



**COTTAGE GROVE ADVISORY COMMITTEE
ON HISTORIC PRESERVATION**

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MN 55016

TRAINING ROOM - 6:00 PM

October 14, 2025

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of Minutes
 - A Approval of June 10, 2025, ACHP Minutes
5. Open Forum
6. Action Items
 - A Nomination to City Register of Historic Sites & Landmarks - Cedarhurst Historical District
 - B Furber House (Madison) Rehabilitation
7. Discussion Items
8. Project Updates
 - A Historic Plaques
 - B Old Town Hall Agreement
9. Historic Inquiries, Articles, and Research Information
10. Committee Comments
11. Council Liaison Comments
12. Adjournment



MINUTES
CITY OF COTTAGE GROVE
ADVISORY COMMITTEE ON HISTORIC PRESERVATION
June 10, 2025

Pursuant to due call and notice thereof, a meeting of the Advisory Committee on Historic Preservation was duly held at the Cottage Grove City Hall, 12800 Ravine Parkway South, Cottage Grove, Minnesota, on the 10th day of June 2025.

CALL TO ORDER

Acting Chair Grundhauser called the meeting to order at 6:00 p.m.

ROLL CALL

MEMBERS PRESENT: Jacob Grundhauser (Acting Chair), Marie Sumstine, Cindy Yff, Tony Brinkman, Linda Johnston (Arrived Post Roll Call)

MEMBERS ABSENT: Joseph Gall, Herb Reckinger

OTHERS PRESENT: Max Erickson, Planner; Emily Schmitz, Community Development Director

APPROVAL OF THE AGENDA

Motion made by Marie Sumstine to approve the Agenda with no changes. Grundhauser seconded. The motion passed unanimously 4-to-0.

APPROVAL OF MINUTES

Motion made by Cindy Yff to approve the Agenda with no changes. Sumstine seconded. The motion passed unanimously 4-to-0.

OPEN FORUM

No one spoke.

ACTION ITEMS

Cardenio Severance (Cedarhurst) Mansion CUP Proposal by Bellagala

JJ Maleitzke from Bellagala and Lawrence Black from AWH Architects were present. Maleitzke started the presentation describing what the project will entail and what the ultimate use for the mansion will be. Maleitzke expressed the desire to renovate the mansion with original as possible architecture while also modernizing when possible. Black continued the presentation highlighting all

of the changes and renovations to be made to the structure and site. Black went into detail regarding the processes for rehabilitation and gave reasons why certain items will be changed. The examples he included were the front porch to be replaced with original brick and completely redone. Black explained that this feature was collecting water and contributing to rotting of the front façade. Black went into detail regarding the rose garden and the new addition to be implemented off it. Black went into detail of how each area of the site and mansion would be utilized. It was proposed that the mansion should be used primarily for the ceremony and wedding prep for the day. The garden will be utilized as an outdoor gathering space, and the new addition will be where most activities would take place. It was further explained that it was the desire of Bellagala to keep all internal features as close to original as possible while also following the Secretary of the Interior standards.

Black and Maleitzke discussed the status of the outbuildings. It was explained that work would be done to preserve significant structures and these resources would be fully utilized if possible. Black and Maleitzke made it clear that these would not be a primary focus for the first phase of this project and that all efforts will be to rehabilitate the mansion first in time for the wedding season of 2026.

During and after the presentation, the committee members shared their comments and questions:

Sumstine shared a concern for the reuse regarding the bathtub located on the second floor, which she explained was utilized by President Roosevelt. Maleitzke assured that all significant features were to be preserved whether they will be utilized or not. Maleitzke indicated this feature will likely be unused but put on display.

Johnston asked whether bathrooms on the second floor would be open for guests to use. Black indicated that the existing pantry will be renovated to include bathrooms for guests to use. It was also indicated that the existing elevator would be replaced with a non-passenger lift.

Brinkman asked what the east patio restoration work would look like. Black explained that the use of old photos of the Mansion indicates a different brick pattern, and they would be working off the original design from most old photos of the site. Brinkman followed up with a question regarding what the new addition will look like in regard to the existing structure. Black highlighted what the entire building will look like from rendered images.

Brinkman asked the applicants to touch on the other buildings onsite and their plan. Black indicated that the barn has collapsed and is not replaceable. The garage is in good shape and will be preserved. The upholstery shop was found to be non-contributing and will likely be removed in time. Black reiterated that work on the outbuildings will occur after updates to the mansion are completed.

Sumstine asked whether the stable was going to be preserved. Maleitzke said that the stable will be used for the venue and will be preserved.

Brinkman asked about the valet station. Maleitzke stated that the valet station will remain as such but may be slightly relocated due to the expansion of the driveway for public safety vehicles.

Grundhauser inquired about the number of occupants expected for the venue to accommodate. Maleitzke stated that 250 is the desired occupancy.

The motion to recommend approval to council was made by Cindy Yff and was seconded by Marie Sumstine. The motion passed unanimously 5-0.

DISCUSSION ITEMS

Historic Context Study Project Update (CLG Grant (New History))

Erickson stated that New History has completed the report that had been submitted to SHPO in May 2025. This discussion is to provide possible direction for a path forward. Erickson then turned the conversation over to Lauren Anderson, the consultant from New History, to provide comments and discussion for the topic.

Anderson walked through the context study, including what was done in conclusion of the study. Lauren asked if there were any committee comments on the study. No comments were made.

Anderson asked the ACHP what their thoughts are on the overall process for the context study.

Grundhauser appreciated the engagement of the status and updates throughout the process. Brinkman asked if this was going to be available to the public. Staff indicated that the report will be posted to the public.

Brinkman asked if there was any additional study that was needed prior to 1945. Anderson indicated that Cottage Grove did a great job with a study that was conducted in the 1980s and 1990s. This study looked at the items that are older and we could revisit the context study to maybe revamp.

Anderson covered next steps in the preservation planning process. She indicated that the steps would be the archeological survey. CLG cities are required to do these processes to remain certified. It was indicated that Cottage Grove could conduct a phase 1 survey and a phase 2 survey. Anderson indicated that a phase 1 survey is the equivalent of a windshield survey, which is described as driving around to find buildings to include. Anderson also described the intensive level survey (phase 2), which is the in depth look at those buildings. Depending on the extent of the survey, they can be a part of the same process.

These processes will need to be filed under an inventory form and posted on their online database of historic properties. The end outcome is a list of properties that are eligible to be registered on the state or local registry. It was asked what the feasibility of the survey is at this time. Anderson indicated that it will be unlikely to survey the entire city in one go. Minneapolis did one for 25 buildings for \$65,000. She suggested that the city should target areas that are eligible starting with pre-1976 buildings and areas that are likely to be redeveloped.

Staff have and the committee considered two options. Option 1 can be a phase 1/2 study to look at parks, churches, and schools in Cottage Grove (\$25,000). Option 2 could be a phase 2 survey of the first addition of Thompson's Grove, which were 60 houses in constructed from 1958-1960, which was the heart of Cottage Grove suburban development.

Johnston asked if there would be an impact on homeowners for this survey as this covers the affordable housing in the city. Anderson indicated that they would not be affected unless the properties were put into the local register.

Grundhauser asked if the historic district would need to follow state standards. Staff indicated that it would follow local standards. Anderson distinguished two designations: Local and National. National will not prevent modifications to the property.

Sumstine commented that we shouldn't shy away from option 2 because they are affordable housing as the interest of preserving history isn't exclusive to wealthy households. Johnston clarified that they don't want to designate the area that would prevent improvements.

Grundhauser inquired about grant deadlines for this process. Anderson indicated that the CLG Grant Program has an application deadline of early 2026. The Legacy Grant Program has a large grant through the MNHS.

A motion to accept the concept study was made by Cindy Yff and seconded by Marie Sumstine. Motion passed 5-0.

PROJECT UPDATES – VERBAL UPDATES

Historical Markers – MNHS Grant Submittal

Erickson stated that staff have received the plaques and that they are ready to install in coordination with Public Works and Parks Departments in the designated locations identified by the Committee.

Historic Priority Letters

Staff indicated that the letters were sent out, and we have not received any contact in return.

HISTORIC INQUIRIES, ARTICLES, AND RESEARCH INFORMATION

There were none.

COUNCIL LIASON COMMENTS

Theide made a comment regarding Strawberry Fest. He also commented that an 80th Street farmhouse was being moved on a house trailer to another location on 110th Street.

COMMITTEE COMMENTS

Brinkman asked whether the Ross house will be documented historically prior to redevelopment. Committee members inquired about whether we can preserve/visit the site.

STAFF COMMENTS

There were none.

ADJOURNMENT

Meeting was adjourned at 7:17 PM.



To: Advisory Committee on Historic Preservation

From: Max Erickson, Planner

Date: October 14, 2025

Re: Cedarhurst Historical District Local Registration

Proposal

To nominate and register the Cordenio Severance House (Cedarhurst) and associated significant historical features at 6940 Keats Avenue and the Associated Gardeners Cottage at 9912 70th Street on the City's Local Register of Historic Places as the "Cedarhurst Historic District."

Background

The Cedarhurst property at 6940 Keats Avenue and the associated Gardeners Cottage at 9912 70th Street are located in the northeast quadrant of the City of Cottage Grove. The current sites together include 14 resources – buildings, structures, and objects – located on two landscaped parcels (a total of approximately 13 acres) bordered by the former Military Road to the northeast, a single-family housing development to the north and west, Keats Avenue to the east, and 70th Street to the south. Vehicular access is provided at Keats Avenue and 70th Street.

The initial site at 6940 Keats Avenue was constructed and owned by Charles O. Fanning around 1867. He and his family lived at the original small residence. By 1887 the residence changed ownership to Charles' granddaughter Fidelia Harriman and her daughter Mary Harriman. Mary Harriman married Cordenio Severance in 1889. From 1889 until 1925, Cedarhurst was occupied by Mary and Cordenio Severance, who was a notable St. Paul attorney by this time. During this time, the whole of the mansion and the gardener's cottage were constructed. The Severances utilized the Cedarhurst site as a country estate – a part-time residence for summer vacations, entertaining guests, and pursuing their individual interests and hobbies. The Severances both passed away in 1925, and the property was passed to Mary's cousin, Mary Zelch.

The Zelchs owned the property until 1939 when it was purchased by Harvey Boomer, vice president of the Jobbers Supply Company of Minneapolis. Following a divorce in 1946, Celia Boomer was granted the property. The property was then sold in 1950 to Colonel Francis Markoe. Prior to 1960 the property was divided between the Mansion with smaller buildings and the Gardener's Cottage. In 1962 it the mansion was sold to the Catholic Archdiocese of St. Paul who had planned to utilize it as elderly living facility, which did not come to pass. The property was vacant until 1973 when the property was purchased by Fredrick Newman. The mansion was listed on the National Registry of Historic Places in 1976.

In 1977 the mansion was purchased by Jean and Ron Nienaber who utilized Cedarhurst as their personal residence and the site of their catering and interior decorating business. They were the first documented owners to utilize the mansion as an event space for weddings, conferences, and other

gatherings. During this time, another addition was added to the west wing (above the original 1867 house) to add a new porch and living space. They made alterations to the roof and added several trees. The property was sold to Leyland Gohlike in 1997, who intended to use the property as a bed and breakfast restaurant and conference center. During this time the kitchen was remodeled, and the garage roof was replaced.

On November 21, 2000, the Advisory Committee for Historic Preservation approved a Findings of Significance for the Cedarhurst Historic District, which included the Mansion at 6940 Keats Avenue, a chauffeur cottage at 9905 Military Road, and the gardener's cottage at 9912 70th Street. Qualifications for the findings of significance for each building include architecture and the relation to Cordenio Severance. This document was created to provide an avenue for registering the three main structures as a district within the city's register of historic places rather than individually. At this time, an official Council action to place the site(s) on the city's historic register of places was not completed to officially place the site(s) on the register. However, the city and the ACHP since this time have considered the sites to be on the register and required review by the ACHP as part of any use since 2000. Although the Cedarhurst Mansion has been registered under the National Register of Historic Places, it has not been officially added to the city's register of historic places. As the mansion is nationally registered, it has been treated as a historically registered resource by the city.

The Cedarhurst site has been recognized by the community as historically significant throughout the late 20th century. It is a well-known feature for the local community which has utilized it for weddings and other events. Over the years, the mansion and Gardener's Cottage have been significant in attracting business into the community, and the city has remained diligent that both sites preserve their historical significance with all projects proposed to abide by city code for historic places and by the Secretary of the Interior's standards for rehabilitation.

The Cottage Grove Cultural Resources Inventory written by Robert Vogel displays a list of properties that are registered nationally and locally, and the findings of significance (FOS) that are issued for properties not registered as historic but have been found to be eligible for registration. The Cedarhurst mansion is listed in this inventory as a nationally registered property in this report but not locally; and the Gardener's and Chauffer's Cottages are listed under the Cedarhurst District "Findings of Significance" dated November 21, 2000.

In 2001 the properties were purchased by the Thao Family who completed substantial repair and restoration work. They operated Cedarhurst as event space for weddings, conferences, and other gatherings. The roof was replaced as well as cornice molding with gutters. Remodeling of the bathroom and the addition of the bar area was also completed at this time.

Post 2001, it has been indicated that the Chauffer's Cottage located at 9905 Military Road was demolished by a fire. Images exist of the remains of the building; however, staff could not determine the exact date of the fire.

Recently, the site has seen interest from developers looking to create event spaces and redevelop the site while still utilizing the mansion as an attraction. One interested party, the current owner of the site, Three Sixty Real Estate Solutions, LLC, proposed a plan for redevelopment of the site including the addition of residential units while maintaining the Mansion; however, they have since abandoned that project.

Additionally, a historical evaluation was conducted in 2022 by the city with the help of New History. This evaluation has indicated resources of structures and events from both sites that contribute to the historic importance for Cottage Grove. This report highlights important features of each site and steps to ensure its preservation into the future.

On August 13, 2025, Council passed Resolution 2025-113 to approve a Site Plan Review for improvements to the site and the Mansion and an addition to the Mansion for use as a wedding and event center. Council also approved a second Resolution (2025-114) to approve a Historical Conditional Use Permit to use the Gardener's Cottage property in conjunction with the commercial event/wedding venue on the adjacent Mansion parcel. Part of the conditions for Resolution 2025-114 indicate that the Gardener's Cottage be listed in the Local Register of Historic Sites & Landmarks. In conjunction with the Gardener's Cottage, it would be appropriate to grant local registration to the Mansion and the whole site as a district.

Discussion

In conjunction with Gardener's Cottage, it is appropriate to incorporate the Cedarhurst Mansion on the City's Register of Historic Properties as they both share the same findings of significance as the "Cedarhurst District." The Findings of Significance to support a "district" were created to include the multitude of resources of the site aside from the major buildings that support its historic significance. Outbuildings on the site include but are not limited to an original garage, barn, horse stable, chicken coop, rose garden, and lawn.

Required Action

The City Council, upon the request of the ACHP and with written permission from the impacted property owner(s), may by resolution, designate a historic site, landmark, or district. Prior to such designation, the City Council shall hold a public hearing, notice of which shall be published at least ten (10) days prior to the date of the hearing.

As part of registration requirement in City Code Title 2-2-3B, consideration of a site must demonstrate the following:

1. Its character, interest or value as part of the history or cultural heritage of the City, the State or the United States;
2. Its association with persons or events that have made a significant contribution to the cultural heritage of the City; and
3. Its embodiment of distinguishing characteristics of architectural type or style, or elements of design, detail materials or craftsmanship.

The New History Cordenio Severance House Evaluation report highlights key features and traits that highlight the cultural and architectural importance of both properties. This report also acts as an inventory and preservation guide for maintaining the Gardener's Cottage, Mansion, outbuildings, and other features deemed to be significant.

Recommendation

That the ACHP recommends approval to Council to designate the Cardenio Severance (Cedarhurst) Mansion located at 6940 Keats Avenue South, the Gardener's Cottage located at 9912 70th Street South, and associated outbuildings/landscape features on the City's Local Register of Historic Sites & Landmarks to be known as the "Cedarhurst Historic District."

Attachments:

1. Cedarhurst Final Historical Evaluation
2. Findings of Significance
3. 2022 Historic Site Guide



NEW HISTORY

CORDENIO SEVERANCE HOUSE [CEDARHURST] HISTORICAL EVALUATION

6940 Keats Avenue South, Cottage Grove

April 2022



Historical Evaluation
Severance, Cordenio House [Cedarhurst]
6940 Keats Avenue South
Cottage Grove, Minnesota 55016

Prepared for:
City of Cottage Grove
12800 Ravine Pkwy South
Cottage Grove, MN 55016

By:
New History
575 Ninth Street Southeast, Suite 215
Minneapolis, Minnesota 55414
(612) 843-4140
www.newhistory.com

For questions and comments:
Lauren Anderson, anderson@newhistory.com
Meghan Elliott, elliott@newhistory.com
(612) 843-4140
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EXECUTIVE SUMMARY

This report summarizes our historical research on the Cordenio Severance House (also known as Cedarhurst) at 6940 Keats Avenue South in Cottage Grove, Minnesota. The property was listed in the National Register of Historic Places (NRHP) in 1976. The purpose of our research was to provide information on the history and development of the site to supplement the information available in the NRHP nomination and assist in the future development of design guidelines for the property. We have provided recommendations on *why* the property is significant (Criteria for Evaluation) and *when* the property was significant (Period of Significance). We have also provided recommendations on *which* of the buildings, structures, and objects located on the site should be considered historic (“contributing”) resources.

Property History:

- The current site includes a large house and ten associated structures on approximately 13 acres of land. The house was constructed in stages between c. 1867 and 1917 and was historically associated with hundreds of acres of surrounding farm land.
- From 1889 until 1925, the house was occupied by notable St. Paul attorney Cordenio Severance and his wife Mary Severance. From 1925 until the present, the property has had a succession of private owners. Most recently, it has been utilized as an event venue.

National Register of Historic Places (NRHP) Designation:

- For a property to be listed on the NRHP, it must demonstrate historic significance by meeting at least one of the National Park Service’s (NPS) Criteria for Evaluation.
- The Cordenio Severance House was listed on the NRHP in 1976 for “its association with Cordenio Severance, a leading St. Paul attorney from 1887 through the 1920s, and as an example of an opulent country estate.”¹ The nomination does not specify the applicable Criteria for Evaluation, nor does it provide a clear period of significance for the property. Additionally, the nomination does not specify if any of the site’s outbuildings or objects contribute to its historical significance.

Recommended Criteria for Evaluation, Period of Significance, and Contributing Resources:

- Based on our research, we agree that the property’s listing on the NRHP corresponds to its association with notable St. Paul attorney Cordenio Severance. This means that the property meets NPS’s Criterion B, which applies to properties “associated with the lives of persons significant in our past.”² Based on this association, we recommend a period of significance of 1889 – 1925, which reflects the time period during which Severance owned and occupied the property.
- Based on our research, the property includes a mixture of contributing and non-contributing resources. Our recommendations are included in the “Physical Description and Contributing Resources” section of this report.

PHYSICAL DESCRIPTION and CONTRIBUTING RESOURCES

The Cordenio Severance House (commonly known as Cedarhurst) at 6940 Keats Avenue South is located in the northeast quadrant of the City of Cottage Grove. During the proposed period of significance, the property was associated with hundreds of acres of surrounding farmland.³ Today, it includes a large house and several structures located on two landscaped parcels (a total of approximately 13 acres) bordered by Military Road to the northeast, a single-family housing development to the north and west, Keats Avenue South to the east, and 70th Street South to the south (see **Appendix D, Site Map**). Vehicular access is provided at Keats Avenue South and 70th Street South. The Cordenio Severance House and associated outbuildings are located near the center of the site. (For clarity, the term “Cedarhurst” is used in this report to describe the entire site, while “Severance House” refers to the house itself.)

Based on our historical research, we recommend that the property be considered historically significant for its association with notable St. Paul attorney Cordenio Severance. The recommended period of significance is 1889 until 1925, reflecting the time period during which Severance owned and occupied the property (see “Recommended Criteria for Evaluation and Period of Significance” section at the end of this report). The various resources on the site, including buildings, structures, and objects, can be classified as historic (“contributing” to the historical significance of the site) or non-historic (“noncontributing”). According to the National Park Service, resources should be considered contributing if they “[were] present during the period of significance, [relate] to the documented significance of the property, and possesses historic integrity or [are] capable of yielding important information about the period.”⁴ Properties that possess historic integrity retain their physical characteristics from the period of significance.

At Cedarhurst, contributing resources are defined as resources that were constructed by 1925 (the end of the period of significance) as part of the Severance estate and that retain historic integrity. Resources constructed before 1925 that do not retain historic integrity and resources constructed after 1925 should be considered non-contributing. Below, we have provided information on each resource’s date of construction, integrity, and recommended contributing/non-contributing status. (See **Appendix D, Site Map** for resource locations.) We have also provided information on the property’s historic circulation patterns and vegetation.

CIRCULATION

The only existing vehicular circulation on the site is a paved, L-shaped drive that passes between the house and outbuildings connecting 70th Street South to Keats Avenue South (**Photos 1 and 3**). The drive includes a roundabout between the Severance House and outbuildings (**Photo 2**). Gravel parking areas added between 1964 and 1980 are located along the drive to the northeast and southwest of the house (**Photo 5**).⁵

A historic photograph of the house reveals that during the proposed period of significance (1889 – 1925), a walkway or drive ran northeast-southwest from the intersection of Keats Avenue South and Military Road towards the north side of the house (**Figure A**). Aerial photographs from the proposed period of significance do not exist, making it difficult to determine other historic circulation patterns. The earliest available aerial photograph of the site dated 1936 (**Figure B**) shows a drive running north-south from 70th Street South to Military Road. The north half of this drive was closed off in 1984 and is no longer present. The drive entrance at 70th Street South was moved east to its current location sometime after 1964. 1936 and 1945 aerial photographs also indicate that there was previously a narrow walkway running southeast-northwest from Keats Avenue South towards the south side of the house (**Figures B, C, and D**).⁶

VEGETATION

Current vegetation includes a mixture of deciduous and coniferous trees and areas of open lawn (**Photos 1 – 8 and Appendix D, Site Map**). The primary east elevation of the Severance House is set back from Keats Avenue South by an expansive grass lawn (**Photo 3**). Hedges along Military Road, Keats Avenue South, and 70th Street South border the northeast, east, and south edges of the site (**Photo 4**). To the south of the Severance House, there is formal garden surrounded by a partial-height concrete walls and an L-shaped grouping of cedar trees (**Photos 5 and 6**).

Photographs from the proposed period of significance indicate that the east lawn is a historic feature and that large mature trees were historically located along the house's east elevation (**Figure E, G, and I**). Historic photographs also indicate that the garden held formal plantings during the proposed period of significance (**Figure H**). Articles in periodicals written during the proposed period of significance mention "huge lilac hedges" bordering the lawns, suggesting that the existing hedges are historic as well.

Other articles written during the proposed period of significance describe the site as having "tall and magnificent ancient trees" and "spacious lawns [and] lovely gardens." One 1925 article noted that the house was "set in the center of a grove of giant cedars." Based on these descriptions and historical photographs (**Figures E – J**), it appears that the site historically had a mixture of open lawn and mature trees, including cedars like those currently located to the south of the house. The earliest available aerial photograph from 1936 shows a vegetative border surrounding the site with trees and vegetation surrounding the house and lining the drives and walkways from Keats Avenue South and Military Road towards the buildings at the center of the site. Areas of open lawn were located between the vegetation-lined walkways (**Figures B and C**).⁷

BUILDINGS

1. *Cordenio Severance House*

Construction date(s): c. 1867 - 1917

Integrity: yes

Recommended status: contributing

Development History

The Cordenio Severance House is a large, two-story residence located at the center of the Cedarhurst site. The residence began as a small house constructed by Charles Fanning in c. 1867 and was expanded at least twice to create the existing building (see **Appendix C, Severance House Development Diagram**). No drawings of the original house or subsequent additions have been located, making it impossible to confirm the dates of early additions. It is likely that there were one or two additions in the late 1800s and/or early 1900s. A final addition occurred in 1916 – 1917 as documented in historic newspaper articles.⁸ Though numerous secondary sources have attributed this last addition to architect Cass Gilbert, correspondence included in the Davis, Kellogg & Severance papers at the Minnesota Historical Society indicates that architect Allen H. Stem of the St. Paul architectural firm of Reed & Stem was very likely responsible for its design (for more information, see Historical Significance section below).⁹

The two-story, L-shaped house is visually organized into two wings (**Appendix C, Development Diagram**):

- 1) A large, cross-gabled wing (**Wing A**) with a basically rectangular plan and concrete foundation comprises the majority of the existing house (**Photo 3**). The south half of this wing was likely constructed sometime in the late 1800s or early 1900s and may have been completed as two separate additions. The north half of **Wing A** is the 1917 addition.
- 2) A small, cross-gabled wing (**Wing B**) with an irregularly-shaped plan and stone foundation is attached to the west (rear) elevation of **Wing A** (**Photo 11**). Given the vernacular, simple style of this portion of the house and its stone foundation, this may have been the original farmhouse constructed in c. 1867.

The Cordenio Severance House maintains integrity to the period of significance and is a contributing resource. In the following narrative description, the term “non-historic” refers to materials and features that were likely installed after the end of the period of significance in 1925.

General Exterior (Photos 3, 9 – 20)

The Cordenio Severance House has an asphalt-shingled roof with four brick chimneys and a flat-roofed elevator penthouse. The roof has overhanging eaves with cornice returns at gables on all four elevations of **Wing A** and the west and north elevations of **Wing B**. Metal gutters and downspouts (most non-historic) are attached to the eaves and building façades.¹⁰

The house is clad in a combination of wood lap siding (north and east elevations of **Wing A**) and non-historic metal lap siding of a similar appearance (**Wing B** and south and west elevations of **Wing A**). Most window and door trim appears to be wood, though some non-historic metal trim was observed at the south elevation of **Wing A** and the west and north elevations of **Wing B**.

Windows are primarily two-over-two hung wood windows, some with wood storm windows. There are also a few wood casement windows and hung wood windows with other

divisions of glazing. Decorative wood fanlights are located at the gables on the west, north, east, and south elevations of Wing A. Additionally, a handful of windows appear to be non-historic metal and/or vinyl replacements.

Wood French doors, some with wood storm windows, are located at the first level on the east, north, and west elevations of Wing A and the south porch of Wing B. Other entrances consist primarily of wood paneled doors, some with lights.

Wing A: East Elevation (Photos 3, 18 - 20)

The primary east elevation of Wing A overlooks the east lawn towards Keats Avenue South. This elevation is dominated by two porticos with gabled roofs supported by Tuscan columns. The columns rest on a concrete porch with stone balustrades. The porch is elevated above grade and accessed by two sets of concrete steps with metal railings, one at each portico. The porch floor is composed of brick inlaid into the concrete. Beneath the gabled portico roofs, the ceiling of each portico is composed of painted wood boards and features a hanging globe light fixture.¹¹ The east gable of each portico features a decorative fanlight.

Five entrances to the house are located at the east porch. One primary entrance is located at the south portico and leads to an entrance hall at the interior of Wing A. It consists of a wood and glass door with an elaborate wood surround that includes sidelights and a decorative fanlight. To the north of this entrance between the north and south porticos, another primary entrance added in 1917 leads to a second entrance hall at the interior of the 1917 addition. The entrance is composed of four French doors beneath fixed transom windows. At the north portico, there are three secondary entrances that lead to the ballroom of the 1917 addition, each consisting of a set of French doors flanked by shutters.

At the remainder of the east elevation, hung two-over-two wood windows with shutters are spaced evenly across the first and second levels. Two four-over-four hung wood windows flank the central four-door primary entrance.

Wing A: North Elevation (Photos 9 and 10)

The north elevation of Wing A is dominated by a two-story, semi-circular, wood-paneled bay that projects from the house's north façade. At the first level, the projecting bay has French doors that lead to the ballroom in the 1917 addition; at the second level, there are hung, two-over-two wood windows. A hung two-over-two wood window is located to either side of the projecting bay at the second level of the north façade. At the top of the façade, the gable has a decorative fanlight. A non-historic wood ramp installed in 1986 provides an accessible means of entrance at this elevation.¹²

Wing A: South Elevation (Photo 17)

The south elevation of Wing A has a set of hung wood windows (one two-over-two window flanked by one-over-one windows) at the first and second levels. At the top of the south façade, the gable features a decorative fanlight.

Wing A: West Elevation (Photos 11, 12, 16)

The west elevation of Wing A features two-over-two hung wood windows at the first and second levels. Several hung wood windows with alternate configurations of lights as well as several casement windows are also located on this elevation. One non-historic hung window was observed at the second level. The gable above the west entrance features a decorative fanlight.

At the first level, immediately to the north of Wing B, another primary entrance leads to the entrance hall of the 1917 addition. The entrance is raised above grade and accessed via a set of curved concrete steps with metal handrail. It consists of a set of French doors flanked by divided light transoms, all beneath an iron entrance canopy. Wood wall paneling surrounds the doors and second-level windows above the entrance.

Also at the first level immediately to the south of Wing B, there is a secondary entrance at the porch that leads to a storage room at the interior of Wing A. The entrance consists of a wood paneled door with divided lights.

Wing B: North Elevation (Photo 13)

Wing B (possibly the original c. 1867 portion of the Severance House) is attached to the west (rear) elevation of Wing A. The north elevation of this wing includes several hung windows, including at least two non-historic replacements. Near the junction with Wing A, there is a one-story bump out with multi-light wood windows that may date to the construction of the late 1800s/early 1900s addition(s) or the 1917 addition (see **Appendix C, Development Diagram**). Near the center of the north elevation, a non-historic, shed-roofed stair enclosure (installed sometime after 1959) encloses the stairs to the lower level.¹³ The wood paneled door at this addition may have been relocated from elsewhere on the property.

Wing B: West Elevation (Photo 14)

The west elevation of Wing B includes a first-level porch with a wood beadboard ceiling and non-historic wood deck (installed sometime after 1976). Two secondary entrances lead to the kitchen at the interior of Wing B, one at the porch and another to the north of the porch. Both consist of a wood door with non-historic storm door. One casement window with diamond-shaped panes and one modified or replacement hung window are also located at the first level. Sometime between 1916 and 1932, the second level at this elevation was extended west and cantilevered over the first level porch to form a sunroom (see **Figures F and K and Appendix C, Development**

Diagram). The second-level sunroom is supported by Tuscan columns, a non-historic wood beam, and non-historic metal posts and has windows which appear to be non-historic replacements.¹⁴

Wing B: South Elevation (Photo 15)

At the south elevation of Wing B, there is another porch at the first level. The porch has a hipped roof supported by Tuscan wood columns and a wood plank ceiling. The porch floor was replaced in 1994 and is finished with non-historic outdoor carpet.¹⁵ Four secondary entrances – two wood paneled doors and two sets of French doors – lead from the porch to the interior of Wing B. A pair of casement windows with diamond-shaped panes is also located at the first level. Above the porch roof, there is a gabled dormer with a hung window that appears non-historic.

Interior: Lower Level (Photos 21 – 25)

The lower level is accessed from the exterior via the non-historic stair addition at the north side of Wing B. At the lower level, Wing B has stone foundation walls, most covered with a parge coat, and exposed concrete and wood structure (**Photos 21 and 22**). The upper portion of the south foundation wall is composed of brick. A brick chimney is located near the center of this wing. One window is located on the west wall. Another window located on the east wall no longer fulfills its intended purpose as the east wall is currently located beneath Wing A. Exposed piping and conduit and several wood doors were observed throughout.

At the north side of Wing B, a concrete tunnel running north-south (**Photo 23**) connects the original c. 1867 house to the basement of the 1917 addition (Wing A). Only a portion of the 1917 addition's footprint has been excavated. It has a concrete floor, concrete foundation walls, and a wood lathe and plaster ceiling (**Photos 24 and 25**). Piping and conduit are exposed throughout. One window is located at the north wall. A couple of wood doors and trim that may be historic were observed in this section.

Interior: First Level (Photos 26 – 36)

The house's main public gathering spaces are located at the first level of Wing A. These include a ballroom and entrance hall at the 1917 addition (the north half of the wing) and a second entrance hall, two sitting rooms, and a library (currently used as a bedroom) at the south half of the wing. Most rooms feature wood baseboard, crown molding, and wood door and window trim, and several rooms have what appear to be plastered beams at the ceiling. Wallpaper has been applied to most walls. Wood paneled doors and metal radiators are located throughout.

The 1917 entrance hall is accessed by primary entrances on the east and west elevations of Wing A (**Photo 26**). The hall features what appears to be a quarry tile floor, engaged and freestanding columns, and decorative benches. Two bathrooms with hexagon tile floors and rectangular wall tile are accessed off of the east side of the hall (**Photo 27**). At the west side of the hall, a flight of carpeted stairs (Stair 1) next to the west primary entrance leads to the second level.

Moving north from the entrance hall, a set of wood and glass doors and short flight of wood stairs leads to the sunken ballroom (**Photos 28 and 29**), which is slightly below grade. The ballroom features wood floors, a decorative plaster ceiling with moldings, plaster-covered beams, and elaborate chandeliers, and extensive wood trim and paneling. French doors on the east and west sides of the room open onto the east lawn and the rear driveway, respectively; two doors on the east side are accessed via sets of wood steps. Built-in bookshelves are also located on the east and west walls. At the north side of the ballroom, the projecting, semi-circular bay of French doors forms a small sunroom. A large fireplace with carved wood mantle and stone surround is located on the west wall. The pipes of a former organ (not extant) surrounded by decorative wood grating are located on the south wall. Along the edges of the room, there are several patches of non-original flooring.¹⁶

Moving south from the entrance hall, a second set of wood and glass doors leads to a sitting room with dark wood floors and a non-historic bar area installed in 2007 (**Photo 30**).¹⁷ Continuing south, one passes into another entrance hall (**Photo 31**). From here, a second carpeted stair with wood banister (Stair 2) leads to the second level. An elevator with sliding metal door, likely installed in the 1920s, is located at the west side of the hall. From the hall, one can move south into another carpeted sitting room (which features wood wainscot and a fireplace with wood mantle and tile surround; **Photo 32**) and library (which now functions as a bedroom; **Photo 33**) or west into the dining room.¹⁸

The dining room is located in Wing B and is a highly-finished space with wood floors, decorative wood trim, vertical wood panel wainscot, and what appear to be plastered beams at the ceiling (**Photo 34**). A fireplace with wood mantle and tile surround is located on the west wall. At the south wall, two French doors open onto the porch at the south elevation of Wing B. At the north wall, a transition in the wood flooring marks the location of a small bump out addition with wood-paneled walls likely added during the construction of the late 1800s/early 1900s addition(s) or the 1917 addition (see **Appendix C, Development Diagram and Photo 35**). A door at the east wall of this small addition leads to a pantry with hexagon tile floors and rectangular wall tile matching the restrooms in the 1917 entrance hall.

