neighborhood Heritage Preservation District, and the Old Holdridge Neighborhood Heritage Preservation District.

These potential heritage districts derive their significance from being cohesive historical entities, though they are composed of diverse types of heritage resources. They have well-defined boundaries and are readily distinguishable from surrounding areas on the basis of their architecture, streetscapes, and historical associations. Each contains a concentration of historic houses that are of relatively equal importance, but which individually lack architectural distinction or lack sufficient historic integrity to qualify as heritage sites. Each district also encompasses a small number of noncontributing and nonhistoric buildings.

Bluff Neighborhood District

The potential heritage district identified as the Bluff Neighborhood is located south of Wayzata Boulevard, between Barry Avenue and Broadway Avenue, and encompasses the residential development along the east side of Barry, both sides of Manitoba Avenue, Minnetonka Avenue above Indian Mound, the 400-500 blocks of Rice Street, and the south side of Wayzata Boulevard. It covers much of the area platted by Garrison and Robinson in 1854 as well as parts of the earliest additions and revisions of the original townsite. The district comprises a group of residential and nonresidential buildings, landscapes, and sites that are representative of the broad pattern of domestic architecture during the late nineteenth and early twentieth centuries, reflecting historical development patterns and a progression of various styles and forms. The local historic context is Historic Neighborhoods: Wayzata South, and the period of historical significance is 1875 to 1945.

The reconnaissance survey identified 49 historic buildings and one historic landscape site in this area which contribute to the historic character of the district. These including two buildings (the Wayzata Post Office, 229 Minnetonka Avenue and the Wayzata Congregational Church, 605 Rice Street) and one historic landscape site (the Old Wayzata Cemetery, Walker Avenue at Wayzata Boulevard) which were determined individually significant and therefore eligible for registration as heritage sites. Of the contributing properties, the following are of pivotal importance to the historic integrity of the district:

- 415 Indian Mound St., vernacular suburban cottage built in 1898
- 221 Manitoba Ave. S., vernacular suburban cottage built in 1910
- 225 Manitoba Ave. S., vernacular bungalow built in 1927



34. Bluff District, House at 230 Manitoba Ave. S.



35. Bluff District, House at 237 Manitoba



36. Bluff District, House at 123 Minnetonka Ave. S.



37. Bluff District, House at 206 Minnetonka Ave. S.

- 230 Manitoba Ave. S., Side-Gabled Style suburban cottage built in 1910
- 231 Manitoba Ave. S., Craftsman Style bungalow built in 1934
- 237 Manitoba Ave. S., vernacular suburban cottage built in 1914
- 306 Manitoba Ave. S., vernacular bungalow built in 1908
- 123 Minnetonka Ave. S., French Eclectic Style suburban cottage built in 1937
- 206 Minnetonka Ave. S., Colonial Revival Style suburban cottage built in 1914
- 412 Rice St. E., vernacular suburban cottage built in 1914
- 520 Wayzata Blvd. E., Craftsman Style bungalow built in 1924
- 528 Wayzata Blvd. E., Gable-Front Style suburban cottage built in 1914

These buildings are well-preserved examples of their respective architectural styles, retain important aspects of their historic integrity (design, setting, materials, etc.), and best represent the standards and tastes of the neighborhood during its period of historical significance. An important cluster of well-preserved, high-integrity properties exists along Manitoba Ave. between Indian Mound and Rice St., and together these buildings comprise a historic streetscape with a distinct identity of place that is worthy of preservation in its own right.

North Wayzata Neighborhood District

The North Wayzata Neighborhood District is bounded on the south by Wayzata Boulevard, on the west by Barry Avenue North, on the north by Highway 12, and on the east by Chicago Avenue North. The district comprises a contiguous group of historic resources that physically and historically comprise a specific environment, representing the standards and tastes of Wayzata's largest and best preserved early-twentieth-century residential neighborhood, with numerous preserved historic dwellings and cohesive streetscapes possessing an identity of time and place. The local historic context is Historic Neighborhoods: Wayzata North, and the period of historical significance is 1900 to 1945.

Built on the outer edge of the old village, this area is shown as "Wayzata Revised" on the map of Wayzata printed in the 1913 county platbook; the 1898 plat shows the area subdivided but largely undeveloped. In its present condition, the neighborhood exhibits all of the important design characteristics of the modern commuter suburb: low density, architectural similarity, highway access for long-distance commuting, high rates of home ownership, and economic homogeneity. In contrast to the older suburban neighborhoods, this one was engineered for automobiles, with a checkerboard of straight streets, broad thoroughfares, and four-way intersections at every block. Yards and garages formed part of each homestead and the individual rectangles of private ownership were intended to give a physical expression to the myth of every home a castle.

The reconnaissance survey identified 81 historic buildings and one historic landscape site in this area which contribute to the historic character of the district. Only the Greenlawn Cemetery, Minnetonka Avenue at Park Street, was determined individually significant and therefore eligible for registration as a heritage site. Of the contributing properties, the following are of pivotal importance to the historic integrity of the district:



38. North Wayzata District, House at 401 Gardner St. E.



39. North Wayzata District, House at 415 Gardner St. E.



40. North Wayzata District, House at 649 Park St. E.



41. North Wayzata District, House at 521 Park St. E.

- 114 Broadway Ave. N., Side-Gabled Style suburban cottage built in 1900
- 117 Broadway Ave. N., vernacular suburban cottage built in 1924
- 123 Broadway Ave. N., Craftsman Style bungalow built in 1915
- 215 Chicago Ave. N., vernacular bungalow and garage built in 1930
- 401 Gardner St. E., Gable-Front Style suburban cottage built in 1930
- 415 Gardner St. E., Craftsman Style bungalow built in 1918
- 630 Gardner St. E., Craftsman Style bungalow built in 1939
- 521 Park St. E., vernacular bungalow built in 1902
- 605 Park St. E., vernacular suburban cottage built in 1910
- 649 Park St. E., Gable-Front Style suburban cottage built in 1914

These buildings are well-preserved examples of their respective architectural styles, retain important aspects of their historic integrity (design, setting, materials, etc.), and best represent the standards and tastes of the neighborhood during its period of historical significance. There is very little infill construction and the streetscapes along Broadway Ave., Park St., and Walker Ave. possess an identity of time and place. The relationships between the houses in the district and the Old Highway 12 corridor, as well as the history of the parkland, need to be further researched to determine their contribution to the district.

Old Holdridge Neighborhood District

For planning purposes, the Old Holdridge district boundary begins at the intersection of Wayzata Blvd. E. and Central Avenue S.; follows Superior Blvd. to Circle A Dr. S., thence south on Circle A to Circle Dr. S., across Lake St. E. to C.S.A.H. 16; thence east along County Rd. 16 to its intersection with Bushaway Rd./STH 101; north on Hwy. 101 to LaSalle St., then west on LaSalle to Central Ave. S., following Central north to the starting point. The district boundaries encompass properties on both sides of Central Ave. S. and LaSalle St. The district comprises a concentration of suburban cottages and bungalows that physically and historically comprise a specific historic environment and streetscapes shaped by historical patterns of land use and development. The local historic context is Historic Neighborhoods: Old Holdridge, and the period of historical significance is 1890 to 1945.

The district occupies part of the Minnetonka Arlington Heights addition to the village of Wayzata as well as parts of later platted subdivisions, as illustrated in the platbooks of 1898 and 1913. Its asymmetrical plat, curvilinear street pattern, and traffic circle were based on the model of the railway suburb. This nineteenth-century experiment in town planning marked the initial attempt by developers to attract affluent and middle-class home buyers to the countryside by recreating the ideal of rural life with Victorian era urban amenities. The Holdridge neighborhood took its name from the railroad station built by the Great Northern in 1891 but was also commonly known as “Arlington” and “New Wayzata” during its formative years. Physical growth in the neighborhood appears to have been slow until after World War I, and while a number of fairly large and fashionable residences were built on Circle A Drive, most of the houses in the district were less ambitious but stylishly up-to-date dwellings based on architectural patternbook or contractor spec house plans.



42. Old Holdridge District, House at 162 Circle A Dr.



Old Holdridge District, House at 152 Circle A Dr.



