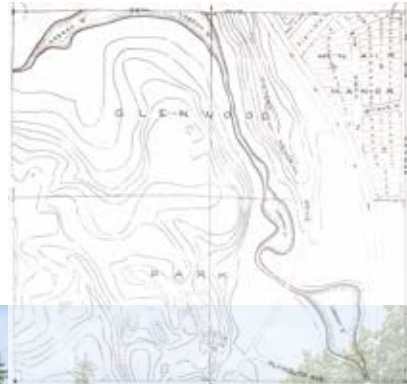


City of Golden Valley Historic Context Study



Prepared for the
Golden Valley Historical Society
Golden Valley, Minnesota

Prepared by Thomas R. Zahn & Associates LLC

December 2020

Cover photographs clockwise from top:

Robert W. Moser House at 5732 Golden Valley Road

1939 Atlas Quarter Section map

Theodore Wirth Park Chalet at 1301 Theodore Wirth Parkway

The Mission Church at 6731 Golden Valley Road

Kingdom Hall of Golden Valley of Jehovah's Witnesses at 1950 Douglas Drive North

General Mills Headquarters at 1 General Mills Boulevard

Minneapolis Streetcar and Shelter at Theodore Wirth Park in 1951

(Courtesy of the Minnesota Streetcar Museum)

Historic photographs included in this report are from the collections of the Golden Valley Historical Society, the Minnesota Historical Society, the Minnesota State Historical Preservation Office, and the Minnesota Streetcar Museum.



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City of Golden Valley Historic Context Study

Prepared for the
Golden Valley Historical Society
Golden Valley, Minnesota

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December 2020

City of Golden Valley Historic Context Study

Table of Contents

Executive Summary	1
Quick Reference for National Register of Historic Places Evaluation Recommendations	3
Quick Reference Preservation Planning Recommendations	6
Study Importance and Methodology	7
The Importance of Historic Contexts	7
Objectives and Methodology	8
The Village of Golden Valley 1938-39 Land Atlas — A Snapshot in Time	9
The 1939 Golden Valley Atlas Map with Color Overlays	10
Contextually Speaking	12
City of Golden Valley Defined	13
Contextual Analysis Comparative Maps	15
A Brief History of Golden Valley	16
City of Golden Valley Area Map 2020	17
Chapter 1 – Early Settlement	18
Setting the Stage for Early Settlement	18
Early Anglo-European Settlement	20
Golden Valley’s Century Old Homes	21
Golden Valley Public Cemetery	22
Early Settlement Property Types	23
Recommendations and Future Actions	24
Chapter 2 - Agriculture and Farming	25
Truck Farms	25
Larger-scale Farming	26
Dairy Business	26
Agriculture and Farming Property Types	27
Recommendations and Future Actions	28
Chapter 3 - From Creek to Highway – Transportation	29
Bassett Creek	29
Railroad	29
Streetcar Service	30
Roads	31
Highways	32
Roadside Parks	33
Transportation Related Resources	34
Transportation Property Types	34
Recommendations and Future Actions	35
Chapter 4 - Social, Cultural, and Religious Activities	36
Public Schools	36
Private Schools and Colleges	37
Library	38
Churches and Synagogue	38
Hospitals and Courage Center	43
Community Activities	44
Social, Cultural, and Religious Activities Property Types	45
Recommendations and Future Actions	45

Chapter 5 - Parks and Recreation	47
Golden Valley Parks	47
Golf Clubs	50
Parks and Recreation Property Types	51
Recommendations and Future Actions	52
Chapter 6 - Commerce and Light Industry	53
Services	53
Retail	54
Industry	55
Commerce and Light Industry Property Types	58
Recommendations and Future Actions	59
Chapter 7 - Suburban Development and Civic Life	60
Formation and Early Development	60
Residential Subdivisions	60
Racial Covenants	65
Government	65
Utilities	66
Fire Services	67
Police	67
Suburban Development and Civic Life Property Types	68
Recommendations and Future Actions	68
Chapter 8 - Residential Architectural Styles	70
Building Styles and Vernacular Architecture	71
Golden Valley's Most Prolific Residential Architecture Styles	72
Vernacular Homestead (circa 1850s to 1900)	73
Revival Styles (circa 1900 to present)	74
Modern Residential (circa 1935 to present)	81
Architectural Styles Property Types	87
Recommendations and Future Actions	87
Sources	89
Appendix I • Secretary of the Interior's Standards for Rehabilitation	93
Appendix II • Evaluation Criteria for Listing on the National Register of Historic Places	94
Appendix III • Federal Historic Preservation Tax Credits	95

City of Golden Valley Historic Context Study

Executive Summary

This study is an examination of the historical and extant built environment within the City of Golden Valley within the study period of 1852, when settlers began moving into the area to claim homesteads, to the modern era that for this study ends in 1975. The observable themes that were examined for this study include the following chapters:

- Early Settlement (1852 – circa 1916)
- Agriculture and Farming (1860s – 1950s)
- Transportation (1950s – 1970s)
- Social, Cultural, and Religious Activities (1880s – 1970s)
- Parks and Recreation (1890s – 1970s)
- Commerce and Light Industry (circa 1887 – 1970s)
- Suburban Development and Civic Life (1890s – 1970s)
- Residential Architectural Styles (1860s – 1975)

While the above themes represent components in the development of the community, the properties discussed do not represent a comprehensive listing of Golden Valley’s historic resources, but rather a guide to future evaluation, designation, and good preservation planning practices.

Historic contexts have a number of important primary purposes that will help Golden Valley to “build its future from its past.” The themes can also be changed and adapted as the city develops its preservation priorities. Primary ways in which historic context studies are used in preservation efforts and in city planning are:

- to serve as a framework for evaluating historic resources
- to provide a set of organizational tools for categorizing the past
- to stand as a planning tool for guiding future development while incorporating the past
- to act as a rallying point for educational and outreach activities.

Each individual topic in this study contains its own list of “Recommendations and Future Actions” that are focused on the main elements of the theme. These recommendations offer specific suggestions to further Golden Valley’s historic preservation efforts, particularly with regards to guiding preservation efforts, interpreting sites, and increasing public buy-in.

Perhaps the most important step that Golden Valley could take would be to form a Heritage Preservation Commission (HPC) at the City level. Over 57 communities in Minnesota, ranging from Edina to Hibbing, Maplewood to Wayzata, have established HPCs, which often work hand in hand with organizations like the Golden Valley Historical Society (GVHS) to use preservation as a way to strengthen their community. This context study, and the GVHS’s strong work to date, demonstrate the City’s unique and important history, which could be an important tool for its continued development.

Another next step often taken after developing a context study is to complete a full cultural resources survey continuing context development based, among other things, upon document recommendations. The Hennepin County survey completed by Norene Roberts in 1988 had some insights about Golden Valley resources. Conducting a more specific survey that chronicles resources ranging from individual homes to corporate headquarters would help to hone future preservation efforts and call attention to the city’s resources. If a study is not completed for the full city, the North and South Tyrol Hills neighborhoods should be surveyed at a minimum.

Golden Valley currently has no National Register listings. However, the context study identifies several areas that have National Register potential, including residences, commercial and industrial properties, and even parkland.

If Golden Valley creates an HPC, one of the first tasks, in addition to suggesting National Register candidates, could be to develop a local nomination process. A local designation would help to identify significant resources and offer them a level of appropriate protection while also increasing public participation. There are a number of properties that would be suitable for such designation, even as they lack National Register possibility, including several of the Century Homes.

One major discovery of this study was that Golden Valley's development pattern is significantly different than large metropolitan cities or even small to medium-sized towns scattered around the state. While most cities, big and small, have development patterns that are nuanced and display layer-upon-layer of reuse, replacement, or outright neglect, Golden Valley's pattern is relatively simple and straightforward. Simply put, Golden Valley had two general eras: the agrarian, pre-mid 20th century settlement and farming period; and then the modern, suburban development era that for this study spans 1930-1975. The sale of farmlands into the middle of the 20th century resulted in a patchwork of commercial and industrial uses interfacing with suburban residential neighborhoods — a modern era development pattern that erased most signs of the village's agrarian roots. The area is further defined by Theodore Wirth Park (formerly Glenwood Park) along the Minneapolis border and by the highways that bisect the village, segmenting the "sense of place."

Golden Valley should consider chronicling this lost history, which might also be part of the survey work. It should also determine — perhaps based on these contexts and/or a survey — which of its remaining resources are potentially threatened. The city should not only advocate to preserve these properties, but it should also develop interpretation and outreach plans so that its residents understand the importance of these resources.

Another aspect of that effort is to make clear to the public that simply recognizing the history of something (such as photographing it before demolition) or collecting parts of it for a history display (such as saving an architectural feature, even if donated to the Golden Valley History Museum) is not the same as preserving the building.

One of the biggest challenges that will continue to face Golden Valley is the debate over what is "historic." Despite mid-century modern architecture's new popularity, to many the idea of the preservation of the relatively recent past is a difficult concept. The GVHS should aggressively promote the understanding of the preservation of the recent past and its resources therein.

Finally, it should be noted here that, as described in the Methodology, historic context studies are not intended to be a complete history of an area. Rather, they identify over-arching themes for the community. To that end, any number of properties, ranging from homes to businesses to organizations such as churches and schools may not be included or individually noted in this report. This is not to invalidate a building's individual importance, but simply to note that it may not have as important a role in the larger sense of place as other properties might possess. As Golden Valley expands its preservation activities, some of these properties may indeed gain importance.

As an incentive for preserving the community's historic resources, federal tax credits allow for significant deductions for historic, income-producing properties, and Golden Valley could encourage commercial property owners to use these to full advantage. For more information see Appendix III on page 95.

City of Golden Valley Historic Context Study

Quick Reference for National Register of Historic Places Evaluation Recommendations

The following is a listing of the study's most important recommendations for National Register evaluation action. A complete listing of action items, by topic, completes each chapter in the main body of this report.

The Mission Church

The GVHS should initiate an evaluation of the Mission Church for eligibility to the National Register of Historic Places for its historic importance as the oldest remaining community meeting place dating back to the 19th century founding of the community. It is possibly the only church built in the agrarian era in Golden Valley. It is our opinion that the relocation of the building was so early in its period of influence as to be immaterial, and the subsequent importance of its congregational use has a strong impact on community development. The Mission Church may be eligible for designation and found locally historic under Criterion A. (See Appendix II • Evaluation Criteria for Listing on the National Register of Historic Places, page 94.)

The Crystal Lake and Minneapolis Township Cemetery (Golden Valley Public Cemetery)

The Crystal Lake and Minneapolis Township Cemetery may be eligible for listing on the National Register of Historic Places. Golden Valley has only had one cemetery, and it dates back to the 19th century. It retains a collection of graves associated with many of Golden Valley's founding families. The first dates back to November 13, 1869. The cemetery would be evaluated and found locally historic under Criterion A with Criterion Consideration D: Cemeteries.

Theodore Wirth Park

The Park and many of its components have been studied and recognized for their historical significance. Park stand-alone features that may be eligible for historic designation include, but are not limited to: the Chalet, the Stone Bridge L9327 (Works Progress Administration [WPA]), the Glenwood Line Streetcar Shelter, and the Wirth Lake Picnic Pavilion. Theodore Wirth Park is significant as the largest recreational land use in Golden Valley dating back to the agrarian era and the largest park managed by the Minneapolis Park Board. Golden Valley should advocate for a National Register evaluation of the park and its features, including landscape design and viewsheds. Theodore Wirth Park may be evaluated with statewide importance under Criteria A & possibly B.

The Chalet

The Swiss-styled clubhouse of the original Glenwood Park public golf course has always been a park landmark. The Chalet was built in 1922-23 and designed by the Minneapolis architecture firm of Magney and Tusler. As well as a park building and golf clubhouse, the Chalet became popular for a number of social events throughout the year. If not part of a Park nomination, then the Chalet has the integrity of design, architectural importance, and historic background to be considered for an individual designation with an evaluation under Criteria A & C.

The Glenwood Line Streetcar Shelter

Although the shelter is located along the eastern boundary of Theodore Wirth Park, it may be evaluated as an individual structure nomination based upon its local importance as the last remaining shelter from the early Minneapolis transportation system. The Glenwood Line Streetcar Shelter may be evaluated under Criterion A.

South Tyrol Hills

The original 1926 platting for “Tyrol Hills” displayed the proposed street and lot layout for the area defined by Superior Boulevard (now Wayzata Boulevard) to the north, France Avenue to the east, Douglas Avenue to the south, and June Avenue to the west. Between 1926 and 1939 eighteen revival-style houses were built along North and South Tyrol Trail and Alpine Pass. Seventeen of those houses remain in 2020 making up one of the most cohesive residential collections of picturesque period architecture in Minnesota. That grouping may be considered for designation as a National Register historic district under Criterion C and possibly B. The scope of a survey and evaluation of South Tyrol Hills should consider a focus upon the original 1926 platted streets and lots (see page 63) and its fine collection of pre-mid-century modern, revival style residential architecture.

Additional individual nominations may be considered for properties in the expanded South Tyrol neighborhood to the west of the 1926 plat. This area would include the residences at 4410 and 4435 Tyrol Crest. The 4410 address displays a French Revival home designed by the Master Architect Edwin Hugh Lundie in 1956. The 4410 Tyrol Crest home would be evaluated with Criterion C - representing the work of a master. The 4435 Tyrol Crest address, a mid-century modern residence, was designed by Minnesota architects Thorson and Cerny for the future U.S. Supreme Court Justice Harry Blackmun and family in 1950. The 4435 Tyrol Crest property would be evaluated with Criterion B - associated with the life of a significant person.

North and South Tyrol Hills

Both sections of Tyrol Hills should be evaluated as distinctive examples of both revival style and mid-century modern residential architecture. Consideration should be given for both potential district and individual designations. Any district evaluation would likely be related to Criteria A & C.

Additional Historic Designation Considerations

Properties of exceptional merit that should be considered for local historic evaluation include the following.

- The Kingdom Hall of Golden Valley Congregation of Jehovah’s Witnesses — The Kingdom Hall at 1950 Douglas Drive North was designed in 1958 by Wisconsin architect Herbert Fritz, the son of a Frank Lloyd Wright draftsman and apprentice at Taliesin. The hall displays many quintessential Wrightian references and should be considered for the National Register within Criterion C with either state or national importance.*
- The Golden Valley Water Tower was designed by the Pittsburgh-Des Moines Steel Company and built in 1962. The structure was not deemed National Register eligible when surveyed in 2008, but the report indicated it might be eligible in the future, when it reached the age of 50 years, which occurred in 2012. The tower would be likely evaluated within Criterion A for its significance as a pivotal component in the drive for mid-century residential, commercial, and light industrial development in Golden Valley.*

Commercial and Professional properties of merit that should be considered for evaluation include:

- *The General Mills campus, the company's Headquarters complex, designed by Skidmore, Owens, and Merrill (SOM) in the International Style, opened on March 3, 1958. SOM, based in Chicago, is one of the most internationally respected architectural firms. The campus would be evaluated under Criteria A & C. The General Mills campus is one of Minnesota's most well-rendered examples of the International Style with its use of: lightweight, mass-produced, industrial materials; rejection of ornamentation; repetitive modular forms; and the use of glass curtain walls. Design of both the buildings and the landscape have national significance.*
- *The Midwest Federal Savings and Loan Bank at 8200 Olson Memorial Highway was designed by the Minneapolis architecture firm of Miller Dunwiddie in 1964. It was rendered in a futuristic, round-footprint styling and should be evaluated for eligibility to the National Register under Criterion C for its unique mid-century modern, commercial design.*
- *The Minneapolis Clinic of Neurology at 4225 Golden Valley Road was designed in 1967 by Hammel, Green and Abrahamson Architects, and it has received the 1969 American Institute of Architects (AIA) Honor Award for its exceptional design. The clinic may be evaluated for eligibility to the National Register under Criterion C for its exceptional architectural merit rendered for a medical office use.*

City of Golden Valley Historic Context Study

Quick Reference Preservation Planning Recommendations

The following is a listing of the study's most important preservation planning action recommendations. A complete listing of action items, by topic, completes each chapter in the main body of this report.

The Formation of a Golden Valley Heritage Preservation Commission

The City of Golden Valley should consider the formation of a Golden Valley Heritage Preservation Commission (HPC). With a municipal preservation committee, the City could apply as a Certified Local Government (CLG) for funding to facilitate preservation planning. The CLG funding program includes preservation programming to survey for historical designations, complete evaluations for National Register of Historic Places eligibility, develop potential local designations, develop preservation design guidelines, and create preservation educational curriculum that could be taught in the local schools. The GVHS could provide key partnerships for HPC activities.

The Crystal Lake and Minneapolis Township Cemetery (Golden Valley Public Cemetery)

Further consideration should be given to respecting the early settlers, their descendants, and the veterans at the public cemetery with a landscaping plan that could screen the visuals, buffer the noise, and provide a more compatible backdrop for the sacred space. Minimally, the planting of ivy or wild grape vines along the chain link fence would create an attractive enclosure of greenery requiring little maintenance.

Golden Valley's Collection of Early- and Mid-20th Century Architecture

Golden Valley should expand its understanding and appreciation for its rich collection of early- and mid-20th century housing stock. This expansion should include coordination with DOCOMOMO_US_MN. The organization has developed a Minnesota Modern Registry and Map of over 100 sites in Golden Valley that have been documented for their architectural styling, construction date, architect/contractor, and ownership information.

The Golden Valley Historical Society Archival System

The GVHS has an extraordinarily well-documented and interpreted archival system. Every effort should be made to digitize and expand this important resource while maintaining ease of accessibility. Its award-winning museum, though small, is also very well curated and is an excellent community resource.

The 1939 Golden Valley Atlas

The Works Progress Administration (WPA) 1939 Atlas is an incredible asset in researching and discovering significant hidden resources in the community. It is our recommendation that an effort be made to have the 1939 Atlas professionally photographed in a studio and the images digitally joined to make a highly detailed finished map, with layered, color-coded land uses and features for future survey and historic documentation work in the community. If made available on the GVHS's website, it could become a valuable interactive tool in community education programming.

City of Golden Valley Historic Context Study

Study Importance and Methodology

For a city that is often defined by its relationship to neighboring Minneapolis, Golden Valley has developed a complex and diverse history. This Historic Context Study is an important part of moving preservation efforts forward in Golden Valley.

Today, residents and the Golden Valley Historical Society alike are eager to explore the community's past and better incorporate historic preservation into everyday life. Homeowners and business people are ready to restore their properties, schoolchildren are excited to learn about their city's history, and the City itself should plan to use past development to inform future planning activities.

With this historic context study, Golden Valley makes the important move of tying preservation to planning, wishing to ensure a vibrant future by building on the resources of its past. Historic contexts will help the community to identify and evaluate its resources and plan for future development while continuing to secure the unique character and spirit inherent in Golden Valley's history.

The Importance of Historic Contexts

The National Park Service, as it evaluates potential National Register properties, is very specific as to the importance of historic contexts. These criteria are primarily defined in the following publications:

- *Guidelines for Local Surveys: A Basis for Preservation Planning (Bulletin 24)*
- *How to Apply the National Register Criteria for Evaluation (Bulletin 15)*
- *How to Complete the National Register Registration Form (Bulletin 16A)*

Bulletin 24 in particular defines historic contexts as "broad patterns of historical development in a community or its region, that may be represented by historic resources." *Bulletin 15* expands on the importance of historic contexts by noting that "its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are parts of larger trends or patterns." *Bulletin 16A* organizes historic contexts by "theme, place, and time" that "allows applicants to understand a historic property as a product of its time and as an illustration of aspects of heritage."

In general, historic contexts are considered most valuable to communities as a "framework" for evaluating the relative significance of cultural resources such as varied sites, structures, districts, and other elements. They serve as an organizational tool for defining a community's history, a past which otherwise can be extremely lengthy, complex, and unwieldy. Rather than concentrating on each individual property, historic contexts focus on broad, overarching themes that provide the city with the means to identify its resources and lend perspective on the past.

By developing themes, Golden Valley can most effectively evaluate current resources, designate new ones, and plan for preservation in future generations. The themes will allow for a more balanced designation of properties, as each site can then be viewed in terms of what is best for the city as a whole, rather than as a single instance in isolation. These contexts also assist city officials in making difficult decisions about the preservation of buildings, sites, districts, and structures that best represent Golden Valley's history and targeting future preservation efforts in the areas where they are most effective. They will assist in avoiding "pigeonholing" Golden Valley's history into certain areas.

The themes identified herein can also be used as a rallying point for educational and community participation initiatives and are integral to future planning for land use, economic development,

parks and recreation, transportation, public infrastructure, and housing. As more data is organized, the themes can evolve and change, recommendations can be updated, and the study will become more useful as a long-range planning tool. The themes, in addition to being a framework for the identification of resources, could be useful in public education programs for neighborhood organizations, government bodies, and local schools. Rather than serving as a static end point that suggests the mothballing of historic resources, this study is designed to be an exciting jumping-off point for the future of preservation in Golden Valley.

Objectives and Methodology

As defined above, the main objective in preparing a historic context for Golden Valley is to provide a framework for the community's history that can assist the City, its residents, and its business owners in making future planning decisions, including, though not limited to:

- the preparation of individual and district nominations to the National Register of Historic Places
- the utilization of the Federal historic rehabilitation tax incentive program
- the development of a local designation process
- the implementation of historic properties surveys
- the design of historic tourism initiatives
- the development of educational outreach

The GVHS was a valuable research resource. Crystal Boyd, GVHS Grants Manager and Curator, and other members of the Society, were generous with their time and resources. We met and spoke with Crystal throughout the contextual development phase, and she served as liaison for our communication with the GVHS. The Society was also helpful in connecting us with a resident volunteer, Teresa Martin, who helped with the locating of significant architectural styles in Golden Valley. The Consultants met with the GVHS to gather input and discuss the Historic Context Study process. In addition, we submitted updates for the Grants Manager to present at GVHS meetings held during the project time frame. Two visits to the GVHS archives were important in organizing our work.

We then completed a *Golden Valley Historic Context Study Research Design & Methodology* report in February of 2020. That report was subsequently approved by the State Historic Preservation Office (SHPO). With the methodology of the study outlined, the contractors requested access to the relevant Golden Valley inventory files from the Minnesota Cultural Resource Information Manager at the State Historic Preservation Office.

The Consultants proceeded to collect and review information and history on the City ranging from primary sources such as historical photo databases, Minnesota Statewide Inventory records, and the GVHS Archives records. Secondary sources included previous studies and reports and several early histories of the area. Particularly valuable in this research were the GVHS's *Golden Valley: A History of a Minnesota City, 1886-1986*, the GVHS's video *Celebrate! Golden Valley, A Tradition of Pioneer Spirit and Community Values*, and the 1939 *Atlas of Golden Valley* prepared for the community through the Works Progress Administration (WPA). Prior studies on the area, including reports generated during the Blue Line extension LRT project, the TH 100 reconstruction project, and the Douglas Drive reconstruction project, were also very helpful and are listed in the Source List. With the SHPO closed to in-person visits during the study period due to the Covid-19 pandemic, the Consultants had to rely on requesting digital copies of specific files, rather than having full access; similarly, the Gale Family Library at the Minnesota Historical Society and Hennepin County offices were closed, but all of these offices were helpful in providing as much information as they could reasonably access.

We compiled a comprehensive map of the city and historic area based on several sources. With these maps we conducted extensive fieldwork, photographing hundreds of properties and features. This fieldwork gave us a first-hand understanding of Golden Valley and its influences — the neighborhoods, Bassett Creek and the chain of lakes, industries, and especially the relationship between the progress of infrastructure and municipal services, and the mid-20th century residential and light industrial/commercial development. The Consultants completed windshield surveys of some areas, photographing significant resources as they were discovered, though again these were solo efforts due to the pandemic.

Since there had been previous contextual work covered in the above-mentioned surveys, as well as in work completed by Museology for the Golden Valley History Museum, the Consultants particularly focused on reconciling previous — sometimes contradictory — efforts, and on filling in known gaps in the previous research. This included additional research in under-represented areas.

The Village of Golden Valley 1938-39 Land Atlas — A Snapshot in Time

When the Contractors began the research phase of the Golden Valley context study, we were introduced to the extensive archival collection housed at the Golden Valley Historical Society located at 6731 Golden Valley Road. From our years of experience, the collection of papers, books, maps, photographs, and historical artifacts is one of the most comprehensive, best cataloged and maintained local collections in the state.