Continuing west, one passes from the dining room into a modern kitchen, which was likely remodeled in 1991.¹⁹ The kitchen has primarily non-historic finishes, including tile floors, fiberglass-reinforced polymer (FRP) and wall tile, and dropped ceilings (**Photo 36**). Most windows and doors are framed with historic wood trim. Some of this trim has a simpler design than the trim at the remainder of the first level.

*Interior: Second Level (**Photos 37 – 47**)*

The second level of Wing A is organized around a double-loaded, T-shaped corridor (**Photos 39 – 41**) that provides access to numerous bedrooms and bedroom suites, some with bathrooms and walk-in closets. At this level, most of the 1917 addition is divided from the rest of the level by a set of double wood and glass doors in the corridor immediately to the west of Stair 1. To

the east of Stair 1, a narrower corridor and higher ceiling marks the transition from the 1917 addition to the older portion of Wing A (**Photo 40**). At two rooms directly east of Stair 1, a transition in the wood floor and an irregular wall opening suggest that this area of the second level may have been added as part of the 1917 addition (see **Appendix C, Development Diagram and Photo 37**).

Most bedrooms at the second level of Wing A have wood floors, baseboard, crown molding, and window and door trim (see for example **Photo 42**). Wood built-ins (such as cupboards and shelves – see for example **Photo 43**), wood-paneled doors, and metal radiators are located throughout. Some walls are finished with modern wall paper and/or wall coverings; some plaster walls and ceilings were also observed. Four bathrooms have hexagon floor tile and rectangular wall tile matching restrooms on the first level. Two restrooms have wood paneled wainscot instead of wall tile (see for example **Photo 44**), one has vertical wood plank wainscot and wood floors, and one has non-historic tile at the floor and walls.

At the north end of the corridor, a sunroom with painted wide-plank wood floor is located in the semi-circular projecting bay of the 1917 addition (**Photo 38**). At the south end of the corridor (the horizontal stroke of the “T”), Stair 2 leads down to the first level (**Photo 41**). Above Stair 2, there is another stair with wood treads and wood banister (Stair 3) that may have formerly led to the rooftop cupola (removed between 1917 and 1932).²⁰ Currently, there is a small wood door at the top of the stairs that might provide access to the attic above the south half of Wing A.

To the west of Stairs 2 and 3, the corridor provides access to the second level of Wing B, which holds a family room, dining room, sunroom, and kitchen (**Photos 45 – 47**). These spaces have a lower level of finish than the rest of the second level. Sloped ceilings (some finished with textured plaster that appears non-historic) reflect the shape of the cross-gabled roof above. Wood paneled doors with wood trim and metal radiators are located throughout.

The family room accessed off of the main corridor features painted wide plank wood flooring, simple wood baseboard, and decorative wood trim around windows. At the north wall, a triple-light window which formerly overlooked the west entrance to Wing A has been obscured by the non-historic stair enclosure at the north elevation of Wing B. A bathroom adjoining the family room has plaster walls and ceilings and non-historic resilient flooring. Moving west, one passes into the dining room, which has non-historic, wood-look laminate flooring and wood baseboard (primarily non-historic), a built-in wood cabinet, and some non-historic vertical plank siding at walls. At the west side of the dining room, a non-historic sliding glass door leads to the sunken sunroom at the second-level extension of Wing B (added between 1916 and 1932). The sunroom has non-historic carpet, wood beadboard walls and ceiling, wood window trim, and non-historic vertical plank siding at the east wall. At the north side of the dining room, one passes into the kitchen, which features non-historic laminate flooring, simple wood baseboard, a wood built-in cupboard, and wood window trim.

Interior: Attic (Photos 48 and 49)

The attic is accessed by a set of wood stairs at the west side of Wing A, enclosed in stair shaft with plaster walls and ceilings and wood paneled doors. The footprint of the attic appears to align roughly with the 1917 addition. The attic has wood plank floors and exposed wood structure. At the east side, wood framing outlining portions of earlier rooflines is visible (**Photo 48**).

2. Gardener's Cottage

Construction date(s): likely early 1900s

Integrity: unknown

Recommended status: likely contributing

A one-and-one-half story single-family home is located to the southwest of the Severance House. The building fronts on 70th Street South (**Photo 50**). The exact date of construction is unknown. Secondary sources indicate that the house was built c. 1890 and that it was occupied by the Severances' gardener and his family. This could not be confirmed, though the house displays elements of Craftsman style that suggests an early twentieth-century construction date. Additionally, aerial photographs from 1936 until 1964 show that the south entrance drive to Cedarhurst was located directly alongside the cottage, suggesting that it was formerly associated with the larger estate.

As the house is currently occupied as a private residence, the author of this report was unable to access the property to determine integrity. Based on two undated, older photographs of the house (**Figure L**), aerial photographs, and a description of the property made in 1988, known alterations include the construction of an addition at the rear elevation (post-1945), the opening of the enclosed front porch (post-1988), and the construction of a one-story garage to the north of the house (post-1945). Existing siding may also have been added later. By 1984, the house was no longer associated with Cedarhurst, and the three acres surrounding the house are now platted separately from the rest of the site.²¹

Though the building's construction date cannot be confirmed, the style and location of the house suggest that it was constructed before 1925 and historically associated with the Cedarhurst estate. If on-site investigation confirms that the building retains integrity, it is recommended that it be considered a contributing resource.

STRUCTURES

3. Barn

Construction date(s): c. early 1900s

Integrity: yes

Recommended status: contributing

A gambrel-roofed barn is located to the northwest of the house (**Photos 51 and 52**). The barn cannot be dated with certainty; however, barns of this design were commonly constructed in Cottage Grove between 1900 and 1920, suggesting that this structure dates to the early 1900s. The only available historic photograph of this structure is undated and shows only a portion of the barn's

east elevation (**Figure M**). The individuals present in the photograph suggest that it was taken no later than 1925, confirming that the barn was likely present during the proposed period of significance.²²

The wood-framed barn has a one-story, shed-roofed stable along its north elevation and an attached shed on its east elevation. The structure has a large metal vent at the peak of the roof, wood siding, and wood-framed window openings, several with missing windows. Multi-light windows are visible along the north elevation of the stable; two glass block windows are located at the south elevation of the barn. The primary entrance is located on the barn's west elevation. A wood-paneled pedestrian door is located at the south elevation; additional entrances are located at the west elevation of the stable and the east elevation of the shed.²³ The barn appears to retain sufficient integrity to be considered a contributing resource.

4. *Garage*

Construction date(s): 1911

Integrity: yes

Recommended status: contributing

The garage is a one-story, gable-roofed structure also located northwest of the house (**Photos 53 and 54**). The garage was designed by the St. Paul architectural firm of Charles Reed and Allen Stem and constructed by the contracting firm Hoy & Elzy Company in 1911.²⁴ The only available historic photograph of the property is undated, but based on the appearance and quality of the photograph, it is possible that this photo dates to the proposed period of significance (**Figure N**).

The garage has a rectangular plan and is composed of clay tile covered with stucco. The structure has two-over-one hung wood windows. Its primary entrance is located on its east elevation beneath a wood-framed overhang. The historic photograph indicates that this entrance formerly held a set of wood doors. The rear entrance at the west elevation has been infilled with plywood. The existing roof was added in 1999 and is elevated above the historic parapet. The brick chimney is historic. According to George Rosenberg, who visited the property as a child during the proposed period of significance, the garage historically had a turntable at the interior; this is no longer present. According to the historic specifications for the building, the interior originally had clay tile partitions; these have also since been removed.²⁵ While the addition of the non-historic roof was a significant alteration to the structure, the garage appears to retain sufficient integrity to be considered a contributing resource.

5. *Upholstery Shop*

Construction date(s): unknown

Integrity: unknown

Recommended status: undetermined

A one-story, gable-roofed "upholstery shop" abuts the south elevation of the garage (**Photo 55**). The only available historic photograph of the property is undated and only shows the west edge of the building. Based on the appearance and quality of the photograph, it is possible that the photo,

and therefore the building, dates to the period of significance, but this cannot be confirmed (**Figure N**).

The building has a basically rectangular plan with a one-story, shed-roofed addition at its west elevation. It features a non-historic asphalt-shingled roof, wood siding, and wood-framed door and window openings. There are two hung windows, one small multi-light window, and three doors with partial lights; a few of these appear to date to post-1925. The one-story addition at the west elevation appears to be clad in plywood; according to aerial photographs, this addition was added after 1957.²⁶

As the building's construction date cannot be confirmed, its recommended status as a contributing/non-contributing resource is undetermined.

6. *Chicken Coop*

Construction date(s): unknown

Integrity: unknown

Recommended status: undetermined

A gable-roofed, one-story chicken coop is located south of the upholstery shop (**Photo 56**). The structure is not visible in any historic photographs and cannot be dated with certainty. Based on the structure's design and condition of its materials, it may have been constructed during the period of significance, but this cannot be confirmed.

The coop has a rectangular plan, an asphalt-shingled roof and wood siding. Three wood-framed window openings are located on its west elevation, and three wood-framed door openings with wood plank doors are located on its east elevation. At the north side of the structure, metal angles have been inserted through the roof and walls to provide additional structural support.

As the structure's construction date cannot be confirmed, its recommended status as a contributing/non-contributing resource is undetermined.

7. *Shed #1*

Construction date(s): unknown

Integrity: unknown

Recommended status: undetermined

A small, one-story, gable-roofed shed is located to the northwest of the garage (**Photo 57**). A structure of a similar shape appears in this approximate location in a 1945 aerial photograph of the property, suggesting that the existing shed was constructed by this date.²⁷ Based on the structure's design and condition of its materials, it may have been constructed during the period of significance, but this cannot be confirmed.

The shed has a square plan, corrugated metal roofing with two cylindrical metal rooftop vents, and sheet siding (likely added sometime after 1925). Its wood-framed window openings have hung wood windows with missing glazing. A set of double doors with metal hinges have been covered with sheet siding material.

As the structure's construction date cannot be confirmed, its recommended status as a contributing/non-contributing resource is undetermined.

8. Shed #2

Construction date(s): unknown

Integrity: no

Recommended status: non-contributing

Another one-story, gable-roofed shed is located to the northwest of the garage (**Photo 58**). The structure is not visible in any historic photographs and cannot be dated with certainty.

The shed rests on a concrete slab and has a rectangular plan, wood siding, and an asphalt-shingled roof. Four sets of double doors with divided lights are located on its south elevation. Building permit records on file at the City of Cottage Grove indicate that the shed received a new flooring slab and replacement doors in the late 1990s.²⁸ The roof is also non-historic.

The structure's construction date cannot be confirmed. However, if it does date to the period of significance, it does not appear to retain sufficient integrity to be considered a contributing resource.

9. Valet Shelter

Construction date(s): pre-1917

Integrity: unknown

Recommended status: undetermined

A small, one-story structure is located next to the north parking lot (**Photo 59**). A 1984 inventory form for the property indicates that this structure was formerly a cupola on the roof of the Severance House. This is substantiated by historic photographs dating to pre-1917, which show a cupola at the roof that appears to match the design of this structure. This cupola may have been removed in 1917, when the final addition was constructed, and was definitely removed by 1932, when it no longer appears in historic photographs. Undated older photographs show the structure being used as a playhouse.²⁹ Most recently, the structure appears to have been utilized as a valet shelter.

The valet shelter rests on a concrete slab and has a square plan. It features a hipped roof with asphalt shingles and wood eaves, wood siding, hung wood windows, and a wood and glass door. Since the cupola has been removed from the Severance House, it no longer functions in its original capacity. In order to be considered a contributing resource, it would need to have been utilized as a stand-alone structure by the occupants of the Severance estate during the period of significance, *after* it was removed from the house. As the date of the cupola's removal and later uses during the period of significance cannot be confirmed, its recommended status as a contributing/non-contributing resource is undetermined.

10. Garden Wall

Construction date(s): pre-1917

Integrity: yes

Recommended status: contributing

The formal garden to the south of the house is surrounded by a partial height concrete wall with concrete posts (**Photo 6**). Historic photographs indicate that this wall was present during the period of significance (**Figure F**). Historically, it was topped with a balustrade (perhaps stone) and two wooden trellises, one at the west side of the garden and another at the south side of the garden. The balustrade and trellises were removed sometime after 1932.³⁰ The light fixtures on the concrete posts at the south end of the garden appear to be those originally located on the primary entrance gates to Cedarhurst (not extant) and were relocated to the garden wall sometime after c. 1966.³¹ Though the balustrade and trellises are no longer present, the wall retains sufficient integrity to be considered a contributing resource.

11. Ice House Foundation

Construction date(s): c. 1860

Integrity: no

Recommended status: non-contributing

A stone or concrete foundation is located to the north of the garage (**Photo 60**). This may have belonged to the former ice house, which was razed in 1996. According to a 1984 survey of the property, the ice house was constructed in c. 1860.³² Because all that remains of the ice house is its foundation, the structure does not retain integrity to the period of significance, and its foundation is therefore recommended as a non-contributing resource.

OBJECTS

12. Wood Trellis

Construction date(s): unknown (likely post-1925)

Integrity: not applicable

Recommended status: non-contributing

A wood trellis is located adjacent to the garden (**Photo 61**). Its design does not match the wood trellises at the garden wall visible in historic photographs. Based on its materials and design, the trellis appears to have been constructed after the proposed period of significance and is therefore recommended as a non-contributing resource.

13. Planters

Construction date(s): unknown

Integrity: not applicable

Recommended status: non-contributing

Two metal planters are located to the south of the house, one in the formal garden and one to the west of the garden (**Photo 62**). These planters do not appear in any available historic photographs of the property. Therefore, they are assumed to have been installed after the period of significance and are recommended as non-contributing resources.³³ A third planter (date of installation unknown) is located at the center of the roundabout (**Photo 2**). As no evidence was

uncovered to indicate that this planter was present during the period of significance, it is also recommended as a non-contributing resource.

14. Wood Fences

Construction date(s): unknown/post-1925

Integrity: no/not applicable

Recommended status: non-contributing

Two wood fences are located on the site, one near the gardener's cottage and another near the ice house foundation (**Photos 60 and 63**). The materials and appearance of this fencing indicates that it was installed after the end of the period of significance and is therefore recommended as a non-contributing resource. Another segment of wood fence (date of installation unknown) is located adjacent to the ice house foundation (**Photo 60**). While the design and materials of this segment appear older, it is only a small segment of what was presumably a larger length of fencing and therefore does not retain integrity; it is also recommended as a non-contributing resource.

HISTORICAL SIGNIFICANCE

SITE HISTORY (see also Appendix E, Chronology of Development and Use)

Cedarhurst: 1867 - 1889

The property that is today known as Cedarhurst began to take shape in the mid-nineteenth century. According to Robert Watson's 1924 *Notes on the Early Settlement of Cottage Grove and Vicinity*, the original house on the site was constructed by Charles O. Fanning around 1867. The house was occupied by Charles and his wife, his daughter and her husband, Mr. and Mrs. Edwin Hart, and a second daughter, Fidelia Harriman, and Fidelia's daughter Mary Frances Harriman.³⁴ Edwin Hart was a minister at Cottage Grove's Congregational Church. Mrs. Harriman was the wife of Samuel H. Harriman, a major general during the American Civil War (it is unclear whether Samuel ever occupied the house with his wife and daughter).³⁵ According to a 1972 history of Cottage Grove, the Harts also had a daughter, Mary, who lived with them at the property.³⁶ By 1887, ownership of the property had passed to Fidelia. The earliest available plat map of the property dated 1887 shows that Fidelia H. Harriman owned a total of 100 acres of land in this area (**Figure O**). The map shows one structure on the property, which may have been the house constructed by Charles Fanning.³⁷ As no historic photographs or drawings of this building have been uncovered, it is difficult to determine the exact portion of the existing house that dates to c. 1867. However, stone foundation walls at the lower level suggest that the original footprint may have comprised the rear portion of the existing building (labeled Wing A on **Appendix C, Development Diagram**).

In June of 1889, Fidelia's daughter Mary married Cordenio A. Severance,³⁸ an up-and-coming attorney and one of the founders of the prominent law firm of Davis, Kellogg and Severance. Fidelia died several months after the marriage of Cordenio and Mary and by 1892, ownership of her Cottage Grove property had passed to Mary Severance.³⁹ Over the next 35 years,

the Severances developed the property into a country estate that both represented and furthered their prominent social and professional status.

Cordenio Severance

Cordenio Severance was born in Mantorville, Minnesota in 1862.⁴⁰ Following three years at Carleton College, he studied law under Minnesota attorney Robert Taylor of Kasson, Minnesota. After passing the bar exam in 1883, Severance joined the office of St. Paul attorney (and former Minnesota governor) Cushman K. Davis. In 1887, two years before his marriage to Mary Harriman, Severance joined with Cushman and Rochester attorney Frank B. Kellogg to establish the firm of Davis, Kellogg, and Severance. Through at least 1922, the firm had offices at the Merchants National Bank Building (now the McColl Building) at 366 Jackson Street in St. Paul.⁴¹

As one article in the *Ramsey County History Magazine* notes, “Never in the state of Minnesota has one group of lawyers made such a mark, not just on its own community but nationally and internationally, as did the founding partners of the firm of Davis, Kellogg, and Severance.”⁴² The firm (later known as Davis, Severance & Olds and Davis, Severance & Morgan) became known for its representation of corporate clients and large business interests, such as manufacturing, agribusiness, railroad, mining, and public utility companies as well as for its representation of the federal government in antitrust cases of the early twentieth century.⁴³ By 1921, the *American Bar Association Journal* hailed the partnership as “one of the most efficient, influential and successful law firms in the nation.”⁴⁴

The three men who comprised this initial partnership were notable individuals in their own right. Both Davis and Kellogg went on to serve as United States Senators, the former from 1887 until his death in 1900 and the latter from 1917 until 1923. Kellogg also served as United States Ambassador to Britain from 1923 until 1925 and United States Secretary of State from 1925 until 1929. As Secretary of State, Kellogg authored the Kellogg-Briand Pact of 1928, for which he was awarded the 1929 Nobel Peace Prize.⁴⁵

Unlike his colleagues, Severance never held public office. Nevertheless, he was an influential lawyer and prominent figure. Lawyer Douglas Hedin notes that “during the first quarter of the last [20th] century, [Cordenio Severance] was one of the nation’s most respected corporate litigators.”⁴⁶ Severance became known for cases “involving great financial interests,” such as the 1912 *United States of vs. Union Pacific Railroad Company*, in which Severance successfully represented the federal government in a case argued before the United States Supreme Court. In another notable case also argued before the United States Supreme Court, the 1919 – 1920 *United States vs. United States Steel Corporation*, Severance successfully represented the U.S. Steel Corporation. Severance and Kellogg’s role as special counsel to the Interstate Commerce Commission during a 1906 investigation into Union Pacific Railroad executive Edward Harriman was another notable achievement for Severance.⁴⁷

The 1912 *History of St. Paul and Vicinity* observed that Severance held “an assured position among the city’s legal lights, being universally recognized as an able lawyer and excellent counselor.”⁴⁸ As a 1921 publication asserted, Severance was “engaged in litigation of great importance over the taxation of many corporations and other clients.”⁴⁹ Severance’s service as president of the Bar Association of Ramsey County, president of the Minnesota Bar Association (1911), and president of the American Bar Association (1921 – 1922) provide further evidence of his importance within his profession, as does the honorary doctorate degree he received from Carleton College.⁵⁰

Severance’s professional achievements as well as his varied interests in other fields gave him prominent social standing both locally in St. Paul and beyond. As observed in his obituary in the *American Bar Association Journal*,

his interests embraced not only his profession...but [also] agriculture, music and art, outdoor life, animals, business, and by no means least important, his fellow men. business, and by no means least important, his fellow men. He was one of the most sociable of men and the conventional expression “he was a man of broad human sympathies” is really apt description in his case. This quality manifested itself in his relations with his fellow citizens of whatever walk in life, as well as in the cultivation of the fine art of social intercourse which he and Mrs. Severance illustrated so charmingly at his attractive home, "Cedarhurst," near Cottage Grove, Minn., only a few miles out from St. Paul.⁵¹

Another obituary in the *St. Paul Pioneer Press* continued this theme, noting that

Due to extensive travel, as well as to the international scope of Mr. Severance's professional interests, his acquaintanceship included notables from all parts of the world, so that Cedarhurst has for years been included in the itinerary of nearly all celebrated visitors, American and European, to the Northwest. Mr. Severance's remarkably developed gift for forming and maintaining not only friendships, but social relationships of every degree, was the logical result of a boundless enthusiasm and interests so diversified as to prove a source of never-ending wonder and delight to everyone who knew him. Coupled with these assets were a keen sense of humor and a phenomenal memory, not only for events but for the faces and names of individuals whom he had encountered, even though casually.⁵²

Severance’s social standing was reflected in the society columns of local St. Paul newspapers, which detailed the travels, parties, and guests of Cordenio and Mary Severance. Severance was also featured in several “who’s who” publications published during the late nineteenth and early twentieth centuries, including the 1897 *Progressive Men of Minnesota*, the 1900 *Encyclopedia of Biography of Minnesota*, the 1907 *Book of Minnesotans*, the 1912 *Minnesota Biographies*, the 1922 – 1923 *Who’s Who in America*, and the 1924 *Minnesota and Its People*.⁵³ Severance’s influence is also indicated in the numerous leadership positions that he held in a variety of organizations and groups. During World War I, Severance served as chairman of the Commission of the American Red Cross

to Serbia. He was a trustee of the Carnegie Endowment of Peace and Carleton College as well as a member of the Commission on Uniform State Laws and the Council on Foreign Relations.⁵⁴

Mary Severance

The Severances' social prominence was not derived only from Cordenio's professional success, but also from the activities of his wife Mary, who developed a reputation as a philanthropist and leader in a wide variety of organizations. During the late 1870s and the 1880s, Mary attended both Carleton College and Wellesley College and completed three years of a post-graduate program at the University of Zurich in Switzerland. Upon returning to the United States, Mary worked as a school teacher in Hastings, Minnesota before marrying Cordenio in 1889.⁵⁵

The list of organizations in which Mary took an active role forms an impressive resume. As one newspaper obituary noted,

[Mary Severance's] activities in political, civic, social educational and general welfare fields were legion... Probably one of the most active women in Minnesota, she has been identified with virtually every progressive women's organization. Her abilities as an organizer of [women] were recognized by national [leaders] and in a number of instances [she] gave of her time and effort in [the] national affairs of national organizations. But principally her activities were centered in local philanthropies and civic endeavors.⁵⁶

Mary was particularly interested in child welfare, serving as chairwoman of the Ramsey County Child Welfare Board and the Ramsey County Child Labor Committee, director of the Protestant Orphan Asylum, and a member of the Society for the Prevention of Cruelty to Children. Her political engagement included membership in the first Republican executive committee to include women and the first presidency of the Ramsey County Republican Women's Club. She was a participant in local and national political campaigns, including the campaign for women's suffrage, a member of the Women League of Voters, and author of a handbook for women voters. Like Cordenio, she was a patron of the arts, participating in the Schubert Club, chairing the women's committee of the Minneapolis Symphony Orchestra, and directing the St. Paul Institute and St. Paul Association. Her involvement in relief work included a position as a director of the American Red Cross, the Fund for French Wounded, the National League for Women's Service, and the St. Paul chapter of the Red Cross, and she received an award from King Albert of Belgium for her support of Belgian relief during World War I. In addition to these activities, she helped to found the Business and Professional Women's Club in St. Paul, served on the advisory committees for Wellesley and Carleton Colleges, and was a member of patriotic organizations such as the Daughters of the American Revolution, the Colonial Dames, and the Daughters of Patriots and Founders.⁵⁷

Like her husband, Mary's activities featured prominently in the society columns of St. Paul newspapers. The 1912 *History of St. Paul and Vicinity* noted that "Mrs. Severance is the mistress of an attractive and hospitable home, and both she and her husband hold an assured place in St. Paul Society."⁵⁸ Both Mary and Cordenio were included in the 1916 *Summer Social Register*, a listing of

prominent members of the American upper class.⁵⁹ Mary was also listed in the 1924 *Who's Who Among Minnesota Women* and the 1924 *Biographical Cyclopedia of American Women*.⁶⁰

Cedarhurst: c. 1889 - 1925

From 1889 until their deaths in 1925, the Severances developed their Cottage Grove estate into a social hub that would become known as “Cedarhurst,” a place for maintaining and developing existing professional and personal connections and pursuing their individual interests. For most of their married lives, the Severances appear to have maintained residences in both St. Paul and Cottage Grove, utilizing Cedarhurst as a part-time “country” residence for entertaining guests and vacationing during the summer. As early as 1892, a newspaper article records Mary Severance entertaining guests at her “country house” in Cottage Grove, and an article from June, 1893, noted that the Severances had “gone to their farm at Cottage Grove.”⁶¹ Articles from the mid to late 1890s record additional summers spent at Cedarhurst and additional parties and events hosted here by the Severances.⁶²

From 1890 until 1902, St. Paul city directories list Cordenio Severance’s residence as 589 Summit Avenue, St. Paul (located in the local, state, and NRHP-designated Historic Hill District), where he and his wife had moved shortly following their marriage.⁶³ From 1903 until 1907, Severance was listed as a resident of St. Paul’s Aberdeen Hotel.⁶⁴ From 1908 until the early 1920s, St. Paul directories list Severance as a resident of Cottage Grove, suggesting that the Severances considered Cedarhurst their primary residence in their later years.⁶⁵ Though other publications from 1912 and 1923 still provided a “town” residence for Cordenio at the St. Paul Hotel, a 1921 article in the *American Bar Association Journal* also suggested that the Severances preferred to reside at Cedarhurst, noting that “the legal residence of Mr. Severance is St. Paul, but when Mr. and Mrs. Severance are in Minnesota they usually occupy Cedarhurst.”⁶⁶

According to accounts by several secondary sources, including architectural historian Robert Vogel, the Severances expanded and remodeled the original c. 1867 farmhouse at their Cottage Grove property in the late 1880s.⁶⁷ Given that the Severances were married in 1889, however, this remodeling likely occurred at a slightly later date. Newspaper articles from February 1903 indicate that Cedarhurst had “quite extensive repairs” at this time; another article from December 1904 indicates that the property had been “done over and is now one of the most charming and complete country homes in this part of the country.”⁶⁸ This evidence suggests that c. 1904 is a better date for the Severance’s expansion of the original c. 1867 house. However, given that parties were hosted at the property as early as 1892, there may have been two expansions and remodeling campaigns – one in the early 1890s and another in the early 1900s. Given the architectural styles employed (see below), it is even possible that the property was expanded by the Harrimans before being acquired by the Severances in c. 1889. A final expansion commissioned by the Severances and likely designed by St. Paul architect Allen H. Stem can be firmly dated to 1917 (see below).

A 1994 compilation of the Severance's family history includes several photos that show the remodeled and expanded house prior to the construction of the 1917 addition (see **Figures E, F, G, and P**). The photos which date to the late nineteenth or early twentieth centuries show a cross-gabled, two-story addition attached to the east elevation of what was likely the original c. 1867 house. An elevated, columned portico accessed via steps at its north, south, and east sides dominated the primary east elevation. At the north elevation, the second level was cantilevered over the driveway to create a portico supported by columns. A windowed cupola was located near the center of the cross-gabled roof. A cross-gabled, two-story segment with one-story porch along its west and south elevations (likely the original c. 1867 house) is visible at the rear of the addition along with a formal garden with concrete knee wall topped with balustrades and wooden trellises.⁶⁹

The design of this addition (or additions) can be best described as a blend of Greek Revival and Italianate architectural styles. The low-pitched gabled roof, prominent cornice with wide band of trim, front-gabled, full-height entry porch supported by Tuscan columns, and three-part windows on the south elevation reflect the Greek Revival style popular in the United States from approximately 1825 until 1860. However, the house lacked the elaborate door surrounds with transoms and sidelights common to this architectural style. Moreover, the two-over-two windows and the central cupola are not characteristic of the Greek Revival style and are more indicative of the Italianate style commonly employed in the designs of American houses c. 1840 – 1885.⁷⁰

By 1901, a plat map indicates that the Severances owned 158 acres of land surrounding Cedarhurst (**Figure Q**). By 1912, this had expanded to 547 acres (**Figure R**), most of which the Severances appear to have retained until their deaths in 1925.⁷¹ Several sources indicate that this acreage was actively farmed, presumably by individuals or families employed by the Severances. A letter from Mary Severance dated c. 1906 described the property as consisting of “700 acres, five large and three small houses, and 37 barns to be put in order each spring,” suggesting that the Severances maintained additional structures on their larger acreage, perhaps for rental to tenant farmers.⁷² According to another 1925 source, “the Cedarhurst estate included a farm of more than 500 acres, and Mr. Severance was in touch with the management of all its affairs.”⁷³

In 1916, the Severances commissioned a large addition to their home (likely completed in 1917). Though numerous secondary sources have attributed this addition to architect Cass Gilbert, correspondence included in the Davis, Kellogg & Severance papers at the Minnesota Historical Society (MNHS) archives indicates that St. Paul architect Allen H. Stem was very likely responsible for its design. The mistaken attribution of the addition's design to architect Cass Gilbert may have stemmed from Gilbert and Severance's professional connections. Correspondence between the architect and the firm of Davis, Kellogg & Severance in both the Davis, Kellogg & Severance papers and the Cass Gilbert papers (also on file at the MNHS archives) indicates that law firm assisted Gilbert with at least one legal matter pertaining to a property in northern Minnesota.⁷⁴

The likely designer of the 1917 Cedarhurst addition, St. Paul architect Allen Stem, was born in Ohio in 1856. After graduating from the Indianapolis Art School and practicing with his father,

architect J. H. Stem, he moved to St. Paul to establish a partnership with Edgar Hodgson. In 1890, Stem joined with architect Charles Reed to form what would become, in the words of Minnesota architectural historian Alan Lathrop, “a highly successful and lucrative practice.” Reed and Stem’s design of New York’s Grand Central Station brought them national recognition, and the firm completed numerous commissions for the New York Central Railroad. These included the NYCRR Power Station in Port Morris, New York, and the Union Station at Troy, New York (1892). They also designed stations and depots for the Great Northern and Northern Pacific Railroads at Devils Lake and Bismarck, North Dakota. According to Lathrop, the firm’s notable St. Paul designs include the Palazzo Apartments, 10th and St. Peter Street (1890), the William Hamm residence, 668 Greenbrier Street (1892), the St. Paul Hotel, 350 Market Street (1909), and the University Club, 420 Summit Avenue (1912).

Following Reed’s death in 1911, Stem brought Alfred Fellheimer and St. Paul architect Roy Haslund into the partnership with Fellheimer occupying the firm’s New York office and Haslund remaining in St. Paul. Stem continued to practice until his retirement in 1920 and passed away in 1931. Lathrop lists the St. Paul Athletic Club at 340 Cedar Street (1917), the Allen Stem residence in Dellwood (c. 1920), and the St. Paul Casket Company at 1222 University Avenue (1922) as some of Haslund and Stem’s most notable designs.⁷⁵

While drawings of the 1917 Cedarhurst addition have not been uncovered, correspondence from Stem’s office to Severance dated to the fall of 1916 indicates that Stem was overseeing construction of the addition, indicating that Stem was likely responsible for its design.⁷⁶ Given that Reed & Stem also designed the Severances’ 1911 garage, it is not surprising that Severance would select Stem again for this job.

This last addition to Cedarhurst was opened to visitors for the first time in July of 1917.⁷⁷ The cross-gabled addition was added to the north elevation of the existing house to create a second full-height, front-gabled columned porch at the primary east elevation and a two-story, windowed, projecting bay at the north elevation (see **Figures I and J**). The bay window and full-height, columned, front-gabled porch as well as the general symmetry of the addition are characteristic of the Neoclassical Revival style. Most commonly utilized in American houses constructed between the mid-1890s and the mid-1950s, the style drew from the earlier Greek Revival and Early Classical Revival styles. At Severance’s addition, the new porch columns were apparently designed in a simple style to match the columns at the existing porch at the east elevation rather than utilizing a more ornate design common to Neoclassical Revival-style houses. The low-pitched gabled roof, prominent cornice with wide band of trim, and two-over-two windows with wood trim likewise reflect the design of the c. 1890s/early 1900s addition.⁷⁸

The extent to which the existing house was altered in 1917 to accommodate the addition is unknown. Alterations that appear in early 1930s or c. 1940 historic photographs (**Figures K and S**) but cannot be dated with certainty include:

- installation of an elevator with rooftop penthouse (likely 1920s; by 1932)
- the removal of the cupola (by 1932)
- at the west elevation of the original c. 1867 house, the extension of the second level over the first level to create another porch (by 1932)
- replacement of the primary entrance at the south side of the east elevation with the existing wood and glass door with elaborate surround (by c. 1940)⁷⁹

Primary sources indicate that the site landscaping during the Severances' occupation of the property included lilac hedges bordering extensive lawns; large mature trees, including a grove of cedars surrounding the house; and gardens (**Figures E – I and P**).⁸⁰ As one 1923 newspaper article described, the property consisted of “an imposing white structure of colonial architecture [which] stands surrounded by gigantic and venerable trees and broad gardens where long rows of old-fashioned flowers lend a vivid splash of color to the landscape.”⁸¹ According to an 1984 interview with the daughter of the Severance's gardener William Haapla (Margaret Haapla), the landscaping was designed by the firm of Holm and Olson, which supplied plant and garden materials and provided residential landscape design to Twin Cities residents during the early twentieth century.⁸² However, no additional information was uncovered to directly link Holm and Olson with the design of the Cedarhurst grounds.