44. Old Holdridge District, House at 1321 LaSalle St.



45. Old Holdridge District, House at 1045 Lake St. E.

The reconnaissance survey identified 48 historic buildings in this area which contribute to the historic character of the district. None of these properties was evaluated as individually eligible for registration as heritage sites. Of the contributing properties, the following are of pivotal importance to the historic integrity of the district:

- 313 Central Ave. S., Craftsman Style bungalow built in 1903
- 152 Circle A Dr. S., Tudor Revival Style suburban cottage built in 1927
- 162 Circle A Dr. S. (Bleekly House), Gothic Revival Style suburban cottage built in 1895
- 173 Huntington Ave. S., Vernacular bungalow built in 1927
- 1045 Lake St. E., Colonial Revival Style suburban cottage built in 1907
- 1321 LaSalle St. (Fox Glove Farm), Gable-Front Style suburban cottage and rural estate built in 1909

Although the spatial relationships between contributing properties is usually important in the definition of a district, the suburban cottages and bungalows in the Old Holdridge neighborhood are widely scattered and some of the properties are separated from one another by open space areas and modern development. Nevertheless, the pre-1945 houses still constitute a cohesive historic area that can be recognized as distinct from adjacent neighborhoods.

CHAPTER VI DESIGNATION CONSIDERATIONS

The City of Wayzata's historic preservation ordinance provides for the designation of "areas, places, buildings, structures, lands, districts, or other objects" as Heritage Preservation Sites by City Council resolution. For a property to qualify for Heritage Preservation Site designation it must meet one of the following criteria by:

- a) Possessing character, interest, or value as part of the development heritage or cultural characteristics of the City of Wayzata or State of Minnesota.
- b) Being the location of the site of a significant historic event.
- c) Embodying the distinguishing characteristics of an architectural style, period, form, or treatment.
- d) Being identified with a person or persons who significantly contributed to the culture and development of the City of Wayzata or the State of Minnesota.
- e) Being identified as a work of an architect or master builder whose individual work has influenced the development of the City of Wayzata or the State of Minnesota.
- f) Embodying elements of architectural design, detail, materials, or craftsmanship which represent a significant innovation.
- g) Possessing a unique location, natural attributes, or singular physical characteristics representing an established and at one time, or now familiar, visual feature of a neighborhood or community.

The intent of the preservation ordinance seems clear: to develop a registry of buildings, sites, and districts that represent critical community resources worthy of preservation. Therefore, it follows that the city's preservation efforts need to focus primarily on the protection and perpetuation of significant historic properties that qualify for designation as Heritage Preservation Sites. The concept of significance is the pivot upon which the evaluation of heritage sites turns. The rest of this chapter presents a discussion of the concepts and methods used to evaluate the historic properties identified by the reconnaissance survey.

Historic Contexts as the Framework for Evaluating Significance

The significance of each historic property identified by the survey was evaluated in the perspective of its historic context so that the determination of Heritage Preservation Site eligibility depended on the relationship of individual buildings and neighborhoods to the important broad patterns of local history. Four basic questions were asked in evaluating the significance of each property:

- Which historic context does this property best represent?
- How does it relate to the theme(s) of the historic context?
- How does this property compare with other, similar examples of the same historic property type – or is it unique?
- Does the property possess the physical features necessary to convey its significance?

In order to be considered potentially significant a property had to meet one or more of the ordinance criteria within its historic context. This allowed each property to be evaluated from several different perspectives, including its association or linkage with important historical events, patterns of events, and individuals; its design or construction value as a reflection of architectural history; and its cultural and aesthetic values. Mere association with historic events, themes, or trends was not sufficient, in and of itself, for a particular building or district to qualify as historically significant – the specific association had to be of outstanding importance. Furthermore, properties were evaluated on the basis of their relationship to individuals whose activities were demonstrably significant in local history.

Architectural significance was evaluated on the basis of a building's form, function, physical design, and construction, and on its relationship to architectural history themes. To be considered significant, a building had to exhibit the pattern of features or traits common to a particular architectural style or period. Buildings that embodied characteristics of more than one style were considered significant if they illustrated a historically important trend in local development. Groups of buildings that lacked individual significance, but which represented cohesive historic neighborhoods, were treated as potential Heritage Preservation Districts.

Surveyed properties that did not represent important historic context themes or property types were determined non-significant and therefore ineligible for consideration as Heritage Preservation Sites. Not unexpectedly, relatively few properties were found to possess the characteristics required to strongly represent their historic context; only a small handful were judged to be the sole surviving, well-preserved examples of important property types. In many cases, however, the information at hand was insufficient to arrive at a determination of eligibility, and these properties were flagged for more intensive survey (see the Category 4 properties listed in Appendix D).

Consideration of Historic Integrity

The survey identified a substantial number of historic properties that appeared to meet one or more of the ordinance criteria for Heritage Preservation Sites but which lacked *historic integrity* of those physical features necessary to convey their significance. While the city code makes no reference to historic integrity as a qualification for heritage site registration, the concept is critical for effective historic preservation planning.⁵⁶

⁵⁶ National Register Bulletin online, *How to Apply the National Register Criteria for Evaluation*, pp. 44-45; Hardesty and Little, *Assessing Site Significance*, pp. 44-49 and passim.

Historic preservation planners recognize seven aspects or qualities that define historic integrity. To be regarded as significant and worthy of preservation, a property will usually possess several (but not all) of the aspects of integrity. The following paragraphs, taken from the National Park Service guidelines for evaluating historic significance, define the seven aspects:

- ❑ *Location* is the place where the historic property was constructed or the place where the historic event occurred. A building moved from its original location can be eligible for heritage site designation if it is significant primarily for its architectural value.
- ❑ *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. Altered historic buildings can be considered worthy of preservation when they are rare examples of a particular property type.
- ❑ *Setting* is the physical environment of a historic property that has been shaped by historical processes. To possess historic integrity of setting, a property found in a modern setting must retain visual and cultural characteristics indicative of such processes.
- ❑ *Materials* are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- ❑ *Workmanship* (craftsmanship) is the physical evidence of the crafts of a particular culture or people during any given period in history.
- ❑ *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. In practical terms, this aspect of integrity is the sum of the historic, cultural, aesthetic, and visual relationships that characterize buildings, structures, sites, and districts.
- ❑ *Association* is the direct link between an important historic event, pattern of events, person, or group and a historic property. These links must be documented and the significance of the events or persons must be based on scholarly judgment.

No historic building or site will appear exactly as it did fifty, seventy-five, or one hundred years ago; therefore, evaluation of historic integrity is always a subjective judgment. The primary threats to historic integrity have been development activities that destroyed historic resources and degraded the character of older neighborhoods. Older buildings commonly lose historic integrity from alterations, additions, and remodelings that fail to respect their architectural character. Changes in zoning, economic shifts, deferred maintenance, and disasters (both natural and man-made) have also taken their toll on historic properties in all parts of the city. Historic integrity assessments, therefore, carefully considered the condition of individual historic properties and their relationship to other, similar historic properties.

Heritage Districts

Groups of related historic properties may be eligible for designation as Heritage Preservation Districts. A heritage district derives its historic preservation value from being a

unified and distinctive entity; in other words, its historic significance is the product of the interrelationship of its multiple components (buildings, streetscapes, etc.). All three of the proposed heritage districts comprise large numbers of historic properties, most of which lack individual distinction and therefore do not independently meet the Heritage Preservation Site eligibility criteria.

Buildings which add to the historic architectural qualities and character of a district are considered “contributing properties” and are the focus of historic preservation planning at the district level. To be considered contributing to the significance of the district, a property must be more than 50 years old, represent an important historic property type, and possess sufficient historic integrity to be readily identified as a historic building. Therefore, buildings which are architecturally undistinguished (including those which have lost some of their original physical characteristics through alterations or additions) may be considered as contributing to the significance of the district. Buildings, structures, objects, and areas within district boundaries which were not present during the period of the district’s historic significance are treated as nonhistoric, and therefore noncontributing, resources.

Information Gaps and Survey Limitations

Within the historic preservation field, opinions differ widely with respect to the level of documentation included at the reconnaissance level of survey. As a general rule, access and visibility are the key variables in determining the quality of reconnaissance survey data. As stated in the research design, the objective of the present survey was limited to recording key descriptors of buildings which could be viewed from the public right-of-way, with an emphasis on gaining a general picture of the type and character of the city’s historical and architectural resources, rather than collecting detailed information on particular buildings. Because standard “windshield survey” methods create an unavoidable bias toward building façades which can be recognized as historic from street level, historic properties that were located far from public streets and roads, or which were screened from view by topography or vegetation, tended to be under-documented. Large, complex properties such as rural estates and farms also pose special problems for reconnaissance surveys.

At the request of city officials, the reconnaissance survey was extended to include visits to sites in which members of the community had a particular interest. In many cases, however, landowner permission could not be obtained for closer inspections on foot. The historical and architectural significance of buildings which could not be viewed could not be evaluated; therefore, these properties were set aside for future surveys. As the long list of properties under Heritage Resources Category D indicates, much work remains to be done.

Historic But Not Significant Properties

Not everything that is old is worth preserving. The benchmark age for historic properties is generally considered to be 50 years or older, and the present investigation identified buildings constructed prior to 1952 but focused primarily on properties built before 1945. There is no sliding scale of historical significance based on age.