In January of 2020 the contents of over 150 boxes of materials were gathered for review from the directory of over 1,870 cataloged collections or objects. Included in the collection's spreadsheet listing was a resource titled "Atlas of Golden Valley," listed as object #A331. Its cataloged description read, "*Atlas of Golden Valley, bound topography maps from 1938-39 WPA project #7016 under the supervision of Roy A. Holmstrom – Supervisor.*"

The 1939 Atlas consists of 45-1/4 Section Maps in an over-sized, bound volume that offered both a topographic map illustrating the lay of the land with contour lines and spot elevations, and a planimetric map displaying roads, buildings, water features, fences, vegetation, bridges, and rail lines. Inside the front cover is a simple street and feature map that serves as a key to the mapped forty-five quarter-sections and a key for symbols for the rendered features on the maps.

In addition to details listed above, the individual quarter-sections identified all structures of size on every property with a listing of the number of stories, construction type, and often use. Also shown are early subdivision names, parcel lines, and lot numbers for the entire village.

In 1939 the village was on the cusp of permanent change, evolving from an agrarian culture into a metropolitan suburb of mid-century modern residential and commercial developments. As part of this contextual project, the 45 quarter-sections were photographed and then stitched together making a high resolution single map file for the entire village. The resulting Photoshop and PDF formatted map made it possible to see both the macro and micro picture of development in the village when it was beginning to experience that enduring change.

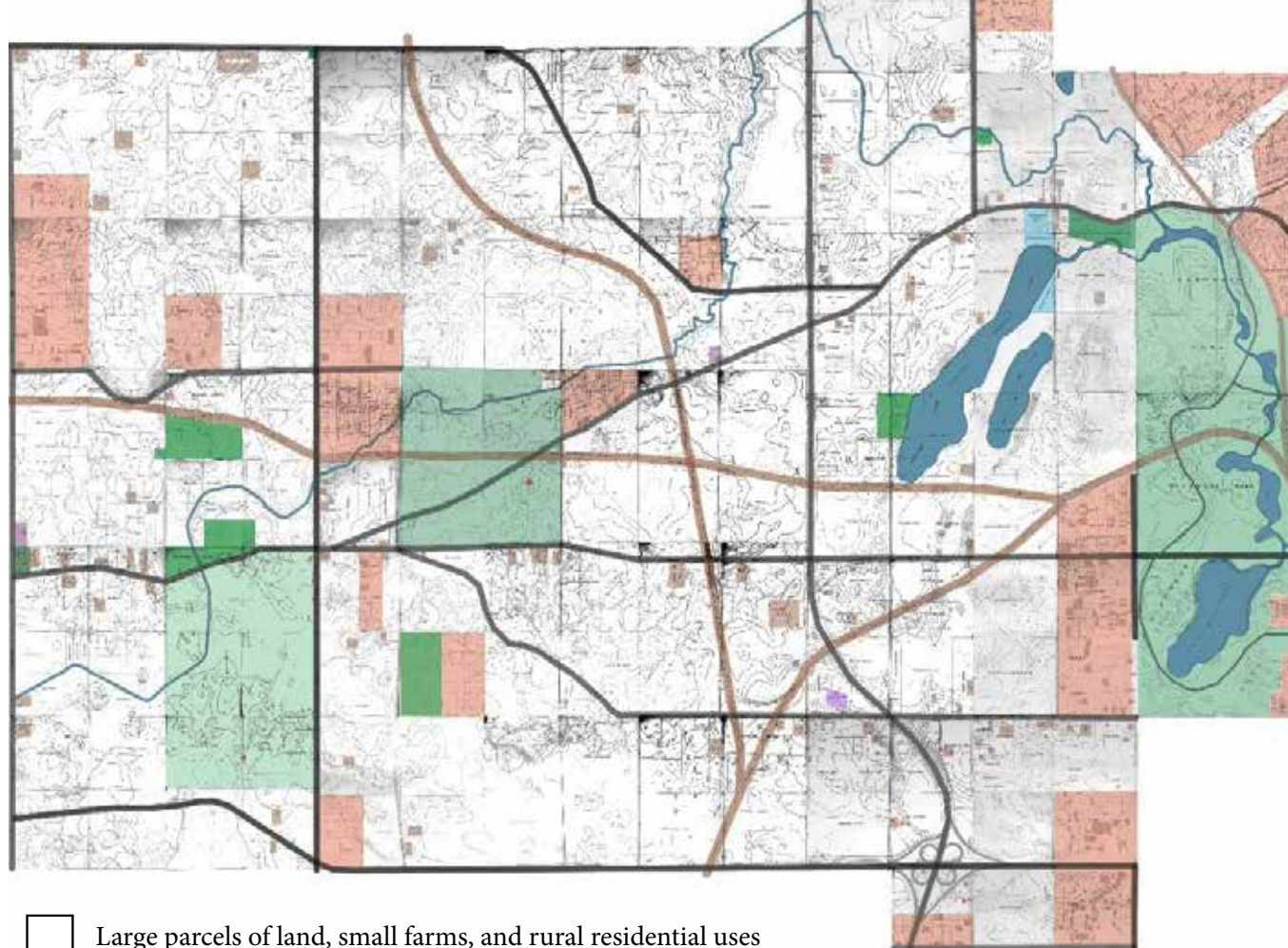
Quarter-Quarter Section of the 1939 Atlas showing that South Tyrol was displaying 18 homes by the end of the 20th century's fourth decade.



The 1939 Golden Valley Atlas Map with Color Overlays

This is an image of the stitched together 45 Quarter Sections of the 1939 Golden Valley Atlas. It served as a working tool for this report and can be a useful guide to land ownership and land use in the village of Golden Valley as it entered the fifth decade of the 20th century.

Note the patchy distribution of subdivision parcels in 1939, and also the location of greenhouses, nurseries, golf courses and park land located along Bassett Creek or adjacent to Sweeney Lake.



Mapped out on the 1939 Golden Valley Atlas are:

- Major street arterials (generally built over trails)
- Railroads (the Minneapolis Northfield & Southern and the Minnesota Western railroads crisscrossing Golden Valley creating a “railroad island” in the center of the village)
- Water features including Bassett Creek
- Eastern park land and its supporting structures
- Properties with residential structures
- Farm building collections including coops and barns
- Greenhouses
- Commercial structures
- Three school district properties
- A Town Hall
- Golf courses and their clubhouses
- Ice industry properties
- A root cellar structure
- A tavern

The maps also name:

- Large parcel landowners
- Existing and platted street names
- Subdivision names
- Parcel numbers
- Parcel frontage dimensions (difficult to impossible to read in low-resolution reproduction)

The bare-bones graphic key is limited to the symbols for:

- Fence Lines
- Buildings

1SFD signifies a 1 Story Frame Dwelling.

Occasionally specific building types are printed on their footprint, such as CHALET, SCHOOL, or HOSPITAL, but generally specific building uses are not identified.

Religious structures do not appear to be identified with the one exception of the printing of the name “Golden Valley M.E. Church” next to the Mission Church on Golden Valley Road.

- Marsh
- Lines of Travel
- Section Lines
- $\frac{1}{4}$ Section Lines
- Section Corners
- $\frac{1}{4}$ Corners
- Contour Lines
- Creeks
- Retaining Walls
- Bridges
- Culverts

Contextually Speaking

From our survey, map analysis, and documentation findings, Golden Valley's development has been rather simple compared to the complex contextual developments of most stand-alone small towns and urban municipalities. Similarly, the building materials commonly used for the agrarian village's first period of development, the 1800s into the early 20th century, were primarily wood. Having not had close access to brickyards or stone quarries, wood and standardized building components were more plentiful. The architecture was more concerned with functionality than style — buildings in which Gothic merged into farmhouse vernacular.

The second period of growth started in the second quarter of the 20th century and lasts to today. It not only had a different and expansive use of building materials and the trending features that displayed a new-found prosperity and mobility, but it also had little interest in the area's agrarian past. New residents were moving to the suburbs for a variety of reasons, both social and economic, with little regard for the village's rural past.

Within that new population there were further self-defining trends between the large mid-century, architect-designed homes located in picturesque tree groves along Bassett Creek or in the Tyrol neighborhoods and the simpler, more affordable houses extending toward the western boundaries of Golden Valley.

The same differentiation in development periods can be found in the early village center located near "the Point" (in the vicinity of Golden Valley Road, 6th Avenue North [Country Club Drive] and Winnetka Avenue North). Going into the fourth decade of the 20th century, the 1939 Atlas has that area supporting a small, rectilinear Town Hall, several commercial buildings, some barn structures, and a Tavern at the convergence of 6th Avenue North and Glenwood Avenue. Going into the second half of the 20th Century, additional commercial and office buildings and a movie theater were located south of the municipal building.

By the late 1960s most of the land around Golden Valley Road and Winnetka Avenue had been cleared of all first generation structures and was evolving still as a community center. One exception to that is Schuller's Tavern, dating back to 1928, which survived the onslaught of mid-century modernism and the later vernacular commercial development around the Point. In 2020 the original neighborhood around the town hall supports the City complex consisting of the City Hall, a collection of city services buildings, the Golden Valley Library, and the U.S. Post Office. The mid-century Golden Valley Shopping Center stretches along Olson Highway kitty-corner from the City Hall.



The Point as it appears in 2020.

City of Golden Valley Defined

Following this research and in consultation with the Golden Valley Historical Society, we identified eight chapters that most clearly demonstrated Golden Valley's history. As expected, the majority of extant resources dated from the community's expansion from the metro core from the turn-of-the-century to 1975. Consequently, our study focused heavily upon: the platting of suburban residential lots; the preservation of open space for parks and recreation; the growth of commercial services primarily located along major vehicular corridors; civic, religious, and educational infrastructure designed to represent and provide direction for the new and growing community; and compatible industries also generally located on sites or campuses adjacent to good truck and car access.

The context spans Golden Valley's history from 1852 to 1975.

Chapter 1 Early Settlement

Time span: 1852 to circa 1916

Considers the first Anglo-American settlement. It ends just as the commerce-related considerations begin.

Chapter 2 Agriculture and Farming

Time span: 1860s to 1950s

Addresses the considerable importance of dairy and small truck farms in Golden Valley's development, mainly based on its proximity to, yet separation from, Minneapolis.

Chapter 3 From Creek to Highway - Transportation

Time span: 1850s to 1970s

Looks at the long history of water and land transportation to the city and river to the east. From early Native American trails and the short but important railroad influence to the network of roads and highways that dominate and divide the area, this is a very important component of Golden Valley's identity.

Chapter 4 Social, Cultural, and Religious Activities

Time span: 1880s to 1970s

Covers the histories of schools defining different communities within the village's boundaries, social organizations, houses of worship, and Golden Valley's rich contribution to regional health care.

Chapter 5 Parks and Recreation

Time span: 1890s to 1970s

Discusses the village's abundance of park land and water features including Bassett Creek and its chain of connecting lakes and lagoons, all consolidating in the historic Theodore Wirth Regional Park system.

Chapter 6 Commerce and Light Industry

Time span: circa 1890s to 1970s

Investigates area commerce ranging from the early businesses such as Schuller's Tavern dating back to the early 1900s, and still serving today, to the metropolitan water services reaching the village and opening up the community, to giant international companies such as Honeywell and General Mills.

Chapter 7 Suburban Development and Civic Life

Time span: late 1890s to 1970s

Explores the transition of a primarily agrarian culture in the early-20th century into a mixed-use village of residential and industrial interests in the mid-20th century, all under pressure from the adjacent metropolitan growth patterns.

Chapter 8 Residential Architectural Style and Trends

Time span: 1860s to the 1970s

Outlines the housing styles found in Golden Valley, including defining architectural elements and providing visual examples.








Each chapter is arranged around a short narrative, which is not designed to be a full history but rather to serve as a brief introduction to the chapter. In each, the contractors touch upon some major influences. Each section also includes both historic and modern photographs; some also include maps as appropriate. In many cases, some time is spent on descriptions of the past and on lost resources. These narratives are designed to fill in information that would be missing were only current resources to be considered, and they demonstrate the importance of remaining properties. The next component is a fairly comprehensive list of typical property types associated with the context. Recommendations for future actions round out the individual sections.

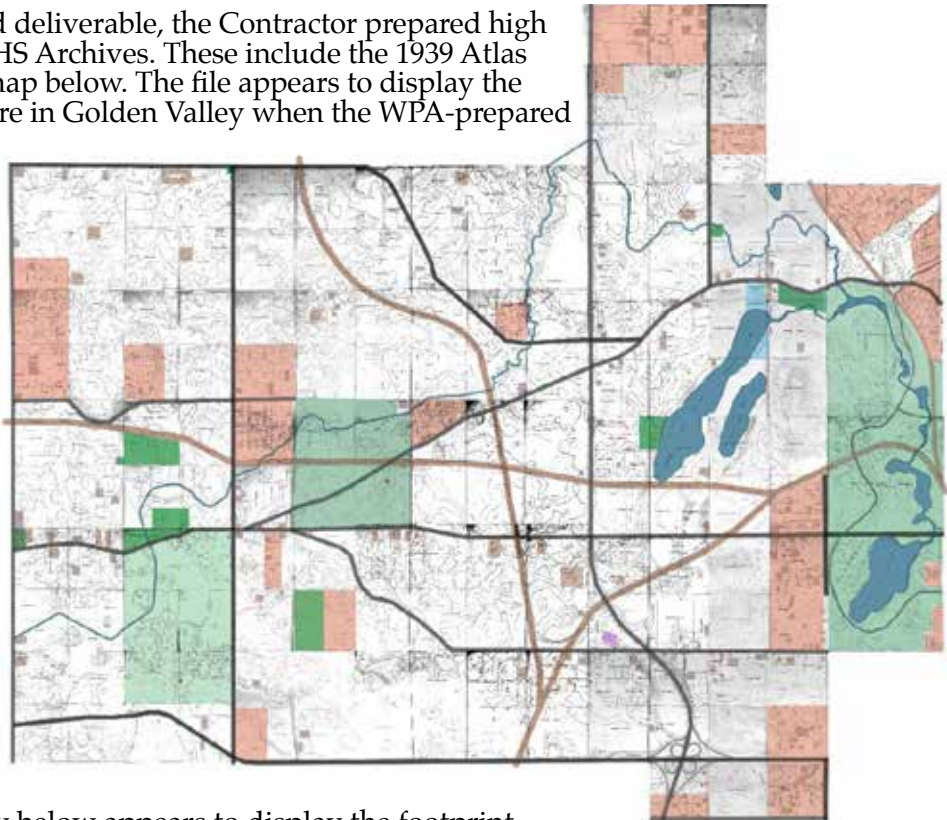
Finally, all of the chapters are deliberately designed to be modified through time. This is an important step for the Golden Vally Historical Society, and it should serve to spur future work. The themes are open and flexible, and it is anticipated that the next steps would be for the community to develop a number of new programs and outreach, ranging from a comprehensive survey and continued context development to expanded public education programming.

Contextual Analysis Comparative Maps

As a working tool and an added deliverable, the Contractor prepared high resolution map files for the GVHS Archives. These include the 1939 Atlas Map and the 2020 current use map below. The file appears to display the footprint of every major structure in Golden Valley when the WPA-prepared atlas was published in 1939.









Major Land Uses and the 1939 Atlas

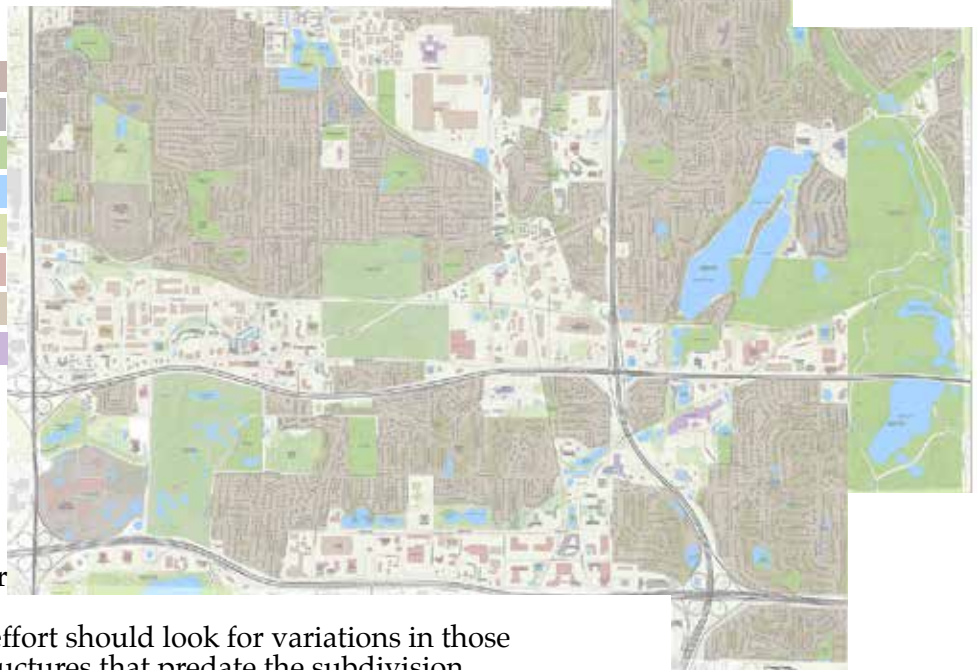
- Large parcels of marsh land, small farms, and rural residential uses 
- Subdivision parcels 
- Park Land and Golf Courses 
- Greenhouses and Nurseries 
- Lakes, Lagoons and Bassett Creek 
- Major Roadways 
- Railroad Lines 



This 2020 map of Golden Valley below appears to display the footprint of every major structure in the city, including garage structures. Clearly the major land use in the city is low density residential mixed with parks, marsh lands, and water features. The lighter background areas such as those that follow the highway systems through the city contain most other land uses such as higher density residential, commercial, office, light industrial, religious, and educational institutions.

Major Land Uses in 2020

- Low density residential 
- Higher Density Residential 
- Park Land and Golf Courses 
- Lakes, Lagoons and Bassett Creek 
- Religious 
- Commercial 
- Office 
- Educational 



Overlaying the two files may help in locating any extant pre-1940 structures in the community. Also, since most of the housing developments generally have a rigid, regular placement and setback from the street, any future survey effort should look for variations in those patterns that may indicate structures that predate the subdivision.

A Brief History of Golden Valley

Before European settlers arrived, Native Americans inhabited the land around the future Golden Valley. In the early 1850s tribal members were still encamping along Bassett Creek and using it to access St. Anthony Falls for the sale of their furs. The landscape was a mix of scrub oak and prairie among rolling hills with many marshes and lakes.

With the opening of homesteading west of the Mississippi River in 1851, the first settlers began to arrive. By the mid-1850s Euro-American settlements began to develop west of the mills flourishing along the river shores in St. Anthony. In 1853 Carl and Margaret Moser emigrated from Germany and started farming in a west-central tract of land in the area that became Golden Valley. A year later William Varner is said to have laid claim to his land with the phrase, *"This is my valley, my Golden Valley."* By the late 1850s settlers from west and central Europe occupied most of the claimable land.

By the second half of the 19th century, a sense of cohesion was beginning to develop within the farming community. In 1869 twelve German families platted out a cemetery at the southwest corner of Winnetka Avenue and Medicine Lake Road. Golden Valley's first church, the Mission Church (now home to the Golden Valley Historical Society) was built on Watertown Road in 1882. And on December 16, 1886 the borders were defined and the rolling hills within were incorporated as the Village of Golden Valley.

The early roads generally followed the Native American trails in the area. Medicine Lake Road, Watertown Road (now Golden Valley Road), Glenwood Avenue, and the main roads east were heavily trafficked as the area's products and services fed the more populated Minneapolis markets. Truck farmers were supplying the western metropolitan area with fresh flowers and vegetables. By 1911 Chris Ewald had purchased the McNair farmstead in what is now Theodore Wirth Park. He would soon be one of the largest suppliers of dairy products in Minneapolis.

Limited rail service was provided from Golden Valley into Minneapolis by the Electric Luce Line Railroad in 1912. Service to the west extended out into the prairie to Willmar by 1923. Minneapolis Park Superintendent Theodore Wirth was a strong advocate for extending the Minneapolis streetcar system into Golden Valley. When the line eventually was provided in the mid-1930s, it only reached the southeastern outskirts of the then Glenwood Park near Glenwood Lake (now Wirth Lake).

The stock market crash of 1929 led to the establishment of a series of federal government work programs, financial reforms, and regulations enacted to boost the economy and provide employment for recovery from the Great Depression. Golden Valley was a recipient as well of the "New Deal" programs that were administered between 1933 and 1939. The New Deal programs helped usher in Golden Valley's modern era. The benefits from the Works Progress Administration (WPA) included improvements and refinements to the infrastructure and features of Glenwood Park (now Theodore Wirth Park) such as: the Stone Bridge L9327; the last standing Minneapolis Streetcar Shelter, located east of the Wirth Lake Pavilion in Theodore Wirth Park; the construction of Highway 100 and adjoining Blazer Park in 1932; and the survey and production of the 1938-39 Golden Valley Atlas. In 1937 Golden Valley established a planning commission to qualify for WPA funding.

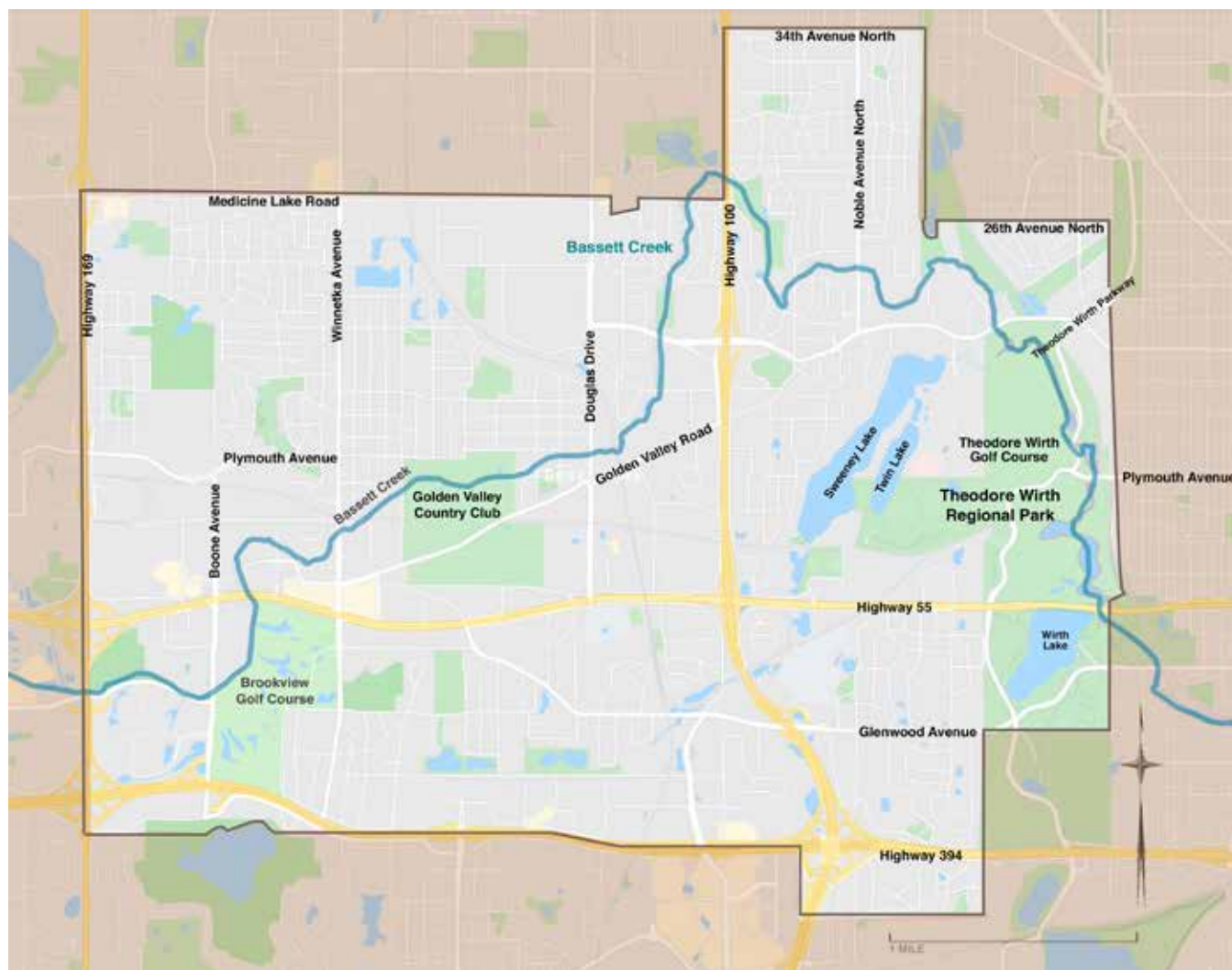
By the mid-1940s the village was on the verge of transitioning from an agrarian culture into a metropolitan suburb of mid-century modern residential and commercial developments. World War II was ending and newly returned soldiers and their families looked for inexpensive and convenient housing in an attractive and "family-oriented" community. Due to the rapid increase in housing needs, shortages in the urban core housing market helped usher in new housing development in the first ring suburbs including the Village of Golden Valley.