The Severances became widely associated with the entertainment and they provided at Cedarhurst. Though they maintained a home in St. Paul as well as in Cottage Grove, as early as 1902 the couple was described as “wedded to their beautiful old home at Cottage Grove.”⁸³ A 1910 article asserted that “their residence at Cottage Grove is a well-equipped city mansion, and when at home they entertain extensively.”⁸⁴ At the time of Cordenio's death in 1925, his obituary asserted that “for years the Severance country place, Cedarhurst, near Cottage Grove, Minn., has been the scene of entertainment on a manorial scale. Due to extensive travel, as well as to the international scope of Mr. Severance's professional interests, his acquaintanceship included notables from all parts of the world, so that Cedarhurst has for years been included in the itinerary of nearly all celebrated visitors, American and European, to the Northwest.”⁸⁵ This was echoed by a 1928 publication, which asserted that “during the later years of Mr. Severance's life, Cedarhurst was a center of hospitality. Few homes in this country attracted a wider circle of distinguished visitors from this and other lands.”⁸⁶

Newspapers are full of references to parties and distinguished visitors at Cedarhurst, reflecting Cordenio and Mary's business associations and social connections. In the words of one 1925 newspaper article, the house was “famous in the annals of American social life.”⁸⁷ Another article noted that “among the guests who have enjoyed its hospitality are distinguished statesmen from Europe and Asia; artists of international fame; many important writers; and innumerable men and women who have been conspicuous in American affairs in the past quarter century.”⁸⁸ Guests who could be verified through newspaper article references included Senator Frank Kellogg,⁸⁹ actor Richard Mansfield,⁹⁰ the executive committee of the American Bar Association (see **Figure S**),⁹¹ the

National Federation of Business and Professional Women's Clubs,⁹² the Fourth District of the Minnesota Federation of Women's Clubs,⁹³ Judge Walter Sanborn and his associates on the circuit court of appeals,⁹⁴ judges of state supreme courts,⁹⁵ American journalist Eleanor Franklin Egan,⁹⁶ American novelist Hamlin Garland,⁹⁷ judges of the circuit court,⁹⁸ and the president of Carleton College.⁹⁹ A 1999 article in the *Ramsey County History Magazine* indicates that the Queen Marie of Romania, Grace Coolidge, wife of president Calvin Coolidge, and United States Supreme Court Justice Charles Evans Hughes were among the visitors to Cedarhurst; other sources list presidents Theodore Roosevelt, William Howard Taft, and Warren G. Harding as visitors. Their visits could not be verified through primary sources. However, Cordenio Severance accompanied presidential candidate William Taft during 1908 trip to Minneapolis and Mary Severance was actively involved in Warren Harding's 1920 campaign, suggesting that these individuals may have visited the Cedarhurst estate.¹⁰⁰ The Severances were also known to host summer picnics for children at the Protestant Orphan Asylum (of which Mary Severance was the director).¹⁰¹

When Cordenio Severance died in May of 1925, his death was covered by newspapers across the nation.¹⁰² Obituaries described him as "a great lawyer and patron of the arts," an "internationally-known St. Paul attorney and relief worker," a man with "an international reputation as a lawyer, business man, and patron of the arts, literature and science" and an individual with "an international reputation as an authority on corporation law."¹⁰³ His funeral at Cedarhurst was attended by the mayor of St. Paul, the governor of Minnesota, well-known attorneys and businessmen, and hundreds of other individuals. In St. Paul, federal court was adjourned to allow judges to attend the funeral.¹⁰⁴

Mary Severance died on September 11, 1925, just four months after Cordenio's passing. Obituaries described Mary as an "internationally known clubwoman and social leader,"¹⁰⁵ a "nationwide leader in women's activities" and "pioneer suffrage worker,"¹⁰⁶ and "prominent in women's club work and various civic projects in the Twin Cities."¹⁰⁷ One obituary included statements from St. Paul Mayor Arthur Nelson, Supreme Court Justice Pierce Butler, and leaders of numerous local civic organizations. Her funeral at Cedarhurst was also well attended by hundreds of individuals, including representatives from numerous organizations of which she was a member.¹⁰⁸

Cedarhurst: 1925 – Present

Between 1925 and the present, ownership of Cedarhurst has changed hands several times. Following Mary Severance's death, ownership of Cedarhurst passed to her cousin, Mary Zelch.¹⁰⁹ The 1938 plat map of Cottage Grove indicates that the Zelchs also owned the surrounding 100 acres of land.¹¹⁰ A 1929 periodical noted that Mary and her husband John were living in St. Paul Park, suggesting that they did not occupy their Cottage Grove estate.¹¹¹ In 1939, Harvey Boomer, vice president of the Jobbers Supply Company of Minneapolis, and his wife Celia purchased the property. Following the Boomer's divorce in 1946, Celia was granted the property, which at that time included approximately 140 or 160 acres of surrounding land and was being farmed by the Boomers.¹¹² By 1950, the property had been purchased by Colonel Francis Markoe. In 1962, the estate was sold to the Catholic Archdiocese of St. Paul. The Archdiocese apparently never realized its

intent to utilize the site as an elderly living facility, and the property was vacant for several years in the 1960s.¹¹³ Sometime between 1973 and 1976, the Cordenio Severance House and ten acres of surrounding land were acquired by St. Paul florist Frederick Newman. During Newman's ownership, the property was listed on the National Register of Historic Places.¹¹⁴

In 1977, the property was purchased by Jean and Ron Nienaber, who utilized Cedarhurst as their personal residence, the site of their catering service and interior decorating businesses, and an event space.¹¹⁵ Building permits document several alterations to the main house at this time, including reroofing, the addition of a wood fence and a ramp, and porch replacement (likely the south porch at the c. 1867 portion of the house). Alterations to the site included the installation of a septic system and planting of 60 trees.¹¹⁶

The property's next owner, Leyland Gohlike, acquired Cedarhurst around 1997, intending to use the property as a bed and breakfast, restaurant, and conference center.¹¹⁷ Building permit records list a few alterations completed during the late 1990s, including the remodeling of the first level kitchen, roof replacement on the 1911 garage, and alterations to Shed #2.¹¹⁸

In 2001, the property was purchased by the Thao family. The Thaos completed substantial repair and restoration work and operated Cedarhurst as event space for weddings, conferences, and other gatherings. According to city building permit records, exterior alterations completed during the Thaos' ownership included roof replacement and replacement of original cornice molding with gutters. At the interior, modifications and repairs included plaster and drywall repair, installation of a sprinkler system and bar area, floor replacement, repair of interior water damage, and remodeling of two second-level bathrooms.¹¹⁹

RECOMMENDED CRITERIA FOR EVALUATION AND PERIOD OF SIGNIFICANCE

For a property to be listed on the NRHP, it must demonstrate historical significance by meeting at least one of the NPS Criteria for Evaluation and retain integrity (the physical materials and features that were present during the time when the property achieved historical significance).

The NPS Criteria for Evaluation define historically significant properties as properties:

- 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 history or prehistory.¹²⁰

Cedarhurst was listed on the NRHP in 1976. In the words of the nomination, “the significance of this house lies in its association with Cordenio Severance, a leading St. Paul attorney from 1887 through the 1920s, and as an example of an opulent country estate.”¹²¹ Though Criteria for Evaluation are not listed, this statement suggests that the property was intended to be nominated under Criterion B (association with significant individual) and Criterion C (architectural significance). The nomination does not provide a clear period of significance for the property.

Based on our research, **we agree that the property’s listing on the NRHP corresponds to its association with notable St. Paul attorney Cordenio Severance under Criterion B.** Severance’s significance within the legal profession is well documented. Research has revealed that Cedarhurst was strongly associated with Severance during his lifetime, and the property appears to have played an important role in fostering and maintaining the relationships that supported Severance’s professional success.

Based on our research, **we do not agree that the property meets Criterion C for architectural significance.** The house does not appear to embody the distinctive characteristics of a particular architectural style, nor does it appear to be the best representation of the works of St. Paul architect Allen Stem.

According to the National Park Service, “the period of significance for a property significant for Criterion B is usually the length of time the property was associated with the important person.”¹²² Therefore, **we recommend a period of significance for Cedarhurst of 1889 – 1925, reflecting the time period during which Severance owned and occupied the property.**

ADDITIONAL RESEARCH OPPORTUNITIES

In addition to Cedarhurst's documented historical significance for association with Cordenio Severance, our research revealed additional areas of the site's history that could also be explored: 1) its archaeological potential and 2) the significance of Mary Severance.

In 1997, an archaeological investigation was completed on the Cedarhurst site as part of an archaeology course offered through the local school district. According to a 1997 memorandum prepared by Cottage Grove historic preservation staff person Robert Vogel, "limited archaeological excavations carried out at Cedarhurst in May 1997 identified below-ground cultural features associated with the nineteenth century occupation and use of the property. The historic route of the Military Road, which dates from the 1850s, also cuts across the northern edge of the Cedarhurst estate."¹²³ Based on this information, the site may have the potential to yield additional information important in prehistory or history through future archaeological excavations. Additional research in this area may allow for the evaluation of the site under Criterion D.

Additionally, our research suggests that Mary Severance achieved prominence as a philanthropist and leader in a wide variety of organizations. Mary's potential significance within the women's suffrage movement and other areas of social and political history remains to be fully explored. Additional research may reveal that Cedarhurst should also be considered historically significant under Criterion B for its association with Mary Severance.

ENDNOTES

¹ National Register of Historic Places Nomination 7600177, Cottage Grove, Washington County, Minnesota, <https://npgallery.nps.gov/AssetDetail/NRIS/76001077>.

² National Park Service, *How to Apply the National Register Criteria for Evaluation*, rev. ed., 1997, p. 14, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

³ Plat maps indicate that the Severances owned between 158 and 547 acres of surrounding farmland between 1901 and 1925. See Northwest Publishing Company, *Plat Book of Washington County, Minnesota* (Minneapolis, MN: Northwest Publishing Company, 1901), Sheet 41; Hudson Map Company, *1926 Plat Map of Washington County*, on file at the John R. Borchert Map Library, University of Minnesota, Minneapolis, MN.

⁴ National Park Service, *How to Complete the National Register Registration Form*, 1997, p. 16, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>.

⁵ Aerial photographs of Cedarhurst, 1964, John R. Borchert Map Library Minnesota Historical Aerial Photographs Online, <https://apps.lib.umn.edu/mhapo/> (hereafter cited as MHAPO); Nationwide Environmental Title Research Historic Aerials Viewer, 1980 aerial photograph, accessed March 18, 2022, <https://www.historicaerials.com/viewer> (hereafter cited as NETR HAV).

⁶ Pre-1917 photographs of Cedarhurst, on file at the City of Cottage Grove; aerial photographs of Cedarhurst, 1936, 1945, 1947, and 1964, MHAPO; 1980 aerial photograph, NETR HAV; "Cottage Grove Cultural Resource Summary," WA-CGC-002, July 1984, on file at the City of Cottage Grove.

⁷ "Cordenio Arnold Severance," *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, <https://www.jstor.org/stable/25710642>; "Blossoming Lilacs Bid Severance Longed for Welcome Last Time," unknown newspaper, 1925, in "Cedarhurst Family History," ed. Jean Nienaber, 1994, on file at the Minnesota Historical Society, St Paul, MN (hereafter cited as MNHS); "Mrs. Cordenio A. Severance Is Hostess at Brilliant Tea," *St. Paul Sunday Pioneer Press*, September 9, 1923, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; "Solemn Simplicity Marks Last Honors to Severance By Nation, State and City," unknown newspaper, 1925, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; Pre-1917 and 1917 photographs of Cedarhurst, on file at the City of Cottage Grove; Aerial photographs of Cedarhurst, 1936 and 1947, MHAPO.

⁸ See "Site History" section of this report for citations and more information.

⁹ See "Site History" section of this report for citations and more information.

¹⁰ According to building permit records on file at the City of Cottage Grove, K-style gutters installed in 2002 replaced the original wood cornice molding. See "Certificate of Appropriateness," September 3, 2002, "Certificate of Appropriateness," September 11, 2022, and City of Cottage Grove building permit 0202928, 6940 Keats Avenue South, September 11, 2022, on file at the City of Cottage Grove. Some metal gutters and downspouts on Wing B have an older appearance and were clearly installed at an earlier date.

¹¹ These light fixtures are visible in c. 1966 photographs of the house but cannot be dated. See c. 1966 photographs of Cedarhurst, on file at the City of Cottage Grove.

¹² City of Cottage Grove Building Permit 014874, 6940 Keats Avenue, November 13, 1986, on file at the City of Cottage Grove.

¹³ 1959 photograph of Cedarhurst, on file at the City of Cottage Grove.

¹⁴ National Register of Historic Places Nomination 7600177, Cottage Grove, Washington County, Minnesota, <https://npgallery.nps.gov/AssetDetail/NRIS/76001077>.

¹⁵ Robert Vogel to John Burbank, May 12, 1994, Memorandum, "Review of Building Permit – Historic Cedarhurst," on file at the City of Cottage Grove; City of Cottage Grove building permit 9402079, 6940 Keats Avenue South, October 17, 1994, on file at the City of Cottage Grove.

¹⁶ "A Cordial Welcome to Cedarhurst," c. late 1970s, on file at the City of Cottage Grove.

¹⁷ Justina J Pope to Ms. Vicki Neudahl, January 2, 2007, on file at the City of Cottage Grove; Brady Silver, "Washington County Bulletin," June 20, 2007, on file at the City of Cottage Grove.

¹⁸ According to a 1970s promotional brochure for Cedarhurst, the elevator was installed in the 1920s when Cordenio Severance's health began to decline. This is supported by a 1932 photograph, which indicates that the elevator penthouse was installed by that date. "A Cordial Welcome to Cedarhurst," c. late 1970s, on file at the City of Cottage Grove; 1932 photograph of Cedarhurst, on file at the City of Cottage Grove.

¹⁹ City of Cottage Grove building permit 9900071, 6940 Keats Avenue South, February 9, 1999 and "Certificate of Appropriateness for Minor Work," August 25, 1997, on file at the City of Cottage Grove.

²⁰ Historic photographs of the Cordenio Severance House, pre-1917, 1917 or later, 1932, and undated, on file at the City of Cottage Grove.

²¹ Robert Vogel, "Minnesota Architecture-History Inventory Form," WA-CGC-002, 6940 Keats Avenue South, 1988 – 1990, on file at the Minnesota State Historic Preservation Office (MN SHPO), St. Paul, MN; Cottage Grove Historic Sites Inventory Form, 9905 Military Road, undated, on file at the City of Cottage Grove; photographs of gardener's cottage, undated, on file at the City of Cottage Grove; aerial photograph of Cedarhurst, 1936, 1945, 1964, MHAPO; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred Knopf, 2014), 567 – 578; Robert Vogel, *Preliminary Inventory of Pre-1940 Houses in the City of Cottage Grove*, (Prepared for the City of Cottage Grove Parks, Recreation and Natural Resources Commission and the Advisory Committee on Historic Preservation, September 1988), 59.

²² Larry Klueh, "Barns in the City: Agrarian Landmarks in Cottage Grove," *Perspectives in Cottage Grove History*, No. 4 (August 1989), 9; photograph of barn, likely pre-1925, on file at the City of Cottage Grove.

²³ Aerial photograph of Cedarhurst, 1936, MHAPO.

²⁴ "Severance Garage: Specifications for Garage for Mr. C. A. Severance at Cedarhurst, Cottage Grove, Minn.," File 2892, Box 38, Davis, Kellogg & Severance Law Firm Records, MNHS; and "Contract: Garage, C. A. Severance, Cottage Grove, Minn.," June 15, 1911, File 2892, Box 38, Davis, Kellogg & Severance Law Firm Records, MNHS. For Reed & Stem, see "Party at Fairgrounds," *Minneapolis Journal*, April 12, 1910; "Reed & Stem Papers," Northwest Architectural Archives, accessed March 17, 2022, <https://archives.lib.umn.edu/repositories/8/resources/2218>. For the date of the addition, see Society," *Minneapolis Morning Tribune*, July 10, 1917.

²⁵ Robert Vogel to Bob La Brosse, February 22, 1999, memorandum, "Cedarhurst," on file at the City of Cottage Grove; photograph of garage, undated, on file at the City of Cottage Grove; "Cottage Grove Cultural Resource Summary," WA-CGC-002, July 1984, on file at the City of Cottage Grove; "Severance Garage: Specifications for Garage for Mr. C. A. Severance at Cedarhurst, Cottage Grove, Minn.," File 2892, Box 38, Davis, Kellogg & Severance Law Firm Records, MNHS.

²⁶ Aerial photograph of Cedarhurst, 1945, MHAPO.

²⁷ Aerial photograph of Cedarhurst, 1945, MHAPO.

²⁸ "Certificate of Appropriateness," October 7, 1998, on file at the City of Cottage Grove; City of Cottage Grove building permit 9900072, 6940 Keats Avenue South, February 9, 1999, on file at the City of Cottage Grove.

²⁹ Historic photographs of the Cordenio Severance House, pre-1917, 1917 or later, 1932, and undated, on file at the City of Cottage Grove.

³⁰ Photographs of Cedarhurst, pre-1917, 1932, and 1937, on file at the City of Cottage Grove.

³¹ Photographs of Cedarhurst, c. 1966, on file at the City of Cottage Grove; "Cottage Grove's 118-year-old Mansion Comes Back to Life," *Washington County Bulletin*, October 26, 1978.

³² "Cottage Grove Cultural Resource Summary," WA-CGC-002, July 1984, on file at the City of Cottage Grove; Robert Vogel to John Burbank, August 18, 1997, memorandum, "Site Plan Review and CUP Amendment for Historic Mary and Cordenio Severance House," on file at the City of Cottage Grove.

³³ The planter in the garden does not appear in a 1959 photograph of the garden, on file at the City of Cottage Grove.

³⁴ Robert Watson, *Notes on the Early Settlement of Cottage Grove and Vicinity, Washington County, Minn.*, ed. Robert Vogel (Northfield, MN, 1924), p. 35.

³⁵ Watson, *Notes on the Early Settlement of Cottage Grove*, p. 35.

³⁶ Charles E. Woodward and Mrs. Frank A. Belden, "Cottage Grove: From Unorganized Area to a Township to a Village," 1972, on file at Park Grove Library, Cottage Grove, Minnesota.

³⁷ "Fidelia Holbrook Fanning Harriman," Findagrave.com, accessed March 1, 2022, <https://www.findagrave.com/memorial/35164982/fidelia-holbrook-harriman>.

³⁸ "Rose Chains," *St. Paul Globe*, June 27, 1889.

³⁹ "Died," *St. Paul Globe*, December 22, 1889. An 1892 newspaper article indicates that the Severances occupied by the property by that date. The 1901 plat map of Cottage Grove shows Mary as the owner of the 158-acre estate surrounding

the house. See “Mrs. Severance’s House Party,” *St. Paul Globe*, July 7, 1892 and Northwest Publishing Company, *Plat Book of Washington County, Minnesota* (Minneapolis, MN: Northwest Publishing Company, 1901), Sheet 41.

⁴⁰ Cordenio’s house at 401 Clay Street in Mantorville is a contributing resource to the Mantorville Historic District. See National Register of Historic Places Nomination #74001017, Mantorville Historic District, Dodge County, Minnesota, <https://npgallery.nps.gov/GetAsset/5c31684e-9223-4af1-babe-626e97725515>.

⁴¹ Samuel H. Morgan, “Timber, Steel, Law, and Politics: St. Paul’s Pioneering Attorneys and Their More Interesting Cases,” *Ramsey County History* 33, no. 4 (Winter 1999), 5; Henry Anson Castle, *History of St. Paul and Vicinity* (Chicago: Lewis Publishing Company, 1912), 1122. The McColl Building was renovated in 1967 – 1969 and listed on the National Register of Historic Places in 1974. The nomination mentions that Davis, Kellogg, and Severance had offices in this building. The areas of significance are listed as architecture, commerce, and politics. See “McColl Building (St. Paul, Minn.) Remodeling Project Plans,” University of Minnesota Libraries, Northwest Architectural Archives, accessed March 14, 2022, <https://archives.lib.umn.edu/repositories/8/resources/2372> and National Register of Historic Places Nomination #74001036, Merchants National Bank, St. Paul, Ramsey County, Minnesota, <https://npgallery.nps.gov/AssetDetail/NRIS/74001036>.

⁴² Marion Shutter and J.S. McLain, eds. *Progressive Men of Minnesota* (Minneapolis: Minneapolis Journal, 1897), 167, 254; “A Sketch of the Life of Mr. Severance,” in “Cedarhurst Family History,” ed. Jean Nienaber, MNHS; “Cordenio Arnold Severance,” *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, <https://www.jstor.org/stable/25710642>; “Cushman Kellogg Davis,” National Governors Association, accessed March 7, 2022, <https://www.nga.org/governor/cushman-kellogg-davis/>; “The Nobel Peace Prize 1929,” [nobelprize.org](https://www.nobelprize.org/prizes/peace/1929/summary/), accessed March 7, 2022, <https://www.nobelprize.org/prizes/peace/1929/summary/>; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1922), 430.

⁴³ “Davis, Kellogg & Severance: An Inventory of Its Law Firm Records at the Minnesota Historical Society,” Minnesota Historical Society, accessed March 7, 2022, <http://www2.mnhs.org/library/findaids/00361.xml>; Morgan, “Timber, Steel, Law, and Politics,” 5 – 9; W. B. Hennessy, *Past and Present of St. Paul* (Chicago, S. J. Clarke Publishing Company, 1906), 654.

⁴⁴ “Cordenio Arnold Severance: 1862 – 1925,” *American Bar Association Journal*, 11, No. 6 (June 1925), 370.

⁴⁵ “Cushman Kellogg Davis,” National Governors Association, accessed March 7, 2022, <https://www.nga.org/governor/cushman-kellogg-davis/>; “Frank B. Kellogg,” Britannica.com, accessed March 7, 2022, <https://www.britannica.com/biography/Frank-B-Kellogg>.

⁴⁶ Douglas A. Hedin, foreword to “Cordenio Arnold Severance,” originally published in James Grafton Rogers, *American Bar Leaders: Biographies of the Presidents of the American Bar Association, 1878–1928* (Chicago: American Bar Association, 1932).

⁴⁷ Cordenio Arnold Severance,” *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, <https://www.jstor.org/stable/25710642>; “UNITED STATES OF AMERICA, Appt., v. UNION PACIFIC RAILROAD COMPANY et al.,” Legal Information Institute, Cornell University, accessed March 7, 2022, <https://www.law.cornell.edu/supremecourt/text/226/61>; “Cordenio Arnold Severance: 1862 – 1925,” *American Bar Association Journal*, 11, No. 6 (June 1925), 370.

⁴⁸ Castle, *History of St. Paul and Vicinity*, 1122.

⁴⁹ “Cordenio Arnold Severance,” *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, <https://www.jstor.org/stable/25710642>.

⁵⁰ Frank B. Kellogg, “An Appreciation,” in “Cedarhurst Family History,” ed. Jean Nienaber, 1994, on file at MNHS; “Cordenio Arnold Severance,” *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, <https://www.jstor.org/stable/25710642>; “Cordenio Arnold Severance: 1862 – 1925,” *American Bar Association Journal*, 11, No. 6 (June 1925), 369.

⁵¹ “Cordenio Arnold Severance: 1862 – 1925,” *American Bar Association Journal*, 11, NO. 6 (June 1925), 369.

⁵² *St. Paul Pioneer Press* as quoted in “Cordenio Arnold Severance: 1862 – 1925,” *American Bar Association Journal*, 11, NO. 6 (June 1925), 369.

⁵³ Shutter and McLain, eds. *Progressive Men of Minnesota*, 167; Charles E. Flandrau, *Encyclopedia of Biography of Minnesota* (Chicago: Century Publishing and Engraving Company, 1900), 410; Albert Nelson Marquis, ed., *The Book of Minnesotans* (Chicago: A. N. Marquis & Company, 1907), 458; Warren Upham and Rose Barteau Dunlap, *Minnesota Biographies 1655 – 1912* (St. Paul: Minnesota Historical Society, 1912), 691 – 692; Albert Nelson Marquis, *Who’s Who in America*, Vol. 12 (Chicago: A. N. Marquis & Company, 1922 – 1923), 2722; Joseph A. Burnquist, ed. *Minnesota and Its People*, Vol. 3 (Chicago: S. J. Clark Publishing Company, 1924), 164. For examples of references in local newspapers, see “St. Paul Social

Circles," *St. Paul Globe*, November 2, 1902; "Society," *Minneapolis Morning Tribune*, July 10, 1917; and "Society," *Minneapolis Morning Tribune*, November 2, 1920.

⁵⁴ "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal*, 11, No. 6 (June 1925), 369.

⁵⁵ "Mrs. Severance, Women's Leader, Dies in Germany," unknown newspaper, 1925, and "A Sketch in the Life of Mrs. Severance," in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; "Tribute to Mrs. Severance," untitled newspaper, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS.

⁵⁶ "Mrs. Severance, Women's Leader, Dies in Germany," unknown newspaper, 1925, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS.

⁵⁷ "Mrs. Severance Dies at German Health Resort," unknown newspaper, 1925, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; "Working Day of 8 Hours Necessary..." *Minneapolis Journal*, October 28, 1919; Mary Dillon Foster, ed., *Who's Who Among Minnesota Women* (Mary Dillon Foster: 1924), 294; Mabel Ward Cameron, ed., *The Biographical Cyclopedia of American Women* (New York: Harvard Publishing Company, 1924), 150.

⁵⁸ Castle, *History of St. Paul and Vicinity*, 1122.

⁵⁹ Social Register Association, *Summer Social Register* (New York: The Summer Social Register Association, 1916), 916.

⁶⁰ Foster, *Who's Who Among Minnesota Women*, 294; Cameron, *The Biographical Cyclopedia of American Women*, 150.

⁶¹ "Mrs. Severance's House Party," *St. Paul Globe*, July 7, 1892; "Neighborly Notations," *Minneapolis Sunday Tribune*, June 18, 1893. The name "Cedarhurst" appears in newspaper articles dating to the late 1890s. See for example "Personal," *St. Paul Globe*, June 5, 1898.

⁶² See for example "John Zelch Weds," *St. Paul Globe*, June 7, 1895; "Neighborly Notations," *Minneapolis Tribune*, August 29, 1897; "Additional Society," *Minneapolis Tribune*, May 12, 1895.

⁶³ R. L. Polk & Co., *St. Paul City Directory 1890 – 1891* (R. L. Polk & Co.: St. Paul, MN, 1890), 1231; R. L. Polk & Co., *St. Paul City Directory 1902* (R. L. Polk & Co.: St. Paul, MN, 1902), 1450; "In A Personal Way," *St. Paul Daily Globe*, July 6, 1890; "Historic Districts and Sites: Online Tools," City of St. Paul, accessed March 2, 2022, <https://www.stpaul.gov/departments/planning-and-economic-development/heritage-preservation/historic-districts-and-sites>.

⁶⁴ R. L. Polk & Co., *St. Paul City Directory 1903* (R. L. Polk & Co.: St. Paul, MN, 1903), 1510

⁶⁵ R. L. Polk & Co., *St. Paul City Directory 1908* (R. L. Polk & Co.: St. Paul, MN, 1908), 1528. A 1912 publication notes that the Severances had a town residence at the St. Paul Hotel, and a country residence at Cedarhurst in Cottage Grove. See Castle, *History of St. Paul and Vicinity*, 1122.

⁶⁶ "Cordenio Arnold Severance," *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, <https://www.jstor.org/stable/25710642>; Castle, *History of St. Paul and Vicinity*, 1122; Marquis, *Who's Who in America*, Vol. 12, 2722.

⁶⁷ Robert C. Vogel, "Roosevelt, Taft Harding among guests at Cedarhurst," *City of Cottage Grove Reports* (Fall 1998), on file at the City of Cottage Grove.

⁶⁸ "Society," *St. Paul Globe*, February 1, 1903; "Society," *St. Paul Globe*, December 25, 1904.

⁶⁹ Historic photographs of the Cordenio Severance House, pre-1917, on file at the City of Cottage Grove.

⁷⁰ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred Knopf, 2014), 251 – 264, 283 – 286.

⁷¹ *The Farmer, The Farmer's Atlas and Directory of Washington County, Minnesota* (St. Paul, MN: Webb Publishing Company, 1912), Sheet 27; Northwest Publishing Company, *Plat Book of Washington County, Minnesota* (Minneapolis, MN: Northwest Publishing Company, 1901), Sheet 41. The 1926 plat book shows 545 acres in the Severances' possession. See Hudson Map Company, 1926 Plat Map of Washington County, on file at the John R. Borchert Map Library, University of Minnesota, Minneapolis. A c. 1906 letter by Mary Severance indicated that the couple owned 700 acres in 1906. See Mary Harriman Severance to Wellesley College Class of '85 Reunions, c. 1906, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS.

⁷² Mary Harriman Severance to Wellesley College Class of '85 Reunions, c. 1906, in "Cedarhurst Family History," ed. Jean Nienaber, 1994, on file at MNHS.

⁷³ "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal*, 11, NO. 6 (June 1925), 370; *St. Paul Pioneer Press*, as quoted in "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal*, 11, NO. 6 (June 1925), 370; "A Sketch of the Life of Mr. Severance," in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS.

⁷⁴ For example, see Letter to Cass Gilbert, May 29, 1913, Letterpress Book Volume 83, Box 95, Davis, Kellogg & Severance Papers, Minnesota Historical Society Archives, St. Paul, Minnesota; C. A. Severance to Cass

Gilbert, February 18, 1893, Box 17, Cass Gilbert Papers, Minnesota Historical Society Archives, St. Paul, Minnesota.

⁷⁵ Alan Lathrop, *Minnesota Architects* (Minneapolis: University of Minnesota, 2010), 94, 201 – 202; “Reed & Stem Papers,” Northwest Architectural Archives, accessed March 17, 2022, <https://archives.lib.umn.edu/repositories/8/resources/2218>

⁷⁶ The Kellogg, Davis & Severance papers contain several pieces of correspondence from an employee of A. H. Stem that indicate that Stem was overseeing the construction of the 1916 addition. See for example B. W. Day to C. A. Severance, October 10, 1916, Folder 2, File 13, Box 88, Davis, Kellogg & Severance Law Firm Records, MNHS.

⁷⁷ “Society,” *Minneapolis Morning Tribune*, July 10, 1917.

⁷⁸ McAlester, *A Field Guide to American Houses*, 434 – 446.

⁷⁹ Historic photographs of the Cordenio Severance House, 1932 and c. 1940, on file at the City of Cottage Grove. According to a 1970s promotional brochure for Cedarhurst, the elevator was installed in the 1920s when Cordenio Severance’s health began to decline. This is supported by a 1932 photograph, which indicates that the elevator penthouse was installed by that date. “A Cordial Welcome to Cedarhurst,” c. late 1970s, on file at the City of Cottage Grove; 1932 photograph of Cedarhurst, on file at the City of Cottage Grove.

⁸⁰ “Cordenio Arnold Severance,” *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, <https://www.jstor.org/stable/25710642>; “Solemn Simplicity Marks Last Honors to Severance By Nation, State and City,” unknown newspaper, 1925, in “Cedarhurst Family History,” ed. Jean Nienaber, on file at MNHS; “Blossoming Lilacs Bid Severance Longed for Welcome Last Time,” unknown newspaper, 1925, in “Cedarhurst Family History,” ed. Jean Nienaber, on file at MNHS; Samuel H. Morgan, “The Severances and Cedarhurst,” May 23, 1982, in “Cedarhurst Family History,” ed. Jean Nienaber, on file at MNHS.

⁸¹ “Mrs. Cordenio A. Severance Is Hostess at Brilliant Tea,” *St. Paul Sunday Pioneer Press*, September 9, 1923.

⁸² “Notes Taken During Conversation with Margaret Haapla,” February 28, 1984, in “Cedarhurst Family History,” ed. Jean Nienaber, on file at MNHS; Landscape Research, *Designed Historic Landscape Report: Minnesota Governor’s Residence* (prepared for the Governor’s Residence Council and the 106 Summit Avenue Society, 2013), 17 – 18.

⁸³ “Society,” *St. Paul Globe*, July 20, 1902.

⁸⁴ “Cordenio A. Severance,” *Minneapolis Journal*, March 31, 1910.

⁸⁵ *St. Paul Pioneer Press*, as quoted in “Cordenio Arnold Severance: 1862 – 1925,” *American Bar Association Journal*, 11, NO. 6 (June 1925), 370.

⁸⁶ “Cordenio Arnold Severance, Marry Harriman Severance,” 1928, courtesy of Carleton College, <https://contentdm.carleton.edu/digital/api/collection/Archives/id/4949/download>.

⁸⁷ “Hundreds Mourn at Severance Rites,” unknown newspaper, 1925, in Nienaber, “Cedarhurst Family History,” MNHS.

⁸⁸ “Mrs Severance Dies at German Health Resort,” unknown newspaper, 1925, in Nienaber, “Cedarhurst Family History,” MNHS.

⁸⁹ “Society,” *Minneapolis Morning Tribune*, November 2, 1920.

⁹⁰ “Mrs. C. A. Severance,” *St. Paul Globe*, May 9, 1903.

⁹¹ “Society,” *Minneapolis Morning Tribune*, August 21, 1923.

⁹² Lillian E. Taaffe, “Leaders Among American Business, Professional Women Plan Epoch Making Convention at St. Paul,” *Minneapolis Tribune*, July 25, 1920

⁹³ “Minneapolis Women Attend Reception for Mrs. Wharry,” *Minneapolis Morning Tribune*, October 25, 1921.

⁹⁴ “Society,” *Minneapolis Morning Tribune*, May 24, 1921.

⁹⁵ “Bar Delegates to Be Guests Here Tuesday,” *Minneapolis Sunday Tribune*, August 20, 1922.

⁹⁶ “Society,” *Minneapolis Morning Tribune*, December 11, 1923.

⁹⁷ “Book Notes,” *St. Paul Globe*, April 3, 1903.

⁹⁸ “Society,” *Minneapolis Sunday Tribune*, May 21, 1922.

⁹⁹ “Society,” *Minneapolis Sunday Tribune*, May 28, 1922.

¹⁰⁰ Morgan, “Timber, Steel, Law, and Politics,” 7; Ralph Thornton, “House of History Up for Sale,” *Minneapolis Star*, February 18, 1964. For Taft, see “Taft Is Busy on Day of Rest,” *Minneapolis Tribune*, September 28, 1908. For Harding, see “Women Playing Important Part in Republican Campaign,” *Brainerd Daily Dispatch*, October 21, 1920, and “Senator Harding Reiterates Position on League,” *Brainerd Daily Dispatch*, October 21, 1920.

¹⁰¹ “Mrs Severance Dies at German Health Resort,” unknown newspaper, 1925, in Nienaber, “Cedarhurst Family History,” MNHS.

¹⁰² See for example “C. A. Severance Dies,” *Billings Gazette*, May 7, 1925; “C. A. Severance, Former Law Partner of Kellogg, Dead,” *St. Louis Post-Dispatch*, May 7, 1925; “Funeral of C. A. Severance,” *Wilkes-Barre Record [Pennsylvania]*, May 12, 1925.

¹⁰³ “Minnesotan, Internationally Known as Attorney, Relief Worker, Victim of Heart Ill,” unknown newspaper, c. 1925 and “Cordenio A. Severance,” unknown newspaper, c. 1925, in “Cedarhurst Family History,” ed. Jean Nienaber, 1994, on file at the Minnesota Historical Society, St. Paul, MN (Hereafter cited as MNHS); “Nationally Known Lawyer Succumbs,” *Anaconda Standard [Montana]*, May 7, 1925.