Buildings and sites that are regarded as important by some members of the community were not always determined eligible for designation as Heritage Preservation Sites. Sometimes there was a conflict between sources of documentary data and information provided by community historians which could not be reconciled by the consultant. Community memory also made evaluation of some properties problematic. To be considered a potential heritage site under the city's preservation ordinance, historic properties needed to meet the heritage site eligibility criteria, and the ways in which particular buildings met them usually could not be defined in terms of nostalgia or even aesthetic values. Moreover, locations of historic events, sites associated with lost buildings, and other "points of historical interest" could not be considered worthy of preservation without tangible evidence, some *thing* that could be identified, described, and authenticated.

APPENDIX A HISTORIC CONTEXT BIBLIOGRAPHY

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APPENDIX B HISTORIC CONTEXT OUTLINE

The historic contexts outlined here link the past with the present built environment in Wayzata. There are eleven broad study units and together, they provide a planning tool for identifying heritage sites and districts and for evaluating their significance within the contours of local history.

1. Prehistoric Native Americans

<i>Chronological limits:</i>	10,000 BC to AD 1650
<i>Geographical limits:</i>	City-wide
<i>Major themes:</i>	Archeological study of pre-contact aboriginal cultures; changing patterns of land use, settlement and subsistence; ecological impacts of human occupation
<i>Property types:</i>	Habitation sites; resource procurement sites (hunting, fishing); burial sites; earthworks (mounds)

2. Historic Native Americans

<i>Chronological limits:</i>	ca. 1650 to 1854
<i>Geographical limits:</i>	City-wide, but especially Lookout Point and Carpenter's Point
<i>Major themes:</i>	Archeological study of post-contact aboriginal cultures; Dakota Sioux ethnohistory; Native American use of natural resources from Wayzata
<i>Property types:</i>	Habitation sites; resource procurement sites (hunting, fishing, ricing); seasonal camps and bivouacs; sacred sites (traditional cultural and religious properties); natural features of cultural significance.

3. Early Settlement and Townsite Development

<i>Chronological limits:</i>	1852 to 1884
<i>Geographical limits:</i>	Original platted area, Ferndale and Carpenter's Point
<i>Major themes:</i>	Exploration and settlement of Lake Minnetonka; establishment and early development of Wayzata; use of natural resources from the Big Woods

Property types: Archeological sites associated with agriculture, commerce, settlement, maritime history, social history, and transportation; ruins of historic buildings and structures; areas of land with pre-settlement natural communities

4. Wayzata's Gilded Age

Chronological limits: 1867 to 1929

Geographical limits: City-wide, but especially Ferndale, Highcroft, and Locust Hills historic neighborhoods

Major themes: Domestic architecture, architects, and workmanship; lake shore residential development; leisure and recreation; landscape architecture; transportation (railroad, steamboats, streetcars, automobiles); prominent visitors and residents

Property types: Lake shore estates and cottages; rural estates and farms; outbuildings (barns, garages, guest houses, boat houses); gardens and designed landscapes; transportation structures (roadways, paths, docks, bridges, gates)

5. Residential Neighborhoods: Bluff Neighborhood

Chronological limits: 1875 to 1945

Geographical limits: South of Wayzata Blvd. between Barry Ave. and Broadway Ave.

Major themes: Domestic architecture and craftsmanship; early suburban development; community planning and the development of neighborhood infrastructure; social and architectural impacts of the automobile

Property types: Suburban cottages; bungalows; churches; cemetery; streetscapes

6. Residential Neighborhoods: Old Holdridge Neighborhood

Chronological limits: 1890-1945

Geographical limits: South of Wayzata Blvd. between Superior Blvd. and Bushaway Rd. (Old Holdridge and Arlington historic neighborhoods)

Major themes: Domestic architecture; early suburban development; community planning and neighborhood infrastructure development; social and architectural impacts of the railroad, streetcars, and the automobile

Property types: Suburban cottages; bungalows; streetscapes

7. Residential Neighborhoods: North Wayzata Neighborhood

Chronological limits: 1900-1945

Geographical limits: North of Wayzata Blvd. between Barry Ave. and Chicago Ave. N.

Major themes: Domestic architecture; early suburban development; community planning and neighborhood infrastructure development; social and architectural impacts of the streetcar and the automobile

Property types: Suburban cottages; bungalows; apartment buildings; cemetery; streetscapes

8. Residential Neighborhoods: Ferndale and Highcroft Neighborhoods

Chronological limits: 1890 to 1945

Geographical limits: South of Wayzata Blvd. (Ferndale and Highcroft historic neighborhoods)

Major themes: Early suburban development on the Ferndale peninsula and the former Highcroft estate; domestic architecture, architects, and craftsmanship; landscape architecture; leisure and recreation; social and architectural impacts of the railroad and the automobile; prominent residents

Property types: Lake shore and rural estates; lake shore suburban cottages; estate gardens and grounds; outdoor recreation structures

9. Residential Neighborhoods: Locust Hills/Carpenter's Point Neighborhood

Chronological limits: 1900 to 1945

Geographical limits: South of County Rd. 16 (Locust Hills historic neighborhood)

Major themes: Early lake shore estate and suburban development on Carpenter's Point; domestic architecture, architects, and craftsmanship; prominent residents

Property types: Lake shore and rural estates; estate gardens and grounds; outdoor recreation structures

10. The Changing Face of Lake Street

Chronological limits: 1854 to 1945

Geographical limits: Lake St. between Ferndale Rd. and Broadway Ave.

Major themes: Commercial architecture and architects; changing business patterns; agriculture; economic and architectural impacts of the railroad and the automobile

Property types: Main Street buildings; railroad station; bank

11. Churches and Cemeteries

Chronological limits: 1882 to 1952

Geographical limits: City-wide

Major themes: Religious architecture; churches and communities; landscape architecture and gravestone art; Rural Cemetery Movement; changing burial practices and attitudes toward death

Property types: Churches; cemeteries

APPENDIX C ARCHITECTURAL CLASSIFICATIONS

Periods and Movements

Late Victorian. The architectural fashions current between the Civil War (1861-1865) and World War I (1914-1918), including the Queen Anne and Gothic Revival styles, characterized by their romantic, picturesque qualities. Wayzata has no surviving specimens of classic Late Victorian period houses, but there are examples of suburban cottages embellished with Late Victorian detailing. Landscape architecture was also profoundly influenced by the Victorian aesthetic.

Eclectic. The post-Victorian movement in American architecture emphasizing interpretations of Medieval, Colonial, and Romantic period designs. Eclectic or Period Revival houses in Wayzata include architect-designed specimens of the Colonial Revival, Neoclassical Revival, Tudor Revival, and French Eclectic styles, as well as houses reflecting the Chateauxesque, Beaux-Arts, and Italian Renaissance styles.

Arts & Crafts. An Anglo-American movement in artistic expression that was translated into a variety of house forms between 1900 and 1920. The Craftsman Bungalow and Prairie Style are generally regarded as the principal architectural manifestations of the Arts & Crafts approach to domestic design.

Modern. The generic name for the shift in American architecture which began in the 1930's under the rubric of the International Style. The Modern aesthetic valued function over form (an approach summarized by Mies van der Rohe as "Less is more") and was characterized by stark, functional designs with geometric shapes and plain surfaces. Not to be confused with the postwar vernacular styles, represented by various regional variants of the California Ranch or "Rambler" Style, which began to appear in Wayzata in the early 1950's. This report uses the term "postwar suburban architecture" as the catch-all term for buildings constructed since 1945, whether Modern or Contemporary.

Suburban Cottage Styles

Vernacular. In this context, "vernacular" refers to any cottage dwelling which does not exhibit the distinguishing physical characteristics of a particular style.

Queen Anne. The culmination of the Late Victorian period architectural florescence, the Queen Anne was a popular cottage style and went through many transformations between about 1875 and 1900. In its classic form, it emphasized asymmetry and picturesque ornamentation and was usually applied to large, elaborate houses. It occurs most often as a skin-deep embellishment on vernacular patternbook cottages in the form of complex roof lines, the use of different siding materials (clapboards and wood shingles in varying patterns), and spindlework.

Gothic Revival. Like the Queen Anne, this patternbook style occurs primarily as an ornamental overlay for late-nineteenth-century suburban cottages, often in combination with other Late Victorian period detailing. Gothic Revival details include steeply pitched gable roofs, decorative gable trim (vergeboards), one-story porches, and bay windows. The style declined in popularity after about 1870 but the writings of John Ruskin and others led to a minor revival of interest at the turn of the nineteenth century.