While the village's flat lands to the north and west provided tracts of sensibly priced new housing, the natural beauty of Golden Valley's terrain and water features to the east and along the banks of Bassett Creek were offering young architects a fresh palette in which to experiment in a new art and architecture form known today as mid-century modern.

In the mid-1950s Golden Valley had built a sanitary sewer trunk-line from Minneapolis. The Tennant Company, Honeywell, and General Mills were all building in the village by the end of 1955. Offices, commercial malls, and light-industrial plants were clustering around the intersections of Golden Valley's rapidly improving highway systems. Golden Valley officially became a city in 1972.

The city remains an intriguing mix of residential, recreational, office, and light industrial uses. With its large collection of architect-designed, and often self-inhabited, homes, Golden Valley has become regionally known for its contribution to mid-century modern, residential architecture. Golden Valley also serves as home to a fine collection of architecturally significant religious and corporate buildings and an abundance of beautifully maintained open spaces. The grounds and corporate headquarters of General Mills, designed by Skidmore, Owens, and Merrill, masters of American Corporate architecture, remains a showplace of the International Style sixty years after its construction.

City of Golden Valley Area Map 2020



Chapter 1 - Early Settlement

Time span – 1852 to circa 1916

Although, for the purposes of these contexts, Golden Valley's recorded history generally begins with early settlement and farming, it is important to keep in mind the area's prehistory— both its natural history and Native American presence.

Setting the Stage for Early Settlement

In much of Minnesota, and in particular this section of Hennepin County, the natural features of the area were determined by the glaciers of the Quaternary Glaciation. These glaciers created a fairly flat landscape where lakes and wetlands alternate with low, rolling hills, all overlaying a base of limestone and sandstone bedrock. The *History of Minneapolis* described it as such:

The valley is that of the outlet of Medicine Lake, known as Bassett's Creek, which sweeps through the village in the form of an irregular letter S, entering its limits a little south of the center of its west line, and running to a contact with the center of its northern boundary. This basin, level at its base, and curving gently upward, has its deep green of natural meadow gilded with the splendor of yellow cowslips in the spring, covered with the bright glow of golden rod and sunflowers in the summer, and decked with the mellow sheen of aspens and poplars, in autumn, giving the valley the rich garniture of a field carpeted with gold, hence its name.

William H. Varner, when coming across the land in 1854, is said to have exclaimed, "This is my valley, my golden valley!" Whether that remark is attributed, as some say, to the golden wildflowers blooming in the prairie or to fields of golden wheat as others say is a matter of debate, though it does generally predate farming in the area.

In 1972, Evelyn Burke presented a theory that the early writer and journalist Elizabeth Fries Ellet was traveling through the area and described it as a golden valley filled with flowers, but additional research is needed to identify the primary source of this idea.

Finally, a 1970 study by Midwest Planning and Research, Inc., *Historical Background and Statistics of Golden Valley*, attributes it to early Irish immigrants, who named the area after the Golden Vale of Shannon in western Ireland.

Since the idea of a "golden valley" is attributed to so many, most sources seem to favor the Varner quote, as he settled in and became a leader in the area.

According to early land surveys in the mid-1850s, Golden Valley was partially forested, similar to the deeper, denser Big Woods to the south. The balance of the terrain was a mix of oak barrens and a predominance of marsh and wetlands. This led to a relatively fertile soil, a mix of glacial and wetland clay, and forest loam. The forests of the area were primarily brushy and deciduous, containing a high population of woodland animal species including deer, elk, bear, wolf, raccoon, and fox, as well as waterfowl, reptiles, and fish.

As well as the generally marshy conditions, Golden Valley had several actual water features, including what is now Sweeney Lake, Twin Lake, Wirth Lake, and several smaller ponds and drained lakes, such as Virginia Lake. The most prominent waterway is Bassett Creek, named after Joel Bassett, who built his lumber mill and pail factory in a preemptive claim on the creek in 1854. A tributary to the Mississippi River, Bassett Creek stems from Medicine Lake and remains free-flowing in the area before running underground to the north of downtown Minneapolis and into the river. In its earlier days, Bassett Creek had been wider and faster flowing, had been an early Native American waterway, and was used by the Hudson Bay Company for fur trade into the early 1850s.

However, between diversion of the creek and pollution, the creek ended up becoming so problematic (especially just outside of Golden Valley; Minneapolis buried its portion of the creek) that Minneapolis parks designer Horace Cleveland later warned of a public health risk. Surveyor Jessie Jarrett (1853) declared much of the area, especially on the eastern borders, “unfit for cultivation.” In any case, Bassett Creek was a defining force for Golden Valley’s development from the beginning.

By the mid-20th century, use patterns along the meandering creek indicate the benefits of the water source. The 1939 Atlas, prepared by the Works Progress Administration (WPA), displays five greenhouses, three golf courses, a village center, and a small number of early subdivisions located along Bassett Creek or the chain of lakes and lagoons linked to it. Bassett Creek was also used by early farmers to irrigate the crops and as a conduit to drain unwanted water off the land to prepare it for cultivation.

As stated in *Golden Valley: A History of a Minnesota City*:

Our valley has always had its own special beauty in the wood-covered hills, the ponds and lakes, and the winding Bassett Creek seeking its outlet into the Mississippi.

These lakes and wetlands, as well as Golden Valley’s forested history, ensured plenty of fish and wildlife in the area well into the mid-20th century, when the area was more densely developed.

As with much of Minnesota, Golden Valley was originally home to Native Americans, including the Dakota Sioux and the Ojibwe. However, because both tribes were nomadic, it is difficult to pin down exact residency in the area.

From oral and anecdotal history, it appears that the area inhabitants were mainly the Dakota. Several historians refer to an encampment slightly beyond the far western border of Golden Valley, along nearby Medicine Lake, as demonstrated by a small series of mounds in the area. Others hypothesize that the Dakota used the area mainly for winter deer hunts, residing for relatively short periods if at all.

There is no direct evidence of Ojibwe presence, but given the proximity to Fort Snelling and nearby traders, it is assumed that there was some crossover. There were trails leading through Golden Valley from Medicine Lake and further north to Saint Anthony Falls and southeast to Fort Snelling/Mendota. Within a few years after the Treaty of Mendota in 1851, the area became open to the first Anglo-American settlers.

With little physical evidence of early Native American settlement, and no contemporaneous Native-authored documents, the relationship between the indigenous people and the early settlers may sometimes be characterized by exaggeration and bias. While *The History of Minneapolis* refers to:

...war-painted savages, ever ready to thrust their ugly visages into the shanty door and demand something to eat,...

Golden Valley: A History of a Minnesota City describes that:

The women soon accepted their visits, fed them, and forgot to be afraid of the dark-skinned men who appeared so silently and then disappeared into the forest as silently as they came.

The book also goes into a lengthy description of the relationship between early settler Carl Moser and the Dakota of the area, who called him “No Can Talk” due to his German accent; it also discusses him sharpening knives for the Dakota. While it appears that there were interactions between the indigenous peoples of the area and early Anglo-American settlers, these relationships often remain somewhat unclear.

Knowing that prehistory and Native American settlement are important parts of Golden Valley's history, while acknowledging that there are relatively few physical resources to demonstrate this history, is a crucial element of these contexts.

Early Anglo-European Settlement

The United States acquired the larger Golden Valley area as part of the 1851 Treaty of Mendota. Though survey of the area did not begin until 1853, settlers began moving into the area to claim homesteads by early 1852. However, perhaps due to the wetness of the land (requiring drainage and clearing to use as farmland), as well as limited overland access, the area was relatively slow to be settled.

Museology, a museum services consulting firm under contract with the Golden Valley Historical Society, completed a report in 2014 that details the original settlers using source material from the General Land Office website, Land Records at the Minnesota Historical Society, and plat maps. The spreadsheet is comprehensive and includes (among other documentation): the names of settlers, legal descriptions of each 40-acre plot in Golden Valley, the date land patents were issued, the Land Office at which the transaction took place, the type of transaction, the date of settlement, and land ownership to 1916.

That report determined several main trends that informed Golden Valley settlement, including:

- The area was generally settled from east to west.
- Most landowners preempted their claim under the Preemption Act of 1841. This act allowed "heads of household" (generally men over age 21, but also widows), who were US citizens, to claim government-owned land prior to it being offered for general sale, as long as they held on to the land for at least 14 months.
- Many other settlers claimed the land by purchasing military warrants — bounty land warrants granted to veterans of the 1848 Mexican War. The veterans in turn sold the warrants for less than their cash value to land spectators and early homesteaders.
- Only one forty-acre tract was truly homesteaded, by Julius Held in 1875.
- The first settlers in the Golden Valley area were mostly Irish, followed by Germans.
- Many family relationships existed among the settlers—and even more developed in later years as the families intermarried.
- Only about ten families of settlers persisted on the land from settlement until after 1916.

The area was laid out as a series of small, subsistence farmsteads, generally following the Public Land Survey System that created a township grid system. However, there were very few roads connecting the properties. For a time, there was also a ginseng collecting industry, and families also supplemented their farmsteads by hunting and fishing in the area. By the late 19th/early 20th century, several farmsteads appear to be woman-owned, according to the 1939 Atlas.

Many later sources refer to a small garrison at the corner of Noble and 36th Avenue North as a protection for the farmers of the area.

Nicholas Bofferding built the first hotel in the area in 1863. The Farmers Home, at Watertown and Wayzata Roads, was run by C.W. Harrington. It was sold to Carl Scheibe in 1872, giving the area the moniker "Scheibe's Corner." Other early industries included Sweeney's Slaughterhouse, Westphal Brewery, and Moser's Sand and Pit Company.

Golden Valley's Century Old Homes



*The Bofferding House (1888)
at 6212 Golden Valley Road.*



*The Moser House (1875)
at 5732 Golden Valley Road.*



*The Smith House (1900)
at 3245 Noble Avenue North.*



*The Miller House (1890)
at 6400 Golden Valley Road.*



The Scheid House, once at 4941 Frontenac Avenue, appears to have been demolished by 2009.



The Nassig House (1870) at 6405 Hampshire Place.

The Bies House (1891) at 8401 Medicine Lake Road.

In the 1980s, GVHS identified seven 100-year-old houses built by early pioneers. None of the above properties appear to retain outbuildings or other farm-related resources. All have been altered, and several, including the Bofferding and Nassig house, have been surveyed in the past and determined likely ineligible for the National Register of Historic Places due to their modifications.

In 2011, GVHS conducted preliminary research that identified 13 additional century homes (archival file #A387). In 2020, GVHS hosted a community event at Brookview that identified one additional century home (*). Future research is needed to confirm and expand this list.

4812 33rd Avenue North	circa 1910	
* 6745 Country Club Drive	1917	
2531 Douglas Drive	1885	
120 Edgewood Avenue North	1910	
120 Edgewood Avenue South	circa 1900	
4736 Glenwood Avenue	1905	
7421 Glenwood Avenue	circa 1900	<i>One of the most intact turn-of-the-century exteriors remaining in Golden Valley.</i>
4240 Golden Valley Road	circa 1900	
4846 Golden Valley Road	circa 1900	
3341 Noble Avenue North	circa 1900	
1039 Pennsylvania Avenue North	circa 1910	
3281 Quail Avenue North	1911	
4006 Roanoke Circle	circa 1900	
5328 St. Croix Avenue North	circa 1900	

The dates of construction for the century homes were collected from the Hennepin County property records. However, many of the century-old homes added to the list in 2011 appear to have “ballpark” dates of construction. We recommend that additional research be completed that would more accurately reflect the definitive dates of construction.



Golden Valley Public Cemetery

Perhaps the memory of the first settlers is best summoned by the cemetery they founded. The Golden Valley Public Cemetery (originally named The Crystal Lake and Minneapolis Township Cemetery) is located at the southwest corner of Medicine Lake Road and Winnetka Avenue. The cemetery was

founded by twelve of the area's pioneers, the families of Henry Yentsch (senior and junior), Frederic Boldt, Peter Bofferding, Ignatious Becker, Charles Nassig, William Younker, Frederick Bies, David Bies, Mathias Messerschmidt, William Roggermann, and John Roggermann, and remains one of the very few sites with known historical resources dating back, unmodified, to the area's pioneer days.

David Bies had originally offered to donate the land for the cemetery. However, as many of the area founders were of German heritage, they wanted to follow the German tradition that all cemeteries face the east, and Bies' land did not have the proper slope. Henry Yentsch, Sr. then donated half an acre along Medicine Lake Road at Winnetka Avenue for the cemetery site in May 1869. Original by-laws were written in German and provided that no one be turned away on account of religion or race.

Rather than in family plots, as was common at the time, the cemetery was laid out in rows based on date of death. Caroline Bies, the daughter of Mathias Messerschmidt, was the first person to be buried in the cemetery on November 13, 1869. She was followed a few weeks later by her younger brother. A few years later, in 1873, a diphtheria epidemic led to the designation of "Die Kinder Riehe" (The Children's Row), with a second section added for children in 1906.

The cemetery is the final resting place for a small contingent of veterans of the Civil War, World War I, and World War II. It was expanded by another half-acre in 1939. The small cemetery remained relatively untouched, and only basically maintained, until the late 1960s, when George Nassig, the grandson of Carl Nassig and David Bies, took over stewardship of the grounds. The efforts of Nassig and his wife Maria included the installation of a granite pioneer's and veteran's memorial with flagpole in 1973.

In 2020 the Golden Valley Public Cemetery occupies a site defined on two sides by heavily trafficked arterials, surface parking lots, and commercial uses. Although well kept, the burial grounds appear somewhat austere with the plantings consisting of a few over-grown evergreens in the oldest section of the yard and a row of deciduous trees along Winnetka Avenue. The edges are delineated by industrial chain link fencing. Along the entry off of Winnetka, a few yards north of the granite stone memorial, stands a wood sign that reads:

GOLDEN VALLEY
PUBLIC CEMETERY
LOTS AVAILABLE

Early Settlement Property Types

Note: The following list represents cultural resources that are possibly present in the area, though many may not currently be evident or may be so altered as to have lost most, if not all, of their integrity.

Early settlement

- House/cabin sites and properties
- Ancillary agricultural outbuildings
- Farmsteads

Fences and walls

- Plat lines
- Field patterns

Early cemeteries



*Elizabeth Bies tombstone
1802-1882.*

Recommendations and Future Actions

- This report does not address important early archeological and Native American resources that may be present in Golden Valley. The community should investigate this history more closely; an entire context and survey could be done by a qualified expert in this area.
- The Golden Valley Historical Society has in its archives a map of Native American trails and pioneer roads. This should be digitized to encourage further research.
- The City should consider interpreting the Crystal Lake and Minneapolis Township Cemetery due to its importance in the development of the community. While cemeteries are not generally eligible for the National Register, exceptions have been made when the historical importance is linked to the community's early development, such as with the Pioneers and Soldiers Memorial Cemetery on Lake Street in Minneapolis and the Bloomington Cemetery on Lyndale Avenue in that city.

The Crystal Lake and Minneapolis Township Cemetery may be eligible for listing on the National Register of Historic Places. Golden Valley has only had one cemetery that dates back to the 19th century. It retains a collection of graves associated with many of Golden Valley's founding families. The cemetery would be evaluated and found locally historic under Criterion A with Criterion Consideration D: Cemeteries.

Information on the Minnesota Private Cemeteries Act can be found at: <https://www.revisor.mn.gov/statutes/cite/307>

- Special attention should be paid to the 100-year-old house list, in both its current state and as potentially expanded in the future. Perhaps the brochures could be re-issued or more interpretive work completed. Century old houses that appear to have maintained much, if not most, of their architectural integrity include the Moser House (1875) at 5732 Golden Valley Road and the turn-of-the-century house at 7421 Glenwood Avenue. Although many of the remaining houses are likely ineligible for any kind of designation due to a lack of integrity, they remain important resources.
- The GVHS's "What farmstead do you live on?" map provides an interesting and interactive way for community members to place themselves in history. This could be expanded and enhanced, perhaps even made digital and accessible on the GVHS website.

Chapter 2 - Agriculture and Farming

Time span – 1860s to 1950s

Despite early language that called the area “my golden valley” for its rolling hills and fields of flowers, Golden Valley was not an early and obvious choice for farmland. Its brushy forests, rolling hills, and predominant wetlands made the ground difficult to cultivate, especially with more attractive land in the new Minnesota Territory nearby.

Early settlers moved into the area, starting with just their own gardens that then grew into truck farms, small-scale commercial farms, and dairies, as Golden Valley gained an important agricultural foothold by the end of the 1800s.

Truck Farms

Truck farms (also called “market gardens”) are basically large-scale gardens that sell directly to buyers, often at farmers markets and other stands. Since Golden Valley was relatively close to the Minneapolis Farmers Market, this became an important early industry for the area.

By the 1870 agricultural census, there were several farmsteads recorded in Golden Valley that operated truck farms. Specifically noted were the Scheibe, Nassig, and Pratt families, but a glance at the 1939 Atlas for the village displays several sizable parcels that likely operated as small-scale market farms.

Though some goods were sold on-site or delivered locally, it appears that for many of the farms, the retail outlet was the Minneapolis Farmers Market.

Golden Valley: A History of a Minnesota City, 1886-1986 relates a number of tales of the trips to the farmers market, including:

“The farm children thought the trip into town was a great adventure and were sometimes allowed to go along. They would leave before dawn. In the wagon, snuggled under a horse blanket to keep out the morning chill, they were too excited to sleep.”

“The children watched for a band of gypsies who camped each spring near what is now Highway 55 and Theodore Wirth Parkway. The gypsies appeared as soon as warm weather arrived. It was a colorful sight.”

“The farmer would stop at Keegan’s Lake to water the horses but the favorite stop was at Spring Hill near Olson Highway and Highway 100. The spring with its cold water quenched their thirst....”

Though these tales are highly romanticized, they do elicit some of the early farming history of the community, a history often forgotten as Golden Valley is celebrated for its mid-century development.



Julius Held with his white celery.

Golden Valley Historical Society:
Video Capture: Celebrate! Golden Valley

Larger-scale Farming

The 1870 agricultural census also showed a number of small, diversified farms in the western part of Minneapolis Township, though it is difficult to ascertain which of these were truly Golden Valley farmsteads. Most likely Golden Valley farms straddled the line between truck farms, which generally sold directly to the public, and small-scale commercial farms with a wholesale component.

It is unclear how these products were distributed, beyond cart-and-horse, as Bassett Creek was not by then a viable river route and the only rail was the Luce Line, beginning in 1912, with a relatively limited run.

Otherwise, it appears that most family farms were subsistence based. They had a small set of domestic animals, including horses and oxen, dairy cows, hogs, and sheep. There were small grain fields, particularly wheat, corn, and oats. Some descriptions of the area mention small-scale orchards on some farmsteads as well.

Golden Valley's farms operated well into the 20th century, even as the area became more residential; it appears that, for some time, farmsteads and housing intermingled. The 1940 census listed 340 farmers in Golden Valley.

Some of the most well-known of these farms were greenhouses and flower fields. In particular, many were located along Bassett Creek (*see map page 17*), with the creek providing ready irrigation. The 1939 Atlas shows six greenhouse parcels were located on-or-near Bassett Creek or on Sweeney Lake. These included: W.H. Hart's Greenhouse on Bassett Creek near the north end of Sweeney Lake; Speer's Evergreen Nursery on Noble Avenue and Bassett Creek; the Thotland Greenhouse on the southwest shore of Sweeney Lake; Busch's Greenhouse just north of Bassett Creek south of Plymouth Avenue; Reiss Greenhouses on Bassett Creek on 6th Avenue North; and the Alf. C. Brown Greenhouse at 6th and Mendelssohn Avenues. There are also descriptions of large flower fields, including daffodil fields at the site of the Golden Valley Country Club. Julian Held established a gladiola farm on land that is now the site of the Xenia Building off of Interstate Highway 394, in swamp land that he trenched north so it would drain to Bassett Creek. At its peak, the Held farm had grown from 2.45 acres to 160 acres, and it grew 750,000 gladioli annually.

Dairy Business

Though most farms had a few cows, the industrial dairy business was a later addition to Golden Valley. By the 1880s, there were a number of dairies in the area, the most well known of which was Ewald Bros. Dairy. There was also the Nielsen Dairy, founded in 1904 (at Howland Heights farm, originally Billy Jones's homestead), and the Christensen Dairy. In addition, several of the smaller-scale, subsistence farms would sell directly to the neighborhood.

Ewald Bros. Dairy became Golden Valley's largest dairy and had its beginnings in 1884 when Chris Ewald, along with his widowed mother and his younger four siblings, immigrated from Denmark to the Lake Hiawatha area of Minneapolis. In 1886, after supporting his family by working as a milk delivery boy, 16-year-old Chris purchased his former employer's horse, milk wagon, and route. With his 9-year-old brother John, he founded the Ewald Bros. Dairy.

By 1911 Chris had saved enough money to move his herd and milk delivery business from the shores of Lake Hiawatha to the McNair farm estate in the northeast part of the Village of Golden Valley. Eventually, Chris's four sons and three daughters and his siblings' families were active in the dairy,



Ewald Bros. Dairy at the old McNair farmsite.

Golden Valley Historical Society:
Video Capture: Celebrate! Golden Valley

from caring for the cows to delivering the milk. Over time several buildings were added, including housing for dairy workers. Soon, Ewald Bros. Dairy was the largest dairy delivery operation in the Minneapolis area, estimating that it delivered milk to one-third of Minneapolis homes. They delivered via 40 wagons and 100 horses, which were eventually replaced by 100 refrigerated trucks.

In 1916, following state and local changes to milk distribution regulations, the Ewalds built a creamery and pasteurization/bottling plant just to the east across the Minneapolis border, at North 19th Avenue and Xerxes Avenue North. This became the dairy hub,

with the Ewalds closing the former McNair farm location in 1923. The McNair farmstead is now part of Wirth Park, Allianz Insurance, and adjacent developments.

Ewald Bros. Dairy specialized in “Golden Guernsey” milk from their purebred Guernsey cows, an image of which was on the advertising. Perhaps the most famous example is the 3-D billboard of a bull and a cow that sat at the 19th and Xerxes plant from 1954 until it closed in 1982, and that has graced the Minnesota State Fairgrounds since then.

The Minneapolis plant has been demolished and the former creamery site along Golden Valley Road displays a collection of late-20th century houses. However, the Chris Ewald home, built in 1910, remains across the street at 2900 Golden Valley Road.

Agriculture and Farming Property Types

Agricultural (sites and site remnants)

- Farmsteads
- Farmhouses
- Barns
- Silos and corn cribs
- Stables
- Dairies and milk houses
- Pump houses
- Chicken coops
- Smokehouses
- Root cellars
- Doghouses
- Machine sheds
- Sheds and other outbuildings
- Carts and other equipment

Related Resources

- Farm landscapes
- Field patterns
- Fences and walls

Millponds

Wells

Agricultural Businesses

Dairies

Farm stands and markets

Farm implements/feed/seed stores

Greenhouses

Recommendations and Future Actions

- No farmsteads appear to remain in Golden Valley. However, since many farms remained in operation while subdivisions were being introduced into Golden Valley in the mid-20th century, there may still be some valuable hidden resources. GVHS should work with the City and area property owners to identify and inventory farm-related resources that still might exist and develop a program to preserve and protect these resources even as the use of the land changes
- Some farmhouses still exist, though now surrounded by other residences. The GVHS includes these on their list of Hundred-Year Homes and should continue efforts to protect and preserve what remains.
- The relationship between Golden Valley and the Minneapolis Farmers Market seems especially strong. It would be interesting to collaborate with the market on an interpretive history.
- The Minnesota State Fair has recently embarked upon an effort to restore the Golden Guernsey sign that it obtained from Ewald Bros. Dairy. Though the sign was placed on the creamery plant across Xerxes Avenue outside of Golden Valley, the Ewald connection is strong, and the City may want to participate in ongoing restoration efforts and designation.
- Many of these resources overlap with Contexts 1 and 7, and actions should be coordinated with the recommendations of those contexts.