¹⁰⁴ “Many at Funeral of C. A. Severance,” unknown newspaper, 1925, “Blossoming Lilacs Bid Severance Longed for Welcome Last Time,” unknown newspaper, 1925, “Severance to Be Paid Final Honors Today,” unknown newspaper, 1925, and “Sec. Kellogg to Attend Rites of C. A. Severance,” unknown paper, 1925, in Nienaber, “Cedarhurst Family History,” MNHS.

¹⁰⁵ “Many Pay Tribute to Mrs. Severance,” *Minneapolis Journal*, September 12, 1925.

¹⁰⁶ “Mrs. C. A. Severance, Active in Club, Welfare Work,” *Minneapolis Daily Star*, September 11, 1925.

¹⁰⁷ “Mrs. Severance, Women’s Leader, Dies in Germany,” unknown newspaper, 1925 and “A Sketch in the Life of Mrs. Severance,” in Nienaber, “Cedarhurst Family History,” MNHS.

¹⁰⁸ “Tribute Paid to Mrs. Severance,” September 29, 1925, unknown newspaper, and “Hundreds Mourn at Severance Rites,” unknown newspaper, 1925, in Nienaber, “Cedarhurst Family History,” MNHS.

¹⁰⁹ “Mrs. Severance Leaves \$500,000,” *St. Paul Daily News*, undated, in “Nienaber, “Cedarhurst Family History,” MNHS.

¹¹⁰ Hudson Map Company, *Plat Book of Washington County, Minnesota* (Minneapolis, MN: Hudson Map Company, 1938), 19.

¹¹¹ “Our Album,” *Community Life* 1, no. 3 (October 31, 1929) in Nienaber, “Cedarhurst Family History,” MNHS.

¹¹² Paul Presbrey, “Rambling Mansion at Stake in Stillwater Court Battle,” *Minneapolis Sunday Tribune*, May 19, 1946; “Given \$100,000 in Divorce Grant,” *Minneapolis Star-Journal*, July 10, 1946; Atlas Company, *Plat Book of Washington County, Minnesota* (St. Paul, MN: Atlas Map Company, c. 1949).

¹¹³ Ralph Thornton, “House of History Up for Sale,” *Minneapolis Star*, February 18, 1964; “Maureen Weds Lampert,” *Minneapolis Morning Tribune*, September 7, 1951; Neal Gendler, “Cedarhurst: A Museum, A Business, and A Home,” *Minneapolis Tribune*, February 4, 1979; “Owners/Occupants,” unknown date, on file at the City of Cottage Grove.

¹¹⁴ Neal Gendler, “Cedarhurst: A Museum, A Business, and A Home,” *Minneapolis Tribune*, February 4, 1979; “Village of Cottage Grove,” Map, Rockford Map Publishers, 1976, on file at the John R. Borchert Map Library, Minneapolis, Minnesota; National Register of Historic Places Nomination #7600177, Cottage Grove, Washington County, Minnesota, <https://npgallery.nps.gov/AssetDetail/NRIS/76001077>; Robert C. Vogel, “Roosevelt, Taft Harding among guests at Cedarhurst,” *City of Cottage Grove Reports* (Fall 1998), on file at the City of Cottage Grove; “Cottage Grove’s 118-year-old Mansion Comes Back to Life,” *Washington County Bulletin*, October 26, 1978.

¹¹⁵ Neal Gendler, “Cedarhurst: A Museum, A Business, and A Home,” *Minneapolis Tribune*, February 4, 1979.

¹¹⁶ “Cottage Grove’s 118-Year-Old Mansion Comes Back to Life,” *Washington County Bulletin*, October 26, 1978; City of Cottage Grove Plumbing Permit 5659, 6940 Keast Avenue South, November 22, 1978, City of Cottage Grove Building Permit 0945, Cedarhurst, July 13, 1979, City of Cottage Grove Building Permit 10018, 6940 Keast Avenue South, June 22, 1979, City of Cottage Grove Building Permit 014874, 6940 Keats Avenue, November 13, 1986, and City of Cottage Grove building permit 9402079, 6940 Keats Avenue South, October 17, 1994, on file at the City of Cottage Grove.

¹¹⁷ Robert Vogel to Advisory Committee on Historic Preservation, September 15, 1997, memorandum, “Historic Cedarhurst Conditional Use Permit and Site Plan,” on file at the City of Cottage Grove.

¹¹⁸ Judy Spooner, “The Grand Lady,” *South Washington County Bulletin*, December 10, 1997, on file at the City of Cottage Grove; “Certificate of Appropriateness for Minor Work,” August 25, 1997, on file at the City of Cottage Grove; City of Cottage Grove building permit 9900071, 6940 Keats Avenue South, February 9, 1999, “Certificate of Appropriateness,” September 11, 1998, “Certificate of Appropriateness,” October 7, 1998, and City of Cottage Grove building permit 9900072, 6940 Keats Avenue South, February 9, 1999, on file at the City of Cottage Grove.

¹¹⁹ Muriel Tan, “New Owners Moving Into Historic Mansion,” *St. Paul Pioneer Press*, August 17, 2001; Resolution No. 01-198, December 19, 2001, on file at the City of Cottage Grove; “Certificate of Appropriateness,” September 3, 2002, “Certificate of Appropriateness,” September 11, 2022, City of Cottage Grove Building permit 0202928, 6940 Keast Avenue South, September 11, 2022, City of Cottage Grove building permit 0300282, 6940 Keats Ave S Cedarhurst, March 20, 2003, Justina J Pope to Ms. Vicki Neudahl, January 2, 2007, City of Cottage Grove building permit 2012-00546, 6940 Keats Avenue South, April 13, 2012, and City of Cottage Grove Electrical Permit 2012-00558, 6950 Keats Avenue South, April 13, 2012, on file at the City of Cottage Grove; Bob Shaw, “Rescued by Refugees,” *St. Paul Pioneer Press*, January 6,

2008; “Cedarhurst Mansion Still Fascinating Part of Cottage Grove’s Landscape,” *South Washington County Bulletin*, June 18, 2003; Brady Silver, *Washington County Bulletin*, June 20, 2007, on file at the City of Cottage Grove; Judy Spooner, “Jewel on the Prairie,” *South Washington County Bulletin*, June 18, 2003.

¹²⁰ National Park Service, *How to Complete the National Register Registration Form*, 1997, , <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>, p. 37.

¹²¹ National Register of Historic Places Nomination #7600177, Cottage Grove, Washington County, Minnesota, <https://npgallery.nps.gov/AssetDetail/NRIS/76001077>.

¹²² National Park Service, *How to Complete the National Register Registration Form*, 1997, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>, p. 42.

¹²³ Robert Vogel to John Burbank, August 18, 1997, memorandum, “Site Plan Review and CUP Amendment for Historic Mary and Cordenio Severance House,” on file at the City of Cottage Grove; Nails, Boot, Bottle Found During Cedarhurst Dig,” *CG Reports* (June 1997), on file at the City of Cottage Grove.

APPENDIX A: CURRENT PHOTOS



Photo 1. View of drive from 70th Street South, looking north.



Photo 2. View of roundabout, looking south.



Photo 3. View of east elevation of Severance House (Wing A), looking west.



Photo 4. View of hedges along 70th Street South, looking northwest.



Photo 5. View of cedar trees and parking lot to the southwest of the Severance House, looking northeast.



Photo 6. View of garden, looking north.



Photo 7. View of vegetation to the west of the Severance House, looking northeast.



Photo 8. View of lawn to the west of the Severance House, looking east.



Photo 9. View of east and north elevations of Severance House (Wing A), looking southwest.



Photo 10. View of north elevation of Severance House (Wing A), looking southeast.



Photo 11. View of west elevation of Severance House, looking east.



Photo 12. View of west elevation of Severance House (Wing A), looking east.



Photo 13. View of north elevation of Severance House (Wing B), looking south.



Photo 14. View of west elevation of Severance House (Wing B), looking east.



Photo 15. View of south elevation of Severance House (Wing B), looking north.



Photo 16. View of west elevation of Severance House (Wing A), looking northeast.



Photo 17. View of south elevation of Severance House (Wing A), looking northwest.



Photo 18. View of east elevation of Severance House (Wing A), looking northwest.



Photo 19. View of east elevation of Severance House, looking southwest.



Photo 20. View of central entrance on east elevation of Severance House, looking west.



Photo 21. View of lower level of Severance House (Wing B), looking south.



Photo 22. View of lower level of Severance House (Wing B), looking south.



Photo 23. View of tunnel between Wing B and Wing A at lower level of Severance House, looking east.



Photo 24. View of lower level of Severance House (Wing A), looking northeast.



Photo 25. View of lower level of Severance House (Wing A), looking southwest.



Photo 26. View of first level entrance hall of Severance House (Wing A), looking west.



Photo 27. View of first level bathroom at Severance House (Wing A), looking southwest.



Photo 28. View of first level ballroom in Severance House (Wing A), looking north.



Photo 29. View of first level ballroom in Severance House, looking south.



Photo 30. View of first level bar area in sitting room at Severance House (Wing A), looking southwest.



Photo 31. View of first-level hall at Severance House (Wing A), looking east.



Photo 32. View of first-level sitting room at Severance House (Wing A), looking northwest.



Photo 33. View of first-level library (bedroom) at Severance House (Wing A), looking southwest.



Photo 34. View of first-level dining room at Severance House (Wing B), looking south.



Photo 35. View of first level dining room at Severance House (Wing B), looking north.



Photo 36. View of first-level kitchen at Severance House (Wing B), looking south.



Photo 37. Photo of second-level bedroom at Severance House (Wing A), looking northwest.



Photo 38. View of second-level sunroom at Severance House (Wing A), looking north.



Photo 39. View of second-level corridor at Severance House (Wing A), looking south.



Photo 40. View of second-level corridor at Severance House (Wing A), looking south.



Photo 41. View of second-level corridor at Severance House, looking west.



Photo 42. View of second-level bedroom at Severance House (Wing A), looking northeast.



Photo 43. View of second-level bedroom at Severance House (Wing A), looking northeast.



Photo 44. View of second-level bathroom at Severance House (Wing A), looking southeast.



Photo 45. View of second level family room at Severance House (Wing B), looking northwest.



Photo 46. View of second-level dining room at Severance House (Wing B), looking west.



Photo 47. View of second-level kitchen at Severance House (Wing B), looking northwest.



Photo 48. View of attic at Severance House (Wing A), looking north.



Photo 49. View of attic at Severance House (Wing A), looking southwest.



Photo 50. View of gardener's cottage, looking northwest.



Photo 51. View of north and west elevations of the barn, looking southeast.



Photo 52. View of south and east elevations of the barn, looking northwest.



Photo 53. View of east elevation of garage, looking west.



Photo 54. View of north elevation of garage, looking southeast.



Photo 55. View of south and east elevations of upholstery shop, looking northwest.



Photo 56. View of north and west elevations of chicken coop, looking southeast.



Photo 57. View of west and south elevations of shed #1, looking northeast.



Photo 58. View of west and south elevations of shed #2, looking northeast.



Photo 59. View of south and east elevations of valet shelter, looking northwest.



Photo 60. View of building foundation, looking east.



Photo 61. View of trellis, looking southeast.



Photo 62. View of garden, looking south. Planter is visible at the center of the garden.



Photo 63. View of wood fence, looking northeast.

APPENDIX B: FIGURES

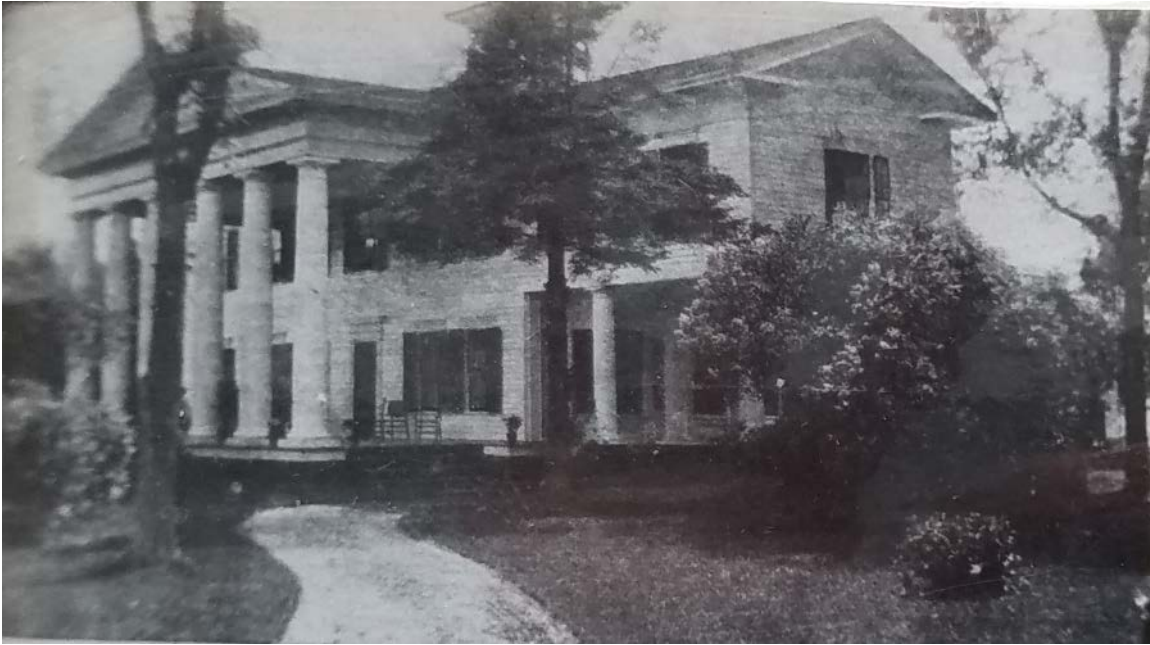


Figure A. View of Severance House, looking southwest, pre-1917. Photograph taken from “Cedarhurst Family History,” ed. Jean Nienaber, 1994, on file at the Minnesota Historical Society (MNHS), St. Paul, MN.



Figure B. Aerial photograph of Cedarhurst, 1936. Photograph courtesy of the John. R. Borchert Map Library Minnesota Historical Aerial Photographs Online, <https://apps.lib.umn.edu/mhapo/>. North is up.



Figure C. Aerial photograph of Cedarhurst, 1936. Photograph courtesy of the John R. Borchert Map Library Minnesota Historical Aerial Photographs Online, <https://apps.lib.umn.edu/mhapo/>. North is up.



Figure D. Aerial photograph of Cedarhurst, 1945. Photograph courtesy of the John R. Borchert Map Library Minnesota Historical Aerial Photographs Online, <https://apps.lib.umn.edu/mhapo/>. North is up.



Figure E. View of east lawn and east elevation of Severance House, looking northwest, pre-1917. Photograph courtesy of the City of Cottage Grove.



Figure F. View of west and south elevations of Severance House, pre-1917. Photograph courtesy of the City of Cottage Grove.



Figure G. View of east lawn and east elevation of Severance House, looking northwest, pre-1917. Photograph courtesy of the City of Cottage Grove.

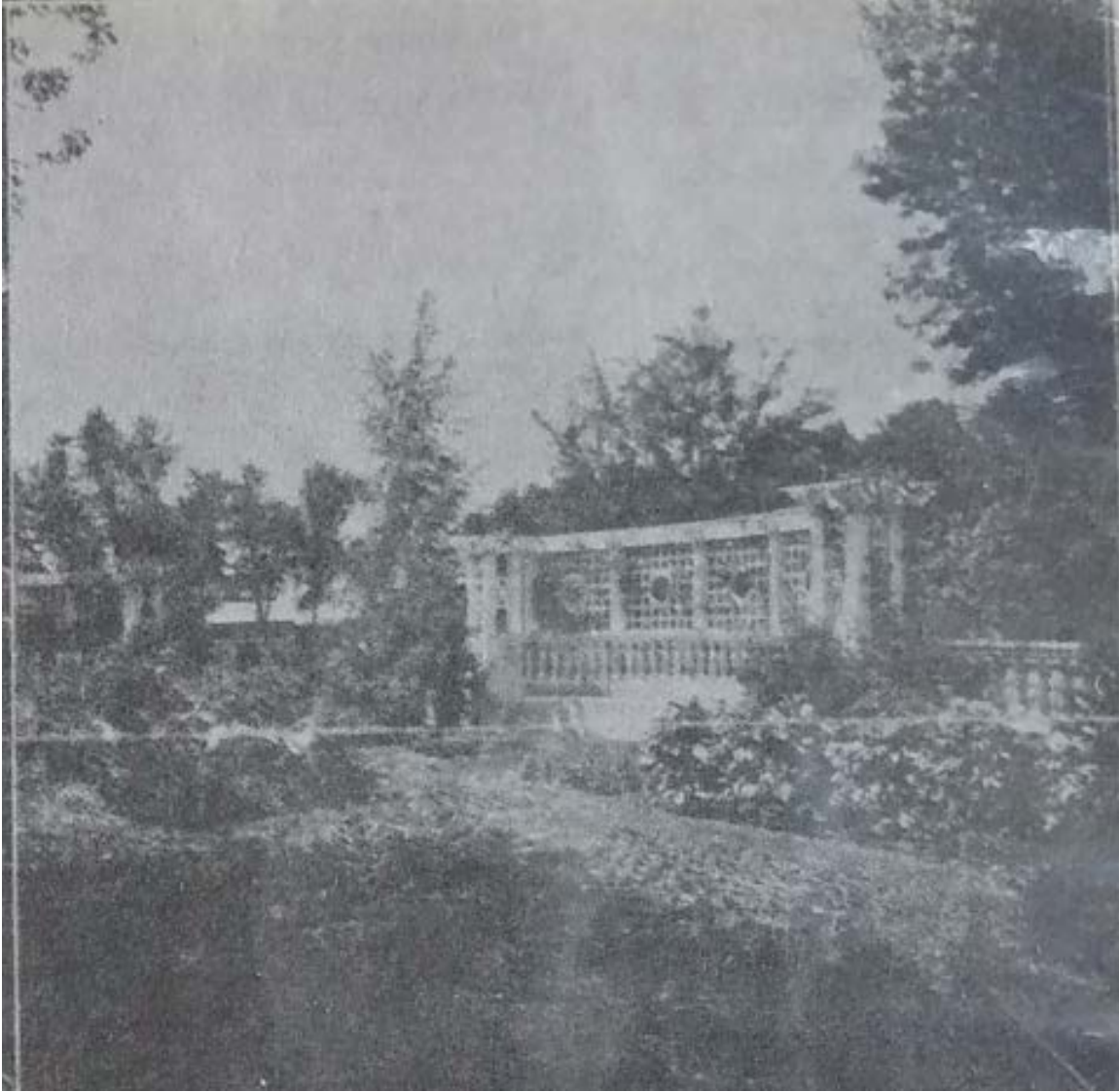


Figure H. View of garden, looking southwest, 1917. Photograph taken from “Views of ‘Cedarhurst,’ Country Home of Mr. and Mrs. Cordenio A. Severance,” [*Minneapolis & St. Paul*] *Saturday Night*, July 28, 1917.

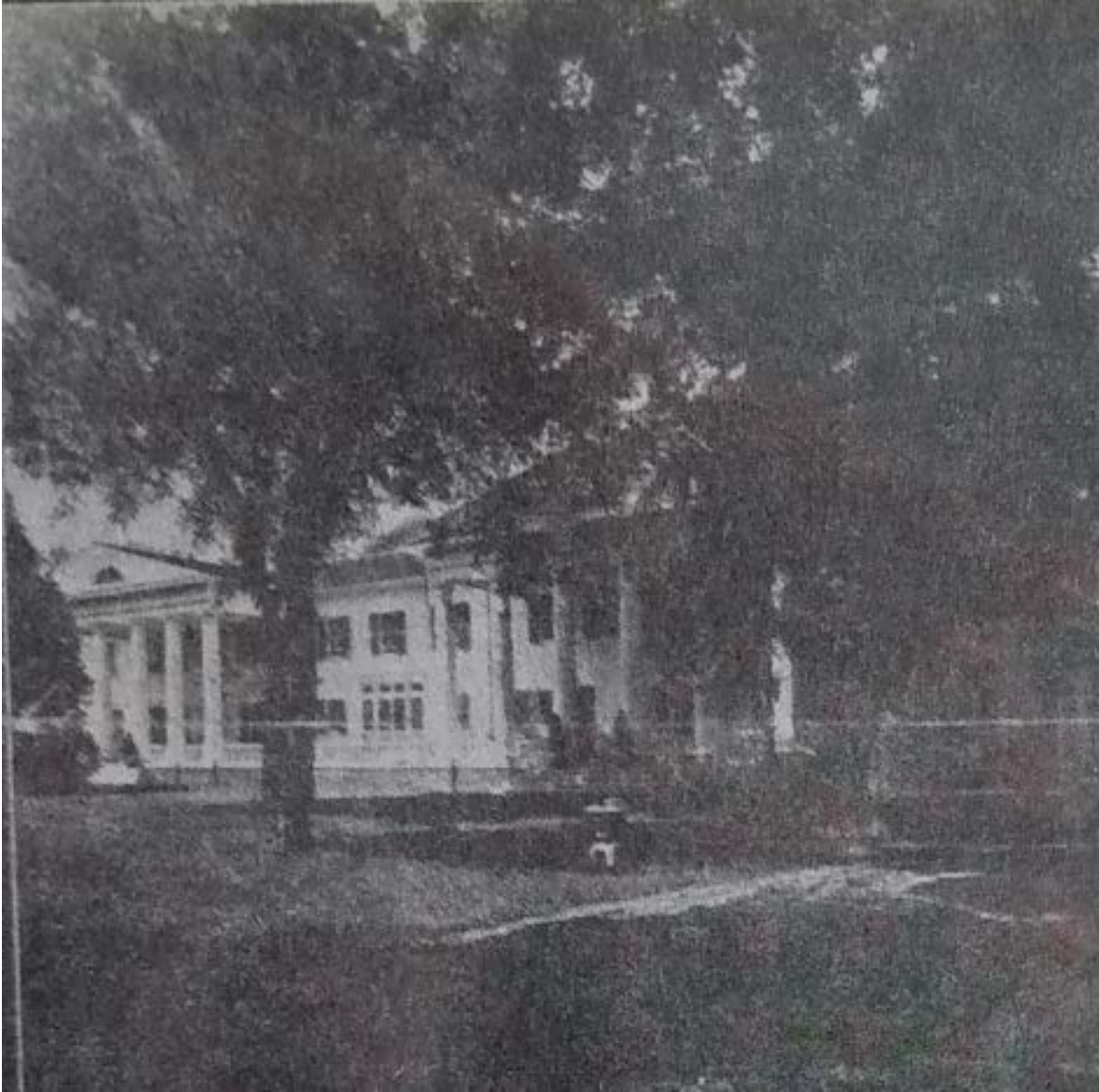


Figure I. View of east elevation of Severance House, looking southwest. Photograph taken from "Views of 'Cedarhurst,' Country Home of Mr. and Mrs. Cordenio A. Severance," [*Minneapolis & St. Paul*] *Saturday Night*, July 28, 1917.



Figure J. View of north and west elevations of Severance House, looking south, 1917. Photograph courtesy of the City of Cottage Grove.



Figure K. View of west and south elevations of Severance House, looking northeast, 1932. Photograph courtesy of the City of Cottage Grove.

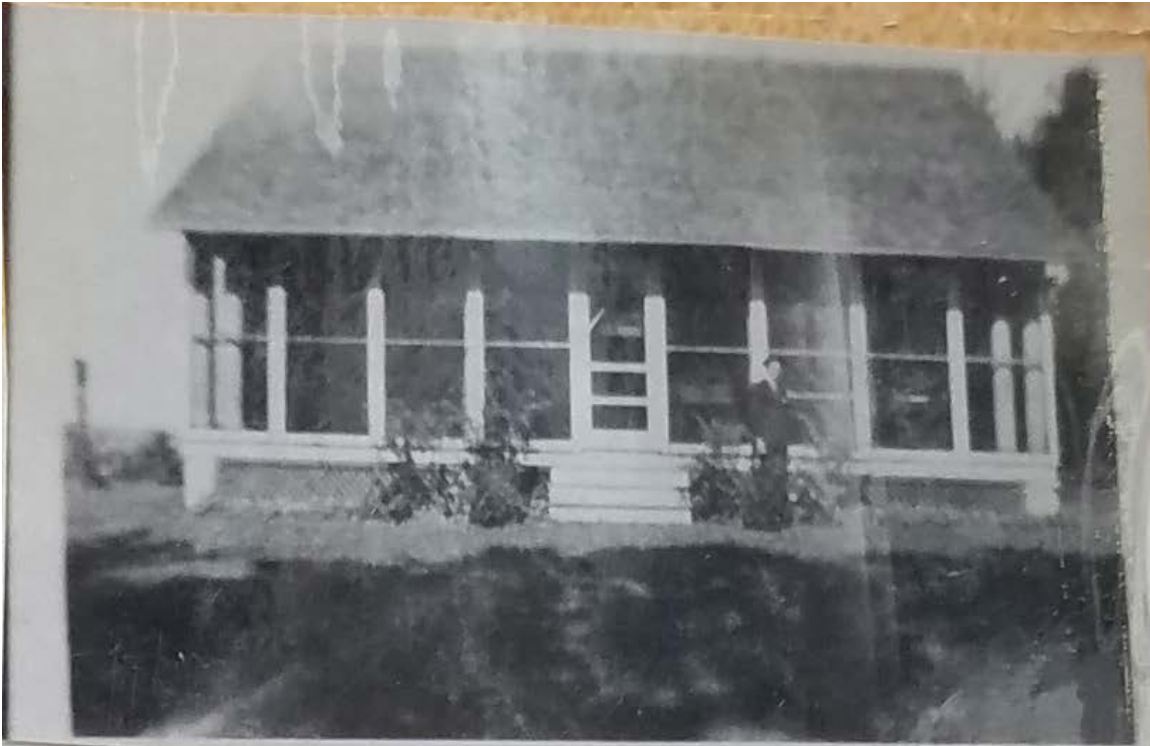


Figure L. View of south (top photo) and north/west (bottom photo) elevations of the gardener's cottage, looking north and southeast, respectively. No date. Photograph courtesy of the City of Cottage Grove.



Figure M. View of east elevation of barn, looking northwest, likely 1925 or earlier. Photograph courtesy of the City of Cottage Grove.



Figure N. View of garage, looking west. No date. The west elevation of the upholstery shop is visible at the left side of the photograph. Photograph courtesy of the City of Cottage Grove.

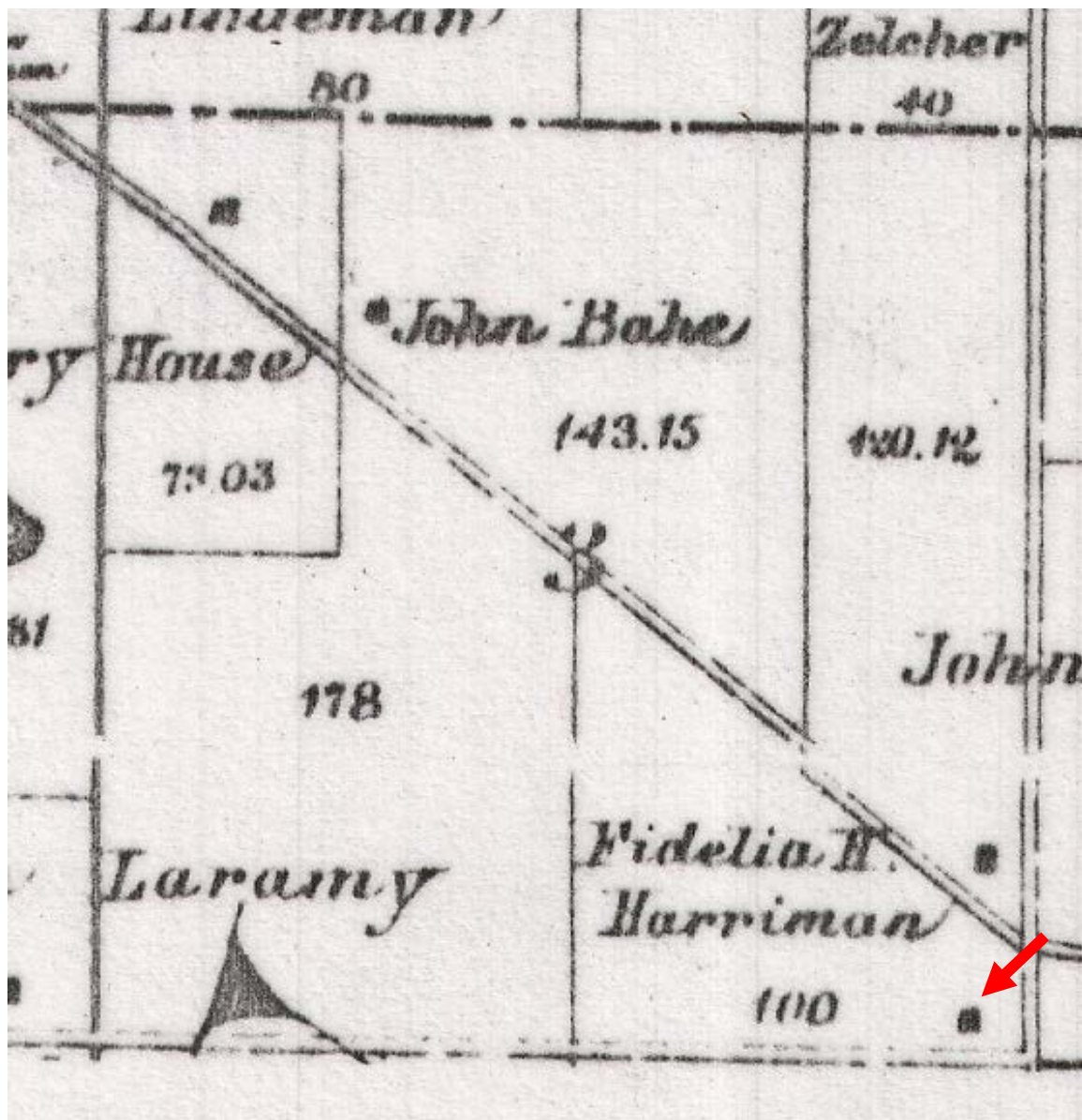


Figure O. Excerpt from plat map of Cottage Grove by C. M. Foote & Company, 1887, Sheet 15. Courtesy of the John R. Borchert Map Library, University of Minnesota, Minneapolis. Red arrow indicates location of the existing Severance House.



Figure P. View of Severance House, looking west, pre-1917. Photograph courtesy of the City of Cottage Grove.

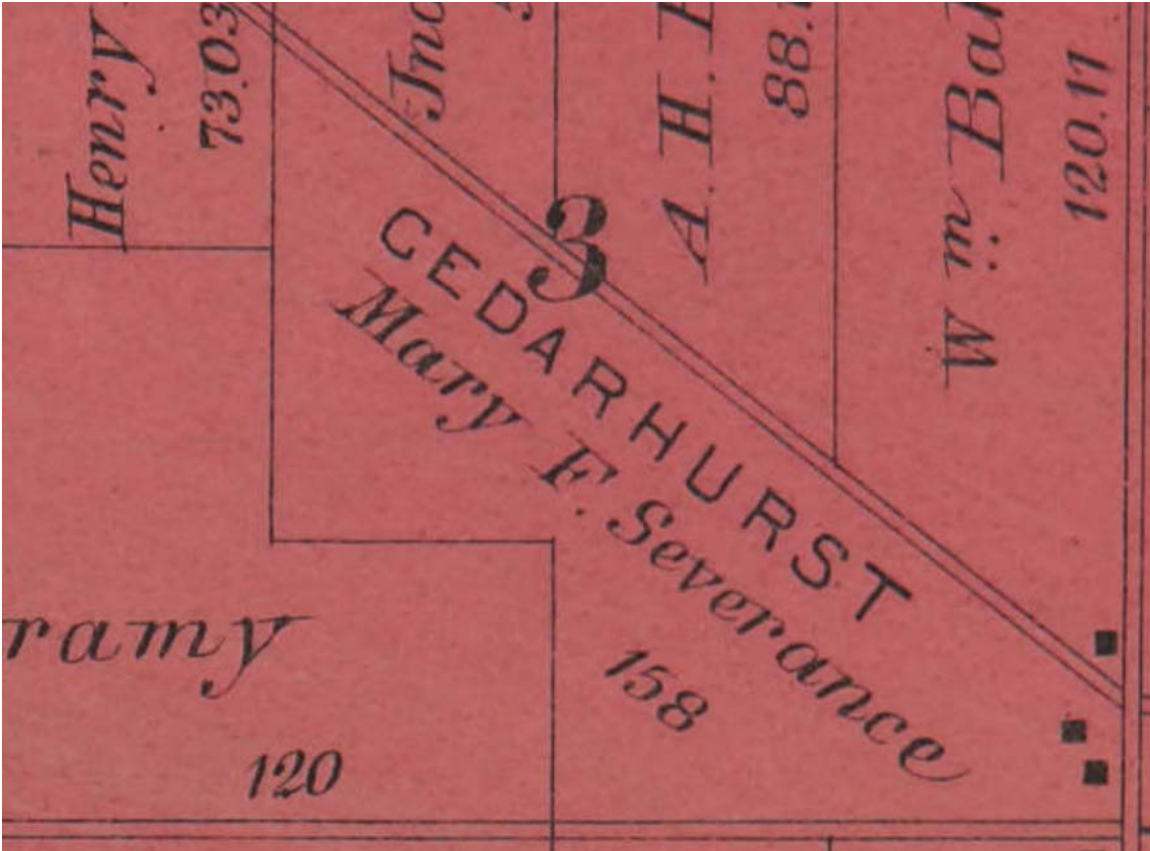


Figure Q. Excerpt from plat map of Cottage Grove, 1901. Northwest Publishing Company, *Plat Book of Washington County* (Minneapolis, MN: Northwest Publishing Company, 1901), Sheet 41.