Gabled Ell. Less a style than a vernacular house type, the suburban cottage form had its roots in the Upright-and-Wing folk house tradition and was widely promoted in architectural patternbooks as a middle-class home suitable in both rural and suburban settings. The Gabled Ell is characterized by its compound rectangular (L-shaped) plan, intersecting gable roofs, and symmetrical fenestration. Some houses exhibit picturesque detailing, such as shingles or stickwork in the gables, bay windows, and corner boards. Porches are commonly inset between the gable-front unit and the ell; some houses have more than one.

Gable-Front. A suburban cottage style popularized in architectural patternbooks and builders catalogs; probably the predominant form of freestanding houses built in Wayzata before 1900. The key design element is the open gable façade, which gives it a classical orientation. Specimens built between 1875 and 1900 have tall proportions and incorporate Late Victorian period detailing around gables, bays, porches, and windows. Twentieth-century examples range from the cozy and picturesque, reflecting the influence of the Arts & Crafts Movement, to plain, simple constructions with flush façades.

Side-Gabled. A suburban cottage style characterized by its steeply pitched gable roof oriented parallel to the façade, central hall floor plan, and symmetrical fenestration. Earlier examples sometimes have large center-gable dormers, cornice returns on the side elevations, wide entrance porches, and decorative shingle siding in the gable-ends. Side-Gabled Style cottages constructed after 1920 tend to favor Colonial Revival and Craftsman accents.

Four-Square. A post-Victorian suburban cottage style, sometimes identified in the literature as the Prairie Box or Corn Belt Cube. Popular in both town and country between 1900 and 1930, it was characterized by its boxy plan (rectangular but usually not perfectly square), cross-gabled or pyramidal hipped roof, dormers, and full-width porch. Local examples are commonly embellished with picturesque Colonial or Craftsman detailing. The Four-Square was a popular mail-order house, marketed in Minnesota by Sears, Roebuck & Company and Aladdin Company, among others. The prototypical Four-Square Style cottage is one-and-one-half or two stories in height; roof shapes include cross-gable, gambrel, and pyramidal, with wide projecting eaves.

Colonial Revival. The umbrella term for the revival of the Georgian and Federal styles, as well as colonial period vernacular building forms, which was fashionable between the 1890's and the 1940's. The Colonial Revival was favored by the architects of lake shore villas and estate homes, which feature symmetrical façades, clean lines, clapboard siding, classical entablatures, and multipaned windows. In residential neighborhoods, suburban cottage builders distilled and simplified the architectural vocabulary of the Colonial Revival Style

into a more vernacular pattern language based on a few basic shapes, wall cladding materials, and decorative details. The style was also occasionally applied to non-residential buildings.

Neoclassical Revival. Part of the general revival of classically detailed styles for domestic, public, and commercial buildings inspired by the City Beautiful Movement of ca. 1900 to 1920. Though it shared much in common with the Beaux-Arts Style commonly used for large institutional buildings, the Neoclassical Revival Style blended elements of Georgian, Greek Revival, and other traditional styles with Greek and Roman architectural orders. The style was adapted to villas, suburban cottages, and commercial buildings, where facades are dominated by full-height porches with pedimented roofs supported by classical (Ionic or Corinthian) columns, elaborate entrances, and cornices decorated with dentils or modillions.

Tudor Revival. An early-twentieth-century period revival style popular among both high-style architects and local builder-contractors, based on medieval English and French cottage precedents. Buildings identified with this style are characterized by their asymmetrical massing of steeply pitched roofs, stucco walls with decorative half-timbering, large chimneys, and multipaned casement windows. Vernacular “English Cottage” treatments based on the Tudor model occur frequently on small cottages and bungalows built between the 1920’s and 1940’s in the form of stucco walls, multipaned windows, arched entry openings, and half-timbering on the upper story.

Prairie. A modern style associated with the Arts & Crafts Movement and the Chicago School architects, it covers houses constructed between 1900 and 1920. Hallmarks of the style include low-pitched gable or hip roofs with overhanging eaves, an emphasis on horizontal lines, single-story wings and porches, and open floor plans. Recognizing the influence of Frank Lloyd Wright and his students, the Prairie Style was revived in the late twentieth century for large suburban homes and lake shore estates.

Minimal Traditional. The generic classification for contractor-built suburban cottages constructed after ca. 1925 which combine both cottage and bungalow design attributes. These include small houses with detailing loosely based upon historic precedents, such as the Cape Cod and the English Cottage, and one-and-one-half-story “bungalow cottages” with Craftsman-inspired detailing. The latter are characterized by their broad gable roofs (oriented with the ridgeline parallel to the street), large dormers (shed or wide gable), and mixed materials wall cladding (different siding on first and second stories).

Bungalow Styles

Vernacular. In this context, “vernacular” refers to any small house constructed between 1900 and 1945 with homogenized “bungaloid” design elements (most Wayzata bungalows cannot be precisely identified as representing a particular style). Anatomically, the vernacular bungalow is a one- or one-and-one-half-story house with a simple linear plan, a low-pitched gable or hip roof, and an integral porch or vestibule. Wall cladding is usually wood or stucco, and bungalows constructed before 1930 often have rusticated concrete block foundation walls.

Craftsman. An elegant bungalow style inspired by the Arts & Crafts Movement, introduced around 1900 and widely built through the 1920's. The most noticeable characteristics of the Craftsman Style are its low-pitched roof, wide eaves with exposed rafter-tails and decorative braces, and wide porches with square columns. Usually built as a one-story house, some have an additional half-story, with gabled dormers on the front or side elevations.

APPENDIX D
ANNOTATED LIST OF RESOURCES
SURVEYED AND EVALUATED

Category 1 Heritage Resources

Historic properties surveyed and listed under Category 1 are those that meet one or more of the Historic Preservation Site eligibility criteria by being historically or architecturally significant, associated with an important historic context, and retaining historic integrity of those features necessary to convey their significance.

1. *Hague-Rosekrans House, 456 Arlington Circle.* Vernacular suburban cottage with Queen Anne Style detailing; moved from its original location on the south shore of Wayzata Bay ca. 1914, but retains historic integrity. Built ca. 1890.
2. *House, 332 Broadway Avenue South (Gold Mine Antiques).* Vernacular suburban cottage with some Queen Anne Style detailing, converted to commercial use; slightly altered from historic appearance but retains historic integrity. Built in 1880.
3. *Sweatt Estate, 500 Bushaway Road.* An outstanding specimen of early-twentieth-century architecture, comprising a Neoclassical Style primary residence, accessory buildings, and landscaped grounds on a large rural estate; historically associated with W. R. [William Richard] Sweatt (d. 1937), one of the founders and first chairman of Honeywell (est. 1927). Built between 1927 (main house) and 1941.
4. *Piper House, 555 Bushaway Road.* A notable example of early-twentieth-century lake cottage architecture; historically associated with the “Bushaway” country estate of George F. Piper (d. 1917). Built in 1929.
5. *Brooks House, 601 Bushaway Road.* Tudor Revival Style lake shore estate, slightly altered from its historic appearance but retaining critical aspects of historic integrity; historically associated with the Brooks estate. Built in 1919.
6. *House, 426 Ferndale Road South.* Neoclassical Style lake shore estate on Wayzata Bay; perhaps the best preserved specimen of “Gilded Age” lake shore cottage architecture. Built in 1894.
7. *House, 223 Gleason Lake Road.* Well preserved specimen of high-style bungalow architecture showing the influence of the Arts & Crafts movement. Built in 1914.
8. *Ramaley House, 121 Grove Lane East.* Prairie Style suburban cottage; historically associated with an early Ferndale subdivision. Built in 1914.
9. *House, 139 Grove Lane East.* Four-Square Style suburban cottage; historically associated with an early Ferndale subdivision. Built in 1910.