Chapter 3 - From Creek to Highway - Transportation

Time span – 1850s to 1970s

Golden Valley began its history with very few transportation options, but these had increased exponentially by the middle of the 20th century. From a fairly isolated farm settlement at the end of the 19th and beginning of the 20th century, Golden Valley changed to an inner-ring Minneapolis suburb, primarily due to increased transportation options, new roads, and highways.



Bassett Creek

Bassett Creek has been discussed in earlier sections in relation to its important effects on early settlement and agriculture. However, it should also be noted that it served as a Native American waterway. Though boat traffic was not prevalent on it in early Anglo-American settlement, it was technically feasible until later development reconfigured the creek and buried other parts of it in Minneapolis proper as it made its way to the Mississippi. Development altered the creek path dramatically; farmers changed the route to use it for irrigation and drained other sections, lagoons were built in Wirth Park, and it flows into an underground tunnel not far inside the Minneapolis border.

The importance of water access to and from Bassett Creek as an important land use stimulant should not be underestimated. The creek played a major role in the development of nurseries as well as the siting of the Superior Golf Club (now Brookview), the Golden Valley Country Club, and the Glenwood Park Golf Course (now Theodore Wirth Park Golf Course).

Railroad

Unlike other similar communities, Golden Valley had very limited rail service. Although the Village passed a “Street Railway Franchise” in 1896, allowing the Minneapolis Street Railway to construct a passenger railway “anywhere within the village,” the Street Railway declined to take it up on the offer. As a result, this became one reason that Golden Valley was relatively slow to develop beyond farmsteads.

In 1912, Colonel William L. Luce and his son, Erle D. Luce, both of Arizona, incorporated the Electric Luce Line Railroad. Their hope was to develop a small rail line from Minneapolis to Brookings, South Dakota. Golden Valley was part of the first phase of the line that then extended west to Minnetonka in 1914 and as far as Hutchinson by 1915-16 and Lake Lillian, Minnesota in 1923.

However, this was not a standard railroad, and there was no depot, but simply a small flag shelter where a passenger could flag down the train if needed. The line also ran freight such as grain, based on the elder Luce’s original plans. Because the Luce Line was a relatively late railroad service on a tight budget, it tended to run on the outskirts of town and on poorer land, such as wetlands. It did not generally have depots, and the gas-electric engines were purchased secondhand. Two of the six of these were lost to fires in 1916 and 1918. As well as pulling freight and passenger cars, the line ran excursion trains to resorts on Medicine Lake, Parker’s Lake in Plymouth, and on Stubb’s Bay west of Long Lake, Minnesota. The main line managed to conduct at least daily service, despite worsening financial issues.

Finally, these challenges proved too grave, and the Luce Line was foreclosed upon by late 1924, then reincorporated as the Minnesota Western Railroad that same year. It was subsequently purchased by

the industrial freight-oriented Minneapolis Northfield and Southern Railway in 1927 (as incorporated by Harry Pence in 1918 “to acquire, maintain, and operate a railroad between Minneapolis and Northfield, and to make extensions to other points in Minnesota”). It became almost solely a freight railway, with a line from the Cargill grain elevator in Gluek, Minnesota east to Minneapolis. It was sold to the Minneapolis & St. Louis Railway in 1956, then to the Chicago & North Western Railway Company in 1960. Service through Golden Valley was discontinued by 1970.

In 1976, the Department of Natural Resources (DNR) gained the right-of-way of the lines, despite legal contention. The Luce Line became the first state nature trail along railroad lines, and it was developed for biking, hiking, horseback riding, mountain biking, snowmobiling, and skiing. However, the eastern trailhead for the line begins in Plymouth, just west of Golden Valley.

Segments of the former Luce Line and the Osseo Branch Line (part of the Great Northern Burlington Northern Santa Fe Railway System) pass through Wirth Park and are incorporated into its significance.

The Luce Line and its subsequent incarnations have previously been considered for the National Register. In 2001, a study recommended that the section between Colfax Avenue in Minneapolis to the town of Cosmos in west-central Minnesota be determined eligible under National Register of Historic Places Criterion A (please see Appendix II for more information on the National Register and its criteria) “for its unique role as a short line railroad carrying passengers and freight to a largely agricultural market in central Minnesota.” The State Historic Preservation Office (SHPO) disagreed, determining its influence was not sufficiently substantial. It was also considered for eligibility under the statewide study *Railroads in Minnesota, 1862-1956*, but it did not meet most of the registration requirements under that study. A case was made that it met registration requirement #2 –

“a railroad corridor historic district [that] provided transportation between a significant ... manufacturing or commerce node and an important transfer point or terminal market for commodities, products, or services. Furthermore, the railroad corridor transportation district either established a railroad connection that did not previously exist or served as the dominant transportation corridor, and establishment of the connection was followed by a significant expansion of an industrial, commercial, or agricultural practice.”

While the line was found to meet the first part of the clause, the second part was not substantiated, and it again fell short of nomination. In 2020 most of the resources are lost, and those that remain do not maintain strong integrity.

Streetcar Service

Horse-drawn streetcars began operating in Minneapolis in 1882, and by 1892, the Twin Cities Rapid Transit Company ran an all-electric line. They were slow to extend west of the Minneapolis border.

Park superintendent Theodore Wirth was an early advocate for streetcar service to Glenwood Park (now Theodore Wirth Park). He first mentioned it in 1907 and was advocating strongly for it by 1909. Service was finally extended to the Glenwood Lake bathhouse area by 1916, and Wirth credited it for increased park usage. The line, however, never ran any further into Golden Valley than the park.

A handsome streetcar shelter was designed at the park as a WPA project in 1937. When streetcar service was discontinued in 1954, the station remained, and in 2020 it is the last remaining open streetcar shelter in the Twin Cities (the other remaining is a fieldstone building in Saint Paul’s Como Park).

This shelter does not appear as a contributing resource on the 1980 inventory forms for Wirth Park. However, the 2015 Theodore Wirth Regional Park Cultural Landscape Study for the Blue Line Extension LRT Project does note: “The 1937 Glenwood Streetcar Shelter (HE-GVC-00100; contributing; individual NRHP-eligibility not previously determined) and streetcar line corridor are also located at the northern foot of this hill, adjacent to Glenwood Avenue.”



The last standing Minneapolis Streetcar Shelter is located east of the Wirth Lake Pavilion.

Roads

Like many of Minnesota’s transportation routes, Golden Valley’s early roads developed along Native American trails. Golden Valley had trails from Medicine Lake to Saint Anthony Falls and beyond. The main trail eventually became Watertown Road (now Golden Valley Road, as renamed in the 1940s), and it was a central development thoroughway for the community. In Golden Valley, Watertown Road followed an irregular path by winding around the village’s swamps, hills, and farmsteads, though as it entered Minneapolis, it followed the grid pattern and became 19th Avenue North.

Transition 6th Avenue North and Watertown Road

A “Y” in Watertown Road where it met 19th Avenue North and 6th Avenue was informally known as “The Point” and was the home to The Point Supper Club until it burned in 1973. The north branch of the fork traveled northeast past the present-day Courage Kenny Rehabilitation Institute en route to St. Anthony.

The south fork, 6th Avenue North, led east to the Minneapolis Farmers Market through what is now Wirth Park, skirting the north end of Keegan’s Lake (now Wirth Lake). This was one of the earliest roads in the area, laid out in the 1870s, though it does not survive in its original configuration. This is the current Olson Memorial Highway/Highway 55.

Another major route laid out in the 1870s was St. Croix Road (in the 1939 Atlas it is called Medicine Lake Road), which began at Medicine Lake, likely based upon a former Native American trail that began at the lakeshore encampment. It converged with Watertown Road at the south end of Scheid Park where St. Croix Avenue North and Golden Valley Road meet today. The road was re-routed in the 1950s to allow for the construction of the Honeywell plant and the Sandburg Middle School.

There were several additional major streets and arterials running through Golden Valley, including Victory Memorial Drive/Theodore Wirth Parkway (whose relationship to the park is discussed in Context 5), Glenwood Avenue, Winnetka Avenue, Welcome Avenue North, Noble Avenue, and Yarnell Avenue/Douglas Drive. Many of these changed in configuration as the area developed.

By 1939 the village street system still represented paths from A-to-B, taking twists and turns that remain visible in the current highway systems. Golden Valley Road, Medicine Lake Road (that then turned down to the southeast to join Golden Valley Road just east of Lilac Drive [also fondly known as Lilac Way]), Wayzata Blvd (now Highway 394), Lilac Drive (now Highway 100), 6th Avenue North (now Highway 55/Olson Memorial Highway), Winnetka Ave, and Mendelssohn/Avery Avenue (now Highway 169) were the main traffic corridors. It should also be noted that the cloverleaf at the junction of Wayzata Boulevard and Lilac Drive is believed to be the second cloverleaf intersection built in Minnesota. Even with modifications to Highway 100 and I-394, the cloverleaf basically retains the same

location and configuration.

Most of the side street names have changed as sub-developments grew westerly across Golden Valley's open landscape. And while the major trails through Golden Valley retained most of their original routes, other streets like Medicine Lake Road experienced significant changes.

Highways

Several main highways cross through Golden Valley, both north to south and east to west. These allowed automobile access, enhancing the city's reputation as a convenient and desirable suburb by the middle of the 20th century.

Old Wayzata Boulevard/United States Highway 12 (US 12)/Interstate 394

The earliest thoroughfare appears to be the route that would become Highway 12. It is unclear in what year the roadway was constructed, though Minnesota Territorial laws from 1851-1854 discuss a plank road *"from the mouth of Bassett Creek in Minneapolis to the mill near the outlet of Minnetonka Lake"* that was the road's earliest incarnation.

The roadway has been continually expanded since then, including a widening in the 1920s, when it became "Superior Boulevard" and connected as far as Lake Minnetonka. The road ran directly through the Held farmstead, which also included Lake Virginia, which the family drained to cultivate gladiolas in the remaining peat-rich fields.

By 1929 the roadway was part of the United States Highway system as U.S. Highway 12 (US 12) and was paved from Wayzata through the Twin Cities to Wisconsin. The roadway's common name, Superior Avenue, was changed to "Wayzata Boulevard" upon the Wayzata mayor's request in 1931.

By 1937, Wayzata Boulevard had been linked to Lilac Drive/Highway 100 (see below) by one of the earliest cloverleaf interchanges in the Midwest. Even before being connected to Highway 100, Wayzata Boulevard had the highest traffic volume in Minnesota, with over 6,600 cars per day. Highway I-394 was eventually routed along Highway 12 in the 1980s, and now it generally serves as the southern boundary of Golden Valley. Although the municipality south of I-394 is Saint Louis Park, the southeast corner of Golden Valley extends a few blocks south of the Interstate into the neighborhood known as South Tyrol Hills.

Minnesota State Highway 55 (MN 55)/Olson Memorial Highway

The roadway that would eventually come to be Highway 55 was established between Hennepin and Wright Counties in 1922. Originally named Rockford Road, the route was graded and paved manually and with horse teams. In the mid-1930s the road was reconfigured as part of a longer highway system and renamed Highway 55.

In 1951 the roadway was dedicated to the memory of Governor Floyd B. Olson, who as Minnesota's Governor in the early 1930s championed the expansion of the state highway system. The highway is now commonly known as "Olson Memorial Highway." It was an extension of 6th Avenue North in Minneapolis and originally terminated at Highway 100, though it now extends to the state's western border.

Minnesota State Highway 100 (MN 100)/Lilac Drive

Originally known as the "Belt Line," Highway 100 was first named Lilac Drive, giving the city its "Lilac Days" moniker. It was originally graded as a 30' road in 1932, and it was taken over by the state in

1934 to become a four-lane belt highway. The reconfigured roadway was designed by state highway engineer Carl Graeser with landscape design and engineering by Morell and Nichols. The landscape design was an especially significant element, since the setback was deep (300'), allowing lilacs and other plantings. The project was an enormous endeavor, with *Golden Valley: A History of a Minnesota City, 1886-1986* quoting former construction worker Gene Neville as saying:

"One time we had a WPA project going, 3,000 men working from Minneapolis and surrounding territory. We had 6 general contractors working on bridges."

Although the highway was significant, especially for its Works Progress Administration (WPA) construction and roadway parks, since its original design and construction it has been significantly altered and has lost integrity and has been determined not eligible for the National Register. However, some elements remain, including the cloverleaf to Highway 55, thought to be the earliest cloverleaf remaining in the state.

Due to Highway 100's design and construction associations with the WPA, in 1994 the roadway was studied as part of the proposed "Lilac Way Historic District." The study focused upon a three-mile section along the most intact portion of the roadway and on the landscape design and potential historic resources in the roadside parks. The MNDOT Historic Roadside Development Structures Inventory forms of the mid-1990s initially designated sites along the roadway as individually eligible and included the Lilac Way Historic District. However, these eligibilities were later struck through and the following notations added: "Property determined ineligible in August 2006; district razed as part of TH 100 reconstruction."

These highways were especially significant for how they segmented the community of Golden Valley. Vehicular access and flexible zoning opened up Golden Valley for rapid residential and industrial growth in the middle part of the 20th century.

Roadside Parks

A particularly notable WPA project for the area was the construction of roadside parks on Highway 100. The parks were very unique in that the stone walls and benches and picnic areas with distinctive fireplace grills, drinking fountains, and rock grottos were all part of a singularly focused design. Planned and rendered by Arthur Nichols for the Minnesota office of the National Park Service, these projects employed out-of-work area masons, and they used native building materials such as limestone cut from Mendota quarries.

There were seven of these parks initially built, sited along the highway as it passed through Golden Valley, Robbinsdale, and St. Louis Park. As the St. Louis Park Historical Society website notes:

"All but gone now, the roadside parks of Highway 100 were nothing less than a phenomenon – so much so that families came out to the highway just for the ride and the opportunity to picnic among the lilacs."

The parks were used as a rest stop for travelers on road trips, but they proved equally popular for local residents on a Sunday afternoon picnic as "car culture" became more prevalent. It soon became common for people to drive to parks for recreation, rather than walking to a nearby picnic area.

Golden Valley's main roadside recreational area was Blazer Park (aka the Golden Valley Roadside Parking Area) on the west side of Highway 100 between Glenwood Avenue and Highway 55. The park was dedicated in May 1939. It included a number of features in its compact 2.8 acres, containing a stone entrance sign, a stone well with pump, a commemorative rock, stone picnic tables and refuse

containers, a stone flagpole, a council ring, and two wedge-shaped, tapered fireplaces. The park also displayed a stone bridge, with a double waterfall water feature, and over 300 lilac bushes. Blazer Park had suffered from poor maintenance, and it was fully lost to highway reconstruction in the early 2000s. Nearby Yosemite Park southwest of the intersection of Highway 100 and 55 now provides park resources to the area.

Another lost resource is the Glenwood Avenue Roadside Parking Area, razed in 1959. The park was located at the northeast corner of Highway 100 and Glenwood Avenue, near the Meadowbrook School. It contained a low, rectangular stone fireplace with two fire areas and several sets of stone picnic tables.

Transportation Related Resources

Golden Valley had a few road-related resources, including gas/service stations and infrastructure such as bridges. These include a former station at 5500 Golden Valley Road from 1943, one of the earliest constructed in the area and likely on the entire route of the Belt Line. To some extent, however, these structures were limited in number, due both to the swampy land that was difficult for building and also because the state discouraged gas stations and billboards along most major highways. The service station on Golden Valley Road was surveyed in 1994 and determined ineligible for listing in the National Register due to its lack of integrity. Another service station, located at 1900 Douglas Drive North, was surveyed in 2012 and also determined ineligible. There may still be other road-related resources in the area to discover.

Transportation Property Types

Water Traffic

- Ferry sites
- Bridge sites

Railroad

- Tracks and right-of-ways
- Passenger sheds
- Bridges and crossings
- Repair shops
- Roundhouses and section houses
- Railroad cars and engines
- Telegraph stations
- Warehouses
- Support buildings (repair facilities, storage sheds, etc.)

Roads

- Current roads
- Remnants of early roads and trails
- Truck stops and facilities
- Gas stations and service stations
- Automobile repair shops
- Rest stops
- Roadside parks

Recommendations and Future Actions

- The Theodore Wirth Park and many of its components have been studied and recognized for their historical significance. Park stand-alone features that may be eligible for historic designation include, but are not limited to: the Chalet, the Stone Bridge L9327 (Works Progress Administration [WPA]), the Glenwood Line Streetcar Shelter, and the Wirth Lake Picnic Pavilion. Golden Valley should advocate for a National Register evaluation of the park and its features, including landscape design and viewsheds. Theodore Wirth Park may be evaluated with statewide importance under Criteria A & possibly B.
- Although the streetcar was not an important element in Golden Valley's development, Wirth Park houses the last remaining open streetcar station in the Twin Cities. The GVHS should consider initiating an evaluation of the Theodore Wirth Park streetcar shelter for its historic significance as the last standing shelter in the Minneapolis streetcar system and its place in history as a component of the early transportation system that provided inner city residents a method of access to then Glenwood Park. The Glenwood Line Streetcar Shelter may be evaluated under Criterion A.
- The Luce Line trail, just starting west of Golden Valley, is laid out along the former railroad grade and is heavily used. Golden Valley could look into developing the eastern end of the line and adding historic interpretation.
- There may be some other road-related resources, such as former gas and service stations, that exist along the roadways and that lend depth to this context. The two already surveyed are extant. Golden Valley should consider researching and surveying these properties.
- With the current owners' support, Golden Valley should consider initiating an evaluation of the John N. Polivka House at 1875 Kyle Place for eligibility to the National Register of Historic Places. The house that overlooks Sweeney Lake is significant as the home of John Polivka, an architect who designed his own home, but who also was an industrial designer and technical illustrator responsible for design work on the first cloverleaf interchange ramps in Minnesota at Highway 100 and Highways 7, 12 (I-394), and 55 (Olson Memorial Highway).

Chapter 4 - Social, Cultural, and Religious Activities

Time span – 1880s to 1970s

A community is defined by its people and social life more than its built environment. Even though early homesteads were independent, and later residents moved in from other areas where their social networks might still remain, the Village of Golden Valley developed a strong cultural community, especially through its schools and churches. Social clubs, such as the Women's Club and Garden Club, demonstrated a physical presence by creating the city's famed "Lilac Way," a section of Highway 100 between Glenwood Avenue and Golden Valley Road that was so named after the clubs planted lilacs along the highway and started the Lilac Time Parade along the highway.

Public Schools

The first school in Golden Valley was the Oak Grove School, a one-room log schoolhouse established in 1858. Originally located on County Road 70 (Medicine Lake Road), it was soon moved to the Moser property on the north side of Golden Valley Road (then Watertown Road). John Hoblit was listed as the first teacher, until he left during the Civil War to reportedly become the first volunteer in the newly established First Minnesota Regiment. The school burned in the early 1900s and was replaced with a one-room frame building; that building was replaced with a two-room frame school in 1912, which was used until 1972. The school also served as a meeting and social space before Golden Valley had other public buildings. The final incarnation of Oak Grove School, a brick building built in 1939 at 5920 Golden Valley Road, is now the Oak Grove Church.



Oak Grove School, now home to the Oak Grove Church.

Sunny Hollow School, founded in 1868 near Winnetka Avenue and Medicine Lake Road, served the eight children of that area's settlers. Donated on land from the Bies family, the one-room log schoolhouse was designated as School District 20. That was replaced by a larger frame school in 1881 and again in 1909 on land donated by the Nielsen family. It was not named Sunny Hollow until 1920. The school was moved again in 1939, and it served as an elementary school in the wood frame building until 1952 when the current brick school building was built in New Hope at 8808 Medicine Lake Road.

These schools were joined by the Meadowbrook School in 1884. Originally located near Xerxes Avenue North and Glenwood Avenue, it soon became part of the Minneapolis district when the City expanded its western border. It was then replaced with a new Golden Valley location in 1885 on deeded land on Glenwood Avenue at its current site. The 1939 Atlas



Meadowbrook Elementary School at 5430 Glenwood Avenue.

indicates that there was a two-story brick school (District No. 89) at the Glenwood site just west of Lilac Drive (Highway 100). The current Meadowbrook School was built in 1949. In 2020 the school serves as the Meadowbrook Elementary School.

The Westview School, originally in Plymouth, also served Golden Valley youth for a time. It has a recorded date of 1903, though it is believed to have originated as a one-room school in the 1880s. By 1905 the four-room school was operating on Mendelssohn Avenue on the western boundary of the Village of Golden Valley. The 1939 Atlas shows a two-story brick school (School District 138) on Mendelssohn Avenue immediately north of the Alf. C. Brown greenhouses north of Sixth Avenue North (later to become Highway 55). The site is now occupied by the Westview Business Center.

Personal anecdotes of the time tell a number of stories of the schools, including about the Mother's Club, the Little Citizen's League, and the Golden Links, as well as traditions such as Spring Day and the year-end picnic.

By 1887, the village had divided into three school areas, based on farm boundaries: Oak Grove, Westview, and Meadowbrook. Due to the locations of their schools, Westview and Meadowbrook in particular included some of the area outside of Golden Valley proper.

Golden Valley then experienced a series of stops and starts with regards to its enrollment. In 1948 the State of Minnesota passed a law reorganizing and consolidating school districts. By 1955, Westview had joined the Hopkins district, Oak Grove joined Robbinsdale, and Meadowbrook linked to Minneapolis West, though St. Louis Park, Robbinsdale, and Hopkins were also considered. However, this proved not to work well for particularly the middle school and high school students, and in 1956 the Village voted to bond a high school, which opened in 1957 and graduated its first class in 1959. A middle school was added on the site in late 1963.

In addition, Carl Sandburg Junior High School (now Sandburg Middle School), named for poet Carl Sandburg who spoke at its dedication in early 1960, is a Robbinsdale School that is technically located in Golden Valley. The school was large, intended to meet the needs of Golden Valley's increasing population. It was designed by Hammel and Green for 1,800 students in grades 6-9, plus kindergarten. It was closed in 2009, reopening in 2017 due to increasing enrollment in the area.

A 2011 survey of the site by Summit Envirosolutions, a Minnesota environmental and preservation consulting firm, found that alterations to the original design had substantially modified the architectural integrity of the structure. This resulted in a study determination that the building would most likely not meet the requirements for listing on the National Register of Historic Places.

External forces such as declining enrollment and changes in state funding prompted the Golden Valley School District to close, and its board voted to merge with the adjacent Hopkins School District. The last class graduated from Golden Valley High School in 1980. The middle and high school students were transferred to Hopkins North Junior High School and Hopkins Lindbergh High School in the combined district, and the middle and high school building was sold to Breck School, which took residence in 1981. In 2020, the Robbinsdale and Hopkins school districts serve Golden Valley's schoolchildren. The complicated restructuring of Golden Valley's school districts results in somewhat scattered remaining historic resources.

Private Schools and Colleges

Breck School

The Breck School is a relative newcomer to Golden Valley. The school was named after missionary James Lloyd Breck and established in Wilder, Minnesota, in 1886. In 1916, it moved to Saint Paul, where

it occupied several buildings in succession in the St. Anthony Park area. It then moved to Minneapolis, finally relocating in 1981 to Golden Valley after the Minneapolis location's chapel was destroyed by fire. The new, larger Golden Valley campus incorporated the city's former middle and high school (see previous section).

Breck's Chapel of the Holy Spirit is an impressive building with strong Mid-Century Modern influences, designed by the Cuninghams Group in 1984.

Golden Valley Lutheran College

Originally the Lutheran Bible Institute, the college was founded in 1919 in Saint Paul, moving to Minneapolis in 1929. During that era, it set up several other locations in Seattle, California, and New Jersey. It then expanded to a 30-acre site on Olson Memorial Highway and Douglas Drive in 1961. At that point it became accredited as a two-year degree institution and was renamed the Golden Valley Lutheran College. When it closed in 1985, the site became the Perpich Center for Arts Education. Though much of the campus is intact, the buildings have changed uses; the gymnasium is now a dance studio and the chapel an art gallery. The Beta dorm building, designed by Hammel, Green, and Abrahamson (HGA) in 1960, was surveyed in 2006.



Mid-century Modern building at the former Golden Valley Lutheran College.

Library

The Golden Valley Library is an integral part of the Hennepin County library system. By 1959, a full library was established at the Civic Center, and it is reportedly the first library in the Hennepin County system to lend phonograph records. Use grew steadily until the current building on Winnetka Avenue North, designed by Irwin H. Kilstofte Associates, was constructed in 1971.