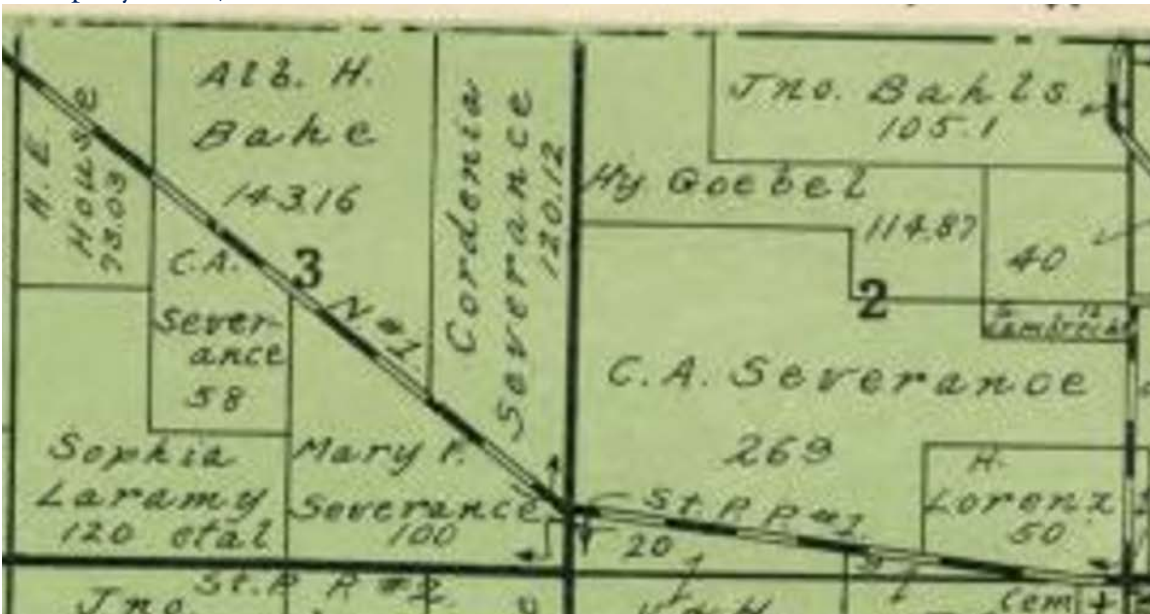
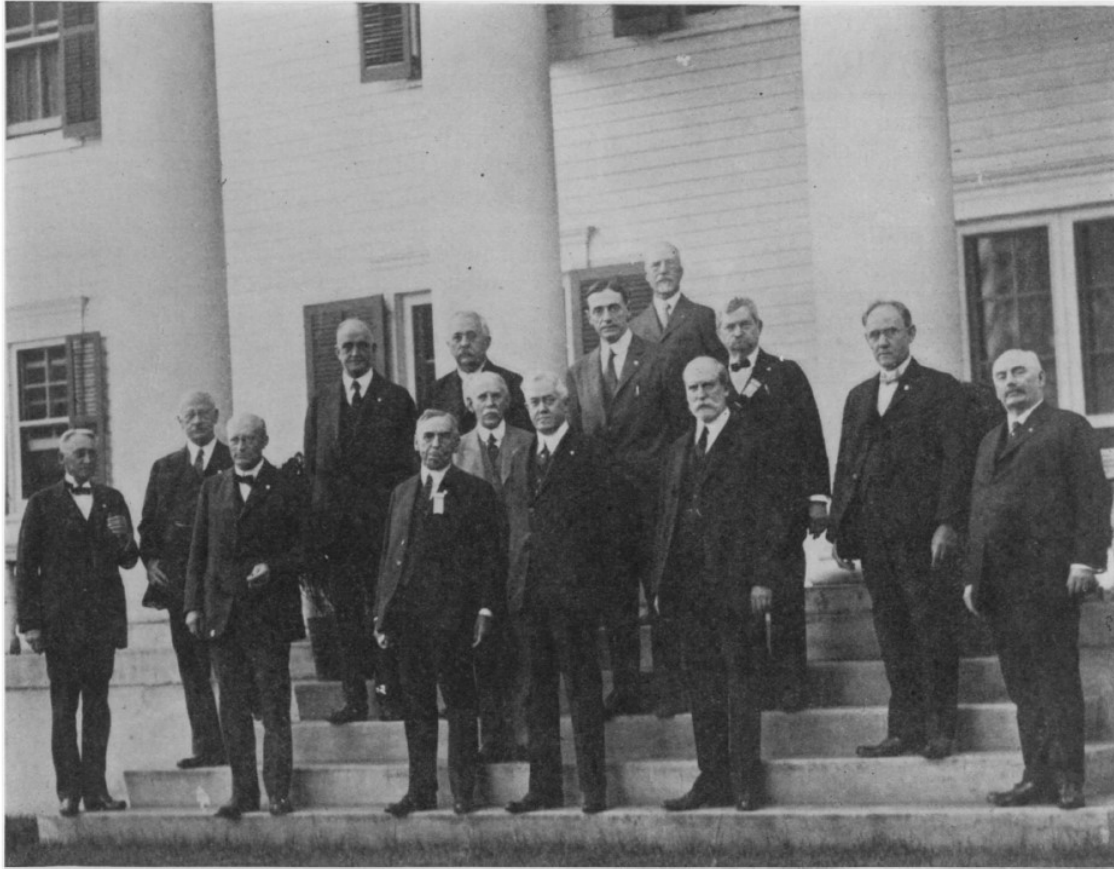


Figure R. Excerpt from plat map of Cottage Grove, 1912. *The Farmer, The Farmer's Atlas and Directory of Washington County, Minnesota* (St. Paul, MN: Webb Publishing Company, 1912), Sheet 27.



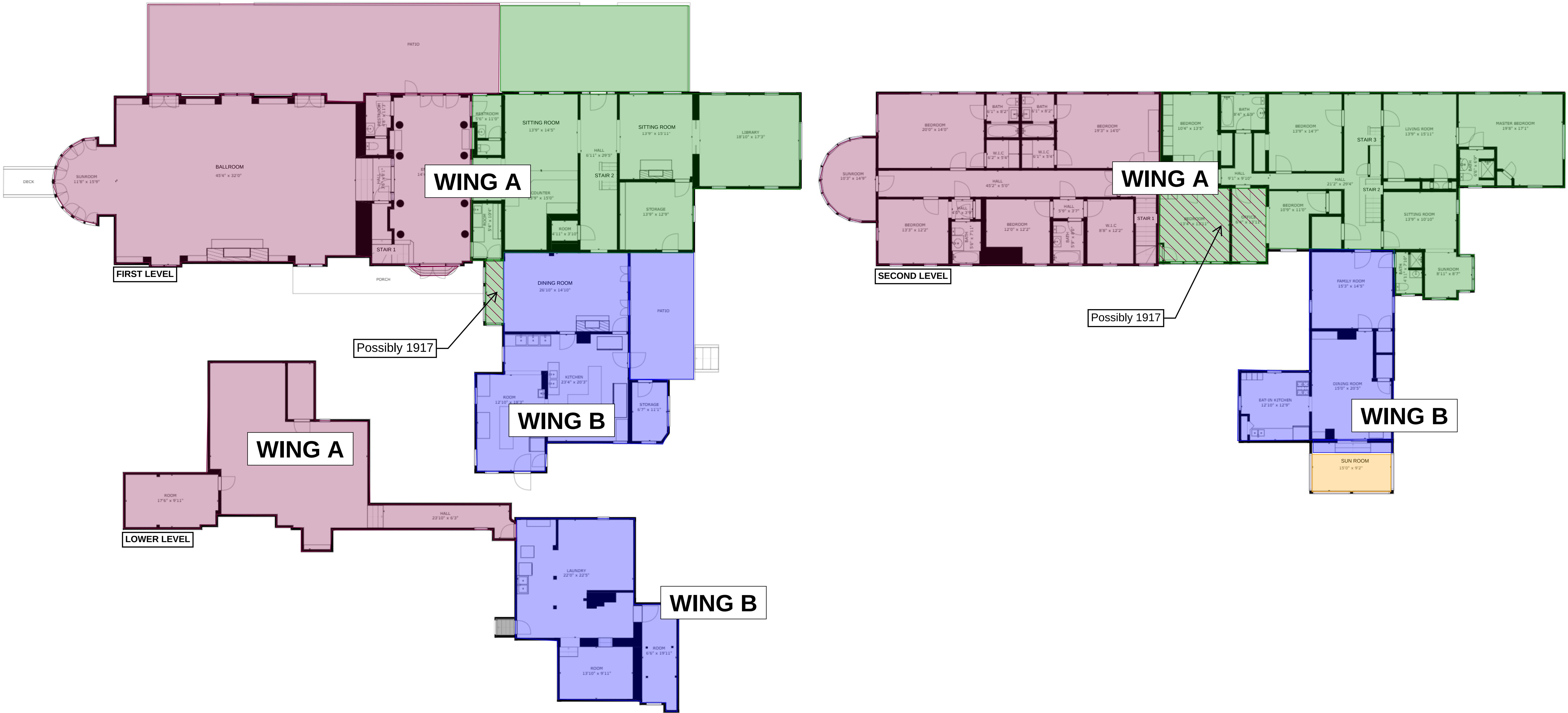
Figure S. View of east elevation of Severance House, looking northwest, c. 1940.
Postcard courtesy of the City of Cottage Grove.



Photograph of Secretary Hughes and members of the Executive Committee of the American Bar Association taken in the summer of 1923 at "Cedarhurst," Mr. Severance's home. Reading from left to right: John B. Corliss, William Brosmith, Thomas W. Shelton, A. T. Stovall, Thomas W. Blackburn, Cordenio A. Severance, Frederick E. Wadhams, John W. Davis, W. Thomas Kemp, Edgar Bronson Tolman, Charles E. Hughes, W. O. Hart, S. E. Ellsworth, John T. Richards.

Figure T. Members of the Executive Committee of the American Bar Association at Cedarhurst, 1923. Photograph taken from "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal*, 11, No. 6 (June 1925).

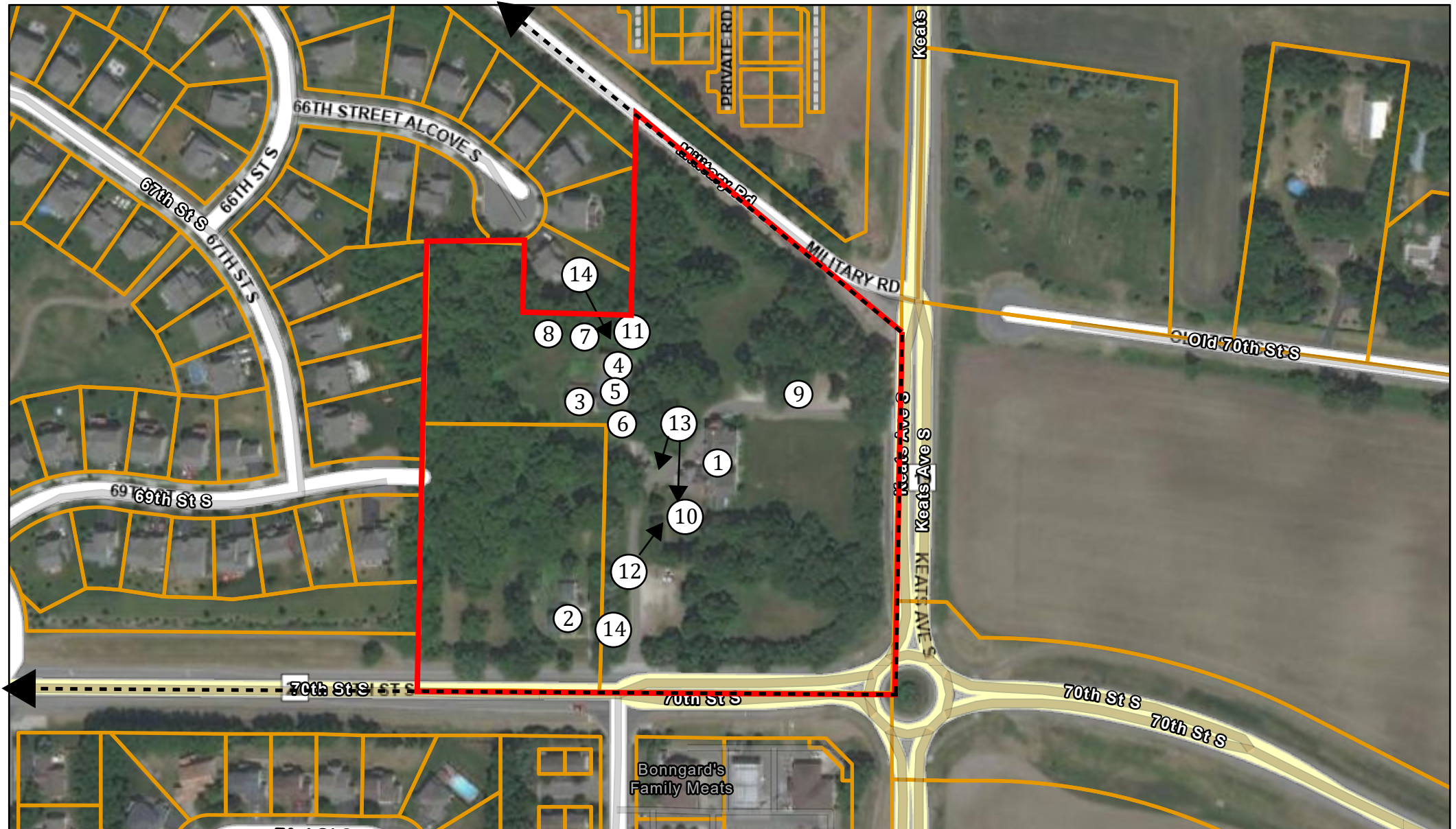
Cordenio Severance House Development Diagram



- Presumed c. 1867 (Wing B)
- Presumed late 1800s/early 1900s (Wing A)
- Presumed 1917 (Wing A)
- 1916 - 1932
- Post-1925

Dates and extents of building additions/wings are approximate. Where possible, these diagrams are based on historic photographs. Some inferences have been made based on physical evidence.

Cedarhurst Site Map



(X) Site Element

□ Current Property Boundaries

⋯ Historic Property Boundaries

1. Cordenio Severance House

2. Gardener's Cottage

3. Barn

4. Garage

5. Upholstery Shop

6. Chicken Coop

7. Shed #1

8. Shed #2

9. Valet Shelter

10. Garden Wall

11. Ice House Foundation

12. Wood Trellis

13. Planters

14. Wood Fences



Appendix E: Chronology of Development and Use

Date	Social History	Physical Development
c. 1867	Charles Fanning owns the property, which is occupied by Charles Fanning and his wife; Mr. and Mrs. Edwin Hart and daughter Mary (Charles's daughter, son-in-law, and granddaughter); and Fidelia Harriman and Mary Frances Harriman (Charles's daughter and granddaughter). ¹	The original house is constructed.
By 1887	Fidelia Harriman inherits or acquires the property and 100 acres of surrounding land	
June 1889	Mary Harriman marries Cordenio Severance	
1889	Mary Severance inherits or acquire Cedarhurst, including the house and 100 acres of surrounding land	
c. early 1900s		The Gardener's Cottage and barn are constructed.
By 1901	The Severances own 158 acres of land surrounding Cedarhurst	
c. late 1800s/ early 1900s		Addition(s) are made to the original c. 1867 house.
1911		The garage is constructed.
By 1912	Severances own 547 acres of land surrounding Cedarhurst	
Between 1916 and 1932		At the west elevation of the Severance House, the second level is extended to create a sunroom. The rooftop cupola is removed.
1917		The final addition to the Severance House is constructed. The formal gardens at the south elevation are present by this date.
c. 1920s		An elevator is installed in the Severance House.
1925	Cordenio and Mary Severance die. Mary Severance's cousin Mary Zelch acquires Cedarhurst. It is unclear if Mary and her husband John ever reside at the property.	

¹ For sources consulted, see citations included in the body of this report.

Date	Social History	Physical Development
1939	Minneapolis businessman Harvey Boomer and his wife Celia Boomer purchase Cedarhurst for use as a private residence.	
1946	Ownership of Cedarhurst passes to Celia Boomer.	
By 1950	Colonel Francis Markoe acquires Cedarhurst.	
Post-1959		A small stair enclosure is constructed at the north elevation of the Severance House.
1962	The Catholic Archdiocese of St. Paul acquires Cedarhurst, intending to utilize the site as an elderly living facility. This intended use was apparently never realized.	
Between 1973 and 1976	St. Paul florist Frederick Newman acquires Cedarhurst.	
1976	Cedarhurst is listed on the National Register of Historic Places.	
Post-1976		A wood deck is constructed at the west elevation of the Severance House.
1977	Jean and Ron Nienaber acquire Cedarhurst and utilize the property as event space and as the location of their catering and interior decorating businesses.	
1986		A ramp is installed at the north elevation of the Severance House.
1996		The ice house is razed.
c. 1997	Leyland Gohlike acquires Cedarhurst with the intent to utilize the site as a bed and breakfast, restaurant, and conference center.	
2001	Cedarhurst is acquired by the Thao family and utilized as event space for weddings, conferences, and other gatherings.	
2021	Three-Sixty Real Estate Solutions acquires Cedarhurst.	

CITY OF COTTAGE GROVE
ADVISORY COMMITTEE ON HISTORIC PRESERVATION

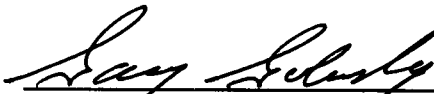
FINDING OF SIGNIFICANCE

Cedarhurst Historic District
6940 Keats Ave So., 9905 Military Rd., and 9912 - 70th St. So.

The historic property known as the Cedarhurst Historic District has been evaluated by the Advisory Committee on Historic Preservation (ACHP) as substantially meeting the criteria for nomination to the City Register of Historic Sites and Landmarks pursuant to City Code §13A-4.

The cultural resource value of this group of residences and outbuildings is the product of its association with Mary and Cordenio Severance and their country estate "Cedarhurst." The district consists of the historic Severance House at 6940 Keats, the gardener's cottage at 9912 - 70th, and the chauffeur's cottage at 9905 Military, which were constructed between ca. 1865 and 1918. Each of the three residences possesses high architectural values in its own right and were historically linked by function and ownership by the Severances until 1925. The resource has been evaluated within the local historic context, "Historic Cedarhurst (ca. 1865-1971)," as outlined in the Historic Preservation Element of the Cottage Grove Comprehensive Plan.

Issued this 21st day of November, 2000.



Gary Golusky, ACHP Chairperson



Robert C. Vogel, CHPO



NEW HISTORY

CORDENIO SEVERANCE HOUSE [CEDARHURST] HISTORIC SITE DESIGN GUIDELINES

6940 Keats Avenue South, Cottage Grove

September 2022



Historical Site Design Guidelines
Severance, Cordenio House [Cedarhurst]
6940 Keats Avenue South
Cottage Grove, Minnesota 55016

Prepared for:
City of Cottage Grove
12800 Ravine Pkwy South
Cottage Grove, MN 55016

By:
New History
575 Ninth Street Southeast, Suite 215
Minneapolis, Minnesota 55414
(612) 843-4140
www.newhistory.com

For questions and comments:
Lauren Anderson, anderson@newhistory.com
Quentin Collette, collette@newhistory.com
Meghan Elliott, elliott@newhistory.com
(612) 843-4140
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EXECUTIVE SUMMARY

The Cordenio Severance House (commonly known as Cedarhurst) is a locally-designated historic site located in the City of Cottage Grove that includes fourteen resources: two buildings, nine structures, and three types of objects. The two buildings and six of the structures are “contributing” to the historic significance of the site; the rest of the resources are “non-contributing”. The site is also listed in the National Register of Historic Places (NRHP).



Figure 1: View of the Cordenio Severance House and Valet Shelter, looking west.

The document is intended to provide design guidelines for exterior alterations proposed to the Cedarhurst property, including site and landscaping, existing resources, and new construction, with respect to the Cottage Grove preservation ordinance. The guidelines are based on the Secretary of the Interior’s *Standards for the Treatment of Historic Properties* and associated guidelines developed by the National Park Service (NPS), as well as best practices for heritage preservation. These guidelines would also be applicable to projects involving historic preservation-specific funding sources, such as historic tax credits. These guidelines do not address any other city ordinances or building codes, economic requirements or impacts, or financial viability.

Major findings of this document include:

1. Site and Landscaping

- The organic site arrangement with residential-scale buildings and exterior open spaces should be maintained.
- Existing circulation can be maintained and new circulation can be added to the site. New parking spaces could be created on the north and west sides of the site.
- New landscaping should generally consist of a mix of lawn areas, trees, and small plantings. New hardscape elements should be limited to the minimum required.

2. Alterations to Existing Resources

- Keeping and reusing contributing (historic) resources is recommended. Demolition of these resources should be avoided if possible.
- Key historic features of contributing resources such as porticos, porches, wood siding, stucco, gable roofs, and doors and windows should be prioritized for preservation. Non-historic features of contributing resources can remain or be replaced.
- Non-contributing (non-historic) resources can be retained, altered, or removed.

3. New Construction

- Any new construction should be sensitively located and be of a size, scale, and design that is compatible with contributing resources and the historic site as a whole. New construction should appear new and be differentiated from contributing resources, to avoid creating a false sense of history.
- Any new construction should avoid impact to and removal of historic materials and features, and be able to be removed in the future without damaging contributing resources.

For clarity, the term “Cedarhurst” is used in this report to describe the entire site, while “Severance House” refers to the house itself.

1.0 INTRODUCTION

1.1 Purpose and Scope

Cedarhurst is locally designated as a historic site in the City of Cottage Grove. As such, exterior alterations to the property are subject to a design review by the Advisory Committee on Historic Preservation (ACHP) with respect to the Secretary of the Interior’s *Standards for the Treatment of Historic Properties* (the “Standards”). These historic site design guidelines have been developed as a tool for the ACHP, city staff, property owners, and design professionals to use in designing and evaluating exterior alterations to the Cedarhurst property. The guidelines explain and interpret the Standards as they apply to this property, providing guidance for evaluating both changes to the existing site and resources *and* the design of new construction. The site is also listed in the National Register of Historic Places (NRHP). If an owner or sponsor were to use historic preservation-specific funding sources, like historic tax credits or historic preservation grants, these guidelines would also be applicable.

These guidelines are divided into the four sections outlined below. For each of the fourteen resources located on the site, there is an individual resource summary that describes historic features, non-historic features, and recommendations for compatible alterations specific to that resource (see Section 3.0). Detailed guidelines for the entire property that address site and landscaping, alterations, and new construction are provided in Sections 2.0, 4.0, and 5.0, respectively.

- 2.0 Site and Landscaping
- 3.0 Resource Summaries
- 4.0 Alterations to Existing Resources
- 5.0 New Construction

Where these guidelines do not provide specific guidance, the Standards should be followed. In addition to these design guidelines, other resources exist to provide guidance in evaluating the appropriateness of alterations to the Cedarhurst property. Relevant Preservation Briefs and ITS Bulletins (tech notes) by the National Park Service, referenced in **Appendix C**, provide detailed guidance on the treatment of historic features and materials to meet the Standards. Additionally, the “Cordenio Severance House Historical Evaluation”¹ provides information on the historic context of the property. These historic design guidelines should also be considered in conjunction with municipal ordinances and building codes, the Cottage Grove 2040 Comprehensive Plan, and the “Architectural Design Guidelines for the Cedarhurst Mansion Site”², and may also need to be balanced with financial constraints and economic factors.

¹ Lauren Anderson, “Cordenio Severance House Historical Evaluation,” prepared by New History for the City of Cottage Grove, April 2022.

² “Architectural Design Guidelines for the Cedarhurst Mansion Site,” prepared by ESG Architecture and Design for the City of Cottage Grove, 2022.

1.2 Site Overview and Historic Significance

The Cedarhurst property at 6940 Keats Avenue South is located in the northeast quadrant of the City of Cottage Grove. The current site includes fourteen resources – buildings, structures, and objects – located on two landscaped parcels (a total of approximately 13 acres) bordered by former Military Road to the northeast, a single-family housing development to the north and west, Keats Avenue South to the east, and 70th Street South to the south. Vehicular access is provided at Keats Avenue South and 70th Street South. The Cordenio Severance House and associated resources are located near the center of the site (see Fig. 2).

From 1889 until 1925, Cedarhurst was occupied by notable St. Paul attorney Cordenio Severance and his wife Mary Severance. The property is historically significant for its association with Cordenio Severance, who obtained national and international recognition for his work in the legal profession. The Severances utilized Cedarhurst as a country estate – a part-time residence for summer vacations, entertaining guests, and pursuing their individual interests and hobbies. From 1925 until the present, the property has had a succession of private owners; most recently, it has been utilized as an event venue. Today, Cedarhurst is both locally designated by the City of Cottage Grove as a historic site and listed in the National Register of Historic Places (NRHP). See the “Cordenio Severance House Historical Evaluation”³ and **Appendix A** for more information on the social history and physical development of Cedarhurst.

The period of significance for the site is 1889 until 1925, reflecting the time period during which the Severances owned and occupied the property. The various resources on the site can be classified as “contributing” (historic) or “noncontributing” (non-historic). At Cedarhurst, contributing resources are defined as resources that 1) were constructed by 1925 (the end of the period of significance) as part of the Severance estate and 2) retain historic integrity (the physical materials and features present during the period of significance). Resources constructed before 1925 that do not retain historic integrity and resources constructed after 1925 should be considered non-contributing. The property’s contributing and non-contributing resources are outlined in Figures 2 and 3 below.

³ Lauren Anderson, “Cordenio Severance House Historical Evaluation,” prepared by New History for the City of Cottage Grove, April 2022.

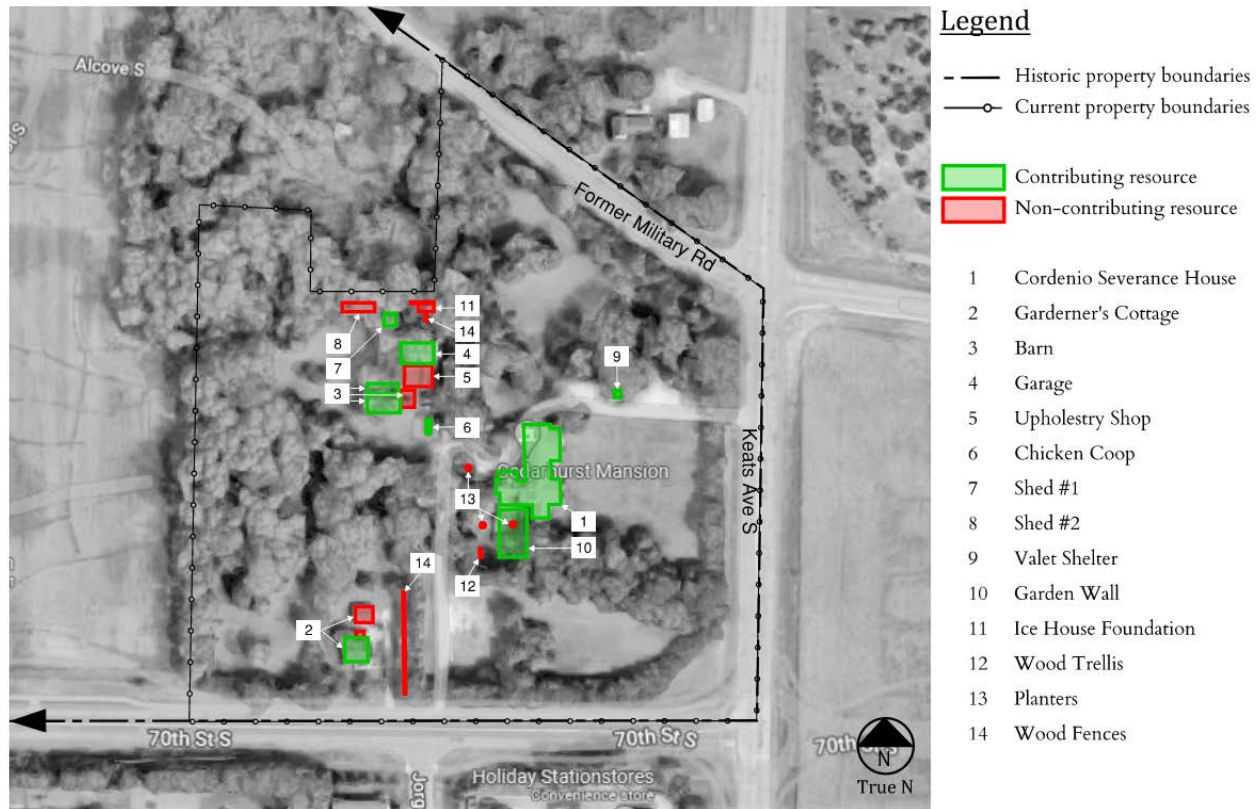


Figure 2: Site plan of Cedarhurst showing contributing and non-contributing resources (Google Maps, 07/29/2022).

ID #	Name	Type	Date	Status
1	Cordenio Severance House	Building	c. 1867-1917	Contributing
2	Gardener's Cottage	Building	Early 1900s	Contributing
	with north addition	Building	Post-1945	Non-contributing
3	Barn	Structure	Early 1900s	Contributing
	with north shed	Structure	Likely pre-1925	Contributing
	with east shed	Structure	Likely post-1925	Non-contributing
4	Garage	Structure	1911	Contributing
5	Upholstery Shop	Structure	Likely post-1925	Non-contributing
6	Chicken Coop	Structure	Likely pre-1925	Contributing
7	Shed #1	Structure	Likely pre-1925	Contributing
8	Shed #2	Structure	Likely post-1925	Non-contributing
9	Valet Shelter	Structure	Pre-1917	Contributing
10	Garden Wall	Structure	Pre-1917	Contributing
11	Ice House Foundation	Structure	c. 1860	Non-contributing
12	Wood Trellis	Object	Likely post-1925	Non-contributing
13	Planters	Object	Likely post-1925	Non-contributing
14	Wood Fences	Object	Likely post-1925	Non-contributing

Figure 3: Number, name, type, construction date, and status of Cedarhurst resources.

1.3 Secretary of the Interior's Standards for Rehabilitation

What are the Standards?

Exterior alterations to Cedarhurst are subject to a design review by the Advisory Committee on Historic Preservation (ACHP) with respect to the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (the "Standards"). According to the National Park Service (NPS), the Standards "are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations."⁴ They are applicable to historic properties of all types, including buildings, landscape features, and sites. The Standards allow for four treatment options: Reconstruction, Preservation, Restoration, and Rehabilitation. The Standards for Rehabilitation are applied to historic properties being adapted for current uses. The Rehabilitation Standards provide guidance for altering properties to meet current uses in a way that retains their historic integrity. Along with the Standards, the National Park Service has also developed the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings ("the Guidelines"). The Guidelines provide general design and technical recommendations for applying the Standards. Taken together, the Standards and Guidelines provide an outline for design changes at historic properties.

The ten Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means

⁴ National Park Service, Technical Preservation Services, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>, accessed August 12, 2022.

possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.⁵

How are the Standards applied?

According to the National Park Service, “the Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.” NPS defines rehabilitation as “the process of returning a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient use while preserving those portions and features of the building and its site and environment which are significant to its historic, architectural, and cultural values.”⁶ According to NPS,

A project meets the Standards when the overall effect of all work is consistent with the property’s historic character...Each property exhibits a unique set of conditions; thus, the evaluation of any single aspect of the proposed work can only be made in the context of those conditions and all the other work that constitutes the project. In some cases, a single aspect of a project may not be consistent with recommendations found in the Guidelines, yet its impact on the character of the property as a whole is small enough that the overall project meets the Standards. In other cases, similar work, in combination with numerous other treatments not recommended by the Guidelines, can contribute to a project not meeting the Standards.

The more important a feature or space is to the historic character of a property, the less it can be changed without damaging the character as a whole. On the other hand, aspects less critical to the historic character may be altered more substantially with less effect on the character of the building as a whole. However, even when the features being changed are

⁵ National Park Service, Technical Preservation Services, *The Secretary of the Interior's Standards for Rehabilitation*, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>, accessed July 22, 2022.

⁶ National Park Service, Technical Preservation Services, *Cumulative Effect and Historic Character*, <https://www.nps.gov/tps/standards/applying-rehabilitation/cumulative-effect.htm>, accessed 08/05/2022.

minor, changes that are too numerous or radical can in some instances alter the overall character of the building.

Similarly, features and spaces that have been so substantially changed outside the period of significance or are so severely deteriorated as no longer to convey historic character can be more readily altered than those aspects of a property that retain a high degree of integrity. Historic character, however, is not readily lost through deterioration, and most deteriorated historic features must be replaced to match when they are beyond repair.

Determination that a project meets the Standards is based on the cumulative effect of all the work in the context of the specific existing conditions.⁷

⁷ National Park Service, Technical Preservation Services, *Cumulative Effect and Historic Character*, <https://www.nps.gov/tps/standards/applying-rehabilitation/cumulative-effect.htm>, accessed 08/05/2022.

2.0 SITE AND LANDSCAPING

The following design guidelines pertaining to site and landscaping apply to the entire Cedarhurst site.

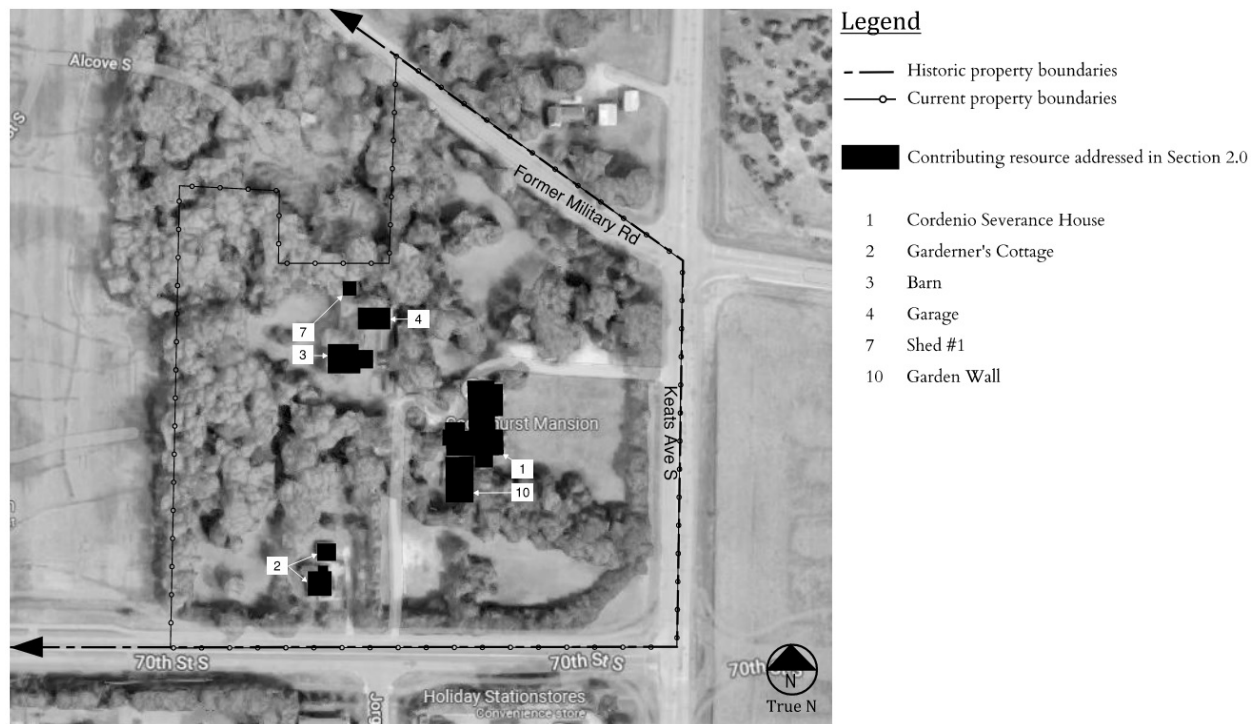


Figure 4: Site plan of Cedarhurst showing contributing resources addressed in Section 2.0 (Google Maps, 07/29/2022).