10. *Doc Palmer House, 165 Grove Lane East.* Colonial Revival Style suburban cottage; historically associated with an early Ferndale subdivision. Built in 1910.
11. *Hadley Hull House, 503 Harrington Road.* French Eclectic Style rural estate; historically associated with suburban development in Ferndale. Built in 1930.
12. *Crosby House, 553 Harrington Road.* Neoclassical Style lake home; historically associated with the Crosby family estate in Ferndale. Built between 1907 and 1915.
13. *Meyer Bros. Dairy, 105 Lake Street East.* The original one-story plant building is important for its historical association with Wayzata's agricultural business heritage and its Chaska brick construction. Built in 1941; later additions considered non-historic.
14. *Old Drug Store, 275 Lake Street East.* One-story brick corner store, distinguished by its cantilevered entrance; historically associated with the development of the Lake Street business district. Built ca. 1920.
15. *Wayzata State Bank Building, 305 Lake Street East.* Neoclassical Style commercial building; slightly altered from its historic appearance, but retains historic integrity. Built in 1922.
16. *Kallestad Building, 401 Lake Street East.* Rare surviving example of a classically decorated two-story brick commercial building, one of the oldest extant buildings in the city; slightly altered, but retains its architectural integrity; historically associated with the early development of the Lake Street business district. Built in 1875.
17. *Wayzata Depot, 402 Lake Street East.* Tudor Revival Style railway passenger depot, converted to museum use; historically associated with the Great Northern Railroad (in railway use to 1971). Listed in the National Register of Historic Places. Built in 1906; Samuel Bartlett, architect.
18. *Wayzata Post Office, 229 Minnetonka Avenue South.* Colonial Revival Style post office, with a lobby mural by the artist Ruth Grotentrath (1912-1987); determined eligible for nomination to the National Register of Historic Places by the Minnesota Historical Society. Built in 1941; Louis A. Simon, architect.
19. *Wayzata Congregational Church, 605 Rice Street.* Rare, well-preserved example of Mission Style religious architecture; historically associated with the Congregational Church in Wayzata from 1881 to 1949. Built in 1916.
20. *Gee House, 936 Shady Lane East.* Lake shore suburban cottage exhibiting a mix of Colonial Revival and Prairie Style characteristics; historically associated with the development of the Arlington neighborhood, part of the original Minnetonka Arlington Heights subdivision. Built in 1928.

21. *Arnao House and Grounds/Greenridges, 1201 Wayzata Boulevard (Cenacle)*. Tudor Revival Style suburban cottage, somewhat altered from its historical appearance; historical significance is related to the 21.5-acre estate grounds, which preserve the last intact specimen of the Big Woods natural community within the urbanized area. Built in 1934.
22. *Sween Bros. Dairy Barn, 200 Wayzata Boulevard West (Wayzata Country Club)*. Rare surviving example of the traditional masonry basement barn (last barn standing within the city limits); historically associated with the S. H. Bowman farm and August Sween dairy operation. Built ca. 1920.
23. *Ferndale Bridge, Ferndale Road over the outlet of Peavey Lake*. Reinforced concrete highway bridge; historically associated with the impact of the automobile on rural life. Built ca. 1913.
24. *Harrington Farms Gate, Harrington Road and Ferndale Road*. Reconstructed landscape structure; historically associated with F. C. Pillsbury rural estate at Ferndale. Built in 1915.
25. *Greenlawn Cemetery, Minnetonka Avenue North at Park Street*. Vernacular landscape, showing the influence of the Rural Cemetery Movement, with preserved examples of traditional gravestone art. Established 1897.
26. *Wayzata Cemetery, Walker Avenue South at Wayzata Boulevard*. Vernacular landscape, showing the influence of the Rural Cemetery Movement, with preserved examples of traditional gravestone art; historically associated with early settlement. Earliest burials ca. 1855, laid out in 1882.
27. *Spirit Island, in Lake Minnetonka off Lookout Point*. Natural feature and traditional cultural property; historically associated with Dakota Sioux occupation and use of Lake Minnetonka prior to 1854.
28. *Bluff Neighborhood, south of Wayzata Boulevard between Broadway Avenue South and Barry Avenue South*. Potential heritage district, encompassing a concentration of vernacular domestic architecture, including numerous examples of suburban cottages and bungalows; historically associated with residential development in the platted area north of the Lake Street business district.
29. *North Wayzata Neighborhood, north of Wayzata Boulevard between Barry Avenue North and Chicago Avenue North*. Potential heritage district, encompassing a concentration of vernacular domestic architecture and streetscapes, including numerous examples of suburban cottages and bungalows; historically associated with residential development in the platted area north of old Highway 12 (Wayzata Boulevard).

30. *Old Holdridge Neighborhood, vicinity of Central Avenue and LaSalle Street.* Potential heritage district, encompassing a concentration of vernacular domestic architecture and streetscapes, including numerous examples of suburban cottages and bungalows; historically associated with residential development in the Old Holdridge neighborhood.

Category 2 Heritage Resources

The historic buildings listed under Category 2 make up the component parts of the three proposed Heritage Preservation Districts. Most lack individual significance but are collectively significant because they reflect historically significant patterns of neighborhood development. Some properties of pivotal significance may be eligible for consideration as individual Heritage Preservation Sites.

IN THE BLUFF NEIGHBORHOOD DISTRICT:

31. *House, 208 Barry Avenue South.* Minimal Traditional Style suburban cottage; altered, contributes to the historic character of the district. Built in 1944.
32. *House, 220 Barry Avenue South.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1904.
33. *House, 304 Barry Avenue South.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1934.
34. *House, 306 Barry Avenue South.* Vernacular bungalow cottage; contributes to the historic character of the district. Built in 1940.
35. *House, 312 Barry Avenue South.* Vernacular bungalow; in deteriorated condition, contributes to the historic character of the district. Built in 1904.
36. *House, 318 Barry Avenue South.* Tudor Revival Style suburban cottage; altered, contributes to the historic character of the district. Built in 1914.
37. *House, 328 Barry Avenue South.* Minimal Traditional Style suburban cottage; contributes to the historic character of the district. Built in 1944.
38. *House, 339 Barry Avenue South.* Vernacular suburban cottage converted to commercial use; altered, contributes to the historic character of the district. Built in 1912.
39. *House, 415 Indian Mound Street.* Vernacular suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1898.

40. *House, 221 Manitoba Avenue South.* Vernacular suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1910.
41. *House, 225 Manitoba Avenue South.* Vernacular bungalow cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1927.
42. *Keesling House, 230 Manitoba Avenue South.* Side-Gabled Style suburban cottage, historically associated with Keesling family 1917-1977; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1910.
43. *House, 231 Manitoba Avenue South.* Craftsman Style bungalow; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1934.
44. *House, 237 Manitoba Avenue South.* Vernacular suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1914.
45. *House, 306 Manitoba Avenue South.* Vernacular bungalow; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1908.
46. *House, 307 Manitoba Avenue South.* Eclectic house, exhibiting a mix of Tudor Revival and Arts & Crafts elements, converted to commercial use; substantially altered; however, the picturesque street façade contributes to the historic character of the district. Built in 1913.
47. *House, 315 Manitoba Avenue South.* Suburban cottage, converted to commercial use and presently vacant; altered, contributes to the historic character of the district. Built in 1878.
48. *House, 320 Manitoba Avenue South.* Gable-Front Style suburban cottage, converted to commercial use; substantially altered, contributes to the historic character of the district.
49. *House, 324 Manitoba Avenue South.* Vernacular bungalow, converted to commercial use; altered, contributes to the historic character of the district. Built in 1930.
50. *House, 110 Minnetonka Avenue South.* Vernacular suburban cottage; contributes to the historic character of the district. Built in 1917.

51. *House, 123 Minnetonka Avenue South.* French Eclectic Style suburban cottage; high degree of integrity, makes a pivotal contribution to the historic character of the district. Built in 1937.
52. *House, 206 Minnetonka Avenue South.* Colonial Revival Style suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1914.
53. *House, 305 Rice Street East.* Craftsman Style bungalow converted to commercial use; altered, contributes to the historic character of the district.
54. *House, 412 Rice Street East.* Vernacular suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1914.
55. *House, 420 Rice Street East.* Vernacular cottage, converted to commercial use; altered, contributes to the historic character of the district. Built in 1908.
56. *O'Laughlin House, 507 Rice Street East.* Four-Square Style suburban cottage; historically associated with the Great Northern Railroad (station master's residence), contributes to the historic character of the district. Built in 1915.
57. *House, 517 Rice Street East.* Vernacular bungalow, a late example of the type; altered, contributes to the historic character of the district. Built in 1951.
58. *House, 520 Rice Street East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1904.
59. *House, 523 Rice Street East.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1909.
60. *House, 621 Rice Street East.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1914.
61. *House, 125 Walker Avenue South.* Vernacular bungalow cottage; contributes to the historic character of the district. Built in 1935.
62. *House, 520 Wayzata Boulevard East.* Craftsman Style bungalow; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1924.
63. *House, 528 Wayzata Boulevard East.* Gable-Front Style suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1914.

64. *House, 534 Wayzata Boulevard East.* Vernacular bungalow; contributes to the historic character of the district. Built in 1924.
65. *House, 614 Wayzata Boulevard East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1926.
66. *House, 622 Wayzata Boulevard East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1922.
67. *House, 728 Wayzata Boulevard East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1925.

IN THE NORTH WAYZATA DISTRICT:

68. *House, 216 Barry Avenue North.* Vernacular bungalow cottage; contributes to the historic character of the district. Built in 1946.
69. *House, 222 Barry Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1924.
70. *House, 234 Barry Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1914.
71. *House, 238 Barry Avenue North.* Gabled Ell Style suburban cottage; altered, contributes to the historic character of the district. Built in 1904.
72. *House, 306 Barry Avenue North.* Colonial Revival Style suburban cottage; contributes to the historic character of the district. Built in 1940.
73. *House, 108 Broadway Avenue North.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1904.
74. *House, 114 Broadway Avenue North.* Side-Gabled Style suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1900.
75. *House, 117 Broadway Avenue North.* Vernacular suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district; built in 1924.
76. *House, 122 Broadway Avenue North.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1930.
77. *House, 123 Broadway Avenue North.* Craftsman Style bungalow; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1915.