Churches and Synagogue

As noted earlier, Golden Valley had two general eras: the agrarian, pre-mid 20th century settlement and farming period; and then the modern, suburban development era defined for this study as 1930 to 1975. Putting this into the religious structure context, the first era is represented by the simple, picturesque, wood Mission Church. A review of the 1939 Atlas suggests that the Mission Church may have been the only church in Golden Valley during, or from, the agrarian era.

Houses of worship provide more than just a faith experience. They also serve as a place for people to gather and to grow a deep sense of community. As with many Minnesota towns, the first religious services were conducted by itinerant preachers long before there were organized churches. People met in each others' homes and in the schools as they were built. Golden Valley, despite the small size of the community, soon became home to a number of diverse congregations.

The Agrarian Era

Mission Church

The most significant, and possibly only church in early Golden Valley, is the Mission Church, the current home for the Golden Valley Historical Society. The church was built in 1882 by early settlers William Varner, William Jones, and U.R. Wilson. It was built approximately 4 blocks east of its current site. As the Varners were Quakers, the church was intentionally devised as interdenominational and had shared use with other religious groups.



*The Mission Church at 6731 Golden Valley Road.
Home to the Golden Valley History Museum.*

In 1889-90, the land the church was on was sold, and the wood frame structure was moved by horse to the current location. In 1907-08, after William Varner passed away, the church membership decided to align with the Methodist Episcopal Church, and it added the front entry hall, Sunday School room, and church tower to the original sanctuary. Membership grew, and as the church expanded, it became the home to a number of community and social events. By the late 1950s, membership stood at 722, far too large for the little white church. Ground was broken for a new site in 1959, and the Mission Church was sold to Bert Moser, grandson of early settler Charles Moser, who planned to eventually utilize the building for a historical society reuse.

The Christian Scientists were the next congregation to occupy the church space. They had originally met at the Oak Grove School starting in the early 1950s, and then in a frame church building on land donated by member Bert Moser. When that building was lost due to the Highway 100 expansion, Moser offered them his Mission Church space. The congregation eventually purchased the building outright and built an addition onto the rear of the building, behind the altar.

In an indication that history often comes full circle, the site is now used as the headquarters for the Golden Valley Historical Society. The GVHS acquired the building in 1997 and completed construction on the museum addition in 2014. The museum opened in 2018. The structure is a significant resource as one of the early, distinctive churches in the area and for its role in Golden Valley's history. The site has been surveyed in 1977 and 1988, and in 2011 there was some preliminary investigation done into its potential inclusion in the National Register of Historic Places. In the Consultants' opinion, it is one of the most significant structures in Golden Valley.

The Modern Era

With rapid population growth spreading in from the eastern urban area, new religious structures were built during the modern era. In 2020 there are about 15 active Christian congregations and two religious or spiritual/meditation groups meeting in assembly spaces. The synagogue on Xerxes Avenue is now a family service center, so now there are no active Jewish temples in Golden Valley.

The congregations of the modern era built their worship spaces from the mid-late-20th century, often starting with generic meeting spaces later developing into religious complexes of a main worship space, meeting rooms, and event spaces.

While the two Catholic Churches, Good Shepard and St. Margaret Mary, are rather simple in their design with their basically low, front facing gables, many of the Protestant churches expressed their praise with exuberant sweeps of roofs, upward banding of stained glass, and some use of the implied, skeletal steeple. Few, if any, have classical bell towers as defining features. If there was any pattern in building materials it would be brick, but the modern era was not limited to creativity based upon the lack of building materials or construction methodology.

Calvary Lutheran Church

Calvary was founded by the members of Messiah Lutheran, who originally met on Russell Avenue in North Minneapolis. Pastor Alvin Lewis worried about the members traveling this far during the gas rationing of World War II, and so in 1943, he organized home meetings within the community. However, when the war ended, they began to meet in the Oak Grove School, and they constructed a sanctuary of their own in 1957-58. The church grew remarkably, offering an array of public services such as service groups, senior housing, child care, counseling, and arts activities. At the same time, it maintained the relationship to the sister church in North Minneapolis. The current large new church building was constructed in 1982.

Church of the Good Shepherd Catholic Church

The Church of the Good Shepherd parish was established in 1945, with members from the Minneapolis parishes of the Basilica, Holy Family, Sacred Heart, and Saint Mary of the Lake. With World War II limiting the supply of building materials, they were unable to erect a sanctuary, so they met instead in the Boulevard Café nightclub.

In summer 1946, the church acquired land on Lilac Drive, setting up Quonset hut barracks as purportedly temporary facilities. The church still met in these huts by 1956, when a new site at 145 Jersey Avenue South was donated by M.L. Molan of the Holsum Bread Company. The new church and school opened in 1957. The church has since been expanded a number of times, and in 2020 it serves a large community with a modern building.

Golden Valley Lutheran Church

Golden Valley Lutheran was incorporated in 1945, and it originally met in the Village Hall. In 1946, the congregation acquired land at Glenwood Avenue and Turner's Crossroad, and it renovated a former carriage house into a chapel. In 1949, they merged with the Bethlehem Lutheran Church of Glen Lake, and a larger new church was constructed on the land in 1954. The original carriage house is now the site of the church's education building.

Saint Margaret Mary Catholic Church

The parish of Saint Margaret Mary began in the basement of the administration building of Glenwood Hills Hospital. The first mass was conducted by Father John Phelan in January 1946. By January 1948 they had built their own "basement church" at Golden Valley Road and Glenwood Parkway. This was followed by a school in 1953 and what is now the current church in 1959. A rectory and convent were built at about the same time. Though the school closed in 1995, the church still prospers.



Saint Margaret Mary Church located at 2323 Zenith Avenue North.

Valley Community Presbyterian Church

In the late 1940s, the Presbyterian churches expanded greatly in the Minneapolis area. The Synod of Minneapolis targeted the rapidly expanding Golden Valley area for a new church, with members initially meeting in homes and public buildings. The church incorporated in 1951 and constructed the brick A-frame original chapel at Highway 100/Lilac Drive and 31st Avenue North in 1952-53. The architect was Liebenberg and Kaplan. The congregation continued to expand, with an addition designed by Hills, Gilbertson, and Hayes completed in 1957. Hendrix & Cording designed the new, front-gabled church with its distinctive stained glass in 1965.

Church of the Latter Day Saints

The Church of the Latter Day Saints opened in Golden Valley in 1957 at 4000 Golden Valley Road in a building designed by Salt Lake City's Pope & Thomas. It was a traditional, T-shaped brick building with colonial influences. When it outgrew the space by 1964, the congregation met in various schools. As Mormons do not occupy a church space until it is fully paid for, the new church at 2801 Douglas Drive in nearby Crystal did not open until 1966. Meanwhile, the original brick building became the Torah Academy, a K-8 Jewish school.

The church added a significant addition in 1964 and occupied it until the congregation grew too large for the space and sold it to Unity Christ Church in 1976. Unity had been incorporated in 1943, and it was previously located in North Minneapolis.



The former Mormon church on Golden Valley Road is now occupied by Unity Minneapolis.

Golden Valley Methodist (now Spirit of Hope United Methodist Church)

Golden Valley Methodist, designed by the firm of Armstrong and Schlichting, was erected in two phases when the congregation moved out of the Mission Church building in the late 1950s. They erected a temporary church and school in 1959, but the main church and the rest of the school was constructed in 1965. The brick church, with its stylized steeple, is a dynamic example of Modern design.

Valley of Peace Lutheran Church

This church on Bassett Creek Drive was designed by the local architecture firm of Thorshov and Cerny as a brick A-frame on one of Golden Valley's sloping hillsides. It was constructed in 1959. Unique details in the modern architecture of this church include its long strip stained glass windows in the triangular end walls, the abstract treatment of the "steeple" with crowning cross, and the open channel at the roof ridge.



Valley of Peace Lutheran Church at 4735 Bassett Creek Drive.

Kingdom Hall of Jehovah's Witnesses

One of the most notable churches in Golden Valley is located on the corner of Douglas Drive and Duluth Street. The Kingdom Hall was designed in 1958 by Wisconsin architect Herb Fritz, a student of Frank Lloyd Wright, whose design work has become more recently studied as it has reached the 50-year historic eligibility line. The hall epitomizes a number of Usonian architectural principles in its asymmetric plan with multi-level interior. It also displays a low-pitched roof with wide overhanging beams similar to the prow of a ship and the use of local materials such as split stone on the exterior and in the two interior fireplaces. The stone was supplied by the Gopher Stone and Brick Company of

Minneapolis where Kingdom Hall president Louis A. Frankus served as general manager.

The building organically nestles into one of Golden Valley's ubiquitous hillsides. In many ways, it is reminiscent of Wright's Unitarian meeting hall in Madison, Wisconsin (1949). The dramatic design is all the more admirable due to construction limitations.

It is a founding principle of Jehovah's Witnesses that they limit construction costs of their halls by doing much of the building themselves, and the Golden Valley hall was no exception to their values. This is a very distinctive building — one of the few in Golden Valley that demonstrates high-style, non-residential mid-century modern architecture — and should be preserved. A 2011 historic resource survey recommended that the building be nominated to the National Register under Criterion C, which states that a qualifying "property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction."

Tifereth B'nai Jacob (Splendor of the Sons of Jacob) Synagogue

This synagogue, originally called Tiferes B'nai Israel, built its first permanent building in north Minneapolis in 1897. It changed its name to Tifereth B'nai Jacob in 1920 and constructed a hilltop brick synagogue known as the "Elwood shul," also in north Minneapolis, in 1926. By the mid-1950s, however, the formerly prominent North Side Minneapolis Jewish community had declined significantly as residents moved to nearby suburbs following World War II. B'nai Jacob, which identified as a Conservative Jewish congregation, decided to sell the Elwood building in 1957, meeting in temporary spaces until constructing its last permanent home at 1501 Xerxes Avenue North in 1959. That mid-century modern building, designed by Ackerberg and Cooperman, displays a cream-colored brick façade with large, fixed glass window-sets. The elevation is capped with a shallow end-gabled roof with the gable infilled with open patterned concrete blocks.

Tifereth B'nai Jacob merged with the one of the last remaining north side Orthodox congregations, Mikro Kodesh, in 1969, taking the new name Mikro Tifereth. When that congregation merged with B'nai Abraham in St. Louis Park in 1972, the new entity took on the name of B'nai Emet and relocated to St. Louis Park. The Xerxes property is now home of *The Family Partnership*, an advocacy, education, and counseling service center.

Perhaps more than any other non-residential buildings, Golden Valley's churches and former synagogue demonstrate the area's distinctive architecture. These sanctuaries were built so that new residents would be able to worship and build community close to home and effectively demonstrate the aspirations of the community and its history.



Kingdom Hall at 1950 Douglas Drive North is an outstanding example of Prairie School architecture in the metropolitan area.



The Tifereth B'nai Jacob Synagogue was built in 1959 at 1501 Xerxes Avenue North.

Hospitals and Courage Center

Through the first part of the twentieth century, the only psychiatric services offered in Minnesota outside of state and county hospitals were in the small, 30-bed Homewood Hospital in Minneapolis. Raymond T. Rascop, an administrator at Homewood, and his wife Helen, a registered nurse, saw the growing need for more mental health services, and when Homewood filed for bankruptcy in 1932, the Rascops purchased the property. By 1933, its staff became the first fully-licensed mental health staff in Minnesota. In 1935, the Rascops purchased a 35-acre tract in Golden Valley where they opened Glenwood Hills Hospital to offer expanded psychiatric health services.

By 1937, Glenwood Hills was converted from private ownership into a charitable trust, becoming the only public, non-governmental psychiatric hospital in the Midwest (and even as other such facilities developed, it remained the largest). It soon became clear that there was a correlation between mental and physical health, and in 1957-58, Glenwood Hills added other services, including primary medical, surgical, ER, ob-gyn, and chemical dependency services, even as mental health offerings were expanded. The main hospital building opened as a general hospital offering outpatient services as well. In 1960, psychiatric services were moved to the newly opened Park Building (now Regency Hospital of Minneapolis), that also hosted occupational and recreational therapy; six years later, the child and adolescent mental health divisions got their own building. This allowed the main hospital more space to expand research efforts.



The Park Building was built in 1960 and is now operated as the Regency Hospital Minneapolis.

Rather than attempting to dominate the medical scene, Glenwood Hills Hospital encouraged other health care and associated facilities to open in the area. In 1970, it merged with the Anoka Community Hospital Association to become Health Central, uniting the Golden Valley campus with Unity Hospital in Fridley and Mercy Hospital in Coon Rapids. In 1973, Glenwood Hills Hospital changed its name to the Golden Valley Health Center. Also located near the hospital campus is the famous Courage



Courage Kenny Rehabilitation Institute at 3915 Golden Valley Road.

and residential centers for people living with physical disabilities. The Institute still operates at 3915 Golden Valley Road.

In 2020, the Park Building of the old Glenwood Hills Hospital at 1300 Hidden Lakes Parkway still remains as Regency Hospital of Minneapolis, as well as several related health services resources including the director's former

home on 1485 Island Drive and the Minneapolis Clinic of Psychiatry and Neurology at 4225 Golden Valley Road, now simply the Minneapolis Clinic of Neurology.

Designed in 1967 by Hammel, Green and Abrahamson Architects, the Minneapolis Clinic of Neurology (formerly known as the Minneapolis Clinic of Psychiatry and Neurology) received the 1969 American Institute of Architects (AIA) Honor Award for its exceptional design.



The design award winning clinic is located at 4225 Golden Valley Road.

Architectural critic, author, and fellow preservationist Larry Millett in his book, *Minnesota Modern: Architecture and Life at Midcentury*, praises the clinic's design and setting:

[T]he clinic—a collection of glass one- and two-story pavilions sheathed in redwood—nestles into a beautiful site ... on the shore of Sweeney Lake. With its low-pitched, copper-edged roof, the clinic has the feel of a very large midcentury house, and it is one of the few medical buildings of any period in Minnesota that manages to convey a sense of soothing calm.

Community Activities

As a suburban residential community, Golden Valley's residents especially delighted in its annual festivals and traditions. The Golden Valley Annual Picnic began in the 1930s in Schuller's Grove, just east of the tavern at The Point. It included games, dances, and other entertainment, including a kangaroo court trying businessmen and well-known residents for "crimes against the community" as well as a husband-calling contest.

The Golden Valley Garden Club formed in 1938, and it was responsible for turning Highway 100/ the Beltline into "Lilac Way." The members maintained the roadside Blazer Park at Olson Memorial Highway and Highway 100, beginning by placing lilacs there and then extending the planting down the highway. The club honored original settlers with a plaque in Blazer Park as well as a veteran's memorial at The Point. The group was also known for sponsoring the Lilac Festival and ball, which grew and prospered well into the late 1970s as other social organizations (such as the Lions, the Jaycees, the Chamber of Commerce, and others) became involved. Even as the festival waned, the Garden Club continued with beautification efforts in area parks.

There are a number of senior clubs in Golden Valley as well as the Women's Club, League of Women Voters, veteran's organizations, and a number of fraternal organizations including the Lions, Lionesses, Rotary, and Optimists. Though only the VFW has a currently associated building, they are all important parts of the City's communal history.

In 1974, the Golden Valley Historical Society (GVHS) was established with the mission "to find, preserve, and disseminate historical knowledge about the City of Golden Valley, Minnesota." In July of 1997 the Historical Society made its home in the 1882 Mission Church on Golden Valley Road. After years of planning and building a compatible addition to the back of the structure, the Golden Valley History Museum opened in 2018.

Social, Cultural, and Religious Activities Property Types

Churches, synagogues, and related buildings

- Churches
- Synagogues
- Parochial schools
- Church social halls and meeting halls
- Rectories and other residences
- Church administrative buildings and offices
- Cemeteries

Meeting halls and social halls

- Ethnic organizations
- Fraternal organizations
- Social organizations
- Multi-purpose meeting halls
- Union halls

Schools

- Elementary schools
- Middle schools
- High schools
- Private schools

Colleges

Libraries

Hospitals and Clinics

- Related buildings and facilities – offices, labs, etc.

Recommendations and Future Actions

- The GVHS should initiate an evaluation of the Mission Church for eligibility to the National Register of Historic Places for its historic importance as the oldest remaining community meeting place dating back to the 19th century founding of the community. It is our opinion that the relocation of the building was so early in its period of influence as to be immaterial, and the subsequent importance of its congregational use has a strong impact on community development. The Mission Church may be eligible for designation and found locally historic under Criterion A. (*See Appendix II*
 - *Evaluation Criteria for Listing on the National Register of Historic Places page 94*)
- In many cases, religious cultural resources can be easily lost for many reasons including changes in a church's congregation and finances. In Golden Valley, the majority of the remaining church buildings (Mission Church excepted) represent the recent past and the community's mid-century development. The City should work with local churches to ensure that resources are protected.
- Another strong candidate for National Register nomination is the Kingdom Hall of Golden Valley Congregation of Jehovah's Witnesses at 1950 Douglas Drive North. A 2011-12 report by Summit EnviroSolutions finds it to be eligible due to the architecture embodying the "distinctive characteristics of a type, period, or method of construction" (Usonian architecture) and "representing the work of a master" (Herbert Fritz). This building may be threatened and should

be acted upon quickly. The Kingdom Hall of Golden Valley Congregation of Jehovah's Witnesses would be evaluated with Criterion C, with Criterion Consideration A: Religious Properties.

- Though many of the early educational buildings in Golden Valley have been lost, Breck School/ the former Golden Valley middle school and high school and the Perpich Center for the Arts/ Golden Valley Lutheran College remain, and they demonstrate some strong architectural elements. Like churches, these non-profit schools do not have tax incentives to preserve their noteworthy structures. Golden Valley should work with these institutions to recognize and preserve their significant architectural resources. Mid-century modern nominations would likely be evaluated under Criterion C for their architectural merit.
- The GVHS has already dedicated some effort to developing exhibits and conducting research about Glenwood Hills Hospital. It should continue to do so, focusing as it has been on oral histories and other information but also on the remaining physical resources.
- The GVHS has an extraordinarily well-documented and interpreted archival system. Every effort should be made to digitize and expand this important resource while maintaining ease of accessibility. Its museum, though small, is also very well curated and is an excellent community resource.

Chapter 5 - Parks and Recreation

Time span – 1890s to 1970s

Golden Valley has always seemed to understand the importance of parks and open space. In 2020, over 15% of Golden Valley is dedicated to public spaces. The largest of these is Theodore Wirth Park, but roadside parks were also developed, and heavily used, along Highway 100.

Golden Valley Parks

Growing as it did, as a farming community that transitioned by private development into a residential area, Golden Valley did not initially plan for a park system until the mid-20th century; instead, the parks developed organically over time. The exception to this was Glenwood Park (now Theodore Wirth Park). However, with fifteen percent of Golden Valley dedicated to parks and open space, all of the area parks are a crucial part of its sense of place.

Theodore Wirth Park

Theodore Wirth Park (originally Saratoga Park, and then Glenwood Park), a 760-acre park on the northeastern edge of the city, is an integral part of the Golden Valley story, though it is wholly managed by the Minneapolis Park and Recreation Board (MPRB). It is a crucial resource in that it has been recommended individually eligible for the National Register by historian Marjorie Pearson in 2012 under Criterion A – for the influence on the development of Minneapolis, Criterion B – as associated with the local significance of superintendent William Berry and the national significance of superintendent Theodore Wirth, and Criterion C – as an example of early 20th century landscape architecture and parkway design, with a period of significance from 1889 to 1952. While the Minnesota State Historic Preservation Office (SHPO) has not to date concurred with the 2012 finding, through future study the park may be determined eligible. Theodore Wirth Park is considered a contributing resource to the Grand Rounds Historic District (GRHD), which has been determined eligible for the National Register under Criterion A for Community Planning and Development and Criterion C for Landscape Architecture. The Grand Rounds is one of the largest interconnected park systems in the country, known for both its natural features and WPA construction assets. Wirth Park is the largest park in the Grand Rounds system.

The park was also designated as a National Scenic Byway in 1998.

The Grand Rounds were originally conceived in Horace Cleveland's 1883 plan for a linked network of Minneapolis parks and parkways, especially focused upon the Mississippi River and the chain of lakes. Glenwood Park, which was not within the Minneapolis borders, was not included in this plan. In fact, Cleveland was opposed to large parks in the area due to the harsh winter climate and specifically warned against the danger of Bassett Creek as a health hazard due to pollution in its eastern course.

However, following a critical letter from Fredrick Law Olmstead to the Minneapolis Board of Park Commissioners in 1886, the board began planning to expand the network. An 1891 letter to the Special Committee on Park Enlargement proposed developing Glenwood Park, which was fairly rustic at that point, as a "northwest park."

The Park had been established in 1889 when adjacent landowners funded the \$100,000 purchase through a 10-year property tax assessment. It was subsequently expanded several times. In 1907 and 1909 the park added an existing lake (formerly Keegan's Lake, then known as Glenwood Lake and now Wirth Lake), as well as almost 100 acres on the old Schell Farmstead and what had been the

Minneapolis Brewing and Malting Company's Beer Garden. In 1917 the park was further expanded along France Avenue, growing to 681 total acres. Though a number of additional expansions were proposed (including ones that would add both Twin and Sweeney Lakes), they never materialized, with the exception of the "Back 40" west of the golf course added in 1957 and the land north of Glenwood Avenue in 1966.

As such, currently the park is generally considered to have four main areas:

- The Golf Course area, including the course, the Chalet, and much of Bassett Creek.
- The East Side, bordered by the creek and including Theodore Wirth Parkway. This area is more forested and contains a number of trails.
- The Back 40, the last addition that contains part of Twin and Sweeney lakes, the remains of the Luce Line, and a restored prairie area.
- The area South of Highway 55 is the original core area, including Wirth Lake and the swimming beach, the picnic pavilion, the Quaking Bog, and the Eloise Butler Wildflower Garden.

The Eloise Butler Wildflower Garden, essentially a park within the park, became a specialized natural garden for bird life and wildflowers in 1907 and was the first public wildflower garden in the United States. Butler became its steward in 1911, and the 15-acre site was named for her in 1929. She tended it, bringing in plantings from other areas of the main park and other Minneapolis parks, until she retired in 1933.

Theodore Wirth was born in Switzerland and began working in the United States as a landscape gardener in Manhattan's Central Park in 1888. He had developed a number of landscaping plans for private homes and served as the superintendent of the Hartford, Connecticut parks commission when he was hired in 1906 as the Minneapolis Park Superintendent, replacing the retiring William Berry. Wirth remained in Minneapolis until he retired in 1935.

Wirth himself developed the design for the park in 1914, titled *General Plan for the Improvement of Glenwood Park*. It is postulated that the area reminded Wirth of his Swiss homeland because his plan was based upon landscape design that took into account the natural features of the park, including its water features and viewsheds, as well as planning for more active pursuits such as boating, swimming, golf, winter activities, and playgrounds. The plan also called for a campground at the site of the Quaking Bog, but that was never implemented. Wirth remarked:

"The topographical contour and many natural attractions of those beautiful wooded hills and open country along the western city limits, as well as the possibilities offered for charming water landscape through the Bassett Creek Valley, impressed me as affording splendid opportunity for the development of an extensive national park."

Notable parts of the plan included a series of water features along Bassett Creek, swaths of evergreens, a Chalet inspired by Wirth's Swiss homeland, as well as the first public golf course in



Although the 1939 Atlas does not clearly define the Glenwood Park Course boundaries, the Chalet does appear on what was then Victory Memorial Drive and postdates the golf course land use in Glenwood Park.

the park system. The golf course was designed by William D. Clark as a nine-hole course in 1916, and it expanded to eighteen holes in 1919 as golf became increasingly more popular. Fees for the course, in turn, paid for the Chalet, built in 1922-23, designed by the Minneapolis architecture firm of Magney and Tusler. As well as a park building and golf clubhouse, the Chalet became popular for a number of social events throughout the year. The hills on the north and the west of the golf course were used for winter sledding and skiing, with ski jumps from the 1920s until the 1980s.

A number of the park features and improvements were completed with Civil Works Administration (CWA) and Works Progress Administration (WPA) labor. Through these federal programs (that also maintained camps onsite until the 1950s), the lagoons were created, as well as benches, picnic areas, bridges and footbridges, and amenities such as signing, trash receptacles, walls, drinking fountains, and lighting. The 2015 *Cultural Landscape Study* conducted of Wirth Park by the 106 Group, a local resource management consulting firm, maintains an excellent inventory of these features.