2.1 General

- 2.1.1. The organic site arrangement – such as its mostly open spaces with areas of grass lawn and various pedestrian routes through the site – is an essential feature that can be reused to highlight the history of the contributing buildings and structures.
- 2.1.2. New landscaping should be in harmony with the historic character of the site and should generally consist of a mixture of lawn areas, trees, and small plantings. New hardscape elements should be kept to a minimum. Formal plantings would be most appropriate in the area surrounding the Cordenio Severance House, including within the Garden Wall.
- 2.1.3. The generally flat grading should be retained, with major grade changes minimized and only used as necessary to meet local municipal codes and requirements.
- 2.1.4. Grade changes should be avoided in front of the Cordenio Severance House towards Keats Avenue South and the Gardener's Cottage towards 70th Street South.

2.2 Circulation

- 2.2.1. The existing driveways on Keats Avenue South and 70th Street South are non-historic and can be reused or altered.
- 2.2.2. If driveways are altered, it is recommended to create primary site entrances on Keats Avenue South and/or 70th Street South. It would be acceptable to create an additional secondary site entrance on former Military Road. Access to contributing resources should be maintained.
- 2.2.3. Although not required, recreating driveways and walkways at known and likely historic locations can restore the historic site circulation. A reconfigured or new driveway could run closer to the east side of the Gardener's Cottage and extend north to former Military Road. New diagonal driveways or walkways could be created from the northeast and southeast corners of the Cordenio Severance House towards Keats Avenue South.
- 2.2.4. Existing parking spaces can remain. The gravel can be retained or replaced.
- 2.2.5. The site can accommodate new parking spaces to the north of the Cordenio Severance House and to the west of the Garage, Shed #1, Barn, and Gardener's Cottage. Parking should be avoided on the east side of the Cordenio Severance House. Parking can be considered to the south of the House and Garden Wall, provided that the setback is sufficient.

2.3 Landscape

- 2.3.1. Open lawn areas on the east side of the Cordenio Severance House should be retained and remain open spaces to the greatest extent possible. Open lawn areas to the west of the Gardener's Cottage, Garage, Shed #1, and Barn and to the north of the House can remain open or tolerate greater landscaping changes.
- 2.3.2. Mature trees along the perimeter of the site should be retained. Mature trees within the site should be retained to the extent possible.
- 2.3.3. It would be appropriate to plant new trees along the east side of the Cordenio Severance House and along existing and new driveways or walkways.
- 2.3.4. Hedges along the perimeter of the site should be retained. It is acceptable to alter hedges to accommodate new driveways or walkways.

3.0 RESOURCE SUMMARIES

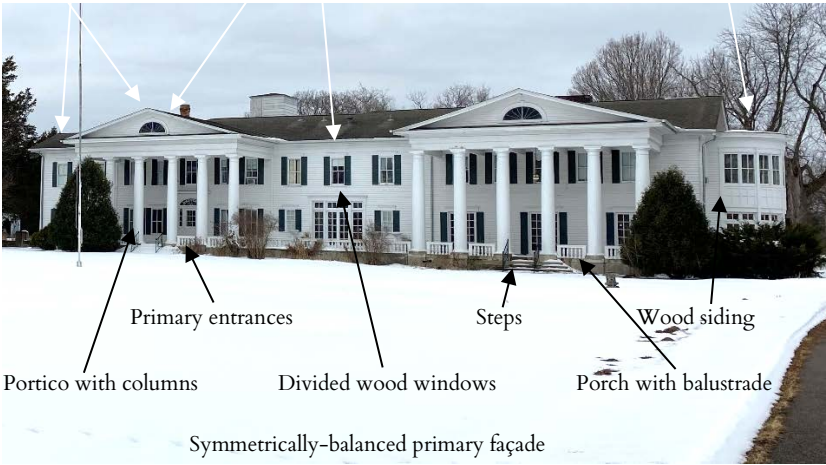
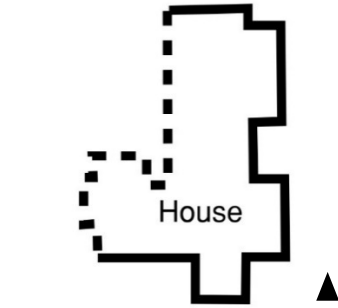
3.1 Historic Features and Materials

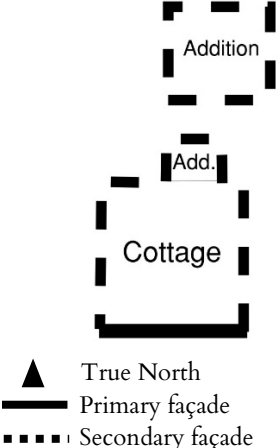
In order to apply the Standards to a specific property, it is necessary to understand which elements of the property are “historic” and “character-defining.” All features, materials, and spaces installed or altered *during* a property’s period of significance should be considered “historic.” “Character-defining” elements – hereafter “key historic features” – are those historic features and materials that express the historic significance of a resource and contribute to its historic character (see Figs. 2-3). According to the National Park Service (NPS), character-defining elements can include “the overall shape of the building, its materials, craftsmanship, decorative details ..., as well as the various aspects of its site and environment.”

At Cedarhurst, this means that features and materials of contributing resources constructed or altered between 1889 and 1925 (the period of significance) are historic and should be retained and repaired. Non-contributing resources, as well as any alterations made to contributing resources after 1925, are non-historic and can tolerate greater changes.

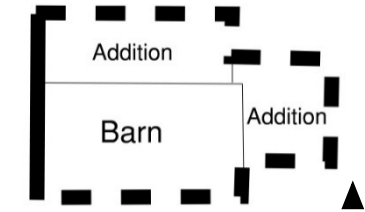
3.2 Individual Resource Summaries

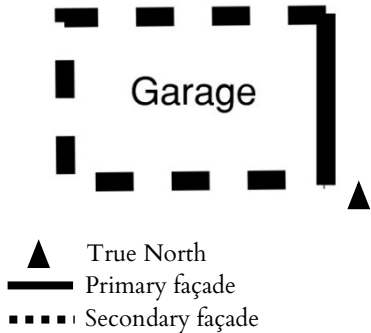
The following pages in this section provide specific information and recommendations for each of the fourteen resources located on the Cedarhurst site (see Figs. 2-3). For contributing resources, each summary provides a non-exhaustive overview of historic and non-historic features, with an emphasis on key historic features. The bottom of each summary provides recommendations for compatible alterations specific to that resource, addressing specific areas where changes can be considered or should be avoided in order to retain the resource’s historic character. For non-contributing resources, an overview of the main non-historic features is provided along with recommendations on compatible changes for the site.

Key Historic Features		Orientation
		 ▲ True North — Primary façade - - - Secondary façade See Appendix B for more information on the construction history of the house
Historic Features		Non-Historic Features
• L-shaped building • Semi-circular bay • Gable roofs and dormers with overhanging eaves and cornice returns • Porticos with Tuscan columns • Concrete and brick porches with stone balustrades • Wood board ceilings with exposed beams • Concrete steps • Painted wood siding and trim • Exposed concrete foundation and brick chimneys	• Primary and secondary entrances • Location and size of punched rectangular and arched window openings • Wood doors and trim with decorative sidelights, transoms, and fanlights • Wood windows, trim, storms, and shutters • Metal canopy at west façade	• Metal lap siding • Most metal gutters and downspouts • Metal and vinyl windows • Metal window and door trim • Wood ramp and railing (north façade) • Shed-roofed stair enclosure (north façade; door was relocated and is historic) • Wood deck at west porch • Metal columns and wood beam supporting west sunroom • Carpet flooring at south porch
Change can be considered at:		Change should be avoided at:
• Secondary façades • West side of south façade • Non-historic features (all) • Missing historic features (all) • Existing historic features (keep change to a minimum) • Secondary entrances • Accessibility improvements (secondary façades are preferred) • Modified/new door and window openings at secondary façades • Code improvements at steps, balustrades, and railings • Small addition to the west of the west wing may be considered		• Primary façades • Existing key historic features (all) • Roof shapes • Entrances at primary façades • Door and window openings at primary façades • Open volume and ceiling heights at porticos/porches • Decorative elements • Painted wood siding should remain painted • Unpainted brick and concrete should not be painted • Rooftop mechanical equipment, decks, or additions should be avoided • New additions or balconies at primary façades should be avoided

Key Historic Features		Orientation
Gable roof Rectangular window openings  Porch with columns Divided wood windows Projecting window		 True North Primary façade Secondary façade
Historic Features		Non-Historic Features
- Rectangular building shape - Projecting window - Gable roof and dormer with overhanging eaves - Porch with columns - Exposed brick chimney		- Non-enclosed porch configuration - North addition - Garage
Change can be considered at:		Change should be avoided at:
- Secondary façades - North addition and garage can remain or be removed - Existing historic features (keep change to a minimum) - Secondary entrances - Accessibility improvements (secondary façades are preferred) - Modified/new door and window openings at secondary façades - Code improvements at steps and railings - Porch can be enclosed to match or be similar to the historic photo if desired - Small addition to the north or west may be considered		- Primary façade - Existing key historic features (all) - Roof shape - Primary entrance - Open plan at porch - Door and window openings at primary façades - Unpainted brick should not be painted - Rooftop mechanical equipment or additions should be avoided

⁸ Assessment based on restricted site access as the house is currently occupied as a private residence.

Key Historic Features		Orientation
Track for pulley Gambrel roof Rectangular window openings Divided wood windows  Shed roof Wood siding Primary entrance		 ▲ True North — Primary façade - - - Secondary façade
Historic Features		Non-Historic Features
• Rectangular-shaped building • Gambrel roof with overhanging eaves, track for pulley, and vent • Shed-roofed north addition • Painted wood siding and trim		• Glass block windows • East addition
Change can be considered at:		Change should be avoided at:
• Barn stabilization • Roof reconstruction • Secondary façades • East addition can remain or be removed • Existing historic features (keep change to a minimum) • Secondary entrance(s) • Accessibility improvements (secondary façades are preferred) • Modified/new door and window openings at secondary façades • Small addition to the north, east, or south may be considered		• Primary façade • Existing key historic features (all) • Roof shapes • Primary entrance • Door and window openings at primary façades • Painted wood siding should remain painted • New balconies should be avoided • Rooftop additions should be avoided

Key Historic Features		Orientation
 Stucco finish Flat and sloped parapets Rectangular window openings Divided wood windows Wood overhang Primary entrance		 ▲ True North — Primary façade - - - Secondary façade
Historic Features		Non-Historic Features
• Rectangular-shaped building • Flat and sloped roof (not extant) and parapets • Painted stucco finish • Wood overhang • Exposed brick chimney		• Wood-framed gable roof • Plywood infill at secondary west entrance
Change can be considered at:		Change should be avoided at:
• Secondary façades • Gable roof can remain or be removed to restore historic roof configuration • Non-historic features (all) • Existing historic features (keep change to a minimum) • Missing historic features (all) • Secondary entrance • Accessibility improvements (secondary façades are preferred) • Modified/new door and window openings at secondary façades • Mechanical equipment or deck at the west end of the flat roof can be considered (if gable roof is removed) • Small addition to the west or south may be considered		• Primary façade • Existing key historic features (all) • Flat and sloped parapets • Primary entrance • Door and window openings at primary façades • Painted stucco should remain painted • Unpainted brick should not be painted



Orientation



Non-Historic Features (all)

- Rectangular building
- Gable roof
- Wood siding
- Wood windows with storms
- Wood doors with half-light

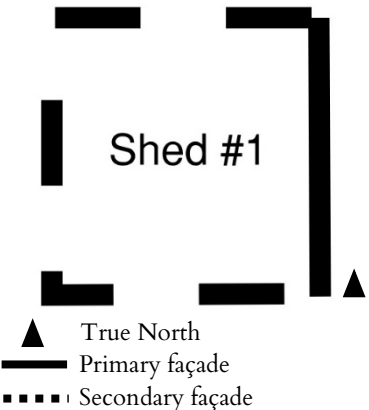
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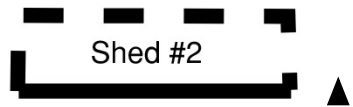
- The Upholstery Shop can remain as is, be repaired, be altered, or demolished
- Alterations and new construction should be compatible with the overall character of the historic site
- If demolished to make room for new construction, new construction should be further set back from the primary façade of the Garage towards the west and to the north of the Barn.

Change should be avoided at:

- None

Key Historic Features		Orientation
Gable roof Rectangular window openings Wood windows and doors  Wood siding		 True North Primary façade Secondary façade
Historic Features		Non-Historic Features
• Rectangular-shaped structure • Gable roof • Painted wood siding • Primary entrances		• Metal framing for structural support • Light fixtures
Change can be considered at:		Change should be avoided at:
• Coop stabilization/reconstruction • Secondary façades • Existing historic features (keep change to a minimum) • Accessibility improvements • Modified window openings at secondary façades		• Primary façade • Existing key historic features (all) • Roof shape • Primary entrances at primary façade • Painted wood siding should remain painted • Rooftop mechanical equipment should be avoided

Key Historic Features		Orientation
 Gable roof Rectangular window openings Divided wood windows Wood doors		 Shed #1 ▲ True North — Primary façade ... Secondary façade
Historic Features		Non-Historic Features
- Rectangular-shaped structure - Gable roof with vents - Primary entrance - Punched rectangular window openings - Wood doors with trim - Wood windows and trim		- Brick-looking metal sheet siding (façades and doors) - Corrugated metal roofing
Change can be considered at:		Change should be avoided at:
- Shed #1 stabilization - Secondary façades - Non-historic features (all) - Existing historic features (keep change to a minimum) - Missing historic features (all) - Metal siding can be removed to re-expose existing or replace missing wood siding to match - Accessibility improvements (secondary façades are preferred) - Modified window openings at secondary façades - New construction can be located to the west		- Primary façade - Existing key historic features (all) - Roof shape - Primary entrance - Door and window openings at primary façade - Rooftop mechanical equipment should be avoided

Orientation	
	 Shed #2 ▲ True North — Primary façade - - - - Secondary façade
	Non-Historic Features (all) • Rectangular building • Gable roof • Wood siding • Wood doors with half-light • Concrete slab

Change can be considered at:	Change should be avoided at:
• Shed #2 can remain as is, be repaired, be altered, or demolished • Alterations and new construction should be compatible with the overall character of the historic site • If demolished to make room for new construction, new construction should be further set back from Shed #1, towards the west and north.	• None

Key Historic Features		Orientation
Square plan Hipped roof with overhanging eaves Wood siding  Wood windows Wood door		The Valet Shelter is located on the northeast side of the Cordenio Severance House (see Fig. 2). This structure was formerly a cupola on the roof of the Cordenio Severance House.
Historic Features		Non-Historic Features
• Rectangular-shaped structure • Hipped roof with overhanging eaves		• Concrete slab
Change can be considered at:		Change should be avoided at:
• The Valet Shelter could be relocated if desired • Accessibility improvements		• Existing key historic features (all) • Altering or expanding the shape of the shelter should be avoided • Roof shape • Door and window openings • Painted wood siding should remain painted

Key Historic Features		Orientation
 Partial-height concrete walls Straight and curved walls Square posts		The Garden Wall is located on the southwest side of the Cordenio Severance House (see Fig. 2)
Historic Features		Non-Historic Features
• Straight and curved walls • Partial-height concrete walls with square posts		• Concrete slab
Change can be considered at:		Change should be avoided at:
• New balustrade matching or similar to the historic can be constructed if desired • New wood trellises matching or similar to the historic can be constructed at historic locations on the west and south sides if desired • Light fixtures can remain, be relocated, or be salvaged on site		• Existing key historic features (all) • Straight and curved wall shapes • Height of posts • Unpainted concrete should not be painted

Orientation	
	The Ice House Foundation is located on the north side of the Garage (see Fig. 2)
	Non-Historic Features (all) • Stone/concrete rubble foundation
Change can be considered at:	Change should be avoided at:
• The Ice House Foundation can remain as is, be repaired, be altered, or demolished • Alterations and new construction should be compatible with the overall character of the historic site • If demolished to make room for new construction, new construction should be set back from the primary façades of the Garage and Shed #1	• None

**Orientation**

The Wood Trellis is located to the west of the Garden Wall (see Fig. 2)

Non-Historic Features (all)

- Wood trellis

Change can be considered at:

- The Wood Trellis can remain as is, be repaired, be relocated, or be demolished

Change should be avoided at:

- None

Orientation	
	
Non-Historic Features (all)	
• Metal/concrete planters	
Change can be considered at:	Change should be avoided at:
• Planters can remain as is, be repaired, be relocated, or be demolished	• None

Orientation	
	Wood fences are located on the east side of the Gardener's Cottage and at the Ice House Foundation (see Fig. 2)
	Non-Historic Features (all)
	• Wood fences

Change can be considered at:	Change should be avoided at:
• Wood Fences can remain as is, be repaired, be relocated, or be demolished	• None

4.0 ALTERATIONS TO EXISTING RESOURCES

The following design guidelines pertaining to alterations to existing resources apply mostly to contributing buildings and structures (resources #1–#4, #6, #7, #9, #10). Section 4.1 provides general guidance for non-contributing resources that can tolerate greater changes (resources #5, #8, #11–#14).

4.1 General

- 4.1.1. Contributing resources should be maintained.
- 4.1.2. Non-contributing resources can be maintained or removed.
- 4.1.3. Historic features of contributing resources should be retained. In particular, key historic features should be prioritized for preservation (see Section 3.1).
- 4.1.4. Regular maintenance and repair are preferred over replacement of any historic features or materials.
- 4.1.5. Historic features that are beyond repair or missing should be replaced in kind to match the appearance, configuration, profiles, materials, and finish of the historic, if known. Replacement with substitute materials can be considered if the form and design of the substitute is compatible with the character of the contributing resource.
- 4.1.6. Non-historic features of contributing resources can remain as is, be repaired, be replaced, or be removed. If replaced, the replacement feature can (1) match the historic design, if known or (2) be a simpler version of the historic design, if known. If no evidence of the historic design exists, replacement features should be of a compatible design. If removed, any openings or damaged/missing historic materials at the façades of contributing resources should be patched matching the existing adjacent.
- 4.1.7. All features and materials of non-contributing resources are non-historic. These non-historic features can remain as is, be repaired, or be removed.

4.2 Setting and Shapes

- 4.2.1. The orientation, footprint, and setbacks of the contributing resources should be retained. Contributing resources should remain as distinct, free-standing resources.
- 4.2.2. The regular or irregular massing of contributing resources should be retained.

4.3 Wood

- 4.3.1. Historic wood siding and decorative trim should be preserved and retained to the greatest extent possible. Damaged wood should be repaired matching the existing. If replacement is required, the original profile should be replicated.
- 4.3.2. Painted wood siding can be repainted and should not be unfinished/exposed.

4.4 Stucco, Masonry, and Concrete

- 4.4.1. Historic stucco, masonry, and concrete should be preserved and retained to the greatest extent possible.
- 4.4.2. Deteriorated, loose, and damaged stucco, masonry, and concrete should be repaired following best practices for historic stucco, masonry, and concrete, including cleaning, repointing, patching, and repairing.
- 4.4.3. Replacement of existing masonry and concrete should only occur when masonry and concrete are damaged beyond repair or prevent the resource from being safe or weathertight. Replacement masonry and concrete should match the existing in size, color, texture, type, and profile.
- 4.4.4. Repointing should be done only where joints are deteriorated or missing. Repointing mortar should match the existing historic mortar in joint tooling, joint size, color, sand, and texture. The sand should match the sand in the historic mortar. The new mortar must have greater vapor permeability and be softer than the masonry units, and be as vapor permeable and as soft or softer than the historic mortar.
- 4.4.5. Cleaning and removal (environmental staining biological growth, graffiti, etc.) should be done using the gentlest means possible. Abrasive techniques should be avoided.
- 4.4.6. Previously unpainted masonry and concrete should not be painted.
- 4.4.7. Painted stucco can be repainted.

4.5 Porticos, Porches, and Entrances

- 4.5.1. The location and configuration of historic porticos, porches, and entrances should be retained. Historic materials should be retained and repaired matching the existing where damaged. Alterations should be avoided at the porticos of the Cordenio Severance House as these are key historic features.
- 4.5.2. Historic primary entrances should be retained and reused in their current locations at all façades. Historic secondary entrances should be retained and reused to the greatest extent possible. It is preferable to keep historic primary entrances functioning as primary entrances. Alternately, historic secondary entrances may be reused as primary entrances.
- 4.5.3. It is not recommended to substantially alter any historic primary entrance or secondary entrances at primary façades. Secondary entrances at secondary façades may be sensitively altered to meet project needs.
- 4.5.4. Non-historic entrances can be retained and repaired or removed and infilled to match the appearance of the adjacent façade.

- 4.5.5. New entrances should not be cut into the primary façades of contributing resources. New entrances should be minimal and limited to secondary facades to the greatest extent possible. When considering new entrance locations, conversion of existing window openings to door openings is preferred over creating new openings.
- 4.5.6. Modifications, such as adding new ramps or wheelchair lifts, might be necessary at the exterior to provide accessibility. When considering modifications for accessibility, interior locations for ramps and wheelchair lifts should also be considered, in order to find the location with the least impact to the resources' historic character.

4.6 Doors and Windows

- 4.6.1. Historic doors and windows should be retained and repaired along with their frames.
- 4.6.2. Replacement doors and windows will be considered if historic doors and windows cannot be repaired or if historic doors/windows have been previously removed.
- 4.6.3. Where historic doors or windows are missing, deteriorated beyond repair, or have infill materials, replacement doors/windows should match the historic configuration and materials as closely as possible based on photographic or other evidence. If no evidence of the historic design exists, replacement doors or windows should be of a compatible design.
- 4.6.4. Replacement doors and windows should be located in the original rough openings.
- 4.6.5. Replacement windows should replicate historic window operation to the extent possible.
- 4.6.6. Acceptable replacement door and window materials generally include wood or metal-clad wood for historic wood doors and windows.
- 4.6.7. True divided lights are recommended when replacing a divided light door or window. Where true divisions are not possible, applied muntins, with an interstitial spacer will be considered. Internal muntins, sandwiched between two layers of glass alone, are not allowed.
- 4.6.8. The installation of storefront systems is not compatible with the historic use of the contributing resources and should be avoided.
- 4.6.9. Where historic doors are not reused, they should remain in place and be fixed shut instead of being removed.
- 4.6.10. Non-historic door openings may be removed or modified. Replacement doors for non-historic openings may be a similar, but simpler version of the historic doors or a contemporary, but compatible and differentiated design may be proposed.
- 4.6.11. Doors and windows should not be blocked or obscured from the interior or exterior.

- 4.6.12. Doors and windows should have clear glass.
- 4.6.13. It is generally not appropriate to introduce additional window openings to contributing resources that have numerous historic openings, such as the Cordenio Severance House, the Gardener's Cottage, and the Garage. Creating additional openings at the primary façades of these buildings will not meet the Standards.
- 4.6.14. It may be permissible to create new openings on the less-visible, secondary facades of contributing resources: the west façade of the Cordenio Severance House, the north and west façades of the Gardener's Cottage, and the north and south façades of the Garage. New openings should be located back from the primary façades. The opening should be appropriately sized with similar proportions to existing entries. Windows in new openings should not create a false sense of history by replication of historic window details.
- 4.6.15. It is not recommended to create additional window openings at the Barn, Shed #1, or the Chicken Coop. Although not recommended, it might be acceptable to create a few appropriately-sized window openings at the north or east façades of the Barn, the north façade of Shed #1, or the north and south façades of the Chicken Coop.

4.7 Roofs

- 4.7.1. Historic roof forms, cornices, and overhanging eaves should be retained to maintain the visual character of contributing resources.
- 4.7.2. The profile of the historic cornices, overhanging eaves, and parapets should not be destroyed or changed through additions or modifications.
- 4.7.3. Historic cornices, overhanging eaves, parapets, and coping materials should be replaced only when necessary and should match the historic in design and materials.
- 4.7.4. Insulation could be added to the roofs to improve energy efficiency. At the low-sloped roof of the Garage, insulation may be installed on top of the roof deck and concealed below new roofing materials. At other contributing resources with gable or gambrel roofs, it may be feasible to provide insulation at the underside of the roof.
- 4.7.5. Any new roof drainage system should be designed and installed with the least amount of impact to contributing resources.
- 4.7.6. When repairing or replacing the roofing system, protect historic architectural roof features such as brick chimneys and dormer windows.

4.8 Canopies, Awnings, and Balconies

- 4.8.1. Retain and repair the historic metal canopy of the Cordenio Severance House according to best practices.

- 4.8.2. It is generally not recommended to provide new awnings or canopies in the absence of historic precedent.
- 4.8.3. Balconies are generally not appropriate for contributing buildings, as they were not present historically. The creation of a few small balconies at the secondary, west façade of the Cordenio Severance House can be considered.

4.9 Signage and Light Fixtures

- 4.9.1. Non-historic signage materials can remain or be replaced with new signage.
- 4.9.2. New signage may be created at new locations if desired. New signage should be compatible with the historic character and materials of the site. New signage should not create a false sense of history and should be distinguished as contemporary.
- 4.9.3. Internally-lit signs are generally not appropriate.
- 4.9.4. Historic exterior light fixtures should be retained.
- 4.9.5. Non-historic exterior light fixtures can remain or be removed.
- 4.9.6. New exterior light fixtures shall be compatible with, but differentiated from, the character of the contributing resources.
- 4.9.7. Location, size, and scale of new exterior light fixtures should be appropriate to the specific contributing resource on which fixtures are installed.
- 4.9.8. Lighting is generally appropriate over entrances, at signage, or between window openings.
- 4.9.9. Downlighting is preferred to uplighting.
- 4.9.10. Softened and subtle light quality is generally appropriate. Blinking or flashing lights should be avoided.

4.10 Mechanical Systems

- 4.10.1. It is generally acceptable to remove and replace existing building systems, particularly to meet current code requirements.
- 4.10.2. Mechanical penetrations should not be permitted in primary façades and should be avoided in secondary façades to the greatest extent possible. Mechanical penetrations through the roofs are preferred. Converting a window to a louvered opening on a secondary façade can be considered.
- 4.10.3. Mechanical equipment can be sensitively located on the ground near secondary façades. Mechanical equipment should not be installed in front of primary façades or obstruct historic porticos, porches, entrances, or windows.

- 4.10.4. Rooftop mechanical equipment is not appropriate at the Cordenio Severance House, Gardener's Cottage, Barn, Shed #1, and Chicken Coop, given the roof configuration and limited height of these resources.
- 4.10.5. Rooftop mechanical equipment could be considered at the rear, west side of the roof of the Garage if the non-historic wood-framed gable roof is removed to restore the historic flat/low-slope roof configuration. Any new mechanical units should be held back a minimum of fifteen feet (or one structural bay, whichever is greater) from the primary east façade and sensitively located to minimize the visual impact.

4.11 Demolition

- 4.11.1. Contributing resources should be maintained. Demolishing a contributing resource does not meet the Standards. When considering demolition of a contributing resource, the cumulative impact on the entire Cedarhurst property should be considered (see section 1.3 for more information).
- 4.11.2. If demolition of a contributing resource is considered, consult with a historic preservation consultant or other cultural resource management professional to ensure that any historic preservation regulatory requirements are met.
- 4.11.3. Non-historic additions (added to contributing resources after 1925) can be removed to restore the historic configuration, if desired (see Figs. 2-3). If the removal of the addition requires a new wall to close off the contributing resource, the new wall should match or be a simpler version of the historic design, if known.
- 4.11.4. Non-contributing resources can be removed, if desired.
- 4.11.5. Non-historic features and materials of contributing resources can be replaced with new features and materials matching or similar to the historic, if known (see Section 4.1 for more information).

5.0 NEW CONSTRUCTION

New construction should be designed to be compatible with existing contributing resources without competing with or detracting from the historic character of the site. The following design guidelines for new construction are intended to encourage design decisions that highlight and preserve the historic character of the site while allowing for design creativity, innovation, and flexibility.

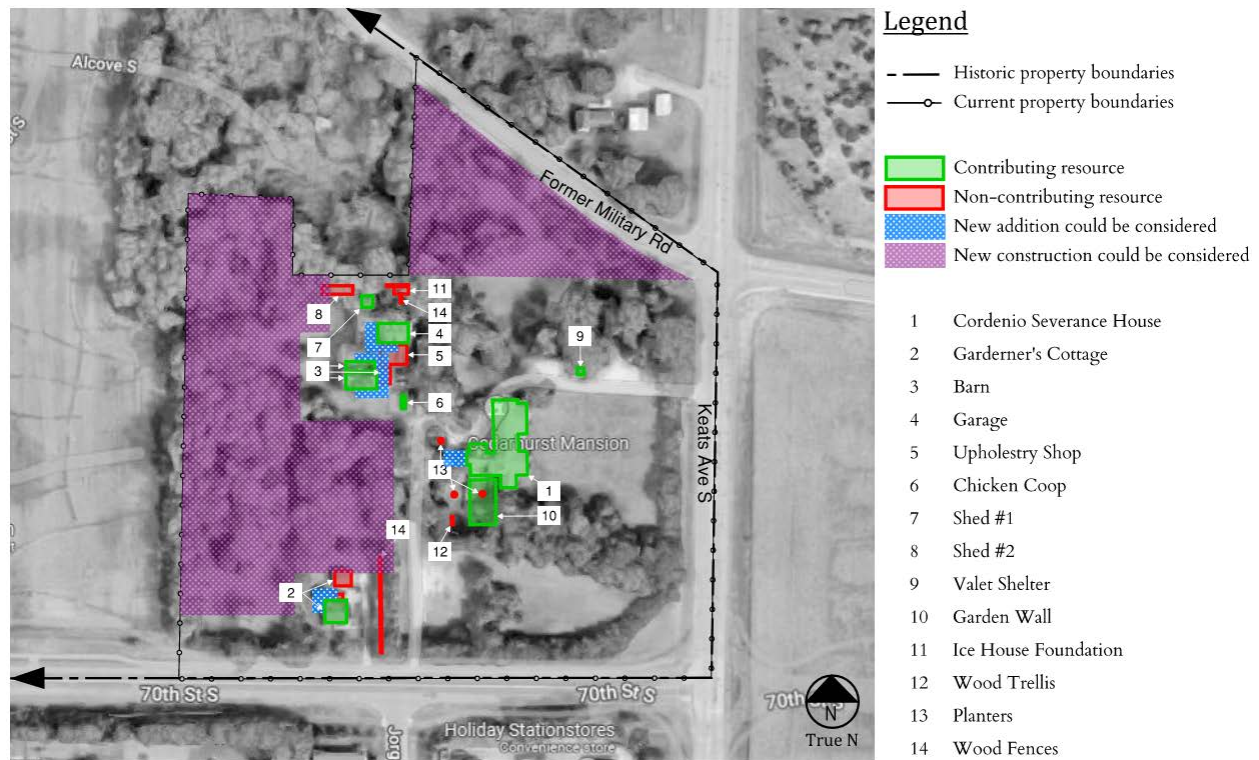


Figure 5: Site plan of Cedarhurst showing areas where new addition and construction could be considered (Google Maps, 07/29/2022).

5.1 General

- 5.1.1. It may be acceptable to add new construction to the site to satisfy new use and/or accessibility requirements. For any new construction/additions, consultation with city preservation staff is recommended early in the design process.
- 5.1.2. New construction should be sensitively located and have a size and scale that is appropriate for the contributing resources on the site. New construction should be subordinate to contributing resources – in other words, it should not compete in size, scale or design with the contributing resources. New construction that bears no relationship to the proportions and massing of a contributing resource will usually compromise its historic character. However, limitations on the size, scale, and design of new construction may be less critical the farther it is located from contributing resources.

- 5.1.3. New construction should preferably not be physically connected to contributing resources. If connected, new construction should minimize the impact on and removal of historic materials and features. For example, a simple, recessed, small-scale connecting link (“hyphen”) could be used to physically separate a new addition from a contributing resource.
- 5.1.4. New construction should not obstruct or remove key historic features of contributing resources such as porticos, porches, overhanging eaves, entrances, and windows.
- 5.1.5. New construction should be reversible, so that it could be removed in the future without impairing the integrity and form of contributing resources.

5.2 Location, Massing, and Design

- 5.2.1. The most appropriate locations for new construction are the western half of the site, to the west of the existing driveway, and/or the north side of the site, to the north of the driveway. New construction on the north side of the site should be preferably located near former Military Road and as far from the Cordenio Severance House as possible. Open spaces at the east and south sides of the Cordenio Severance House should remain open to the extent possible.
- 5.2.2. New construction should not obscure views of contributing resources, and especially their primary façades. New construction may obscure views of non-contributing resources.
- 5.2.3. New construction should not exceed the height of the Cordenio Severance House. New construction that features a higher roofline, that extends beyond the primary façades of the House or Gardener’s Cottage, or that has a significantly greater footprint than these buildings will generally not meet the Standards. Virtual renderings and visibility studies can help assess the visual impact of new construction on the site.
- 5.2.4. New construction should be simple in design and sympathetic to the contributing resources. The design should be differentiated from and compatible with the historic character of these resources. This means that new construction should take its design cues from, but not copy, the contributing resources. New construction that too closely resemble a contributing resource or is in extreme contrast to it would fall short of the balance between differentiation and compatibility.
- 5.2.5. New construction may include simplified architectural features that reflect, but do not duplicate, similar features on contributing resources. New construction should not attempt to replicate the design of contributing resources, so as not to create a false sense of history.
- 5.2.6. New construction should use building materials in the same color range as those of the contributing resources. The materials need not be the same as those on the contributing

resources, but they should be harmonious; they should not be so different that they stand out or distract from the contributing resources.

- 5.2.7. The size, rhythm, and alignment of new window and door openings should be based on those of contributing resources.

5.3 Rooftop Additions

- 5.3.1. It may be acceptable to remove portions of the historic roof structure to accommodate new stairs and elevators. Openings should be minimal, are most appropriately located within structural bays (to minimize the amount of historic material to be removed), and should be located at least one structural bay back from the primary façades.
- 5.3.2. Vertical additions, rooftop additions, and roof decks are not appropriate at the Cordenio Severance House, Gardener's Cottage, or Barn, given the roof configuration and limited height of these buildings.
- 5.3.3. A roof deck could be considered at the rear, west side of the roof of the Garage if the non-historic wood-framed gable roof is removed to restore the historic flat/low-sloped roof configuration. Any new roof deck should be held back a minimum of fifteen feet (or one structural bay, whichever is greater) from the primary east façade, should be sensitively located to minimize the visual impact, and should not obstruct or alter the parapets.