78. *House, 128 Broadway Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1902.
79. *House, 131 Broadway Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1910.
80. *House, 134 Broadway Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1902.
81. *House, 135 Broadway Avenue North.* Vernacular suburban cottage with multiple-gable façade; altered, contributes to the historic character of the district. Built in 1910.
82. *House, 138 Broadway Avenue North.* Gable-Front Style suburban cottage; altered, contributes to the historic character of the district. Built in 1922.
83. *House, 208 Broadway Avenue North.* Colonial Revival Style suburban cottage (cross-gambrel roof variant); altered, contributes to the historic character of the district. Built in 1920. (Demolished 2003 after surveying but before the report was published)
84. *House, 218 Broadway Avenue North.* Craftsman Style bungalow with distinctive multi-gabled façade; in deteriorated condition, contributes to the historic character of the district. Built in 1925.
85. *House, 224 Broadway Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1920.
86. *House, 230 Broadway Avenue North.* Minimal Traditional Style suburban cottage; contributes to the historic character of the district. Built in 1938.
87. *House, 233 Broadway Avenue North.* Minimal Traditional Style suburban cottage; altered, contributes to the historic character of the district. Built in 1947.
88. *House, 238 Broadway Avenue North.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1920.
89. *House, 244 Broadway Avenue North.* Vernacular suburban cottage, the oldest dwelling in the district; altered, contributes to the historic character of the district. Built in 1880.
90. *House, 311 Broadway Avenue North.* Minimal Traditional Style suburban cottage; altered, contributes to the historic character of the district. Built in 1952.

91. *House, 328 Broadway Avenue North.* Minimal Traditional Style suburban cottage; altered, contributes to the historic character of the district. Built in 1950.
92. *House, 329 Broadway Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1910.
93. *House, 335 Broadway Avenue North.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1934.
94. *House, 114 Chicago Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1900.
95. *House, 115 Chicago Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1910.
96. *House, 123 Chicago Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1920.
97. *House, 124 Chicago Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1930.
98. *House, 125 Chicago Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built ca. 1920.
99. *House, 129 Chicago Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1904.
100. *House, 135 Chicago Avenue North.* Minimal Traditional Style suburban cottage; contributes to the historic character of the district. Built in 1945.
101. *House, 208 Chicago Avenue North.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1900.
102. *House, 215 Chicago Avenue North.* Vernacular bungalow; both the house and garage possess a high degree of historic integrity, make a pivotal contribution to the historic character of the district. Built in 1930.
103. *House, 223 Chicago Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1934.
104. *House, 344 Gardner Street North.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1914.
105. *House, 345 Gardner Street East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1948.

106. *House, 401 Gardner Street East.* Gable-Front Style suburban cottage; high degree of historic integrity, contributes to the historic character of the district. Built in 1930.
107. *House, 402 Gardner Street East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1932.
108. *House, 415 Gardner Street East.* Craftsman Style bungalow; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1918.
109. *House, 613 Gardner Street East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1931.
110. *House, 622 Gardner Street East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1924.
111. *House, 627 Gardner Street East.* Side-Gabled Style suburban cottage; altered, contributes to the historic character of the district. Built in 1923.
112. *House, 630 Gardner Street East.* Craftsman Style bungalow; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1939.
113. *House, 635 Gardner Street East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1930.
114. *House, 638 Gardner Street East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1924.
115. *House, 645 Gardner Street East.* Minimal Traditional Style suburban cottage; altered, contributes to the historic character of the district. Built in 1939.
116. *House, 110 Minnetonka Avenue North.* Gabled Ell Style suburban cottage, one of the oldest dwellings within the city limits; altered, contributes to the historic character of the district. Built in 1887.
117. *House, 128 Minnetonka Avenue North.* Contemporary Style suburban cottage; contributes to the historic character of the district. Built in 1939.
118. *House, 138 Minnetonka Avenue North.* Minimal Traditional Style suburban cottage; altered, contributes to the historic character of the district. Built in 1940.
119. *House, 226 Minnetonka Avenue North.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1900.

120. *House, 337 Park Street East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1928.
121. *House, 367 Park Street East.* Craftsman Style bungalow; altered, contributes to the historic character of the district. Built in 1925.
122. *House, 373 Park Street East.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1940.
123. *House, 521 Park Street East.* Vernacular bungalow, a rare example of the pyramidal hip roof family; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1902.
124. *House, 524 Park Street East.* Gabled Ell Style suburban cottage; altered, contributes to the historic character of the district. Built in 1942.
125. *House, 529 Park Street East.* Colonial Revival Style suburban cottage; contributes to the historic character of the district. Built in 1924.
126. *House, 605 Park Street East.* Vernacular suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1910.
127. *House, 616 Park Street East.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1905.
128. *House, 617 Park Street East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1900.
129. *House, 624 Park Street East.* Vernacular suburban cottage with twin-gabled façade; altered, contributes to the historic character of the district. Built in 1910.
130. *House, 634 Park Street East.* Gabled Ell Style suburban cottage; altered, contributes to the historic character of the district. Built in 1910.
131. *House, 627 Park Street East.* Gable-Front Style suburban cottage; altered, contributes to the historic character of the district. Built in 1900.
132. *House, 640 Park Street East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1922.
133. *House, 649 Park Street East.* Gable-Front Style suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1914.

134. *House, 117 Walker Avenue North.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1905.
135. *House, 134 Walker Avenue North.* Gabled Ell Style suburban cottage; altered, contributes to the historic character of the district. Built in 1900.
136. *House, 135 Walker Avenue North.* Craftsman Style bungalow; altered, contributes to the historic character of the district. Built in 1910.
137. *House, 224 Walker Avenue North.* Gable-Front Style suburban cottage, sole surviving example of precast rusticated concrete block construction in Wayzata; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1905. (Demolished 2002 after surveying but before the report was published)
138. *House, 236 Walker Avenue North.* Gable-Front Style suburban cottage; contributes to the historic character of the district. Built in 1908.
139. *House, 245 Walker Avenue North.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1921. (Demolished 2002 after surveying but before the report was published)
140. *House, 308 Walker Avenue North.* Vernacular bungalow cottage; contributes to the historic character of the district. Built in 1931.
141. *House, 316 Walker Avenue North.* Minimal Traditional Style suburban cottage; contributes to the historic character of the district. Built in 1934.
142. *Commercial Building, 317 Wayzata Boulevard East (Martinson Clinic).* Commercial building with Colonial Style detailing; altered, contributes to the historic character of the district. Built in 1944.
143. *House, 517 Wayzata Boulevard East.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1887.
144. *House, 535 Wayzata Boulevard East.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1918.
145. *Apartment Building, 613 Wayzata Boulevard East.* Two-story apartment building; contributes to the historic character of the district. Built in 1930.
146. *House, 627 Wayzata Boulevard East.* Gabled Ell Style suburban cottage; altered, contributes to the historic character of the district. Built in 1907.
147. *House, 635 Wayzata Boulevard East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1930.

148. *House, 717 Wayzata Boulevard East.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1915.

IN THE OLD HOLDRIDGE DISTRICT:

149. *House, 117 Central Avenue South.* Minimal Traditional Style suburban cottage; altered, contributes to the historic character of the district. Built in 1941.
150. *House, 137 Central Avenue South.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1915.
151. *House, 220 Central Avenue South.* Vernacular bungalow, remodeled; altered, contributes to the historic character of the district. Built in 1937.
152. *House, 300 Central Avenue South.* Minimal Traditional Style suburban cottage; altered, contributes to the historic character of the district. Built in 1942.
153. *House, 313 Central Avenue South.* Craftsman Style bungalow; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1903.
154. *House, 333 Central Avenue South.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1923.
155. *Bleekly House, 126 Circle A Drive South.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1937.
156. *House, 132 Circle A Drive South.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1930.
157. *House, 138 Circle A Drive South.* Minimal Traditional Style suburban cottage, with cobblestone retaining walls; altered, contributes to the historic character of the district. Built in 1943.
158. *House, 152 Circle A Drive South.* Tudor Revival Style suburban cottage; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1927.
159. *House, 162 Circle A Drive South.* Gothic Revival Style suburban cottage; somewhat altered from its historic appearance but retains sufficient historic integrity to make an important contribution to the historic character of the district. Built in 1895.
160. *House, 176 Circle A Drive South.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1910.