In 1941, a study identified Wirth Lake as the best place to hold the Aqua Follies, the Minneapolis Aquatennial water show. At that point, a 5,000-seat grandstand, Olympic-sized pool, expanded swimming beach, and diving platforms were constructed, and the Aqua Follies began public performances that ran through 1964. These features are clearly evident in aerial photos from the area, and the Follies were very popular. In 1968, Aquatennial president Robert Taft declared the Wirth lake facility had “outlived its usefulness” and, much like Golden Valley’s original Village Hall, it was burned as a fire brigade training exercise.



The Pavilion overlooking Wirth Lake.

Besides individual elements, Wirth’s overall design for the park rises to the level of being a “historic designed landscape,” per the National Park Service’s definition:

A landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, engineer, or horticulturist according to design principles...The landscape may be associated with a significant person, trend, or event in landscape architecture; or illustrate an important development in theory or practice of landscape architecture. Aesthetic values play a significant role in designed landscapes.

As such, features such as the plantings and viewsheds gain importance. Even the topography, water features, and plantings (particularly the characteristic evergreens) are integral parts of the park’s history, as well as road and railroad access and bridges, paths and trails, footbridges, and individual features including: fences, walls, benches, drinking fountains, trash receptacles, lighting, and signage. In addition, larger elements such as picnic grounds and memorials are significant and would be considered important resources. Features previously indicated as contributing features for a draft National Register nomination for the park as a whole include:

- The Chalet
- Theodore Wirth Parkway
- The golf course
- Wirth Lake and the lagoons

- Bridges, including but not limited to Bridge #6247 and #L9327

The 106 Group study in 2015 includes a comprehensive inventory of resources, almost twenty of which appear to be contributing.

Roadside Parks

Golden Valley had two roadside parks along Highway 100 as part of the WPA park efforts — the Glenwood Avenue Roadside Parking Area and Blazer Park (aka the Golden Valley Roadside Parking Area). Both of these parks are no longer extant. They are discussed in more detail under the Transportation context.

Other Parks

As residences expanded, there was a larger call for community space. By 1954, there were 6 parks in the system: Belmont, Harold, Glendale, Golden Oaks, Papoose (now named Stockman), and Scheid. These have expanded to now include 9 community parks, 9 nature areas, 6 special use areas, 11 neighborhood parks, and 1 regional park (Wirth). Two of the nature areas are in a partnership with General Mills. Though some of these parks — such as Gearty Park — are named after early homesteaders, few have the kind of long history or place in community offered by Wirth Park.

Golf Clubs

Golden Valley Country Club

In 1914, a group of area businessmen, ranging from doctors to grain merchants to salesmen, determined that Golden Valley needed a golf course. Led by accountant Charles Tardiff, these founders (William Cavan, Walter Fleck, R.O. Johnson, P.M. Parker, Arthur Statt, and Edward Von Ende) made arrangements to purchase 133 acres, primarily of the old Varner family homestead, of land bisected by Bassett Creek. This was the hill upon which Varner had reportedly christened the area “Golden Valley,” but the hill was leveled for the course. They opened up membership to the “Minneapolis Golf Club” in the summer of 1916.

The rustic, 9-hole course opened that same year. It was scheduled to be redesigned and expanded by prolific golf course architect Tom Bendelow in late 1916/early 1917, but work was delayed when the club membership split, with two-thirds of the members preferring a new site in St. Louis Park. The remaining members re-incorporated as the Golden Valley Country Club, and Bendelow’s 18-hole course opened in 1918. Much of the course remained unfinished for some time, with some of the grounds even used for wartime gardens. Part of the Luce Line ran through the course to Watertown Road.

As the club grew, the course was able to expand, including replacing and expanding the clubhouse several times to include more social events as membership grew. By 1926, the membership chose A.W. Tillinghast to design a complete overhaul for the club.

Tillinghast, who also played in amateur championships in the early 1900s and wrote about golf, was an extremely prominent golf course architect. He designed over 250 American courses, including in Minnesota the Edina Country Club, the Rochester Golf and Country Club, and both the Town and Country Club and the Hillcrest Golf Course in Saint Paul. The Golden Valley course was especially known for steep-pitched greens and bunkers so deep that they needed ladders to access. Though particularly the bunkers have been modified over the years, several of Tillinghast’s original design elements have now been rebuilt in a 1985 restoration.

From the late 1930s to the 1940s, the club struggled with membership and access, even as it hosted a number of tournaments and added slot machines, social events, and designated women's events. It was purchased by the Minneapolis Zuhrah Temple of the Shrine in 1950. The Shriners allowed a certain number of non-Shrine memberships, and in 1971 it opened fully to the public.

Superior Golf Course/Brookview Golf Course

Though the Golden Valley Country Club is private, in 1967 the Village of Golden Valley approved the acquisition of a privately-owned golf course in order to convert it into a municipally-managed public course. The club was started as the Superior Golf Course by lumberman T.B. Walker and his son, Archie, in the 1920s. Walker, who also founded the Walker Art Gallery (then the Walker Art Galleries) in 1927, wanted a small, private, rustic club with a full 18-hole course, swimming, and a clubhouse with locker rooms, a pro shop, a bar, and a full dining room.

In 1947, the club was sold to a group of Jewish families seeking their own country club in a time when gathering places and even residential covenants still often restricted them. They renamed the club "Brookview," and though it was open to the public, the membership was predominantly Jewish. As well as hosting golf, the clubhouse became a prominent location for bar and bat mitzvahs, weddings, graduations, anniversaries, birthdays, and even shivas.

Brookview was sold to the City of Golden Valley in 1967 under a \$1.6 million bond for purchase and renovation of a public course; the city added a Par 3 course a few years later. In 2015, the City approved an \$18.2 million contract to create a community center on the existing site. The original clubhouse was demolished in 2017, and the new facility opened later that year. Brookview offers a number of amenities, including indoor and outdoor recreation areas.

Parks and Recreation Property Types

Parks

- Grounds
- Open spaces
- Trails
- Buildings
- Structures (gazebos, picnic tables, etc.)
- Amenities (walls, water fountains, grills and fireplaces, trash receptacles, etc.)
- Play structures
- Sports fields
- Bridges and footbridges
- Roadside parks
- Landscape design
- Viewsheds
- Plantings
- Beaches and water access

Sports grounds

- Golf courses
- Swimming areas
- Boating facilities
- Arenas
- Rinks

Recommendations and Future Actions

- Theodore Wirth Park proves to be a complicated resource to nominate to the National Register. It was recommended for nomination in 2012; however, SHPO did not concur with the report's recommendation. In 2015, local historic preservation firm The 106 Group conducted a cultural landscape survey of the park as part of a potential extension of the light rail (*Theodore Wirth Regional Park Cultural Landscape Study of the Blue Line Extension LRT Project*); the study detailed the large number of physical resources in the park, including the Chalet, Bridge L9327 (WPA), the park itself, the parkway, the Glenwood Line Streetcar Shelter, a picnic pavilion near the shelter, a tool building, many water features, a Victory Memorial Drive Boulder, and the Eloise Butler Wildflower Garden. GVHS should advocate for a National Register evaluation of the park and its features, including landscape design and viewsheds. With further evaluation the Preservation Office may support National Register designation of the park.
- If not all of Theodore Wirth Park is included in a National Register nomination, GVHS could investigate the survey and potential listing of the Eloise Butler Wildflower Garden and its associated structures. Even though those are technically not inside the boundaries of Golden Valley, the history of the Garden is associated with the city.
- The park has additionally been determined eligible for the National Register as a contributing resource to the Grand Rounds Historic District. Golden Valley should advocate for this inclusion along with or in place of Wirth Park's own listing.
- More investigation should be done of the Wirth Park Beach and Aqua Follies site for its potential significance.
- Parks and open areas have long been part of Golden Valley's cultural history. In general, these places do not retain buildings or similar resources, but they do have historic landscapes and viewsheds. Golden Valley should work to include historic park features with park planning to maintain their crucial sense of place.
- In addition to the Theodore Wirth Golf Course, Golden Valley maintains two other golf/country clubs: Golden Valley Country Club and Brookview. These sites should be further investigated for their historic significance. The Country Club, in particular, should be investigated for the history of its Tillinghast design, while Brookview should be considered for its cultural role as a Jewish club.
- Suggested efforts to interpret the roadside park sites are discussed under the Transportation context.



View of the Minneapolis Streetcar Shelter from the Pavilion at Wirth Lake.

Chapter 6 - Commerce and Light Industry

Time span – circa 1880s to 1970s

Although Golden Valley is often thought of as a residential suburb, it has also developed a strong business base. As stated recently on a City website, *“Golden Valley’s proximity to downtown Minneapolis and its access to four major arterial roadways make it a prime commercial and industrial location.”*

Though farming’s commercial status should not be understated, there were a few community-oriented businesses and retail establishments dating to the village’s early history. Early businesses up until the mid-20th century were almost exclusively targeted to residential needs, such as small grocery shops, the hardware store, general stores, restaurants and taverns, and service stations.

Although it is impossible to decipher from the 1939 Atlas which small farms were providing delivery services to the metro core, some commercial activities such as ice delivery and greenhouse suppliers were easy to locate adjacent to the lakes and along Bassett Creek. As the creek meandered west to east on its way to the Mississippi, seven greenhouse parcels were located on or near Bassett Creek or on Sweeney Lake. These included: W.H. Hart’s Greenhouse on Bassett Creek near the north end of Sweeney Lake; Speer’s Evergreen Nursery on Noble Avenue and Bassett Creek; the Thotland Greenhouse on the southwest shore of Sweeney Lake; Stewart’s Greenhouses south of the Golden Valley Golf Club; Busch’s Greenhouse just north of Bassett Creek and south of Plymouth Avenue; Reiss Greenhouses on Bassett Creek on 6th Avenue North; and the Alf. C. Brown Greenhouse at 6th and Mendelssohn Avenues.

It was not until the building boom of the 1950s-60s that larger companies and industries gained a foothold. The Village established a planning commission in 1937 (partially in order to qualify for WPA funds), and it established a zoning code soon after in 1939. Businesses started to come in as the city developed a more robust infrastructure, including streets, water, and sewers. *The Golden Valley Story* indicates that the city tried to maintain a 1:5 ratio of industry to residences by 1962, with 51 manufacturers/distributors listed in 1962. At that time there were no large industrial parks per se, but rather sites tucked in among residential areas, preferably close to the highways for transportation.

Services

In 1950, the majority of Golden Valley businesses were services targeted to area residents. These included restaurants and bars (Schuller’s, the White House, the Boulevard, and McCarthy’s), several



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gas and service stations (Woodfill’s Shell, the Log Cabin, and Hyer’s), and some retail (Thompson’s Lumber, Wickstrom’s Hardware, Waldron’s Rexall, Jenson’s Super Valu and Cramer’s Food Market). The Golden Valley Theater had just opened, and the Golden Hills Shopping Center was being built.

Though few of the early bars and night clubs exist in 2020, they had a strong early influence.

Night at the White House in the 1960s.

One of the earliest establishments in the area was the Germania Brewery (also associated with the Gilbert Resort and the Germania Park summer beer gardens). The Brewery operated at the eastern end of the village from 1887 until the land was acquired for Glenwood Park in 1889. The 2015 Blue Line study completed by the 106 Group indicated that this could be considered as a potentially contributing resource to the park.

When the tavern that Max Pollocks originally built in 1912 burned, Pete Doran and Jack Ennis rebuilt it as The White House (which got its name from its all-white décor, including the long, white bar). The Point Supper Club was known as a place for live jazz music from 1956 until it burned down in 1973; it was also associated with the Oliver Lyle case (see Chapter 7).

Schuller's is the one main tavern that still exists in 2020. The tavern was built at 6th Avenue (now Country Club Drive) and Glenwood Avenue in 1929 and is widely known for the veterans memorial list inside. In the 1939 Atlas maps, it is the only structure specifically labeled "TAVERN" in the entire village.

Retail

As Golden Valley developed, retail establishments tended to be relatively modest and locally focused. Golden Valley did not aspire to be a shopping mecca but to serve the needs of its rapidly expanding and changing community. As the city developed, many of these stores were located on major highways (especially old Highway 12 and Highway 55), often in small strip malls.

Oren Lumber was one of the first businesses to open, serving the needs of the local farmers and of new construction. Fletcher Olson purchased it in 1917, renaming it Golden Valley Lumber, and his sons ran it until 1943 when it was sold to Thompson Lumber.

Lionstone's was an early (circa turn of the century) small food and sundries market, with a printing press in the back where Mr. Lionstone printed religious tracts. Leonard and Dorothy Jensen bought it after World War II, and in 1947 built the Jensen's Super Valu at 7811 Golden Valley Road. The Super Valu then moved into the Golden Valley Shopping Center, serving as an anchor store to the early strip mall on Olson Memorial Highway at Winnetka Avenue in early 1954. Meanwhile, the original Lionstone's building was home to a number of industries — cabinetmakers, auto supply, fabricators, a drug store, a dentist, and a record shop. Just to the east, Wickstrom's began as a blacksmith and soon added a variety store component. Super Valu in 1973 moved north to a new location on Golden Valley Road.

In the 1960s, Midwest Federal built a series of eight distinctive, round bank buildings made entirely from glass throughout the Twin Cities. The only remaining example of these buildings is the location at 8200 Olson Memorial Highway, designed by Miller Dunwiddie in 1964.

Byerly's

Though Golden Valley had a few grocery stores, most notably Jensen's Super Valu, it was a prime place for something different — or so thought former Super Valu board chair Russell Byerly and his son Don. The Byerlys had a vision for a more modern, upscale grocery store that would start a small local chain rather than open as part of one. He opened his first Byerly's in Golden Valley in 1968. Amenities included large parking lots, wide, carpeted aisles, wallpaper and



The Midwest Federal building on Olson Memorial Highway

wood trim, and even chandeliers. The stores were some of the first to offer a comprehensive shopping experience, which included gifts, dining, and postal services with the high-end grocery. They were some of the first stores to develop expensive delicatessens.

The Golden Valley location was followed by stores in Saint Paul, Edina, and Saint Cloud in the next decade, and several more after that, including the flagship Saint Louis Park store, which drew national attention when it opened in 1980. At that time, Byerly's was called "the Bloomingdales of the supermarket world." Byerly's merged with its local competitor, Lund's, in 1997. Byerly's continues to serve Golden Valley in 2020.

Industry

As Golden Valley initially expanded its residential opportunities in the late 1940s, it lagged behind in industry and retail development compared to its neighbors of St. Louis Park and Hopkins. One major reason for the slow business development in the village was the fact that utilities such as water and sewer, and even street surfacing, tended to follow the residential properties by several years. While a house might be able to maintain its own septic system on a lot, this was impractical for businesses.

However, once industry finally developed in the 1950s, it flourished, and Golden Valley became home to several high-profile companies. The 3rd quarter of the 20th century brought a rapid increase in commercial and industrial companies relocating into Minneapolis' western suburbs. In Golden Valley this movement was very apparent with rapid change in land use along west Olson Memorial Highway (Highway 55) and west Highway 12.

With conducive zoning, fast and easy transportation, and a proximity to downtown Minneapolis, Golden Valley actively sold itself as the ideal commercial and industrial area. As stated in *The Golden Valley Story*, the village was...

"near the financial and business heart of Minneapolis, is in close proximity to the large labor markets of the urban complex, and has excellent transportation and highway facilities. With its rolling countryside terrain and its spacious residential development, Golden Valley lends itself to the lovely park setting that industry is developing."

Hennepin Cooperative Seed Exchange

The Seed Exchange was incorporated in 1927 near the Minneapolis Farmers Market, moving to a Golden Valley location built by Fred Wandersee in 1952. It added a petroleum division in 1958 and bulk fertilizer in 1968 in Rogers. After merging with a grain cooperative in Maple Plain in 1970, it maintained two locations before moving out of Golden Valley due to redevelopment of the area and into the Maple Plain location fully in the 1980s. The Exchange served as an important bridge between Golden Valley's farming past and industrial future.

Honeywell

Honeywell's Minneapolis presence began in 1885, when Albert Butz developed his "damper flapper" that regulated the fire level in early furnaces. The company went through a number of iterations before merging in 1927 with Honeywell Heating Specialty Company, founded in Wabash, Indiana in 1906. The new firm, Minneapolis-Honeywell Regulator Company, developed a number of electronic controls and regulators, building a world-wide network. In 1906 it created its first round thermostat. In 1942 it invented the electronic autopilot, a critical part of bombing in the war effort.

By the mid 1950s, Honeywell had expanded dramatically, with sales of over \$244 million and over 25,000 employed. The company had a number of locations throughout the Twin Cities metropolitan

area, but it needed to consolidate for economy of scale. Company leadership, under president Paul Wishart, identified a 105-acre site in Golden Valley as the most attractive option due to its proximity to Minneapolis as well as the available undeveloped land and favorable zoning prospects. Though the mayor was encouraging of new development — General Mills had already announced it was moving to Golden Valley — neighbors in the primarily residential area fought the development in court until the Minnesota Supreme Court determined in April 1956 (Minneapolis-Honeywell Regulator Company v. Carl Nadasdy) that rezoning did not require a referendum and a building permit was issued.

The new, 105-acre location was said to be the largest single facility in the Twin Cities at that time. It was designed by Ellerbe and Company, an architectural firm that designed buildings for Honeywell in six cities that year alone. It is generally constructed on a concrete foundation and includes slab panel walls with ribbon windows and some skylights. The building was expanded in 1958, 1960, 1966, and most recently in 1982-83, as it needed more space to expand lines, especially a new computer line, starting with the Honeywell 800. The T-86/87 thermostat was the major product of the local Honeywell facility. Approximately eight-million thermostats were manufactured out of the Golden Valley plant over the years.

In 1963 the name was officially changed to Honeywell, Inc. The company maintained its headquarters in the area until merging with Allied Signal in 1999 and relocating the company headquarters from Minnesota to New Jersey. In 2018 Honeywell sold the plant complex to Resideo Technologies and is currently leasing space within the plant for its “HoneywellHome” product line.

A 2011 survey of the site by Summit Envirosolutions stated that the building, though perhaps significant to Golden Valley, did not rise to enough significance to be nominated to the National Register. The study also stated that the early 1980s addition had a significant negative effect on the integrity of the earlier structure.

Tennant Company

First founded in northeast Minneapolis in 1870, Tennant began as a one-man woodworking shop that soon expanded specializing in flooring, gutters, and related markets. It was not until the late 1920s-early 1930s that it developed its signature line of floor-care machines and products. The new market, especially important in keeping defense plants clean as World War II loomed, increased sales to over \$1 million annually, and these sales only increased when Ralph Peabody invented the first vacuum power sweeper in 1947. This vastly increased the production line, and the company needed a larger facility.

They chose Golden Valley for the new headquarters in 1957 due to the developable land, the proximity to Minneapolis, and the potential for company executives to live nearby. They added several other facilities, but the 701 North Lilac Drive location remained the headquarters. The company went public in 1969.

General Mills

The fictional Betty Crocker became one of Golden Valley’s most famous residents when the General Mills headquarters, designed by Skidmore, Owens, and Merrill (SOM) in the International Style, opened on March 3, 1958. President Charles Bell beamed, *“We’re proud of our new home — the first we’ve ever had that was designed just for our business.”* The original 35-acre campus that fused 1950 modernism into the pastoral hills of Golden Valley was also designed by the Chicago firm SOM, one of the largest and most respected architectural and planning firms in the world.

General Mills itself was founded in 1928, when the dominant Washburn Crosby mill merged with several smaller, regional mills to create a conglomerate. As the country moved into the Depression, the company realized it needed to diversify beyond milling (a “dying industry” as mill president James



General Mills Headquarters at the southwest corner of Golden Valley.

Ford Bell had prophesied as early as 1925) to a variety of food services. Bisquick premiered in 1931, followed by cereals such as Cheerios and Trix, as well as cake mixes and other baking products. Rations for World War II were provided for the war effort. With diversification and associated research, the company realized it needed more expansion space than was available in Minneapolis' milling district and so looked west

to Golden Valley. The new, 40-acre campus on Wayzata Boulevard employed 800 people and hosted a crowd of 15,000 at an open house in June 1958.

The building had a number of innovative features for the time, including a green roof and a cooling system using groundwater rather than electricity. It soon added a large research facility, and through the decades since several other buildings and additions have expanded the campus. The design still maintains extensive landscaping and outdoor space.

Pako Corporation

Founded in Minneapolis in 1910, the company incorporated in 1918 to make photographic processing equipment. Pako opened its headquarters on Olson Memorial Highway and Douglas Drive in 1960. Originally focused on mechanical printers and washers and dryers, the company expanded into film, print, and graphic design. In World War II it was known for its expansion into x-ray processing equipment, which was used in military and hospital efforts. By the time it moved to Golden Valley, it was one of the predominant suppliers in the world of photographic, x-ray, and graphic design equipment. The building was designed by David J. Griswold and Associates and won several awards for its patterned concrete block exterior, canopied main entrance, and interior floating staircase. It was expanded in the mid-1960s. Pako was sold in 1980 and closed within a few years afterwards.

A 2011 survey of the site by Summit Envirosolutions stated that due to alteration through time the building did not retain enough integrity of design to qualify for designation to the National Register. The study also stated that alterations had compromised the integrity of the earlier structure.

Liberty Carton (now Liberty Packaging)

Founded in 1920, Liberty Carton opened a large plant on Louisiana Avenue in 1962. This plant featured a corrugator that was over one city block long, producing over 60 million square feet of corrugated cardboard a month.

Other Commerce and Light Industry

In addition, Golden Valley is dotted with a number of other light industrial and commercial office buildings that date from the 1950s and 1960s. Most of these were constructed in the area as the village expanded both its zoning potential and its infrastructure, including increased utility service and better roadways. Several of these businesses were surveyed in a 2011-12 survey by Summit Envirosolutions,

though none at that time were determined National Register eligible. However, these buildings do demonstrate the local expansion of that time.

Other businesses and organizations have a long history in Golden Valley. These include, among others:

- The Golden Valley office of the nationwide Animal Humane Society. The current building, constructed in 1991, still includes some remnants of the original 1967 building. It shows a long history of helping animals in need throughout the western Twin Cities since the organization first moved to France Avenue in Golden Valley in 1926.
- Miracle Ear was founded in 1948 as Dahlberg Electronics by Kenneth Dahlberg. In 1955, he invented the first receiver/transmitter in-ear hearing aid, which he called the “Miracle Ear.” The business was sold to Motorola, then bought back, and by the mid-1960s was producing hearing aids sold all over the world. The original Miracle Ear building remains in Golden Valley, however, the company itself was purchased by Amplifon in 1999 and the North American headquarters are now in downtown Minneapolis.
- Weavewood pioneered sanitary woven wood bowls on University Avenue in Minneapolis in 1947, but it eventually ran a small factory in Golden Valley at 840 Pennsylvania Avenue South. The company succumbed to tax forfeiture in 2014.

Commerce and Light Industry Property Types

Note: Although this is a comprehensive list, it should be noted that in most cases there are no extant resources relating to these property types. However, we have included this list to indicate the full range of commerce and industry included in Golden Valley’s past.

As many of these buildings and related resources were scattered throughout the city, they may turn up in future preservation efforts, hidden under later development. Additionally, since many of these businesses were established from the 1950s-1970s, they may only now be approaching the 50-year threshold as historic resources.

Retail and Entertainment

- Appliance stores
- Automobile dealers and repair shops
- Bakeries
- Bars and clubs
- Bookstores
- Clothing and dry goods
- Confectionary/candy stores
- Convenience stores
- Drugstores
- Furniture and cabinetry
- Gas stations/service stations
- Grocers/food markets/butchers/meat markets
- Hardware stores
- Jewelers/watchmakers
- Movie theaters
- Music and records
- Restaurants and cafes
- Shoe stores and shoemakers
- Theaters/performance spaces
- Variety stores

Services

Architects
Attorneys
Banks
Doctors
Dentists
Equipment distributors
Funeral homes / undertakers
Garages
Insurance
Laundries
Lawyers
Machine shops
Media
Notaries
Painters
Photographers
Plumbers
Printers
Realtors
Repair shops
Tailors

Industry

Seed Exchange
General Mills
Honeywell
Tennant
Pako
Liberty Carton

Recommendations and Future Actions

- In particular, General Mills is a significant resource. Both in its cohesive mid-century modern design, particularly the Skidmore Owings Merrill-designed General Mills headquarters building, as well as its impact on the community, it in many ways represents industrial expansion west from Minneapolis. It also holds a sizable portion of the city's green space. This resource should be further studied with an eye towards interpretation and preservation. The General Mills complex would be evaluated for Criteria A & C.
- The Midwest Federal Savings and Loan Bank at 8200 Olson Memorial Highway was designed by the Minneapolis architecture firm of Miller Dunwiddie in 1964. It was rendered in a futuristic, round-footprint styling and should be evaluated for eligibility to the National Register under Criterion C for its unique mid-century modern, commercial design.
- Golden Valley should reach out to some of its significant industries for historic interpretation, including Honeywell, Tennant, and General Mills, as well as smaller businesses discovered by survey.
- These contexts provide only a brief overview as to the significance of Golden Valley's commercial and industrial operations. Further research should be completed on the topic, and survey work should be completed to establish the existence and condition of these resources.