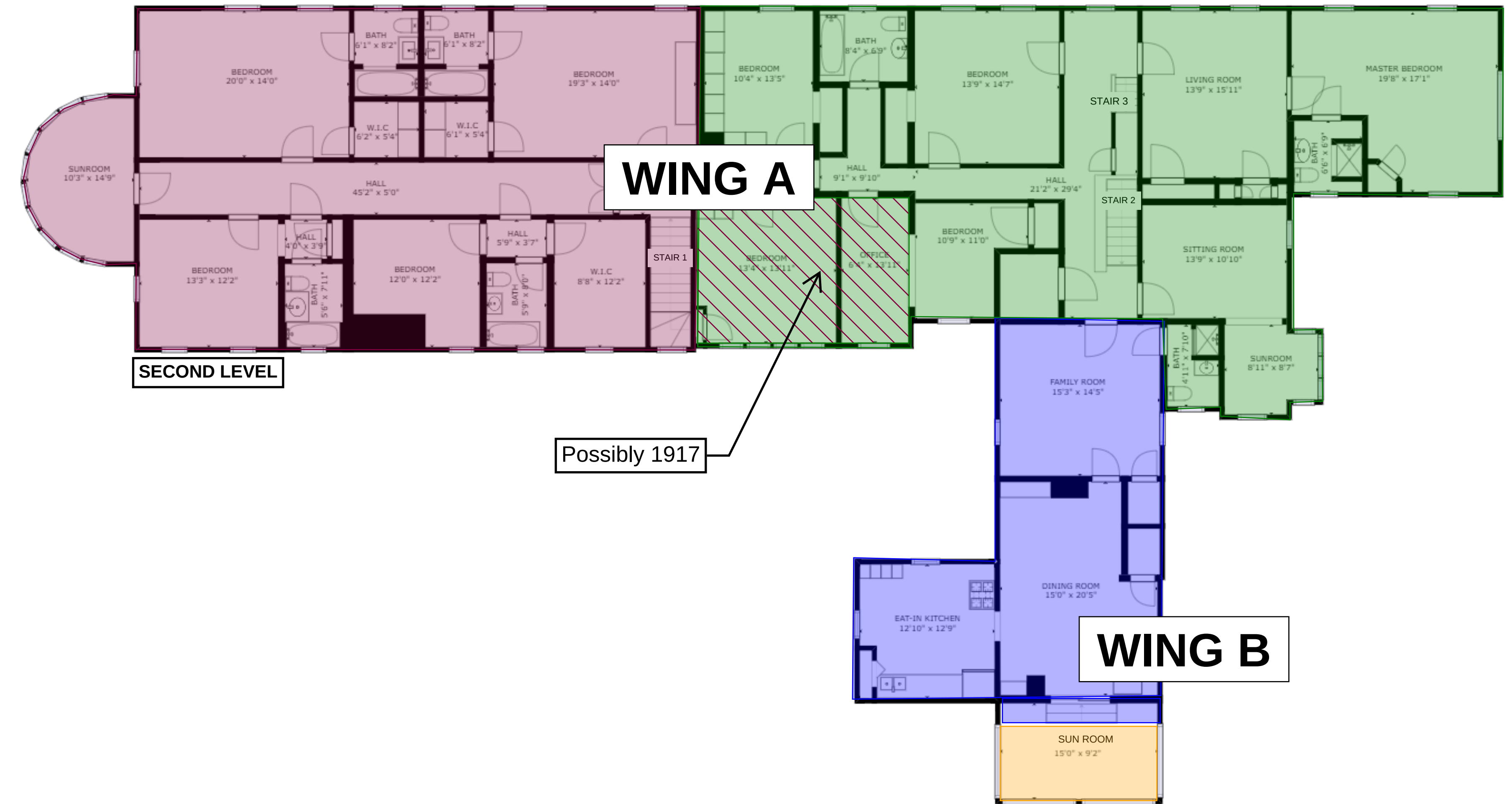
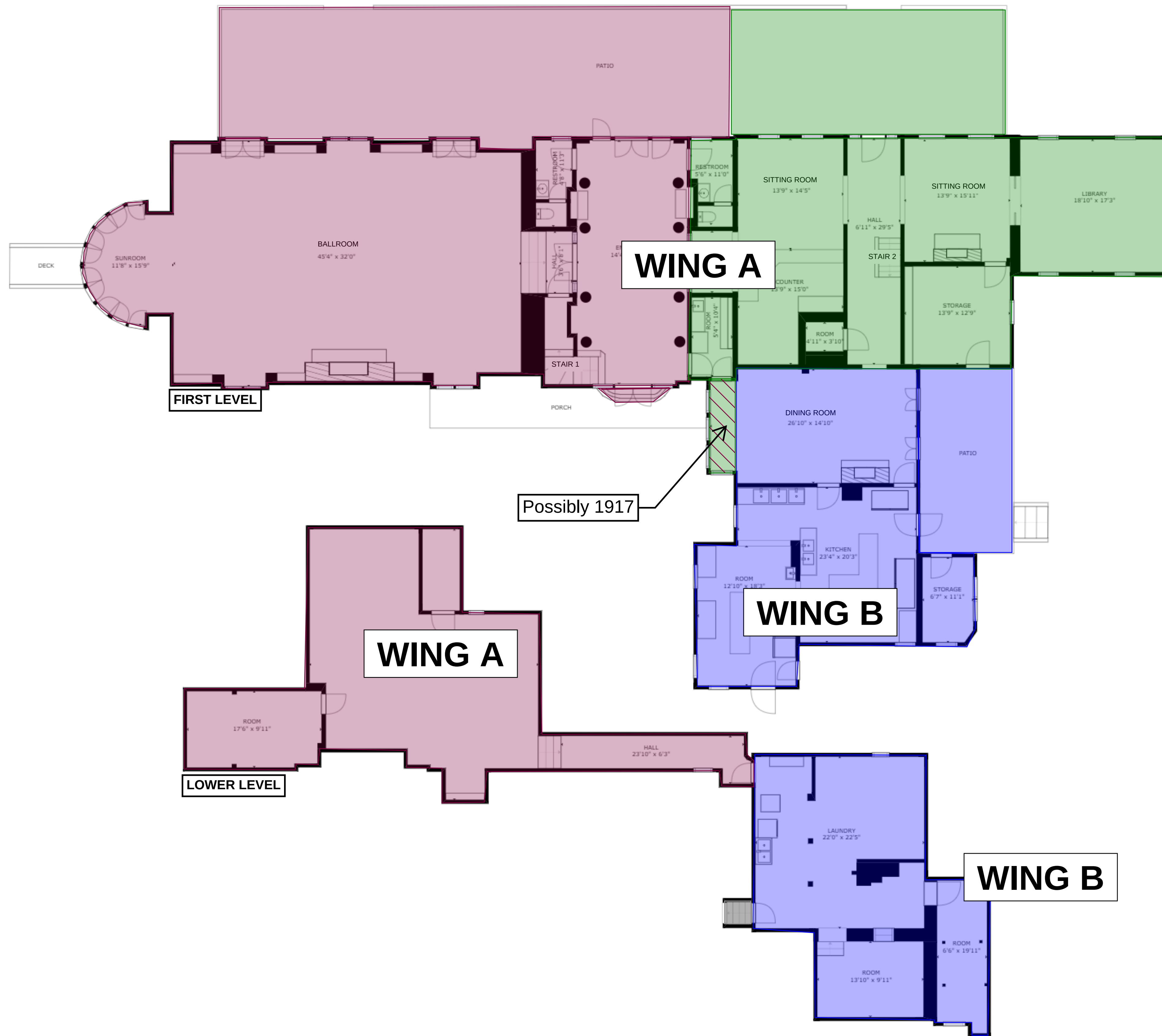
Appendix A: Chronology of Development and Use

Date	Social History	Physical Development
c. 1867	Charles Fanning owns the property, which is occupied by Charles Fanning and his wife; Mr. and Mrs. Edwin Hart and daughter Mary (Charles's daughter, son-in-law, and granddaughter); and Fidelia Harriman and Mary Frances Harriman (Charles's daughter and granddaughter).	The original house is constructed.
By 1887	Fidelia Harriman inherits or acquires the property and 100 acres of surrounding land	
June 1889	Mary Harriman marries Cordenio Severance	
1889	Mary Severance inherits or acquire Cedarhurst, including the house and 100 acres of surrounding land	
c. early 1900s		The Gardener's Cottage and barn are constructed.
By 1901	The Severances own 158 acres of land surrounding Cedarhurst	
c. late 1800s/ early 1900s		Addition(s) are made to the original c. 1867 house.
1911		The garage is constructed.
By 1912	Severances own 547 acres of land surrounding Cedarhurst	
Between 1916 and 1932		At the west elevation of the Severance House, the second level is extended to create a sunroom. The rooftop cupola is removed.
1917		The final addition to the Severance House is constructed. The formal gardens at the south elevation are present by this date.
c. 1920s		An elevator is installed in the Severance House.
1925	Cordenio and Mary Severance die. Mary Severance's cousin Mary Zelch acquires Cedarhurst. It is unclear if Mary and her husband John ever reside at the property.	
1939	Minneapolis businessman Harvey Boomer and his wife Celia Boomer purchase Cedarhurst for use as a private	

Recommended Period of Significance

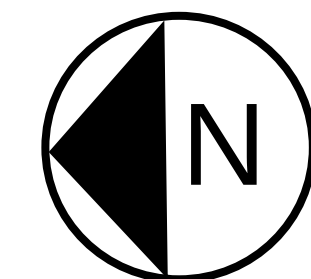
Date	Social History	Physical Development
	residence.	
1946	Ownership of Cedarhurst passes to Celia Boomer.	
By 1950	Colonel Francis Markoe acquires Cedarhurst.	
Post-1959		A small stair enclosure is constructed at the north elevation of the Severance House.
1962	The Catholic Archdiocese of St. Paul acquires Cedarhurst, intending to utilize the site as an elderly living facility. This intended use was apparently never realized.	
Between 1973 and 1976	St. Paul florist Frederick Newman acquires Cedarhurst.	
1976	Cedarhurst is listed on the National Register of Historic Places.	
Post-1976		A wood deck is constructed at the west elevation of the Severance House.
1977	Jean and Ron Nienaber acquire Cedarhurst and utilize the property as event space and as the location of their catering and interior decorating businesses.	
1986		A ramp is installed at the north elevation of the Severance House.
1996		The ice house is razed.
c. 1997	Leyland Gohlike acquires Cedarhurst with the intent to utilize the site as a bed and breakfast, restaurant, and conference center.	
2001	Cedarhurst is acquired by the Thao family and utilized as event space for weddings, conferences, and other gatherings.	
2021	Three-Sixty Real Estate Solutions acquires Cedarhurst.	

Appendix B: Cordenio Severance House Development Diagram



-  Presumed c. 1867 (Wing B)
-  Presumed late 1800s/early 1900s (Wing A)
-  Presumed 1917 (Wing A)
-  1916 - 1932
-  Post-1925

Dates and extents of building additions/wings are approximate. Where possible, these diagrams are based on historic photographs. Some inferences have been made based on physical evidence.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Appendix C: Additional Resources

Preservation Briefs

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

- 1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- 2: Repointing Mortar Joints in Historic Masonry Buildings
- 3: Improving Energy Efficiency in Historic Buildings
- 4: Roofing for Historic Buildings
- 5: The Preservation of Historic Adobe Buildings
- 6: Dangers of Abrasive Cleaning to Historic Buildings
- 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- 9: The Repair of Historic Wooden Windows
- 10: Exterior Paint Problems on Historic Woodwork
- 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- 15: Preservation of Historic Concrete
- 16: The Use of Substitute Materials on Historic Building Exteriors
- 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
- 20: The Preservation of Historic Barns
- 22: The Preservation and Repair of Historic Stucco
- 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- 25: The Preservation of Historic Signs
- 31: Mothballing Historic Buildings
- 32: Making Historic Properties Accessible
- 35: Understanding Old Buildings: The Process of Architectural Investigation
- 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- 38: Removing Graffiti from Historic Masonry
- 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- 43: The Preparation and Use of Historic Structure Reports
- 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
- 45: Preserving Historic Wooden Porches
- 47: Maintaining the Exterior of Small and Medium Size Historic Buildings

ITS Bulletins

<http://www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm>

- 3: New Additions: New Additions to Mid-Size Historic Buildings
- 4: Exterior Doors: Inappropriate Replacement Doors
- 5: Exposed Interior Brick: Removing Interior Plaster to Expose Brick
- 9: Porches: Inappropriate Porch Alterations
- 10: Stair Tower Additions: Exterior Stair/Elevator Tower Additions
- 14: Adding New Openings: New Openings in Secondary Elevations or Introducing New Windows in Blank Walls
- 16: Loading Door Openings: New Infill for Historic Loading Door Openings
- 18: New Additions: New Additions to Mid Size Historic Buildings
- 21: Adding New Openings: Adding New Openings on Secondary Elevations
- 22: Adding New Openings: Adding New Entrances to Historic Buildings
- 23: Windows: Selecting New Windows to Replace Non-Historic Windows
- 26: Entrances and Doors: Entrance Treatments
- 27: Awnings: Adding Awnings to Historic Storefronts and Entrances
- 29: Garage Doors: Adding Vehicular Entrances and Garage Doors to Historic Buildings
- 33: Secondary Elevations: Alterations to Rear Elevations
- 36: Rooftop Additions
- 37: Rear Additions: Rear Additions to Historic Houses
- 38: Alterations Without Historical Basis
- 39: Site and Setting: Changes to Historic Site
- 41: Incompatible Alterations to the Setting and Environment of a Historic Property
- 47: Rooftop Additions on Mid-Size Historic Buildings
- 50: Reusing Special Use Structures
- 51: Installing New Systems in Historic Buildings
- 52: Incorporating Solar Panels in a Rehabilitation Project
- 53: Designing New Additions to Provide Accessibility
- 54: Installing Green Roofs on Historic Buildings
- 56: Alterations Without Historical Basis

Preservation Tech Notes

<http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>

Exterior Woodwork

- 1: Proper Painting and Surface Preparation. Sharon Park, AIA. 1986.
- 2: Paint Removal from Wood Siding. Alan O'Bright. 1986.
- 4: Protecting Woodwork Against Decay Using Borate Preservatives. Ron Sheetz and Charles Fisher. 1993.

Masonry

- 4: Non-destructive Evaluation Techniques for Masonry Construction. Marilyn E. Kaplan, Marie Ennis and Edmund P. Meade. 1997.

Metals

- 6: Repair and Reproduction of Metal Canopies and Marquees with Glass Pendants. Lauren Van Damme and Charles E. Fisher. 2006.

Temporary Protection

- 3: Protecting A Historic Structure during Adjacent Construction. Chad Randl. 2001.

Windows

- 1: Planning Approaches to Window Preservation. Charles Fisher. 1984.
- 3: Exterior Storm Windows: Casement Design Wooden Storm Sash. Wayne Trissler and Charles Fisher. 1984.
- 4: Replacement Wooden Frames and Sash. William Feist. 1984.
- 5: Interior Metal Storm Windows. Laura Muckenfuss and Charles Fisher. 1984.
- 6: Replacement Wooden Sash and Frames With Insulating Glass and Integral Muntins. Charles Parrott. 1984.
- 7: Window Awnings. Laura Muckenfuss and Charles Fisher. 1984.
- 9: Interior Storm Windows: Magnetic Seal. Charles Fisher. 1984.
- 10: Temporary Window Vents in Unoccupied Historic Buildings. Charles Fisher and Thomas Vitanza. 1985.
- 11: Installing Insulating Glass in Existing Wooden Sash Incorporating the Historic Glass. Charles Fisher. 1985.
- 14: Reinforcing Deteriorated Wooden Windows. Paul Stumes, P.Eng 1986.
- 16: Repairing and Upgrading Multi-Light Wooden Mill Windows. Christopher W. Closs. 1986.

TO: Advisory Committee on Historic Preservation

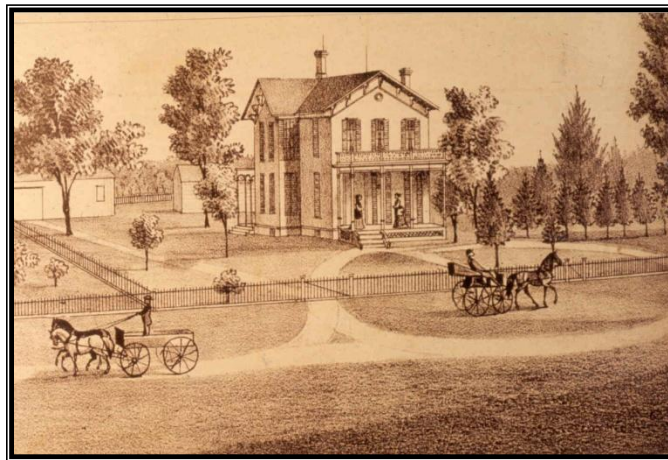
FROM: Max Erickson, Planner

DATE: October 14, 2025

RE: John P. Furber House Proposed Rehabilitation

Introduction/Background

The John P. Furber House (Furber House) is located at 7310 Lamar Avenue. It was built in 1885 and is listed on the City's Register of Historic Sites & Landmarks (Resolution No. 83-118, which was approved on September 7, 1983). The Furber House is also listed on the National Register of Historic Sites, which was approved in 1981. John P. Furber, the original owner, was significant in the Washington County Community by being part of the original survey teams for communities such as Stillwater, Afton, and Point Douglas. In 1871, he formally platted the Village of Cottage Grove. The household's significance as the original home constructed in what is known as the original Village of Cottage Grove was one of the original homes of Washington County. Aside from its status as an original home, the construction of the building holds historic significance. It is described as an Italianate style home with a gabled front façade. Parts of the building were changed in 1940, including the addition of a porch which has been replaced by a doorway hood. The siding of the home consists of asbestos shingles.



Historic John P. Furber Home – C. 1874

In 2013, the Furber Barn was listed on the City's Register of Historic Sites & Landmarks (Resolution 2013-129). In conjunction with this registration, the property owners applied for a Historic Conditional Use Permit (HCUP) to operate a wedding and event venue based on the conditions of Resolution 2013-130. The property owners returned to the city requesting an amendment of their HCUP and a Variance to incorporate additional driveway access to Lamar Avenue, add outside ceremony space, landscaping improvements, and more. This was granted in Resolution 2018-103. They then returned to amend the HCUP to construct a house onsite,

which would act as a bed and breakfast. This house was to complement the existing historic home on site. This approval was never executed.

The property has since operated as a wedding event venue and has been recently acquired by Brad and Louise Madison who opened their doors to the renamed venue called “The Madison” in 2025.

Proposal

Brad and Louise Madison are interested in renovating the exterior and interior of historic house to bring the building up to current code standards and operate the historic house as a short-term rental. In their proposal, the Madisons would like to remove the existing asbestos siding and restore the original siding underneath if possible. If repairs cannot be made, they would like to replace them with a product that would accentuate the historical significance of the building. They propose to repair windows and other exterior items while maintaining historic integrity.

The Madisons wish to take advantage of the Façade Improvement Program that is run by the Economic Development Authority. This is a matching grant that provides 50 percent of funds up to \$25,000 to improve the exterior of a structure in the City.

Planning Considerations

The subject property is zoned R-3, Single Family Residential, and short-term rentals are not regulated by city zoning. R-3 allows limited commercial ventures conducted at “historic properties” as a conditional use. The wedding and event center HCUP currently being operated has been approved through Resolution 2013-130 and relevant HCUP amendment through Resolution 2018-103.

Per City Code, the Advisory Committee for Historic Preservation (ACHP) shall review and make recommendations to the council concerning proposed alterations to an historic site or landmark. The ACHP, upon receipt of the permit application and plans, shall determine if the work to be performed adversely affects the designated historic site, landmark, or district. In determining whether or not there is an adverse effect to the historic site, landmark, or district, the committee shall consider the following factors:

1. Whether the work will significantly alter the appearance of the building or structure so as to remove the features which distinguish the historic site or landmark as a significant cultural resource.
2. Whether the use of the property will destroy, disturb or endanger a known or suspected archaeological feature site

As this site is on both the national and local registers of historic places, the building required significant historical value in order for it to be registered. A document procured from the State Historic Preservation Office (SHPO) indicates the description of the building that contributing to the historic value of the property include:

- The Italianate style of construction built between 1844 and 1871 with gabled front façade/roof/side bays
- Tall narrow windows with simple frame surrounds and restrained entablature heads
- A round window at the front gable
- A porch that no longer exists (1981)
- Wood siding that was covered by asbestos shingles in 1943

The significance of the site described in the national registration document is the rich history of the owner, John P. Furber, for whom the house is named. Being an original settler of the area and establishing the original Village of Cottage Grove as well as other communities in Washington County contributes to the historic importance of the building.

It is important for the ACHP to consider what has been established as significant by the documents that have been used to register the building on the historic register.

Recommendation

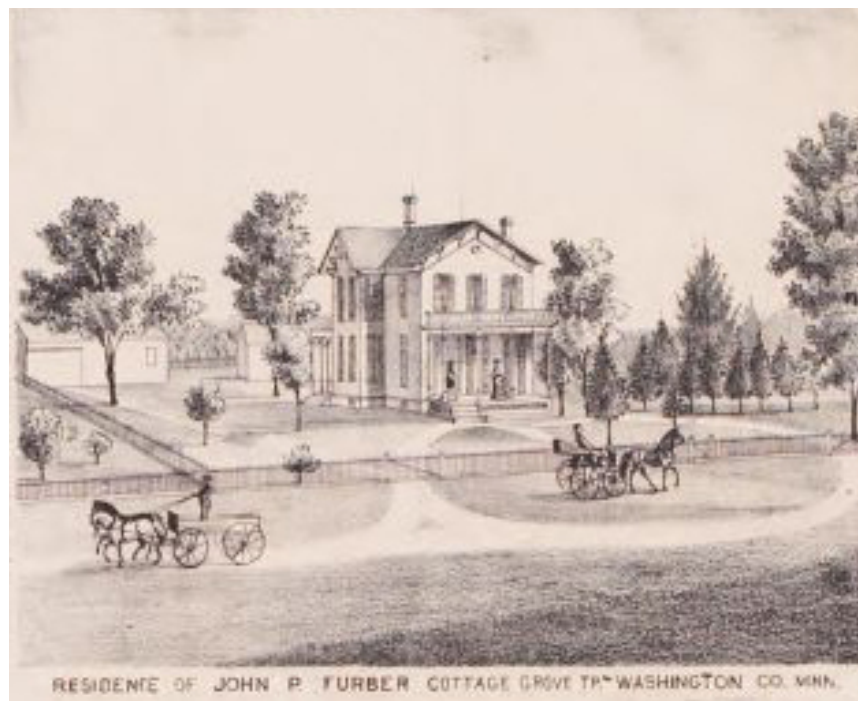
That the ACHP review and make a recommendation on Brad and Louise Madison's proposal for work proposed on the John P. Furber House located at 7310 Lamar Avenue South.

Attachments:

- Proposal Letter Dated 10/9/25
- National Register Historic Significance Document

Tentative Renovation Plans for:

“The Historic John P Furber House”
7310 Lamar Ave, Cottage Grove, MN 55016



RESIDENCE OF JOHN P. FURBER. COTTAGE GROVE TWP. WASHINGTON CO. MINN.

Brad and Louise Madison recently became the owners of the historic house known to be the residence of John P Furber and his family. The house, built in 1851 is listed on the National Historic Registry. It is currently in a state of disrepair needing an abundance of renovation. Brad and Louise Madison became the owners on September 17th, 2024 and are only the 4th owners in the lineage of the property. Their purchase of the property was initially to take ownership of the wedding venue which makes use of a beautifully renovated gothic arch dairy barn built in 1947. This barn shares the acreage that the house sits on. The Madisons, after a hugely successful first year in the wedding venue industry have now turned their eyes towards the historic house on the property. They believe the house has absolutely amazing potential to return to the glorious piece of architecture it once was. This document is to be taken only as a tentative plan to the direction we are hoping to take to restore the house. This document should only be thought of as a concept, and not taken as a draft or proposal.

Firstly we would like to say that after taking ownership of the house we were contacted by a family member of the Furbers who was so kind to share with us much of their family history. They shared with us their family almanac and are so excited that we are trying to restore the house. With this in mind our intention is to bring the house back to life as close as we can to its original form, while bringing some more modern amenities to the house in order to make it both comfortable, and efficient. All while keeping its historic features, and charm. What follows is a list of projects we look to take on to progress the restoration.

EXTERIOR RENOVATIONS

1. Remove Asbestos Siding.

The siding that is currently on the home is white, and light grey asbestos siding. We have a quote to remove this siding and are looking to have this done late November, or early December. Removing this siding will make it more clear as to the next steps as we are unsure what the siding underneath looks like. Under the asbestos siding is believed to be the original clapboard siding which we think is painted red. It is likely that the original siding will be rotted to a degree that it cannot be salvaged. But we need to remove the asbestos siding first to make that decision. If the original siding is in better shape than expected, then we will obtain quotes to restore / repair existing siding.

2. Replace Clapboard Siding

If the original clapboard siding is not able to be restored, the plan is to replace it with a newer, more durable covering, that has the same look as the original clapboard. We have started the process of collecting quotes for the installation of this product. The goal is to return the look back to its original classic clapboard siding.

3. Window Restoration

We researched several options for the restoration of the windows. The windows are very large, and have a very unique size. Originally we were researching replacement window options as the original windows looked very rough. But we actually found a company that specializes in restoring historic properties, and they have given us a proposal to restore all of the original windows, and to repair any rotted wood. The glass will

also be replaced with the classic “wavy glass” to keep its authenticity. The window sashes, and the weighted mechanics of the windows will also be repaired. We are very excited about this part of the restoration! Finishing the windows will be one of the biggest parts of making the exterior of the house beautiful again.

4. Decorative Features

The last part of the exterior renovation will include restoring the soffits, moldings, and trim around the roof. This is more cosmetic, and we have yet to research this part of the restoration. But feel that it will be easier to determine what needs to be done after windows, and siding.

INTERIOR RENOVATIONS

1. Electrical Installation

The electrical in the entire house will need to be re-wired. Currently there is 2 sub panels ran to the house. One on the exterior of the house, and one randomly in a bedroom on the 2nd level of the house. We are currently working with a general contractor to secure someone to do the electrical aspect of the house.

2. Plumbing

The plumbing in the house will need to be extensively redesigned. Originally the house had a single bathroom and only one sink in the kitchen. The hope is to potentially expand the plumbing to include a bathroom on the 2nd level of the home. Although not historically accurate to the original home we believe this to be necessary to meet the demands of modern living.

3. Finishing & Fixtures

Once we arrive to the time where we are finishing the details of the interior we will be working to use that moment to really focus on the historical aspects of the home that gave it its charm. The big beautiful double front door, the crown moldings on the ceilings, and the beautiful wood trim throughout the home will be retained. In terms of fixtures we will do our best to make the house feel historic, but also efficient. We will strive to include modern amenities that people need in our era, that will co-exist with the historic charm of the home.

FINAL THOUGHTS

As we are so early on in this process the ideas we have will be evolving quickly. The ideas listed in this preamble are to open the door, and to get the ideas flowing.

The most important thing that we wish the ACHP to know is that we value the historic nature of the house, and that we find joy in returning the house to its original glory. We are so excited to be able to share with our clients, and also our community the history of this home.

We thank you for your attention in this matter, and look forward to working with you in the future on our amazing journey!

Kind Regards,
Brad & Louise Madison

The Historic John P Furber House
(As it stands today)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Note: These changes apply to
Furber, J. P., House in Washington
County, Minnesota.

REFERENCE NUMBER: 82003074

STATE: MINNESOTA

COUNTY: Washington

RESOURCE NAME (HISTORIC): Furber, John P., House

CITY: Cottage Grove

VICINITY OF:

ADDRESS:

CERTIFICATION DATE:

REMOVED DATE:

COMMENTS: There is no East Cottage Grove City

Nina M. Archabal

Nina M. Archabal
State Historic Preservation Officer

JUN 17 1988

Date

HISTORIC NAME: J. P. Furber House

COUNTY: Washington

CURRENT NAME:

CITY/TWP.: Cottage Grove

LEGAL DESC.: Block G. Original Town, excluding southerly 113 feet.

ADDRESS: 7310 Lamar Avenue

WA-CGC-001

CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THEME/S:
Building <u>X</u>	Excellent _____	Local <u>X</u>	Primary <u>Settlement</u>
Structure _____	Good <u>X</u>	State _____	Secondary _____
Object _____	Fair _____	National _____	Others _____
District _____	Deteriorated _____		

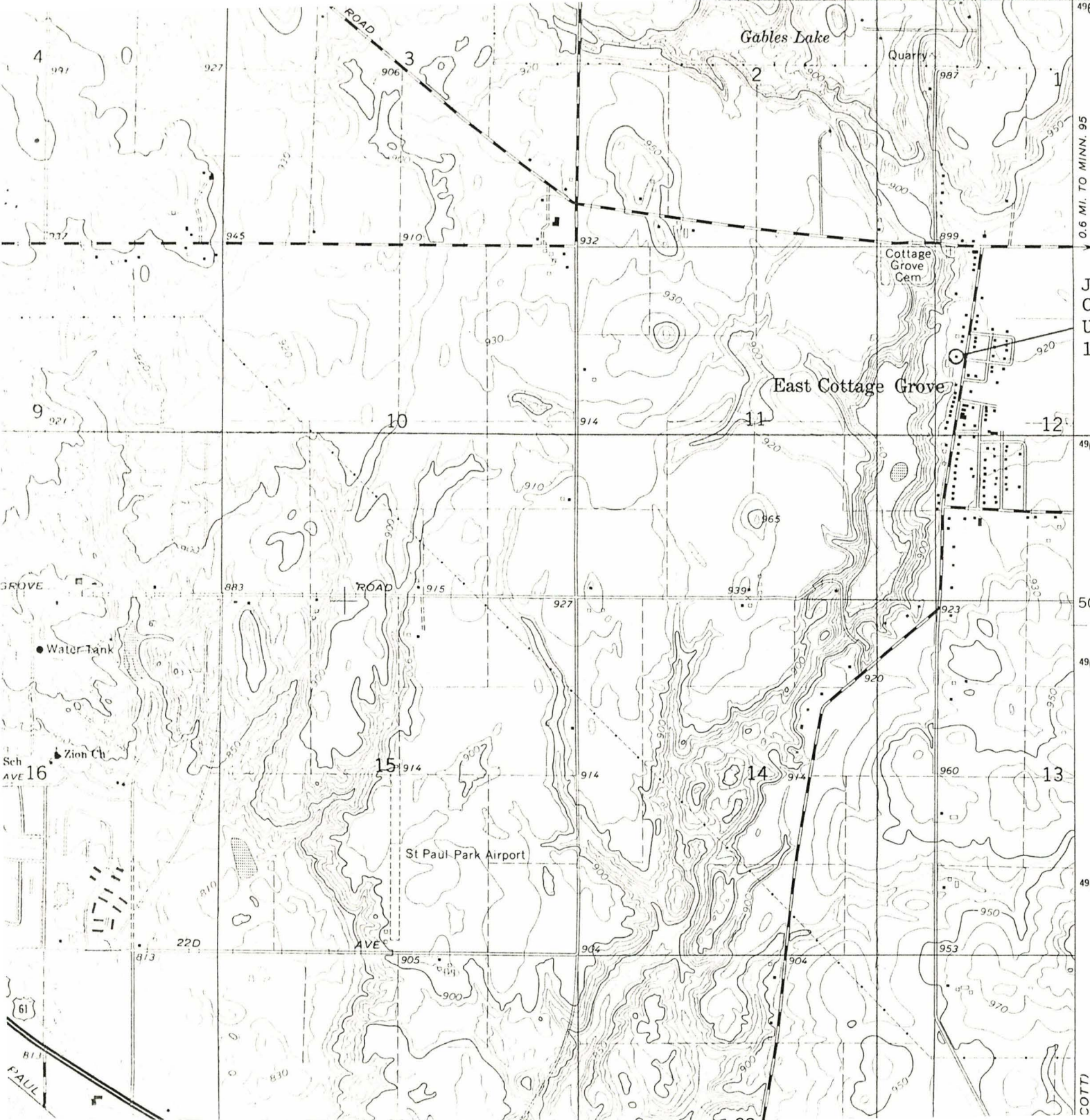
OPEN TO THE PUBLIC:	Yes _____ No <u>X</u> Restricted _____	PRESENT USE:
VISIBLE FROM THE ROAD:	Yes <u>X</u> No _____	residence
OCCUPIED:	Yes <u>X</u> No _____	

DATE CONSTRUCTED: 1871	ORIGINAL USE: residence
ORIGINAL OWNER: J. P. Furber	ARCHITECT/BUILDER: Unknown

OWNER'S NAME AND ADDRESS: Jacob Vandenberg 7310 Lamar Avenue Cottage Grove, MN 55016	ACREAGE: Less than one acre <u>X</u>
LOCAL CONTACT/ORG.: N/A	UTM REFERENCE: St. Paul Park, Minn. 7.5 --15 / 509360 / 4965360
FORM PREPARED BY: Tom Harvey	
DATE: 3/81	

DESCRIPTION: The two-story frame J. P. Furber House sits on a large lot set back from the main street in the original village of Cottage Grove. The Italianate style house has a rectangular, side-hall plan, gabled front facade, and gable-roofed side bays. The wide eaves of the low-pitch roof are supported by scrolled brackets. Tall, narrow windows are outlined with simple frame surrounds and restrained entablature heads. A round window marks the front gable. The original front porch extended across the facade, covering the entry and two floor-to-ceiling windows. This porch has now been replaced by a doorway hood only. A rear corner porch has been replaced by a lean-to addition dating from before 1940. The house is sided with asbestos shingles.

SIGNIFICANCE: The J. P. Furber House represents a theme of settlement typical of several of Washington county's earliest towns: post-settlement formal town platting. J. P. Furber was proprietor of the Cottage Grove town site, established some 20 years after the village had its start. The Cottage Grove area was one of the first settled inland regions of the county. Some of the earliest agricultural development in the state centered on the township. By 1851 the village of Cottage Grove was the center of a thriving farming community and a wayside post office center. Among the early settlers were the Furber brothers, from New Hampshire. J. W., Samuel, Theodore, William, and J. P. Furber moved to Cottage Grove at different times between 1844 and 1860. In 1871 J. P. Furber formally platted the village of Cottage Grove on forty acres adjacent to the informally established town. J. W. Furber surveyed the town site. Several other communities in the county, including Stillwater, Afton, and Point Douglas, followed the same pattern of central place settlement prior to official town founding.