161. *House, 1052 Circle Drive East.* Vernacular cottage, one of the oldest standing structures within the city limits; substantially altered, contributes to the historic character of the district. Built in 1876.
162. *House, 1066 Circle Drive East.* Vernacular suburban cottage; substantially altered, contributes to the historic character of the district. Built in 1914.
163. *House, 1082 Circle Drive East.* Vernacular suburban cottage; altered, contributes to the historic character of the district.
164. *House, 303 Hampton Street South.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1940.
165. *House, 308 Hampton Street South.* Vernacular bungalow; substantially altered, contributes to the historic character of the district. Built in 1914.
166. *House, 312 Hampton Street South.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1930.
167. *House, 316 Hampton Street South.* Gable-Front Style suburban cottage; altered, contributes to the historic character of the district. Built in 1915.
168. *House, 130 Huntington Avenue South.* Minimal Traditional Style house; substantially altered, contributes to the historic character of the district. Built in 1937.
169. *House, 137 Huntington Avenue South.* Vernacular bungalow with unusual mansard roof design, probably a remodeling; contributes to the historic character of the district. Built in 1925.
170. *House, 138 Huntington Avenue South.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1920.
171. *House, 143 Huntington Avenue South.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1915.
172. *House, 153 Huntington Avenue South.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1902.
173. *House, 161 Huntington Avenue South.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1908.
174. *House, 164 Huntington Avenue South.* Vernacular suburban cottage; altered, contributes to the historic character of the district. Built in 1904.
175. *House, 167 Huntington Avenue South.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1910.

176. *House, 173 Huntington Avenue South.* Vernacular bungalow cottage; high degree of historic integrity, makes an important contribution to the historic character of the district. Built in 1927.
177. *House, 1021 Lake Street East.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1928.
178. *House, 1030 Lake Street East.* Four-Square Style suburban cottage; altered, contributes to the historic character of the district. Built in 1903.
179. *House, 1037 Lake Street East.* Gable-Front Style suburban cottage, converted to apartments; altered, contributes to the historic character of the district. Built in 1909.
180. *House, 1045 Lake Street East.* Colonial Revival Style suburban cottage with cross-gambrel roof; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1907.
181. *House, 1053 Lake Street East.* Large vernacular suburban cottage, a blend of Late Victorian and Eclectic period elements; altered, contributes to the historic character of the district. Built in 1907.
182. *House, 1100 LaSalle Street.* Modern Style house; contributes to the historic character of the district. Built in 1945.
183. *House, 1150 LaSalle Street.* Minimal Traditional Style suburban cottage; altered, contributes to the historic character of the district. Built in 1942.
184. *House, 1202 LaSalle Street.* Colonial Revival Style suburban cottage; altered, contributes to the historic character of the district. Built in 1940.
185. *House, 1239 LaSalle Street.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1944.
186. *House, 1321 LaSalle Street (Fox Glove Farm).* Large Gable-Front Style suburban cottage and associated rural estate; high degree of historic integrity, makes a pivotal contribution to the historic character of the district. Built in 1909.
187. *House, 1330 LaSalle Street.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1914.
188. *House, 1340 LaSalle Street.* Gabled Ell Style suburban cottage on large rural lot; altered, contributes to the historic character of the district. Built in 1914.
189. *House, 1417 LaSalle Street.* Minimal Traditional Style suburban cottage; contributes to the historic character of the district. Built in 1949.

190. *House, 1450 LaSalle Street.* Colonial Revival Style suburban cottage; altered, contributes to the historic character of the district. Built in 1940.
191. *House, 306 Reno Street.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1910.
192. *House, 325 Reno Street.* Vernacular bungalow; altered, contributes to the historic character of the district. Built in 1914.
193. *House, 337 Reno Street.* Gabled Ell Style suburban cottage; historically associated with the Great Northern Railroad (station master's residence); altered, contributes to the historic character of the district. Built in 1904.
194. *House, 309 Wise Avenue South.* Vernacular bungalow cottage; altered, contributes to the historic character of the district. Built in 1950.
195. *House, 333 Wise Avenue South.* Minimal Traditional Style suburban cottage; altered, contributes to the historic character of the district. Built in 1925.
196. *House, 353 Wise Avenue South.* Gabled Ell Style suburban cottage; altered, contributes to the historic character of the district. Built in 1900.

Category 3 Heritage Resources

The old buildings and sites included in Category 3 were evaluated as nonsignificant and therefore ineligible for Heritage Preservation Site designation because of their lack of architectural distinction or compromised historic integrity due to alterations, additions, or deterioration.

197. *House, 118 Babcock Lane West.* Colonial Revival Style suburban cottage. Built in 1941.
198. *House, 128 Babcock Lane West.* Colonial Revival Style suburban cottage. Built in 1941.
199. *House, 136 Babcock Lane West.* Colonial Revival Style suburban cottage. Built in 1941.
200. *House, 119 Benton Avenue North.* Colonial Revival Style suburban cottage. Built in 1930.
201. *House, 120 Benton Avenue North.* Tudor Revival Style suburban cottage. Built in 1930.
202. *House, 129 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1930.

203. *House, 132 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1939.
204. *House, 135 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1939.
205. *House, 140 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1940.
206. *House, 141 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1939.
207. *House, 146 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1939.
208. *House, 155 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1941.
209. *House, 158 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1938.
210. *House, 161 Benton Avenue North.* Colonial Revival Style suburban cottage. Built in 1934.
211. *House, 212 Benton Avenue North.* Colonial Revival Style suburban cottage. Built in 1939.
212. *House, 219 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1940.
213. *House, 224 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1941.
214. *House, 229 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1936.
215. *House, 232 Benton Avenue North.* Vernacular suburban cottage. Built in 1938.
216. *House, 240 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1941.
217. *House, 249 Benton Avenue North.* Colonial Revival Style suburban cottage. Built in 1932.

218. *House, 259 Benton Avenue North.* Tudor Revival Style suburban cottage. Built in 1920.
219. *House, 273 Benton Avenue North.* Vernacular bungalow. Built ca. 1930.
220. *House, 179 Birch Lane West.* Tudor Revival Style suburban cottage. Built in 1942.
221. *House, 485 Bovey Road.* Vernacular suburban cottage. Built in 1944.
222. *I.O.O.F. Building, 326 Broadway Avenue South (Wayzata Mail Centre).* Large vernacular frame meeting hall, converted to commercial use. Built in 1903.
223. *House, 271 Bushaway Road.* Colonial Revival Style suburban cottage. Built in 1927.
224. *House, 421 Bushaway Road.* Lake shore cottage on Wayzata Bay. Built in 1916.
225. *House, 433 Bushaway Road.* Colonial Revival Style lake shore cottage on Wayzata Bay. Built in 1930.
226. *House, 555 Bushaway Road.* Lake shore cottage on Wayzata Bay. Built in 1929.
227. *House, 623 Bushaway Road.* Arts & Crafts Style lake shore cottage on Wayzata Bay. Built in 1915.
228. *House, 655 Bushaway Road.* Large lake home on Wayzata Bay. Built in 1933.
229. *House, 141 Central Avenue North.* Minimal Traditional Style suburban cottage. Built in 1937.
230. *House, 155 Central Avenue North.* Minimal Traditional Style suburban cottage. Built in 1931.
231. *House, 165 Central Avenue North.* Minimal Traditional Style suburban cottage. Built in 1942.
232. *House, 213 Central Avenue North.* Four-Square Style suburban cottage. Built in 1917.
233. *House, 263 Central Avenue North.* Minimal Traditional Style suburban cottage. Built in 1938.
234. *House, 115 Chicago Avenue South.* Craftsman Style bungalow. Built in 1925.
235. *House, 125 Chicago Avenue South.* Vernacular bungalow.

236. *House, 161 Ferndale Road South.* Colonial Revival Style suburban cottage and carriage house. Built in 1940.
237. *House, 488 Ferndale Road West.* Colonial Revival Style lake shore home on Brown's Bay. Built in 1940.
238. *Dayton House, 520 Ferndale Road West.* Lake shore home on Brown's Bay, residence of conservationist Wallace Dayton (d. 2002). Original home built in 1940, reconstructed in 1984.
239. *House, 670 Ferndale Road West.* Lake shore home on Brown's Bay. Built in 1945.
240. *House, 105 Grand Avenue South.* Craftsman Style bungalow. Built in 1928.
241. *House, 147 Grove Lane East.* Colonial Revival Style suburban cottage. Built in 1940.
242. *House, 547 Harrington Road.* Lake shore residence on Brown's Bay. Built in 1914.
243. *House, 495 Highcroft Road.* Converted garage, originally part of Highcroft estate. Built in 1910.
244. *Commercial Building, 239 Lake Street East.* Two-story frame commercial building. Built in 1930.
245. *Pettit & Kysor Grocery Store, 309 Lake Street East.* Two-story brick Main Street Style commercial building. Built in 1924.
246. *Commercial Building (The Bookcase), 609 East Lake Street.* Two-story Main Street Type commercial building, historically associated with the Community Drug Store. Built ca. 1900.
247. *House (Roadmaster's Cottage), 738 Lake Street East.* Vernacular suburban cottage on Wayzata Bay, historically associated with the Great Northern Railway. Built in 1914.
248. *Commercial Building, 739 Lake Street East (Blue Point Restaurant).* One-story commercial building. Built in 1920.
249. *House, 180 Lakeview Lane South.* Colonial Revival Style suburban cottage. Built in 1941.
250. *House, 912 Shady Lane East.* Vernacular suburban cottage with Arts & Crafts Style detailing on Wayzata Bay. Built in 1910.