Chapter 7 - Suburban Development and Civic Life

Time span – late 1890s to 1970s

Although Golden Valley was platted between 1853-1855, it was not officially incorporated until January 3, 1887. Even then, residential development did not start in earnest until the early 1900s, and the mid-century suburb that we know today began only after World War II. Its development history, even in that short time period, is complex and unusual.

Formation and Early Development

Though settled beginning in the 1850s, Golden Valley was more a handful of farmsteads than a true community, even after it split off from Minneapolis in late 1886 and incorporated as the village of Golden Valley in early 1887 (with a possible later small addition in 1893). Contrastingly, *The Golden Valley Story* indicates it incorporated at that time rather than being annexed into Minneapolis, so the land ownership is somewhat unclear. There were just under 500 residents, mainly farmers or agricultural businesses, as well as a post office and city hall, mostly to the west side of the village near what is now Golden Valley Road and Winnetka Avenue.

Even after that time, development was slow. By 1898, only a few small areas in Golden Valley had been platted as subdivisions, including Keene, Higbee & Bitzers Golden Valley Outlots in Section 29, Yarnall's Golden Valley Outlots in Section 28, and Seth Abbott's Western Avenue Addition in Section 4. However, in the early 1900s, more farmsteads began to be subdivided into housing tracts. These included:

- Boagan Green (just west of Glenwood / Wirth Lake)
- Yale Garden Homes (just south of the Robbinsdale border)
- Lakeview Heights (just east of Medicine Lake)

Residential Subdivisions

By 1910, land developers began acquiring larger tracts and selling lots. The Winnetka Addition was one of the first to be marketed, with 200 quarter-acres. These were sold based on a grid pattern. This early development stands in contrast to those of just a few years later, where curving streets better adapted to Golden Valley's topography and set a unique sense of place.

The Winnetka Addition was an extensively advertised subdivision. It was developed by N.P. Dodge and Company, which had developments in thirty cities all over the country. Full-page ads encouraged buyers to:

Bring a dollar to WINNETKA at once and secure a home site where any man or woman would be proud to live.

You can start to build as soon as you pay your dollar.

Every lot will increase in value while you are paying for it.

Mother Earth is the Safest and Best Investment. Start right now.

You can encourage your boy or girl to start a home of their own by saving 50 cents a week.



Golden Valley Town Hall at the Point shortly after construction.

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The lots are cheap — only \$149 to \$449.

We have usually sold our additions in less than a week because we use no brass band, no presents, no mystery or prizes.

Off that bit of land you will have delicacies on your table that you haven't been able to buy before.

And

Proper restrictions have been placed on every lot, insuring a good neighborhood and neat attractive homes. (See discussion of Racial Covenant's on page 65)

Many of these original subdivisions were on paper only or had constructed just a few homes (and little infrastructure), so few physical resources remain. The most complete of the early developments is the Belmont Addition, platted in 1915, with construction beginning in the late 1920s.

Aside from Theodore Wirth Park, the golf courses, and the major roads, Golden Valley in 1939 was ill-defined. While there was the expected metro expansion on the east end of the village, there appeared to be very little sense of common interests or land uses between the east and west. In fact, most of the western two-thirds of the village was made up of land supporting small family farms. However, scattered throughout were a few generally small tracts of land being platted for suburban development. In 1939 these central and western developments were generally made up of irregularly shaped parcels that might have a few developed lots with houses to promote future development interests.

By 1930, Golden Valley still had many farmsteads and a population of just 1300, but it was beginning to grow quickly. Subdivisions platted by 1939 included from east to west:

Lyons Spring Park Addition and Sutton Addition

Now part of Theodore Wirth Park west of Wirth Lake.

McNair Manor & Delphian Heights

The neighborhoods northeast of Theodore Wirth Park over to Xerxes Avenue North. The platting blends seamlessly into Minneapolis to the east.

Tyrol Hills

Now known as South Tyrol Hills, it was south of the original Wayzata Boulevard right-of-way.

West Tyrol Hills

The neighborhood immediately north of Wayzata Boulevard. The northern half of the current Tyrol Hills up to Glenwood Avenue was not yet platted.

Massolt Gardens

Platted with large parcels defined by Glenwood Avenue to the south, Theodore Wirth Park to the east, 4th Avenue North to the north, and Jean Avenue to the west. Now part of Tyrol Hills.

Glenwood

Platted between 4th Avenue in the south, France Avenue to the east, the Minnesota Western Railroad line to the north, and Jean Avenue to the west. The southern half of the subdivision is part of Tyrol Hills. The northern half above Highway 55 is no longer residential, now displaying industrial, light industrial, and office uses.

Golden Valley Garden

A small platting with only four houses between Noble Avenue North to the west, 27th Avenue West to the south, June Avenue North to the east, and 29th Avenue West to the north.

Kavlis & Cedardale

Two very small subdivisions that extend Golden Valley south of the cloverleaf at Wayzata Boulevard and Lilac Drive (now Highways I-394 and 100). Kavlis to the west of Lilac Drive was never developed, while Cedardale to the east was and remains in 2020 adjacent to South Tyrol Hills.

Yale Garden Homes

A platting of 20 very deep lots in a subdivision stretching between Noble to the east and Lilac Drive to the west, south of Drake Road / 34th Avenue North.

Yarnall's Golden Valley Outlots

A small development then along Bassett Creek on Medicine Lake Road (now St. Croix Avenue North near Brunswick Avenue).

Belmont

A small addition between Bassett Creek and Golden Valley Road to the east of the Golden Valley "Golf Club." The subdivision now includes Seeman Park.

Western Avenue

A small subdivision south of Western Avenue and north of Chestnut Avenue, what appears to be the total of Lions Park on 2020. In 1939 there was no development here.

Confer Erickson's Boulevard Gardens

Located to the northeast of the intersection of Winnetka Avenue and Wayzata Boulevard (Highway 394), a small subdivision showing one structure on one of 93 lots.

Cottage Grove

A short, single street development between 6th Avenue North and Harold Avenue immediately south of the Point.

Winnetka

A large subdivision east along Winnetka Avenue from the Minneapolis Northfield & Southern line to the south (now the Luce Line Trail), Plymouth Avenue to the north, and Golden Valley Golf Course to the east. Now a densely populated neighborhood, in 1939 there were only about a dozen houses in the subdivision.

Glenwood View

Near the early settler Carl Moser's farmstead, the small subdivision north of Plymouth Avenue and west of Winnetka Avenue now contains Wesley Park.

Lake View Heights

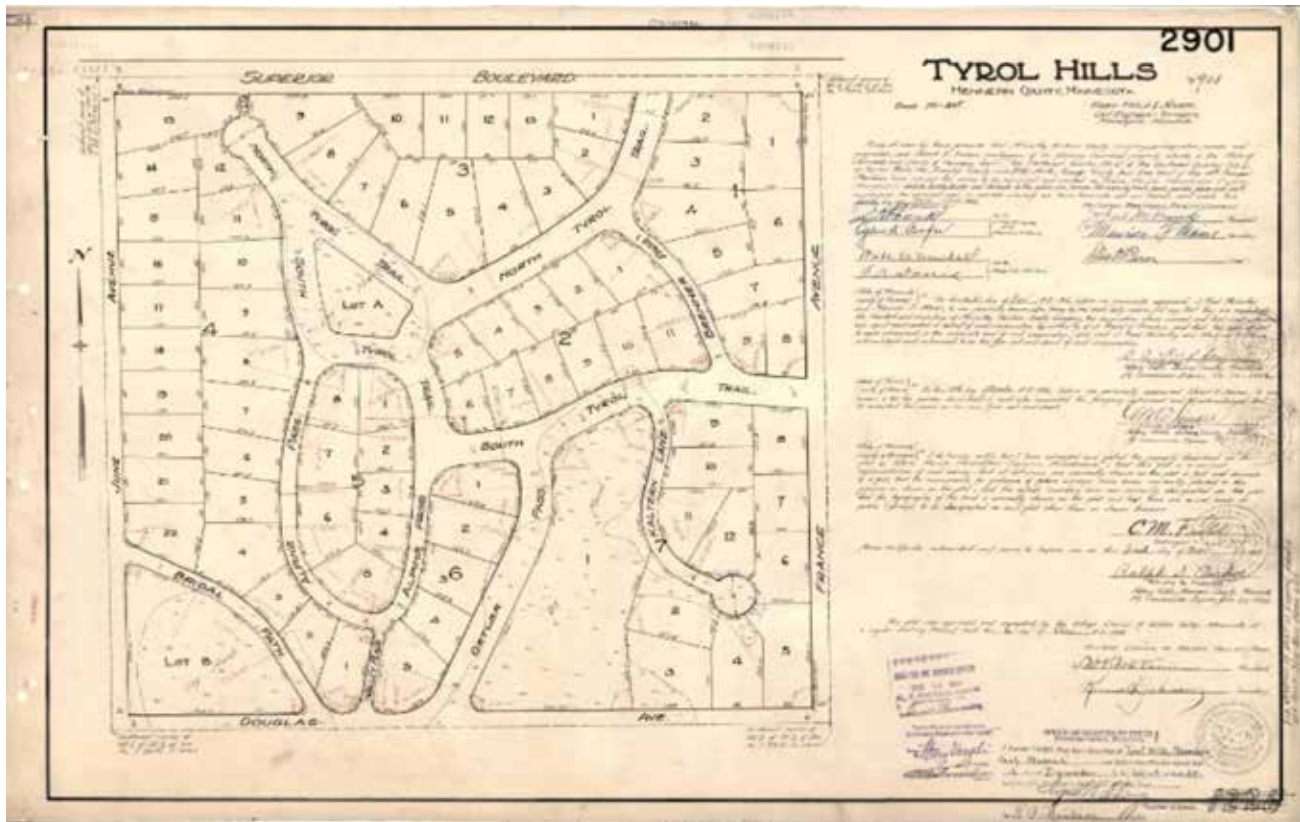
A large subdivision that stretched north from Plymouth Avenue along Mendelssohn Avenue to Earl Street. The land to the east that now houses the General Mills James Ford Bell Research Center, in 1939 was designated as the "Minneapolis Female Academy of Holy Angels" although there are no buildings shown on the 40 acre plot.

As would be expected, the lion's share of subdivision development was along the community's eastern boundaries toward Minneapolis. And while the above list may appear to include a fairly large percentage of the village's real estate, in actuality it would include only about 15% of Golden Valley's acreage. As late as 1939 nearly 75% of the village was owned by approximately 125 large-parcel landowners.

The early subdivision Delphian Heights had two phases of development in lots bordering Valley View Park. They advertised that "*all lots to have water and graded streets*" and "*A beautiful home place, restricted wisely.*"

One of the best-known developments in Golden Valley is South Tyrol Hills, renowned for its beautiful, hilly landscape and distinctive homes (for more on this area, see Context 8). The original planned developer, Ogden Confer, lost his capital during the Depression.

When Paul Enghauser began developing Tyrol Hills in the 1930s, his approach was to market a lifestyle more than even a home. As the brochure describes:



Courtesy of the Hennepin County Library Digital Collections

The original 1926 plat map, for what is now known as South Tyrol Hills, displays Ogden Confer's signature.

Home In Tyrol Hills

There's a dreamy place I know,
Where the friendly west winds blow,
And the laughing calls of children fill the air,
Where the purple hazes lift,
From the hills at dawn, and drift
Down the valley like some ghostly caravan.

While a tiny wood thrush sings,
Pivoting on flashing wings,
Far above the nested fortress of his clan.
Homes of those who live are found,
And content and peace abound,
And over all companionship prevails.

The brochure goes on to describe the development, asserting that “the land, home and group values ... will be perpetuated. There will never be a sacrifice of any sort in surroundings, neighbors, or conditions. The plan is one of selective ownership and harmonious home structures. It consists mainly of choosing those individuals whose ideas of home life, congeniality and integrity warrant their being taken and welcomed into the community at Tyrol Hills.”

Paul Enghauser, often in partnership with Hubert “Hub” Nelson, had built a number of homes in Golden Valley before he began his first big development of South Tyrol Hills in the late 1930s. “Other builders and developers had shied away from Golden Valley because of the rolling land,” he told the Minneapolis Star in 1960. Enghauser was instrumental in establishing building codes in Golden Valley, beginning with some of the standards he set in Tyrol Hills, including wide lots, deep setbacks, and street plans that eschewed dead-ends. Enghauser was a founding member of the new Golden Valley Planning Commission in 1937, and he served on it for fifteen years.

All of these principles came to play in the evocative designs of Tyrol Hills. Home sites ranged from \$1,800-\$5,500, with lot sizes from 75 to 175 feet wide and 125 to 150 feet deep. The idyllic development also included trails, bridle paths, tennis courts, and more. In 2020, Tyrol Hills remains one of the most notable Golden Valley neighborhoods, with distinctive architecture and a strong sense of place.

Originally based on Enghauser’s theories, wide lot frontage was required for individual parcels hoping they would ensure larger, higher-quality homes. The winding road patterns, so different from the nearby Minneapolis grid, also encouraged wider lots. As *The Golden Valley Story* claims:

“The spacious landscape of our village has been preserved by planning homes to suit the terrain. Clusters of homes built as a unit, with curving streets and continuous lawns blending with the natural landscape, are characteristic of most areas, whether the homes are large or small.”

Another mid-century neighborhood was Noble Grove, which essentially was its own small community in the northern part of Golden Valley with a park, skating rink, and an active social life of block parties and pig roasts. In late 1944/early 1945, the area was redeveloped by Paul Enghauser with 2-3 bedroom homes ranging from \$9,999 to \$11,900.

A planned community of the 1960s-1970s was King’s Valley Patio Homes, 30 acres of double townhomes with a swimming pool, duck ponds, paths, and adjacent park located off of Medicine Lake Road and Winnetka Avenue North. Marketed by the Centurion Company, the brochure advertises houses ranging from \$45,300 to \$58,900. Centurion would even help the potential buyer sell their existing home.

The developments were almost exclusively single-family homes, a trend that continued throughout the city. Many were funded with VA and FHA housing programs of the late 1940s and early 1950s, which tended to fund small, vernacular homes such as Cape Cods, ranch/ramblers, and split levels. By the late 1950s there were some multi-family units, mostly along major thoroughfares. (More information on this is available in Context 8.)

The rapidly changing landscape and mid-century movement from the urban core out into the suburbs was well-described in the National Register nomination for the Dayton’s Department Store:

During the late 1940s and 1950s, suburbanization and residential construction exploded, with millions moving to new homes in the suburbs. This boom was fueled by a housing shortage, a problem compounded by the return of overseas soldiers. A strong postwar economy that created greater purchasing power for members of the middle class, the increased mobility fostered by the automobile, and favorable federal government policies also contributed to the rise in suburban home ownership. In the Twin Cities, suburbanites accounted for only twelve percent of all metropolitan residents in 1940; by 1956, one out of every three metropolitan residents lived in the suburbs.

Racial Covenants

Unfortunately, the timing of residential development in Golden Valley, coupled with the types of homes being built there, coincided strongly with the rise in the use of racial covenants in housing deeds. These covenants were specifically designed to keep Blacks from moving west into Golden Valley, though in truth similar covenants were prominent throughout the area, and not just for Blacks, but also for Asians, Jews, and other minorities. The first such covenant appeared in Minneapolis in 1910. The Supreme Court made covenants unenforceable in 1948, and the Minnesota Legislature barred them in 1953, but unless they have been specifically removed, they still exist on many deeds in 2020.

Golden Valley, with many high-end homes built during the height of the use of racial covenants, was particularly affected. A Tyrol Hills ordinance stipulated that properties could “not at any time be sold to, mortgaged, or leased to persons of Chinese, Japanese, Moorish, Mongolian, or African blood or descent...” Other divisions, such as Winnetka, were even more blatant about the kinds of people they desired, offering, for example, free transport to any white prospective buyers.

The Mapping Prejudice website (<https://www.mappingprejudice.org>) demonstrates high percentages of covenants in Golden Valley, clearly attached to developments and standing in high contrast to adjoining North Minneapolis. Examples of covenant language include:

no persons of any race other than of the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant

said premises shall never be occupied by a colored person or for any immoral use

no person or persons other than of the Caucasian race shall be permitted to occupy said premises or any part thereof

No part of said premises shall ever be used or occupied by or sold, conveyed, leased, rented or given to Negroes, or Mongolians or Hebrews or any person or persons of the negro race, or Mongolian race or Hebrew race or blood

A quick glance at the Mapping Prejudice site shows that most of the Twin Cities metropolitan area was affected by racial covenants; Golden Valley was far from alone. Many of the Golden Valley covenants were centered around certain developments: to the northeast of the Golden Valley Country Club, on the eastern side of the city by Wirth Park (between Wayzata Boulevard and Olson Memorial Highway), off of Glenwood Avenue just west of Highway 100, and just to the west of General Mills. These covenants seem to be similar to restrictive contracts in the adjacent cities of Saint Louis Park and Robbinsdale, but they stand in contrast to the very few cases in adjoining North Minneapolis (exclusive of a small pocket in the Bryn Mawr neighborhood.)

Government

Golden Valley was formed from Minneapolis Township on December 16, 1886. The vote was 78 to 1. The Village was organized a few weeks later on January 3, 1887. Founding officers (who retained their positions after the annual election in March) were: Uriah Wilson, John Scheid, Michael Rey, James Sweeney, William Varner Sr., and William Varner Jr.. Early legislation covered standard issues such as liquor sales, contracts, slaughterhouses, dancing, gathering places, etc.

In the early 1880s the old Minneapolis Township was defined to the west by what is now Highway 169 and to the north by Medicine Lake Road. The new village, at its formation in 1886, took on those

existing west and north boundaries forming a boundary that was somewhat rectangular in shape. However, in 1906 a group of farms located north of Bassett Creek petitioned to be in Golden Valley and not Crystal. Consequently, the land bound by now Highway 100 to the west, 34th Avenue to the north, June Avenue to the east, and 26th Avenue North to the south was added to Golden Valley, explaining the unusual bump up along Golden Valley's northern boundary.

Planning efforts have been sporadic. In the late 1930s, a Planning Commission formed, including several representatives from area developers. The initial zoning plan was prepared through a University of Minnesota graduate study course in 1940, and it recommended a fairly traditional plan with commercial districts on the major roads and industrial areas primarily near the rail lines. However, implementation of this plan was stalled by World War II, and the area was not reliably zoned until the late 1940s-early 1950s. This led to a less regulated development pattern with a lot of "open development" land, leading to industrial sites sometimes located near residential areas. Much like other inner-ring suburbs, Golden Valley's population peaked in the 1970s (at around 24,000 residents) and has declined since then. The current population in 2020 is just under 22,000.

Though the Village Council initially met at the schoolhouse, it eventually determined the need for a village hall. The initial ballot referendum was taken in 1890, but it failed 131 to 9. Finally in 1908, it passed 53 to 17, setting a price limit of \$2,500 for the building. The small, 2-story Village Hall was used until the City's new Civic Center was dedicated in 1959, and the old hall was burned for fire department practice. A Public Safety building was added at 7700 Golden Valley Road in 1966.

Local businesses General Mills and Honeywell donated \$150,000 of the \$300,000 cost for the new Civic Center, located on Winnetka Avenue and Golden Valley Road at the site of the former Kauth family homestead. With the new civic center and a slightly revised management plan, Golden Valley officially became a city thirteen years later, in 1972.

Golden Valley established a Human Rights Commission in 1965. Its first main challenge was in 1967 (settled in 1970) with the Lyle case, in which black musician Oliver Lyle filed — and won — a police harassment suit based on several incidents of being pulled over as he drove to play at the Point Supper Club. Following Lyle's successful suit, the City initiated a number of human rights initiatives, including research, open meetings, and action initiatives. Institutional racism and access to housing were considered the main issues. The Lyle case has very recently come back to the forefront as Golden Valley has discussed diversity and equity issues.

After the Minnesota Legislature passed a law in 2019 that allowed property owners to renounce past covenants that may be on their properties, the Golden Valley Human Rights Commission (HRC) created the Just Deeds Project. The volunteer-based initiative provides free legal services to help people remove covenants from their titles and conducts community education about the issue. More information on Just Deeds can be found here: <http://www.goldenvalleymn.gov/equity-and-inclusion/restrictive-covenants.php>.

Utilities

Initially, new developments were generally planned to minimize infrastructure in order to reduce the public burden and keep taxes low. This included wide lots that allowed for individual septic systems. However, the city soon realized this system was not sustainable. In 1954, a plan was made to extend the sewer lines from Minneapolis, which opened up the area for more development, including commerce and industry. These lines were completed by 1960. Water trunk lines were added from Minneapolis in 1962, with a water tower built at the cost of \$329,000.

The Golden Valley water tower was designed by the Pittsburgh-Des Moines Steel Company and built in 1962. It is large — about 80 feet in diameter — and supported by twelve legs. It is surrounded by more recent, vernacular buildings and has been painted several times. The tank and the roof have also been altered. The structure was not deemed National Register eligible when surveyed in 2008, but the report indicated it might be eligible in the future, when it reached the age of 50 years, which occurred in 2012.

The Minneapolis Gas Company acquired land on Golden Valley Road for a regulator station in the 1950s, with holding tanks evident in photos from 1958, although the property was not rezoned for such use until 1958. An office building was added in 1962, and there have been subsequent alterations. None of the structures are considered architecturally notable. The facility is still in use by CenterPoint Energy.



Golden Valley Water Tower in 2020.

Fire Services

In 1940 there was a house fire on the Golden Valley side of the village's eastern border. The Minneapolis Fire Department was called, arrived, and was setting up a ladder when the firemen were informed that they could not put the fire out because it was outside of the Minneapolis city limit. The St. Louis Park department refused to come assist, and Robbinsdale said they would send a truck only if \$35 was deposited in advance at the Robbinsdale City Hall. Meanwhile, the neighbors put out the fire themselves. The burgeoning residential area clearly needed their own fire department. The ordinance for a volunteer fire department was finally passed in March 1943.

The village's first truck was a 1923 Oshkosh fire engine formerly owned by the Winstead fire department, which was overhauled and named "Number 1." It was stored in a shed behind the Village Hall. A switchboard was set up at the Glenwood Hills Hospital, the only 24-hour switchboard in the area. Thus armed, the department successfully handled its first fire at Larson's tavern on New Year's Day, 1944. It soon added a second truck, as well as a more secure storage shed at the railroad yards.

By 1948, a water truck had been added, and, after multiple referendums, a full fire station was built at 1001 Lilac Drive. "Station #2" became the work and social headquarters for the department. By 1951, a fire phone system was added, replacing the Glenwood Hills switchboard. In 1961 fire hydrants were finally installed throughout the village, and additional fire stations were added in the 1960s and 1970s (though the first generation Station #2 was closed).

Police

Perhaps the best way to summarize the Golden Valley police department's growth is from *Golden Valley: A History of a Minnesota City, 1886-1986*: "Before 1940 the department consisted of two elected constables and two appointed marshals. Their duties differed greatly from those of present day police officers."

But truly, similar to the fire department, it was the increased residential development of Golden Valley that necessitated a police department and provided the tax base to pay for one. In particular, the development of multiple highways and busy roads required a police force, and by mid-century there was a tax base to support that service.

The first police office operated out of Fire Station #2 before moving to the Village Hall. By 1961, a municipal court was added.

Suburban Development and Civic Life Property Types

Residential Developments

- Housing
- Outbuildings
- Plats
- Streetscapes
- Infrastructure

City Hall

- Original and new

Fire Services

- Firehouses
- Storage garages
- Vehicles

Police

- Police stations

Courthouses

Post Offices

Public Services and Utilities

- Electricity
- Sewer and water
- Gas
- Telephone
- Telegraph
- Water
- Streets
- Streetlights

Recommendations and Future Actions

- The original 1926 platting for “Tyrol Hills” displayed the proposed street and lot layout for the area defined by Superior Boulevard (now Wayzata Boulevard) to the north, France Avenue to the east, Douglas Avenue to the south, and June Avenue to the west. Between 1926 and 1939 eighteen revival-style houses were built along North and South Tyrol Trail and Alpine Pass. Seventeen of those houses appear to remain in 2020 making up one of the most cohesive residential collections of picturesque period architecture in Minnesota. That grouping may be considered for designation as a National Register historic district under Criterion C and possibly B. The scope of a survey and evaluation of South Tyrol Hills should consider a focus upon the original 1926 platted streets and lots (*see page 63*), and its fine collection of pre-mid-century modern, revival style residential architecture.