J.P. Furber House
Cottage Grove, MN; Washington Co.
UTM References
15 / 509360 / 4965360

COTT
V SE

J.P. Furber House, Cottage Grove, 1981, NW 04267/13





IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

The Department of the Interior is pleased to inform you that the historic property listed on the enclosed sheet has been nominated by the State Historic Preservation Officer responsible for your State's implementation of the National Historic Preservation Act of 1966, P.L. 89-665 (80 Stat. 915), as amended. It has accordingly been entered in the National Register of Historic Places. A leaflet explaining the National Register is enclosed for your information and convenience.

Enclosures

ENTRIES IN THE NATIONAL REGISTER OF HISTORIC PLACES

STATE MINNESOTA

Date Entered APRIL 20, 1982

<u>Name</u>	<u>Location</u>
WASHINGTON COUNTY MULTIPLE RESOURCE AREA:	Washington County
1 Furber, J. P., House	East Cottage Grove Washington County
2 (Old) Minnesota State Prison	Stillwater Washington County
3 Jenks, Captain Austin, House	Stillwater Washington County
3 Lammers, Albert, House	Stillwater Washington County
7 Sauntry, William, House and Recreation Hall	Stillwater Washington County
4 McKusick, Ivory, House	Stillwater Washington County
6 St. Croix Lumber Mills (Stillwater Manufacturing Company)	Stillwater Washington County

Notified

Honorable David F. Durenberger
Honorable Rudy Boschwitz
Honorable Arlan Stangeland

Midwest Regional Office, NPS

✓ State Historic Preservation Officer
Mr. Russell W. Fridley
Director, Minnesota Historical
Society
690 Cedar Street
St. Paul, Minnesota 55101

MINNESOTA

Date Entered: APRIL 20, 1982

WASHINGTON COUNTY MULTIPLE RESOURCE AREA:
(Continued)

Stussi, Henry, House

Stillwater
Washington County

Webster, Mortimer, House

Stillwater
Washington County

Valley Creek Residences Thematic Resources
(Washington County Multiple Resource Area)

Bolles, Erastus, House (Valley Creek
Residences Thematic Resources)

Afton/Valley Creek
Washington County

Gilbert, Newington, House (Valley Creek
Residences Thematic Resources)

Afton/Valley Creek
Washington County



MINNESOTA HISTORICAL SOCIETY

FOUNDED IN 1849

690 Cedar Street, St. Paul, Minnesota 55101 • (612) 296-4111

June 14, 1982

Jacob Vandenberg
7310 Lamar Avenue
Cottage Grove, MN 55016

Dear Mr. Vandenberg:

RE: J. P. Furber House
7310 Lamar Avenue
Cottage Grove, Minnesota

I am pleased and honored to congratulate you upon the entry of your property on the National Register of Historic Places. The National Register, as you know, is a listing of districts, sites, and buildings considered to be worthy of preservation. An information sheet describing the program is enclosed.

By recognizing the significance of your property and planning for its preservation you are participating in a national movement which aims to preserve, for the benefit of future generations, our cultural heritage.

Again, congratulations on your receiving this important designation.

Sincerely,

Nina Archabal
Deputy State Historic Preservation
Officer

Enclosures: are mailed to the owner only

cc: Charles Woodward, President
Washington County Historical Society
602 N. Main St., P.O. Box 167
Stillwater, MN 55082

Roger E. Peterson, Mayor
City Hall
7516-80th St. S.
Cottage Grove, MN 55016

East Cottage Grove CRS

WA-CGC-001

COTTAGE GROVE CULTURAL RESOURCES SURVEY FORM

NAME OF SITE/LANDMARK

Common Vandenberg House

Historic John P. Furber House

LOCATION

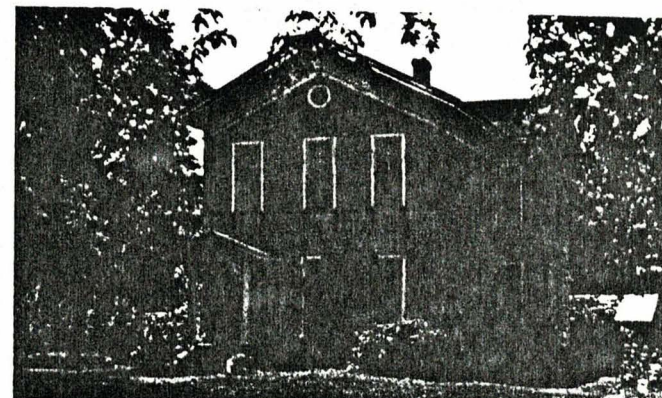
Address or Vicinity 7310 Lamar Avenue South, East Cottage Grove

Lot G Section Cottage Grove Addition Township Range

OWNER

Name Mr. and Mrs. Jacob Vandenberg

Address 7310 Lamar Avenue South, Cottage Grove MN 55016



CLASSIFICATION:

Archaeological Site

Standing Structure

Building XX

Object

Landmark

CONDITION:

Excellent

Good XX

Fair

Deteriorated

Destroyed

AREA OF SIGNIFICANCE:

Archaeology

Architecture XX

History XX

Industry

Other

DESCRIPTION (For archaeological sites, aboriginal earthworks, ruins, and natural features describe acreage, surrounding terrain, vegetation, and prominent geological features. For buildings and standing structures describe number of structures and associated objects or natural features, position, style, dimensions, color, and present use.)

2 story frame house on large lot, west side of Lamar Ave. Very large barn on lot. House is in Italianate
Style and remains a private residence.

MAP REFERENCE

USGS Quad St. Paul Park, Minn. Date 1967 Revised 1972 and 1980
Other _____ (Date) _____

STATEMENT OF SIGNIFICANCE National _____ Regional _____ State XX Local _____

Is the Site or Landmark eligible for nomination to the Cottage Grove Register? Yes

Is there an imminent danger to the Historic Site or Landmark? No Describe the nature of the danger. _____

COMMENTS AND RECOMMENDATIONS

Handsome Italianate Style house, built at undetermined date between 1844 and 1871. An illustration in Andreas' Atlas (1874) shows the house with a front porch (removed prior to 1940). Rear corner porch added pre-1940.

Wood siding covered by asbestos shingles ca. 1943. Barn dates to 1947. Note: gable roofed side bays, floor-to-ceiling front windows, extended eaves, heavy cornices, scrolled brackets and tall, slender side windows. Recommend restoration of front porch and return to original siding.

MAJOR BIBLIOGRAPHICAL REFERENCES:

Andreas, Illustrated Historical Atlas

NAME OF PERSON FILLING OUT SURVEY FORM Robert C. Vogel

DATE 11 July, 1983

NOTES: Placed on National Register of Historic Places by MHS in 1982. SHPO dates construction 1871, owners suggest 1844. J. P. Furber (1830-1918) platted Cottage Grove April, 1871.

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME:

COUNTY:

Washington

CURRENT NAME: Residence, ~~J.P.~~ F.B. Furber

CITY/TWP.: Cottage Grove

LEGAL DESC.:

ADDRESS:

7310 Lamar

T R $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$

CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THEME/S:
Building <u> </u>	Excellent <u> </u>	Local <u> </u>	Primary <u> </u>
Structure <u> </u>	Good <u> </u>	State <u> </u>	Secondary <u> </u>
Object <u> </u>	Fair <u> </u>	National <u> </u>	Others <u> </u>
District <u> </u>	Deteriorated <u> </u>		

OPEN TO THE PUBLIC: Yes No Restricted PRESENT USE:VISIBLE FROM THE ROAD: Yes No OCCUPIED: Yes No

DATE CONSTRUCTED:

ORIGINAL USE:

ORIGINAL OWNER:

ARCHITECT/BUILDER:

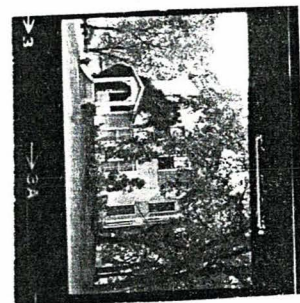
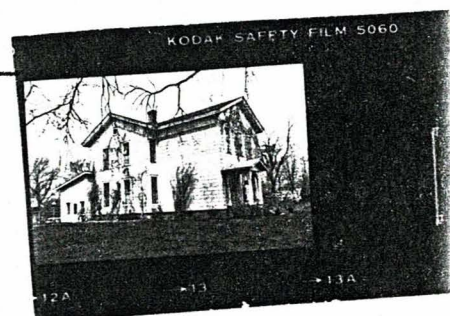
OWNER'S NAME AND ADDRESS:

ACREAGE: Less than one acre UTM REFERENCE:

LOCAL CONTACT/ORG.:

FORM PREPARED BY:

DATE:





2863
3a

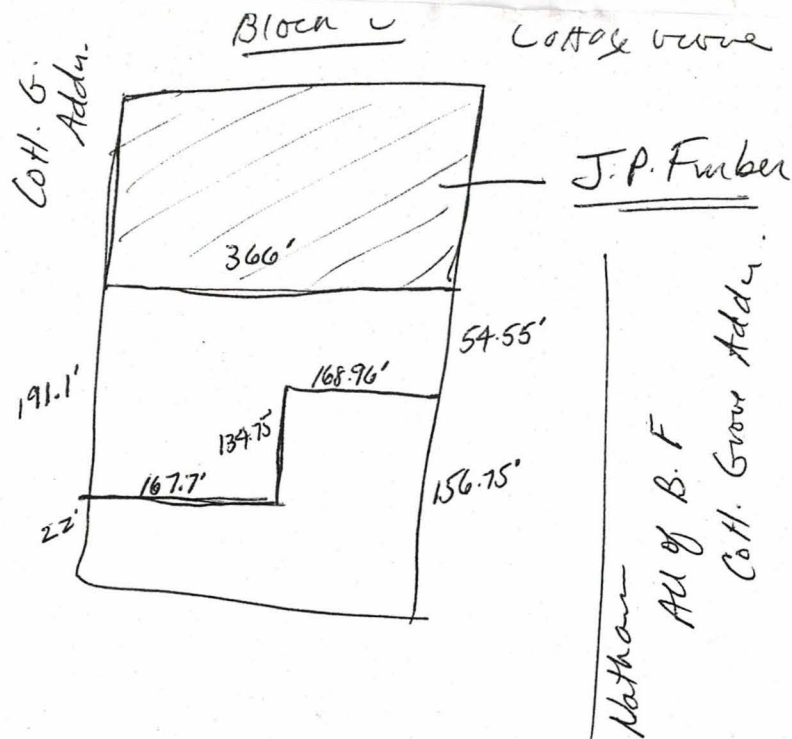
NO. 1
18
1898

Handwritten notes

NOTICE: This material may be protected
by copyright law (Title 17 U. S. Code).

FROM THE COLLECTIONS OF THE
MINNESOTA HISTORICAL SOCIETY
THIS MATERIAL IS FOR RESEARCH USE
ONLY. IT MAY NOT BE REPRODUCED OR
SOLD WITHOUT WRITTEN PERMISSION

Handwritten notes

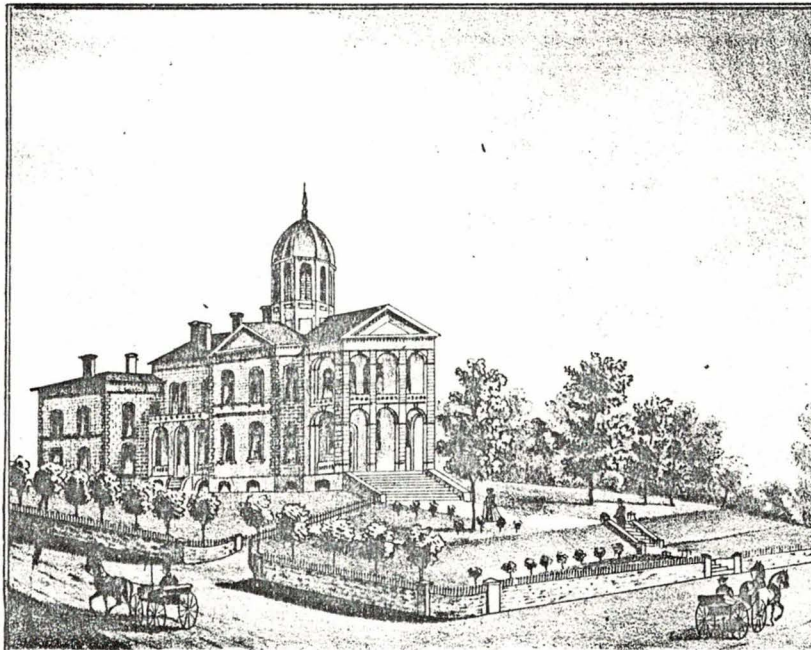


Furber -
1943 -

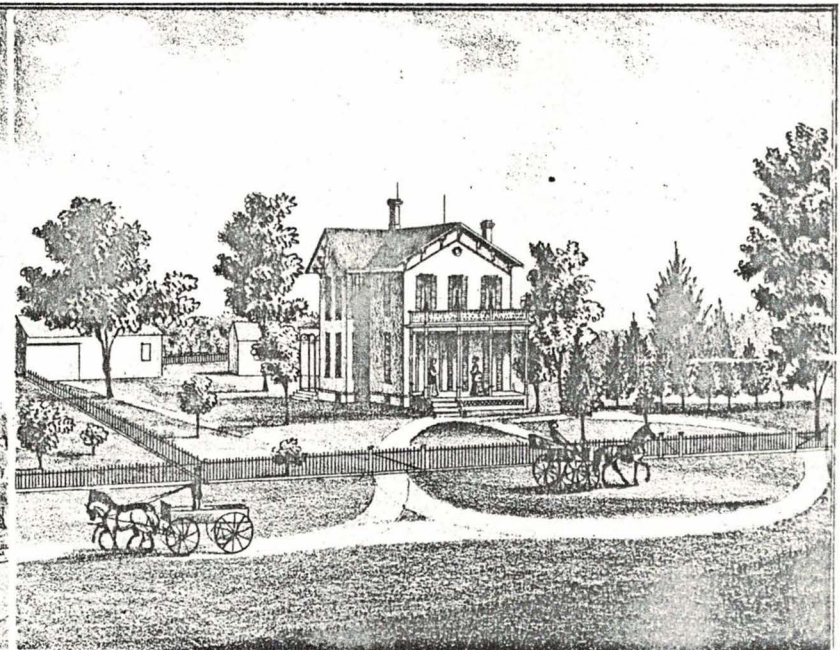
- 4 rooms - W. side
- front porch
- lean-to added
- cupboards in kitchen -
- painted woodwork
- otherwise no remodeling

- 1) Furber
- 2) Jones
- 3)

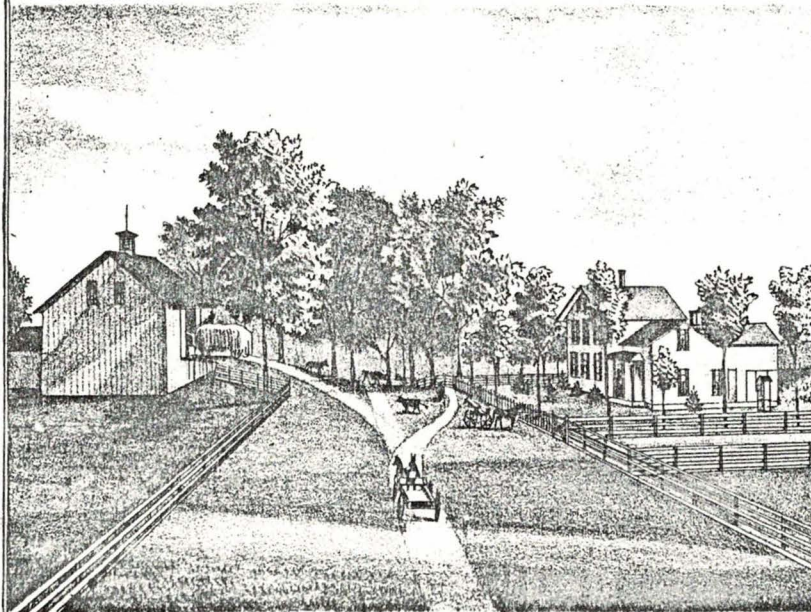
send copy -



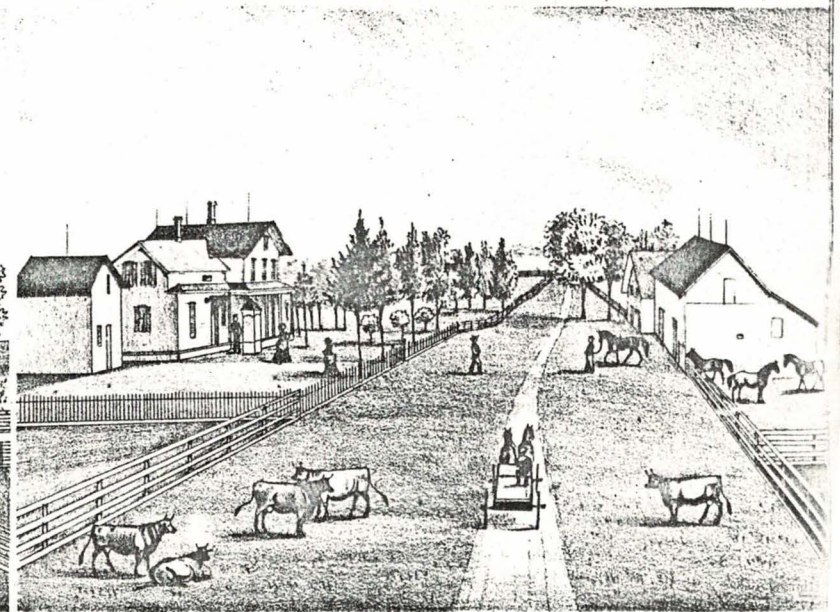
COURT HOUSE OF STILLWATER MINN.



RESIDENCE OF JOHN P. FURBER COTTAGE GROVE TP. WASHINGTON CO. MINN.



RES. OF O.V. COWELL. SEC. 6 COTTAGE GROVE TP. WASHINGTON CO. MINN.



RESIDENCE OF HENRY HOUSE SEC 3 COTTAGE GROVE TP. WASHINGTON CO. MINN

Furber

Lammers

Sauntry

JW Furber - MHS Scrapbook vol. 1 p. 121
[JP Furber - St. Paul Dispatch 19th Nov. 18 p. 7
obit

[Albert J. Lammers ~~St. Paul Dispatch 20 Aug. 20 p. 28~~
~~Mpls. Journal 18 Aug. 20 p. 11~~
~~Pioneer Press 18 Aug. 20 p. 9~~

[Sauntry St. P. Pioneer Press 11 Nov. 14 p. 1
Mpls. Trib. 11 Nov. 14 p. 1

Stillwater Trades Review - publ. 1898

Folsom

Cottage Grove was platted in April, 1871 by
John P. and S.W. Furber, James Mc Cluskey,
Margaret M. Ellwell and Clarence Smith
Surveyor: J.W. Furber

Furbers from New Hampshire

JW - Cottage Grove in 1844

SW - " 1860

Theodore - " 1846

Neill

C.G. platted by J.P. Furber

Survey by JW

40 @

b. 1813

b. 1819

b. 1817

JW & SW - brothers & Theodore

[JP - born 1830] - from biog. card

(8)
Furber, John P., House
Cottage Grove, Washington
Co.



D-50

(9)
Furber, John P., House
Cottage Grove, Washington
Co.



7310 Lamon Ave

Furber, John P., House
Cottage Grove, Washington
Co.



71

Furber, John P., House
Cottage Grove, Washington
Co.



81

Furber, John P., House
Cottage Grove, Washington
Co.



60

Furber, John P., House
Cottage Grove, Washington
Co.



Furber, John P., House
Cottage Grove, Washington
Co.



Furber, John P., House
Cottage Grove, Washington
Co.



TO: Advisory Committee on Historic Preservation

FROM: Max Erickson, Planner

DATE: October 14, 2025

RE: Historical Markers– MNHS Grant Update

Introduction/Background

The Minnesota Historical and Cultural Heritage Grants Program – also known as Legacy Grants – is a grant program created to provide financial support for projects focused on preserving Minnesota's history and culture. This state-funded program is made possible by the Arts and Cultural Heritage Fund using sales tax revenue resulting from the Clean Water, Land, and Legacy amendment created through the vote of Minnesotans on November 4, 2008.

At its April 9, 2024, meeting, the ACHP selected and approved the preferred plaque design. In addition, the ACHP also reviewed the primary information and photos gathered by staff. The seven locations that the ACHP approved included:

1. Atkinson Cemetery
2. Old People's Home & Cemetery
3. Cottage View Drive-in (current site of Walmart)
4. Dodge Nature Center (Shepard Farm)
5. Cedarhurst
6. Thompson Grove (at Well No. 1)
7. Hill-Gibson House (current site of The Legends)

The interpretive signage placed at each historic site highlights the historic nature of the site and its past and/or present significance.

- July 12, 2024, staff submitted the grant application to MNHS.
- December 19, 2024, staff was notified of grant approval.
- The completed plaques were received on June 4, 2025. Public Works has installed 6 out of 7 plaques and are on track to install the Hill Gibson plaque in the next week or two with some adjustments required for that location.
- Once the remaining sign has been installed a final report will be submitted to the Minnesota Historical Society for final approval for the grant.

Recommendation

That the ACHP receive the update on the Historical Markers grant and project.

Attachment:

Photos of Installed Signs



Sheperd Farm



Old Peoples Cemetery



Cedarhurst



Cottage View Drive - In



Atkinson Cemetery



Thompson Grove

TO: Advisory Committee on Historic Preservation

FROM: Max Erickson, Planner

DATE: October 14, 2025

RE: Old Town Hall Service Agreement

Introduction/Background

The Cottage Grove Old Town Hall located at 9550 Islay Avenue was constructed in 1881 and used for various meetings until 1961. The structure is listed on the City's Register of Historic Sites and Landmarks and is currently owned and utilized by the City for material storage. The site is adjacent to the current Public Works Facility.

Some parts of the building have maintained good condition while other parts have dilapidated. Most notably, there are several holes in the roof that allows moisture to impact the structure. This has been noted as a high priority repair in order to try and preserve the rest of the building.

Jake Jones with Medicine Wood Inc. has taken an interest in attempting to repair and restore sections of the building. He has proposed to provide the labor required to repair the building while utilizing the structure to store his woodworking equipment. Mr. Jones' rent for utilizing the structure will be his labor for repairing the structure. The agreement stipulates that the City of Cottage Grove will cover the cost of materials and that the proposed repairs maintain the historical integrity of the building.

Mr. Jones has agreed to conduct a complete evaluation of the building, outline aspects of the structure that contribute to the historic integrity, and provide a plan for repairing the structure. Most importantly, the professional services agreement will require Mr. Jones to repair the roof first and then provide a plan for review of next repair plans. Additional improvements/repairs will require ACHP review prior to commencement.

Recommendation

That the ACHP receive information related to the Professional Service Agreement with Jake Jones, Medicine Wood, LLC, for repairs to the Old Town Hall.

Attachment:
Proposed Professional Service Agreement

AGREEMENT FOR SERVICES
OLD TOWN HALL RENOVATION

THIS AGREEMENT (“Agreement”) is made and executed this ____ day of _____, 2025, (“Effective Date”) by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, (“City”) and Medicine Wood, LLC, Jake Jones (“Contractor”).

WHEREAS, the City desires to rehabilitate and restore the Old Town Hall (“Structure”), a locally designated historic structure, which is located at 9550 Islay Ave. S., Cottage Grove; and

WHEREAS, Contractor has the necessary skills and experience to perform the rehabilitation and restoration of the Structure; and

WHEREAS, the City has accepted the proposal of the Contractor for certain services, as listed on Exhibit A; and

WHEREAS, Contractor desires to perform the services for the City under the terms and conditions set forth in this Agreement; and

WHEREAS, due to the specialty nature of the Services being performed, the willingness of the Contractor to perform the Services at a reduced rate and the equipment needed to perform the Services on site, the City is willing to allow Contractor to also occupy the Structure during the Term of the Agreement for use solely as a wood shop for his private business, Medicine Wood, a business committed to the preservation and restoration of historic structures.

NOW, THEREFORE, in consideration of the mutual consideration contained herein, it is hereby agreed as follows:

1. SERVICES.

- a. City agrees to engage Contractor as an independent contractor for the purpose of performing certain Services (“Services”), as defined in the following documents:
 - i. A list of Services identified on Exhibit A, incorporated herein (“Services”). (Hereinafter “Exhibit”).
 - ii. Where the terms and conditions of this Agreement and those terms and conditions included in the Exhibit specifically conflict, the terms of this Agreement shall apply.
- b. Contractor covenants and agrees to provide the Services to the satisfaction of the City in a timely fashion, as set forth in the Exhibit, subject to Section 9 of this Agreement.

- c. Contractor agrees to comply with all federal, state, and local laws and ordinances applicable to the Services to be performed under this Agreement, including all safety standards. Contractor shall be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the Services. Contractor represents and warrants that it has the requisite training, skills, and experience necessary to provide the Services and is appropriately licensed and has obtained all permits from all applicable agencies and governmental entities.
2. PAYMENT. As consideration for providing the Services on Exhibit A, City shall allow Contractor to occupy and use the Structure as a wood shop during the Term of this Agreement at no charge. Such usage does not authorize Contractor to invite customers to the Structure or the City Property, but it shall be used solely for woodworking and similar type work for Contractor's business, Medicine Wood. Contractor shall be allowed to provide his own woodworking equipment and tools for such use, all of which shall be removed upon termination of this Agreement.
3. TERM. The term of this Agreement begins as of the Effective Date and terminates on September 17, 2028, unless terminated earlier pursuant to Section 6. This Agreement may be extended upon the written mutual consent of the parties for such additional periods as they deem appropriate, and upon the same terms and conditions as herein stated.
4. CONSTRUCTION MATERIALS AND TOOLS. The City shall purchase all construction material necessary for the Structure as determined by the Community Development Director in order for the Contractor to perform the Services in this Agreement. Such construction materials include, but are not limited to roofing, electrical, windows, siding, foundation, wood, and other materials that will be affixed to the Structure. The Contractor shall provide his own tools and equipment needed to perform the Services.
5. BONDS. If the Services provided by the Contractor as set forth in the Exhibit and this Agreement exceeds \$175,000, Contractor shall furnish performance and payment bonds covering faithful performance of all the Contractor's obligations, including, without limitation, warranty obligations and of all payment of obligations arising under this Agreement. The bonds shall each be issued in an amount equal to 100% of the stipulated sum identified in Section 2 of this Agreement.
6. TERMINATION AND REMEDIES.
 - a. Termination by Either Party. This Agreement may be terminated by either party upon thirty (30) days' written notice delivered to the other party at the addresses listed in Section 15 of this Agreement. Upon termination under this provision, if there is no default by the Contractor, Contractor shall be paid for Services rendered and reimbursable expenses incurred through the effective date of termination.

- b. Termination Due to Default. This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure that is acceptable to the other party.
- c. Remedies. Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City as a result of any breach of this Agreement by the Contractor. The City may, in such event:
 - i. Withhold payments due to the Contractor for the purpose of set-off until such time as the exact amount of damages due to the City is determined.
 - ii. Perform the Services, in which case, the Contractor shall within thirty (30) days after written billing by the City, reimburse the City for any costs and expenses incurred by the City.

The rights or remedies provided for herein shall not limit the City, in case of any default by the Contractor, from asserting any other right or remedy allowed by law, equity, or by statute.

- d. Upon termination of this Agreement, the Contractor shall furnish to the City copies or duplicate originals of all documents or memoranda prepared for the City not previously furnished.
 - e. Upon termination of this Agreement the Contractor shall vacate the Structure and the City Property within 30 days of termination. Any personal property left in the Structure or City Property shall be deemed abandoned.
7. SUBCONTRACTORS. Contractor shall not enter into subcontracts for any of the Services provided for in this Agreement without the express written consent of the City, unless specifically provided for in the Exhibit. Contractor shall pay any subcontractor involved in the performance of this Agreement within the ten (10) days of the Contractor's receipt of payment by the City for undisputed services provided by the subcontractor.
8. STANDARD OF CARE. In performing its Services, Contractor will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided.
9. INSPECTION OF WORK. All materials and workmanship will be subject to inspection, examination, and testing by the City, who will have the right to reject defective material and workmanship or require its correction.
10. DELAY IN PERFORMANCE. Neither City nor Contractor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable

control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Contractor under this Agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Contractor will be entitled to payment for its reasonable additional charges, if any, due to the delay.

11. CITY'S REPRESENTATIVE. The City has designated Max Erickson to act as the City's representative with respect to the Services to be performed under this Agreement. He or she shall have complete authority to transmit instructions, receive information, interpret, and define the City's policy and decisions with respect to the Services covered by this Agreement.
12. PROJECT MANAGER AND STAFFING. The Contractor has designated Jake Jones to be the primary contact for the City in the performance of the Services. He shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. Contractor may not remove or replace these designated staff without the approval of the City.
13. INDEMNIFICATION.
 - a. Contractor and City each agree to defend, indemnify, and hold harmless each other, its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Contractor and City, they shall be borne by each party in proportion to its own negligence.
 - b. Contractor shall indemnify City against legal liability for damages arising out of claims by Contractor's employees or subcontractors, including all liens. City shall indemnify Contractor against legal liability for damages arising out of claims by City's employees or subcontractors.
14. INSURANCE. During the performance of the Services under this Agreement, Contractor shall maintain the following insurance:
 - a. Commercial General Liability Insurance, with a limit of \$2,000,000 for any number of claims arising out of a single occurrence.

- b. Workers' Compensation Insurance in accordance with statutory requirements.
- c. Automobile Liability Insurance, with a combined single limit of \$2,000,000.

Contractor shall furnish the City with certificates of insurance, which shall include a provision that such insurance shall not be canceled without written notice to the City. The City shall be named as an additional insured on the Commercial General Liability Insurance policy.

15. WARRANTIES. Contractor warrants and guarantees that title to all work, materials, and equipment covered by any invoice, will pass to City no later than the final completion date of all Services. Contractor warrants that all work will be free from defects and that all materials will be new and of first quality. If within one (1) year after final payment any work or material is found to be defective, Contractor shall promptly, without cost to the City, correct such defect.

16. NOTICES. Notices shall be communicated to the following addresses:

If to City: City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016
Attention: City Administrator

Or emailed: jlevitt@cottagegrovemn.gov

If to Contractor: Medicine Wood, LLC
9120 Grey Cloud Trail
St. Paul Park, MN 55071
Attention: Jake Jones

Or emailed: jake@medicinewood.com

17. INDEPENDENT CONTRACTOR STATUS. All services provided by Contractor, its officers, agents and employees pursuant to this Agreement shall be provided as employees of Contractor or as independent contractors of Contractor and not as employees of the City for any purpose.

18. RESPONSIBLE CONTRACTOR.

- a. In accordance with Minnesota Statutes, Section 16C.285, Contractor is hereby advised that the City cannot award a construction contract in excess of \$50,000 unless Contractor is a "responsible contractor" as defined in Minnesota Statutes, Section 16C.285, subdivision 3. Contractor must complete a Responsible Contractor Certificate verifying compliance with the minimum criteria specified in Minnesota Statutes, Section 16C.285, subdivision 3, to be eligible to provide the

Services outlined in this Agreement. A Responsible Contractor Certificate must be signed under oath by an owner or officer of Contractor. Contractor is responsible for obtaining the required verifications of compliance with Minnesota Statute, Section 16C.285, subdivision 3 from all subcontractors, using a form provided by the City. Contractor must submit signed verifications from subcontractors upon the City's request.

- b. Contractor or subcontractor who does not meet the minimum criteria established in Minnesota Statutes, Section 16C.285, subdivision 3, or who fails to verify compliance with the minimum requirements of this statute, will not be considered a "responsible contractor" and will be ineligible to provide the Services under this Agreement or otherwise work on the project in any capacity. Contractor and any subcontractor are advised that making any false statements verifying compliance with Minnesota Statutes, Section 16C.285 will render the Contractor or subcontractor ineligible to perform the Services of this Agreement and may result in termination of this Agreement by the City.
- c. Contractor shall not sublet, sell, transfer, delegate or assign the Services or any portion of the Services of this Agreement without abiding by the applicable provisions of the Minnesota Department of Transportation Standard Specifications for Construction, Section 1801.

19. GENERAL PROVISIONS.

- a. Assignment. This Agreement is not assignable without the mutual written agreement of the parties.
- b. Waiver. A waiver by either City or Contractor of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.
- c. Nondiscrimination. Contractor agrees that in the hiring of employees to perform Services under this Agreement, Contractor shall not discriminate against any person by reason of any characteristic protected by state or federal law.
- d. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.
- e. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both parties.
- f. Severability. If any term of this Agreement is found be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

- g. Data Practices Compliance. All data collected by the City pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- h. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

[remainder of page intentionally left blank]

CITY OF COTTAGE GROVE

By: _____
Myron A. Bailey, Mayor

By: _____
Tamara Anderson, City Clerk

Date: _____

MEDICINE WOOD, LLC

Signature: _____
Jake Jones

Its: _____

Date: _____

EXHIBIT A
LIST OF SERVICES

Contractor shall perform the following Services:

A. Prior to occupancy and use of the Structure by Contractor as provided in Section 2.e. Contractor shall:

1. Complete a full condition assessment of the Old Town Hall Structure and submit a report to the Community Development Director
2. Make all necessary electrical improvements to the Structure to the satisfaction of the Building Official and State Electrical Inspector
3. Replace the roof with historically accurate shake shingles to the satisfaction of the ACHP and the Building Official

B. Ongoing Services throughout the Term of the Agreement:

1. Based on expertise, request and make emergency repairs to the Structure, as needed, to protect the integrity of the interior or exterior of the Structure, such as, but not limited to temporarily patching the roof.
2. Make recommendations to the Community Development Director regarding the type of work needed and construction materials needed for the Structure
3. Approve all orders for such construction materials
4. Cooperate with the City process to obtain any governmental required approvals for work to be completed to the Structure, including, but not limited to completing any applications, appearing before the Advisory Committee on Historic Preservation ("ACHP") or other boards, commissions, the City Council, or other agencies, or other processes deemed necessary by the Community Development Department in order to complete the Services.
5. Perform the work required to bring the Structure to a condition that is satisfactory to the Community Development Director. Payment and liability for any subcontractors needed for the Services shall be borne solely by the Contractor.

C. Additional Services that may be provided by Contractor by mutual agreement of the Contractor and Community Development Director:

1. Perform additional restoration to the Structure, involving the exterior or interior of the building, which may include, but is not limited to windows, siding and foundation, plaster repair, molding, and millwork
2. Provide education for the City Staff, City Council, Boards or Commissions on the renovation and rehabilitation of historic structures