251. *House, 920 Shady Lane East.* Suburban cottage with Arts & Crafts Style detailing on Wayzata Bay. Built in 1924.
252. *House, 928 Shady Lane East.* Colonial Revival Style suburban cottage on Wayzata Bay; altered, lacks historic integrity. Built in 1935.
253. *House, 964 Shady Lane East.* Colonial Revival Style suburban cottage on Wayzata Bay; altered, lacks historic integrity. Built in 1935.
254. *House, 980 Shady Lane East.* Colonial Revival Style suburban cottage on Wayzata Bay; altered, lacks historic integrity. Built in 1937.
255. *House, 244 Wayzata Boulevard East.* Vernacular bungalow. Built in 1937.
256. *House, 250 Wayzata Boulevard East.* Gable-Front Style suburban cottage. Built in 1927.
257. *House, 264 Wayzata Boulevard East.* Vernacular bungalow. Built in 1907.
258. *House, 270 Wayzata Boulevard Eastt.* Four-Square Style suburban cottage. Built in 1900.
259. *House, 128 Westwood Lane South.* Minimal Traditional Style suburban cottage. Built in 1941.
260. *House, 159 Westwood Lane South.* Minimal Traditional Style suburban cottage. Built in 1939.
261. *Railroad, Electric Short Line Railroad (Luce Line State Trail).* Abandoned railroad grade, historically associated with the Luce Line (1908-1970). Built ca. 1914.

Category 4 Heritage Resources

The historical and architectural significance of the properties listed below could not be adequately evaluated due to insufficient information about the identity of the property or the lack of accessibility during the survey. Buildings constructed between 1945 and 1952 (including examples of postwar suburban houses, commercial buildings, and churches) are also listed here. Every reasonable effort should be made to carefully examine these properties and evaluate their preservation value within the appropriate historic contexts.

262. *House, 207 Benton Avenue North.* Minimal Traditional Style suburban cottage. Built in 1952.
263. *House, 239 Benton Avenue North.* Postwar suburban house. Built in 1950.
264. *House, 264 Benton Avenue North.* Postwar suburban house. Built in 1952.

265. *House, 265 Benton Avenue North.* Postwar suburban house. Built in 1947.
266. *House, 136 Birch Lane West.* Postwar suburban house. Built in 1949.
267. *House, 151 Birch Lane West.* Postwar suburban house. Built in 1947.
268. *House, 217 Bushaway Road.* Postwar suburban house. Built in 1946.
269. *Decker House, 250 Bushaway Road.* Rural estate. Carriage house/garage built in 1912, house in 1952.
270. *House, 321 Bushaway Road.* Colonial Revival Style suburban cottage. Built in 1946.
271. *House, 324 Bushaway Road.* Postwar suburban house with log cabin accessory structure. Built in 1951.
272. *House, 620 Bushaway Road (“Mushroom House”).* Lake shore cottage on Gray’s Bay, historically associated with the Brooks estate (gardener’s residence); appears to have high degree of architectural integrity. Built in 1920.
273. *Apartment Building, 109 Central Avenue South.* Possible converted residence from early settlement period. Built in 1862 (tax records).
274. *House, 273 Central Avenue North.* Postwar suburban architecture. Built in 1951.
275. *House, 1083 Circle Drive East.* Postwar suburban architecture. Built in 1952.
276. *House, 435 Far Hill Road.* Colonial Revival Style suburban cottage, possibly related to a farmstead or nonfarm rural estate, now in a suburban setting. Built in 1914.
277. *House, 127 Ferndale Road South.* Postwar suburban house. Built in 1951.
278. *House, 170 Ferndale Road South.* Suburban cottage. Built in 1900.
279. *House, 300 Ferndale Road West (in Alfred Pillsbury Addition).* Small, older home on property. Built in 1910.
280. *House, 358 Ferndale Road South.* Suburban cottage with eclectic detailing and tower on Wayzata Bay. Built in 1937.
281. *House, 392 Ferndale Road South.* Lake shore residence on Wayzata Bay. Built in 1952.
282. *House, 410 Ferndale Road South.* Cottage associated with residence at 392 Ferndale Road.

283. *House, 488 Ferndale Road South.* Lake shore residence. Built in 1940.
284. *House, 532 Ferndale Road West.* Prairie Style lake shore estate on Brown's Bay. Built in 1934 (tax records).
285. *House, 552 Ferndale Road West.* Prairie Style lake shore estate on Brown's Bay. Built in 1924.
286. *House, 565 Ferndale Road West.* Large lake shore home on Brown's Bay. Built in 1920.
287. *House, 629 Ferndale Road West.* Modest two-story house in Ferndale. Built in 1930.
288. *House, 469 Ferndale Woods Road.* Lake shore residence. Built in 1930.
289. *House, 215 Gleason Lake Road.* Tudor Revival Style lake home on Gleason Lake. Built in 1930.
290. *Interfaith Outreach and Community Partners Building, 110 Grand Avenue South.* Modern brick office building. Built in 1950.
291. *Shaver House, 179 Grove Lane East.* Remodeled Queen Anne Style suburban cottage. Built in 1910.
292. *House, 157 Grove Lane East.* Postwar suburban house. Built in 1950.
293. *Building, 294 Grove Lane East.* Site historically associated with the Wayzata Boat Works. Built in 1940.
294. *Houses, 512 Harrington Road.* Two Ferndale residences. Built in 1935 and 1925.
295. *House, 518 Harrington Road.* Lake shore residence on Wayzata Bay. Built in 1935.
296. *Ford Watson & Amy Lynne Bell House, 522 Harrington Road.* House in Ferndale. Built in 1950.
297. *House, 530 Harrington Road.* Rural estate in Ferndale neighborhood. Built in 1935.
298. *House, 549 Harrington Road.* Lake shore residence on Brown's Bay. Built in 1950.
299. *Crosby House, 553 Harrington Road.* Large lake home on Brown's Bay. Built in 1915.
300. *House, 556 Harrington Road.* Lake shore home on Wayzata Bay. Built in 1931. (Demolished 2002 after surveying but before the report was published)

301. *House, 570 Harrington Road.* Lake shore home on Wayzata Bay at Lookout Point. Built in 1914.
302. *House, 688 Hillside Drive West.* Suburban cottage. Built in 1935.
303. *16215 Holdridge Road.* McKnight cabin built in 1912, altered in 1948.
304. *Commercial Building, 239 Lake Street East.* Frame commercial building. Built in 1930 (tax records).
305. *Commercial Building, 726 Lake Street East.* Postwar commercial building. Built in 1950.
306. *House, 196 Lakeview Lane South.* Postwar suburban house. Built in 1946.
307. *House, 309 Ramsey Road.* Large lake shore estate on Wayzata Bay. Built in 1905.
308. *House, 341 Ramsey Road.* Lake shore residence on Wayzata Bay. Built in 1949.
309. *House, 386 Ramsey Road.* Cottage in Ferndale. Built in 1947.
310. *Apartment Building, 420 Rice Street East.* Postwar apartment building. Built in 1952.
311. *Apartment Building, 426 Rice Street East.* Postwar apartment building. Built in 1952.
312. *House, 517 Rice Street East.* Postwar suburban house. Built in 1951.
313. *Redeemer Lutheran Church, 115 Wayzata Boulevard West.* Postwar church. Built in 1952.
314. *Wayzata Community Church, 125 Wayzata Boulevard East.* Postwar church. Built in 1949.
315. *Wayzata West Middle School, 149 Wayzata Boulevard West.* Modern Style public school. Built in 1951.
316. *Summit Park Cemetery, Wayzata Boulevard and Highway 12.* Suburban burial ground.
317. *House, 151 Westwood Lane South.* Suburban cottage. Built in 1935.
318. *House, 178 Westwood Lane South.* Postwar suburban house in Highland Forest subdivision. Built in 1946.
319. *House, 309 Wise Avenue South.* Postwar suburban house. Built in 1950.