Additional individual nominations may be considered for properties on the expanded South Tyrol neighborhood to the west of the 1926 plat. This area would include the residences at 4410 and 4435 Tyrol Crest. The 4410 address displays a French Revival home designed by the Master Architect Edwin Hugh Lundie in 1956. The 4410 Tyrol Crest home would be evaluated with Criterion C- representing the work of a master. The 4435 Tyrol Crest address, a mid-century modern residence, was designed by Minnesota architects Thorsov and Cerny for the future U.S. Supreme Court Justice Harry Blackmun and family in 1950. The 4435 Tyrol Crest property would be evaluated with Criterion B - associated with the life of a significant person.

- Both North and South Tyrol Hills should be evaluated as distinctive examples of both revival-style and mid-century modern residential architecture. Consideration should be given for both potential district and individual designations. Any district evaluation would likely be related to Criteria A & C.
- The City of Golden Valley should consider initiating an evaluation of the Golden Valley Water Tower for eligibility to the National Register of Historic Places for its significance as a pivotal component in the drive for mid-century residential and light industrial development in Golden Valley. The tower would likely be evaluated under Criterion A.
- Golden Valley has a fascinating development history, with a wide range of housing types from high end to basic, from the early 1900s to mid-century modern. Some kind of interpretation of these could nurture a stronger “sense of place” for Golden Valley’s residents with further public education on domestic architecture. This could be realized through museum exhibits, local architectural style brochure and design guidelines, and creative interactive mapping on the GVHS website.
- The Mapping Prejudice website has a significant amount of information on deed restrictions in the area, and the GVHS has indicated interest in learning more about these restrictions. The two organizations could work together to disseminate the information.
- There have been booklets produced about the Golden Valley police and fire departments. Though it does not appear that any historic station resources remain to interpret these city departments, their history is an important part of the city. Perhaps the GVHS could re-issue or enhance these publications.
- The Golden Valley History Museum already maintains a number of award-winning exhibits, with a special focus on suburban development. These contexts should be tied into the exhibits whenever possible.

Chapter 8 - Residential Architectural Styles

Time span – 1860s to 1975

Golden Valley's early residential neighborhoods grew in a variety of scattered sites as farmsteads were broken up into subdivisions or into parcels for large corporate campuses and light industrial and commercial uses in the mid-20th century. While early mapping such as the 1939 Atlas maps display a sprinkling of residential and agricultural out-buildings across most of the village, it is difficult without extensive survey to determine if those older structures remain today. As farm fields became subdivisions, older structures were often modified and modernized to the point that they no longer can be easily identified as coming from the homesteading era.

Early 20th century housing on residential lots appeared first to the northeast along the village's eastern boundary with Minneapolis. Period revival styles were often the choice of residential architecture that still looked to the European influences of English and French design and ornamentation. Spanish eclectic forms and materials from the colonial southwest were also becoming popular for residential architecture in the first half of the 1900s.

Golden Valley's richest collection of 1920s-1940s European revival architecture was built in the small neighborhood south of Wayzata Boulevard and Lilac Drive (now Highway 100). Combined with its forested rolling landscape, the architecture of South Tyrol Hills contains some of the most picturesque homes in the metropolitan area.

Golden Valley's most eclectic grouping of early to mid-20th century architecture is to be found in the housing styles west of Xerxes Avenue and northeast of Theodore Wirth Park. Here there is a blending of Colonial Revival, Tudor Eclectic cottages, and ranch houses that seamlessly interface with North Minneapolis.

As servicemen returned from World War II, the area experienced its largest housing boom. New housing, mainly in modern styles such as minimal traditional, ranch, and split-level, was built in subdivisions all over the village. As subdivision developments required an ever-expanding infrastructure, the residential, commercial, and industrial land uses grew from east to west away from the urban core.

With the expansion of the highway systems, Golden Valley became a prime location for many new residents who wanted to settle in a more park-like environment while being close to their urban jobs. The village in the mid-20th century offered a variety of choices in residential as well as commercial building sites, in most cases without the restrictive requirements or higher taxes of the urban core. The rolling turf of Tyrol Hills and picture-perfect acreage along Bassett Creek, Sweeney Lake, and abundance of park land provided young professionals and new residents an opportunity to create new communities. Often these enclaves were composed of experimental architectural forms and expression, rendered with quality materials and fine craftsmanship, but also accompanied with racial covenants, as noted in the previous chapter.

Fifty years later these modern styles of the 20th century are old enough to be evaluated for their historic contributions to American architecture and cultural growth. They render a "sense of place" that gives meaning and focus to understanding Golden Valley's heritage.

Building Styles and Vernacular Architecture

“Style” is defined as those consistent qualities and features that link different elements together into groups. While buildings of a similar style provide continuity to a neighborhood, differences in style can create visual variety and help to distinguish one home from another and one neighborhood from another. These differences result from what was popular at the time of construction or the whim of the architect, designer, builder, or owner.

Architecture in general is made up of three core components: function, structure, and aesthetics. These basic elements interface in varying degrees to form two categories: “Vernacular” and “High Style” architecture. Some residential buildings in Golden Valley were constructed during the late 19th century, but few retain their architectural integrity. Porches have been enclosed, additions constructed, and garages attached. While there are examples of architecturally intact “high style” residential buildings dating to the mid-20th century, such as the Colonial Revival residence at 1401 June Avenue South, the Eclectic English at 221 Meadow Lane in Tyrol Hills, the French Eclectic house by Edwin Lundie at 4410 Tyrol Crest, and many fine architect-designed Ranch and Contemporary homes in Golden Valley, the majority of the community’s structures are “vernacular” in design and disposition. Often these homes were more modest in scale and in application of ornament—utilitarian in function and layout. They, as a congregate, were no less important to the community’s development than the more elaborate or expansive structures that housed Golden Valley’s business owners, corporate executives, and more wealthy families. Beauty can be found in both the stately, ornately adorned dwelling and the simple, well-constructed mid-century ranch home.

In both vernacular and high style dwellings, individuality is expressed not only by scale and shape, but also by details such as the use of materials. In the more exuberant architecture there may be a flourish of details that lead to defining the style. In the vernacular the details, where they exist, are subtler. And often in both there may be a liberal mix of style details that reflect a structure’s evolution through time and fashion, making attributing any one style to a structure difficult, if not impossible.

Recognizing the limitations, residents should always look for design clues that will aid them in making appropriate and sound decisions in maintaining Golden Valley’s broad residential fabric. A good understanding and appreciation of all styles of residential architecture, new or old, serves the long-term best interests of Golden Valley’s housing stock and encourages a broader, growing acceptance of preservation as a benefit to the economic and cultural well-being of the community.

Golden Valley's Most Prolific Residential Architecture Styles

The Consultants have discovered that providing residents with clear and accessible information about their house is probably the best way to draw them into historic preservation. People love their homes, and they are usually eager to preserve and protect them. By demonstrating how different housing styles fit into Golden Valley's historic context, and by providing preservation information to homeowners, the Golden Valley Historical Society will gain many new supporters and advocates while having a dramatic effect upon the preservation of the city's significant housing stock.

The following style section may prove to be the most valuable part of the entire context study for Golden Valley homeowners because it allows them to see and understand their particular home within a larger historic framework, and it gives ideas for restoration and ongoing care.

The following pages of this context help define and clarify the various styles of housing and provide examples and visual references.

In the mid-20th century, many of the regional architects chose to build their own residences in Golden Valley. The village provided the young architects a beautiful setting to experiment with residential mid-century forms and style trends. Architects and skillful craftspeople were also sought after by wealthy clients wishing to display their success and good taste through the architecture of their living quarters.

It was a time of rapid change in both residential and commercial architecture. House styles based on European influences and traditional detailing were being abandoned in favor of unadorned modern forms and spatial relationships. Inspiration for this change was being provided by the Prairie School of the Midwest, Ranch architecture from the West Coast, the International Style from the East Coast and Chicago, and modern, master architects like Richard Neutra (1892-1970), Charles Willard Moore (1925-1993), Robert Venturi (1925-2018), and Florence Knoll (1917 – 2019).

Primary Styles Found in Golden Valley

- Vernacular Homestead (circa 1850s to 1900)

- Revival Styles (circa 1900 to present)

 - Colonial Revival

 - Cap Cod subtype

- Modern (circa 1935 to present)

 - Minimal Traditional

 - Ranch

 - Split Level

 - Contemporary

 - Flat roof – International Style subtype

 - Low-pitched gabled roof subtype

 - Shed

Vernacular Homestead (circa 1850s to 1900)

The Vernacular Homestead layout refers to the non-style-conscious house design that evolved from the rural dwelling of the mid-1800s to the modest village cottage. Simple in layout, and home to an emerging working class, the Vernacular Homestead dwelling rejected ornate architectural detailing for simple, utilitarian functionality.

Identifying Characteristics in Golden Valley

- Minimal architectural detailing.
- Defined by shape, rather than architectural detailing.
- Tri-gabled, in the shape of an L or T, with a front porch or side porches tucked into the crook of the L or T.
- Indigenous brick or wood frame construction with clapboard siding.
- Simple, box-like massing.
- Covered porch at the intersection of the two massings.



This early house, located at 5328 Golden Valley Road, is an example of front gable with wing vernacular architecture. Many farmhouses in Golden Valley would have displayed this simple layout.

Revival Styles (circa 1900 to present)

English Revival Cottage—Tudor Revival

This style, often referred to by the layperson as “Tudor,” is a post-Victorian blend of Elizabethan and Jacobean influences. Its popularity in America is linked to an interest in the English Arts-and-Crafts movement as well as a symbolic nostalgia for the country’s Anglo-Saxon roots. Three major styles of house make up the English Revival: English Cottage, Tudor Revival, and (the fairly rare) English Country House.

Identifying Characteristics in Golden Valley

- Steep, gabled roofs.
- Half-timbering embedded in stucco exterior walls.
- Walls of stone, stucco, or brick, often with mixed colors and materials; stone accents.
- A variety of distinctive windows: bays, oriels, and paired casements.
- Use of arched doors, windows, and/or attached gates.



Large, picturesque English Cottage at 221 Meadow Lane in Tyrol Hills.



An English-influenced stone-clad house at 1938 Glenwood Parkway.



Highly picturesque English cottage at 210 Meadow Lane.



Large English cottage at 1045 Tyrol Trail in South Tyrol Hills.



Tudor Revival house with half-timbering in the stucco exterior walls at 1810 Noble Drive. Built in the 1960s this is a late interpretation of a housing style that was largely popular nationally during the first half of the 20th century.

Spanish Eclectic

Like English Tudor, the American rendering of the Spanish Revival style became popular in the first half of the 20th century. And like its English cousin, this Mediterranean style is still providing inspiration for more affluent, contemporary suburban developments. Mediterranean housing during the Middle Ages took on a much different form than that of countries in the northern climates. Milder weather and the availability of different building materials had a strong influence on the evolution of the Spanish Revival style.

The inception of the Spanish Revival style occurred largely first in California and then spread eastward. Also, the early 1900s saw an increase in traveling abroad, bringing many Americans into contact with these old Mediterranean building styles of Spain and Italy. This started a broader interest in the Mediterranean Eclectic Revival movement in this country.

Identifying Characteristics in Golden Valley

- Red tiled roofs.
- Light stucco exterior elevations.
- Upper story balconies with wood or iron railings.
- Arched doors and windows.



Minnesota Historical Society's
Collections Online

Historic photograph of 1307 South Tyrol Trail ca. 1935, and in 2020 below.



A Spanish Eclectic house at 5415 Glenwood Avenue.

French Eclectic

This style is influenced by the domestic architecture of France but also has strong ties to the picturesque movement also found in the English cottage/Tudor detailing. Here again, the references are romantic as opposed to regulated in their interpretation.

Identifying Characteristics in Golden Valley

- Often steep and hipped roof elements.
- Often symmetry in elevation opening placement.
- Arched doorways.
- Arched doors.

Fine examples of French Eclectic homes include:



Designed in 1956 by master architect Edwin Lundie, 4410 Tyrol Crest is an outstanding example of French influenced residential architecture.



Symmetrical French Eclectic home at 1820 Major Drive North.

Colonial Revival

In this country the Colonial Revival style dominated domestic architecture throughout the first half of the 20th century. However, Golden Valley, due to its relatively late residential growth spurts, has very few residences rendered in the Colonial Revival style.

The name Colonial Revival came from a rebirth of interest in the early English and Dutch homes prominent along the Atlantic coast. Another source of inspiration came from the colonial style commonly known as Georgian Colonial (1800) and from English architecture of the same period. This renewed interest in classical forms dates from Chicago's Columbian Exposition in 1893.

Identifying Characteristics in Golden Valley

- Symmetrical placement of windows and door on the main facade.
- Side-gabled form.
- Chimneys are often placed to contribute to overall symmetry.
- The standard window is the rectangular double-hung.

Fine examples of Colonial Revival homes are:



1805 Major Drive by Sweeney Lake.



1401 June Avenue South in South Tyrol Hills.



245 Meadow Lane in Tyrol Hills.



A handsome Gambrel roof Colonial Revival House (1926) at 5600 Woodstock Avenue. This appears to predate the surrounding neighborhood homes.



A Gambrel roof cottage at 2225 Xerxes Avenue North.

Colonial Revival: Cape Cod Subtype

A Cape Cod house is a low, broad, single-story frame building with a moderately steep pitched gabled roof, a large central chimney, and very little ornamentation. Originating in New England in the 17th century, the simple symmetrical design was constructed of local materials to withstand the stormy, stark weather of Cape Cod. It features a central front door flanked by multi-paned windows. The space above the 1st floor was often left unfinished, with or without windows on the gable ends.

The style enjoyed a boom in popularity and adaptation to modern needs in the 1930s-1950s, particularly with Colonial Revival embellishments. It remains a feature of New England homebuilding.

Identifying Characteristics in Golden Valley

- Symmetrical placement of windows and door on the main facade.
- Side-gabled form.
- Dormer windows on the front pitch.
- Chimneys are often placed to contribute to overall symmetry.
- Modest footprint.



*Cape Cod cottage located at
1500 Toledo Avenue North.*



*Cape Cod with a front porch at
5000 Winsdale Street.*

Modern Residential (circa 1935 to present)

Minimal Traditional

Like the Cape Cod cottages, these dwellings are modest in their footprint. However, they are modern in their styling, displaying relatively few decorative embellishments. They were designed to provide practical, inexpensive housing. Consequently they were popular with soldiers returning from World War II in search of modestly priced housing.

Identifying Characteristics in Golden Valley

- Relatively low pitched roof profile.
- Side-gabled form.
- Single story.
- Modest footprint.



Minimal Traditional at 3303 Winnetka Avenue North.



Minimal Traditional located at 2307 Byrd Avenue North.



Minimal Traditional duplex at 6420-6424 Hampshire Place.

Ranch House

The Ranch home is a twentieth-century vernacular style that grew out of expansion of the middle-class domestic needs of America's postwar population explosion. As soldiers returned from World War II and started new families, there was a growing need for quickly constructed, simple in plan, and affordable homes.

The single-story Ranch home was influenced in style by the Prairie School work of Midwest architect Frank Lloyd Wright, with its long, horizontal orientation, its low pitched roof, and window banding (ribbon windows). However, the Ranch often took advantage of factory-made materials such as imitation stone, pressed fiber wood siding, and metal siding. Short of the vague references to Prairie School, and some use of stone, as influenced by California residential architecture, the Ranch home is generally devoid of historic stylistic detailing.

The Split Level, popular starting in the 1950s, is a variation on the one-story Ranch. The Split Level incorporated an additional story to allow for better separation of living functions and providing interior interest to the floor plan.

Identifying Characteristics in Golden Valley

- Single-story residence with a strong horizontal orientation.
- Low pitched gable and hipped roofs.
- Often an exterior attached brick fireplace stack on the gable end.
- Use of a variety of exterior materials including face brick, stone, artificial stone, horizontal wood siding, particle board siding, and/or metal siding.
- Window banding.
- Wide use of "picture windows" with or without flanking side windows.
- Often displaying a garage door at one end of the front façade.



Brick and Shake Ranch located at 3016 Orchard Avenue North.



Side-gabled Ranch located at 5900 Wolfberry Lane, designed by architect Paul Enghauser and built in 1958.



Split Level Ranch located at 1816 Quail Avenue North.



Rare example of a Ranch duplex located at 3335 Scott Avenue North.

Contemporary

Remaining examples of this style are often architect-designed, high-style homes. Many evolved from the teachings and writings of modern architects such as Charles Moore and Robert Venturi and from commercial and industrial design. These residences generally appear to be multi-faceted blocks, with architectural interest deriving from geometric shape rather than detail.

Characteristics and Details of the Contemporary Mid-Century Modern House:

- Roof variations: either flat (International Style) or very pitched (shed style) and sometimes gabled.
- Little to no decorative embellishment.
- Extensive use of natural materials, especially wood siding, often vertical and sometimes even at a diagonal.
- Integrated to site and landscaping.
- Entrances usually recessed and obscured.



Modern Cubist house located at 5840 Golden Valley Road.



1905 Kyle Place displays a flat-roofed contemporary residence.



*Contemporary home, front and back,
at 5055 Bassett Creek Drive.*



*Mid-century home located between Sweeney and Twin Lakes
at 1485 Island Road.*

Shed Roof Contemporary

This subtype of the Contemporary modern style displays a similar playful juggling of forms and spacial relationships, but it introduces an additional sense of expressive movement with shed roof angles.

Modernist architect Ralph Rapson (1914-2008), who served as Dean of the University of Minnesota's School of Architecture from 1954 to 1984, often introduced the shed roof into his architectural practice designs. Architecture students at the U of M fondly referred to them as "honkers." Rapson had both international and regional clients. Locally his most renowned and loved design was for the 1963 Guthrie Theater in Minneapolis, which was unfortunately demolished in 2006. Rapson designed the home at 4270 Glenwood Avenue in Tyrol Hills.



The home of architect Carl Graffunder (1919-2013), also a professor at the School of Architecture, University of Minnesota. His Shed style residence is located at 1717 Xerxes Avenue North.



Shed Roof residence at 4325 Tyrol Crest.



Repeating shed roofs at 309 Meadow Lane.

Architectural Styles Property Types

Single-family homes

- Vernacular
- Architect designed

Apartments and multi-unit homes

- Multi-family units
- Duplexes and triplexes

Outbuildings

- Carriage houses
- Garages
- Sheds
- Barns
- Other outbuildings

Landscaping and gardens

- Sidewalks
- Fences and gates
- Walls

Recommendations for Future Actions

- Golden Valley should expand its understanding and appreciation for its incredibly rich collection of early- and mid-20th century housing stock. This expansion should include coordination and cooperation with DOCOMOMO_US_MN (*the international working party for DOcumentation and CONservation of buildings, sites, and neighborhoods of the MODern MOVement*). The organization has developed a Minnesota Modern Registry and Map of over 100 sites in Golden Valley that have been surveyed and documented for their architectural styling, construction date, architect/contractor, and ownership information.
- The 1939 Atlas is an incredible asset in researching and discovering significant hidden resources in the community. The 45-page snapshot in time maps out every 5-foot contour line, structure, road, rail line, creek, lake, retaining wall, bridge and culvert that existed in the village at that time. As part of the documentation of this study, the Contractors photographed in high resolution all 45 pages of ¼ Sections and stitched them together making a layered, highly detailed map of the entire village of Golden Valley. The photography was completed in one afternoon in less than studio-quality surroundings, unfortunately causing a good deal of distortion around the edges.

It is our recommendation that the effort be made to have the 1939 Atlas professionally photographed in a studio and the images joined through Photoshop to make a highly finished map, with layered color-coded land uses and features for future survey and historic documentation work in the community.

- The City of Golden Valley should consider the formation of a Golden Valley Heritage Preservation Commission (HPC). With a municipal preservation committee, the City could apply as a Certified Local Government (CLG) for funding to facilitate preservation planning. The CLG funding program includes preservation programming to survey for historical designations, complete evaluations for National Register of Historic Places eligibility, develop potential local designations, develop preservation design guidelines, and create preservation educational curriculum that could be taught in the local schools. The GVHS could provide key partnerships for HPC activities.

- To gain an accurate sense of its residential historic resources, Golden Valley should conduct surveys of its most significant neighborhoods. These should include both the North and South Tyrol Hills neighborhoods.
 - GVHS should consider initiating a reconnaissance survey of South Tyrol Hills to determine the boundaries of a potential district designation of the neighborhood for its outstanding collection of revival style, picturesque, and mid-century residential design. The focus of the survey should include the streets of June Avenue South, Tyrol Crest, Tyrol Trail, Alpine Pass, Kaltern Lane, and Brenner Pass.
 - GVHS should consider initiating a reconnaissance survey of North Tyrol Hills to determine the boundaries of a potential district designation of the neighborhood for its outstanding collection of mid-century modern designed homes.
 - Additional survey might include pocket neighborhoods around Angelo Drive next to Sweeney Lake, Lee Avenue North, and Meander Road.

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Appendices

Appendix I • Secretary of the Interior's Standards for Rehabilitation

The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Resources

The following publications contain more detailed information about the Standards.

Weeks, Jay D. and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction of Historic Buildings*. Washington, D.C.: Heritage Preservation Services, U.S. Department of the Interior, 1995. 188 pp.

Birnbaum, Charles A., FASLA, and Christine Capella-Peters, Editors, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. Washington, D.C.: Heritage Preservation Services, U.S. Department of the Interior, 1996. 148 pp.

Appendix II • Evaluation Criteria for Listing on the National Register of Historic Places

The National Register Bulletin titled: "How to apply the National Register Criteria for Evaluation," published by the Cultural Resources division of the National Park Service, includes information on how to evaluate the wide range of properties that may be significant in local, state, and national history. These criteria are applied to extant resources being evaluated for their contribution to our cultural heritage and used to decide if a property qualifies for the National Register of Historic Places.

The Criteria for Evaluation reads:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. That are associated with the lives of persons significant in our past; or*
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. That have yielded, or may be likely to yield, information important in prehistory or history.*

Additional Criteria Considerations include:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or*
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or*
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or*
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or*
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or*
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or*
- g. A property achieving significance within the past 50 years if it is of exceptional importance.*

Appendix III • Historic Preservation Tax Credits

While there are many reasons to preserve, restore, rehabilitate, and recycle older buildings, financial incentives can be the most tangible. Financial incentives for rehabilitation have been developed on the state and national levels. With the implementation in 2010 of the Minnesota rehabilitation program, improvements to historic commercial properties have never been more feasible for the property owner.

Historic Preservation Tax Credit Program Benefits

The Historic Preservation Tax Credit Program benefits the owner, the occupants, and the community by:

- Encouraging protection of landmarks through the promotion, recognition, and designation of historic structures
- Increasing the value of the rehabilitated property and returning underutilized structures to the tax rolls
- Upgrading commercial districts and neighborhoods and often increasing the amount of available housing and commercial space within the community.

Federal Historic Preservation Tax Credit Program

Historic Preservation Tax Credits are available to building owners interested in substantially rehabilitating historic buildings. Commercial, industrial and rent producing residential structures that are listed on the National Register of Historic Places or are a “contributing” structure within a National Register district may qualify for a 20% investment tax credit. Buildings not currently on the National Register may use tax credits if they become listed or are determined eligible for listing.

Federal Program Provisions

To qualify for the Investment Tax Credit, a property owner must:

- Have a certified historic structure. To be certified, the building must be listed individually on the National Register of Historic Places or be a contributing part of a historic district that is either listed on the National Register or certified as eligible for the National Register
- Use the building for an income-producing purpose such as rental-residential, commercial, agricultural, or industrial
- Rehabilitate the building in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” and “Guidelines for Rehabilitating Historic Buildings.” The National Park Service (NPS), with advice from the Minnesota State Historic Preservation Office, determines whether a project meets the standards.
- Spend an amount greater than the building’s adjusted basis (roughly the current depreciated value of the building not including land value) on the approved rehabilitation project
- Complete the work in a timely manner. Projects must meet the minimum expenditure test within a two-year measuring period, but applicants may take up to five years to complete a phased project if the plans and specs are approved in advance of construction.
- Pay a fee to the NPS; the fee shall be no less than \$250 and no greater than \$2,500 and shall be based upon the qualifying rehabilitation expenditures.

