



AGENDA

CITY OF COTTAGE GROVE

ADVISORY COMMITTEE ON HISTORIC PRESERVATION

Training Room 12800 Ravine Parkway South, Cottage Grove, MN 55016

April 9, 2024

6:00 PM

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of Minutes
 - 4.1 February 13, 2024 Minutes
5. Open Forum
6. Action Items
 - 6.1 Historic Preservationist of the Year - Nomination
 - 6.2 Historical Markers - Plaque Design
7. Discussion Items
 - 7.1 Historical Markers - Plaque Information
8. Project Updates - Verbal Update
 - 8.1 Historical Display Case
 - 8.2 CLG Grant for Historic Context Study
 - 8.3 Mississippi Landing
 - 8.4 Historic Properties Conditional Use Permit - Code Language Revisions
 - 8.5 Langdon Village - Ground Penetrating Radar/SWCTC Video
9. Historic, Inquiries, Articles, and Research Information
 - 9.1 7575 Lamar Avenue South - House History
10. Committee Comments
11. Council Comments
12. Adjournment



MINUTES
CITY OF COTTAGE GROVE
ADVISORY COMMITTEE ON HISTORIC PRESERVATION
February 13, 2024

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 13th day of February, 2024.

CALL TO ORDER

Chair Reckinger called the meeting to order at 6:10 p.m.

ROLL CALL

MEMBERS PRESENT: Herb Reckinger (Chair), Joseph Gall, Corinne Marz, Tony Brinkman, Linda Johnston, Jacob Grundhauser, Marie Sumstine

MEMBERS ABSENT:

OTHERS PRESENT: Councilmember Dave Thiede; Mike Mrosła, Senior Planner; Conner Jakes, Associate Planner

APPROVAL OF THE AGENDA

Motion made by Grundhauser to approve the Agenda with no changes. Sumstine seconded. The motion passed unanimously 7-to-0.

APPROVAL OF MINUTES

Brinkman made a motion to approve the October 10, 2024 meeting minutes as is with no changes. Gall seconded. The motion passed unanimously 7-to-0.

OPEN FORUM

No one spoke.

ACTION ITEMS

Committee Terms

Mrosła summarized the memo and provided background on the revised committee terms that were updated as part of the 2022 city code update. Mrosła stated it was Committee Member Marz's last meeting as she has reached the maximum amount of time a Committee Member can serve.

Councilmember Thiede and staff provided Marz with a plaque honoring her dedication and time served on the committee.

Brinkman inquired as to whether the revised term limits are consistent with the other Committee's and Commissions within the city. Mroska responded and confirmed that the same term limits apply to all Committees and Commissions within the City. Brinkman requested the starting and ending dates of the Committee's terms. Mroska stated it will be provided to each Committee Member.

Mroska stated Committee Member Gall's current term was expired but could serve an additional term as he has not reached his term limit. Gall accepted reappointment to serve an additional term. The motion passed unanimously 7-to-0.

Mroska stated the Committee should re-elect or appoint a new chair for the committee and opened to the Committee for discussion. The Committee re-elected Chair Reckinger to another term. The motion passed unanimously 7-to-0.

2024 Meeting Schedule

Mroska summarized the memo and opened it to the committee to discuss the preferred start time of meetings. The committee discussed and agreed that the current 6:00 p.m. time should be kept for another year. The motion passed unanimously 7-to-0.

Historic Preservationist of the Year – Open Public Submission

Jakes summarized the memo and opened to the discussion as to whether the Committee would like to open to the public for nominations for the Historic Preservationist of the Year Award. The Committee discussed and agreed to open a nomination submittal portal to the public. Further conversation regarding potential recipients occurred with the mention of Nancy Goodman, VFW, and Cindy Yff. The motion to open the public submission for nominations of the Historic Preservationist of the Year award to the public passed unanimously 7-to-0.

DISCUSSION ITEMS

Old Town Hall – 9550 Islay Avenue South

Jakes summarized the memo and showed photos to explain the current condition of the Old Town Hall. Marz suggested staff could contact the Bauer Family for potential funding or information on restoration as they have restored, deconstructed, and rebuilt multiple historic buildings. Gall stated staff could contact builders within the city to see if they would be interested in sponsoring the restoration. Gall mentioned it could be a possibility to partner with Park High School or a local community college for students to gain experience in restoration while also benefiting from hands-on experience.

The Committee discussed potential funding options and whether there was potential for the City to provide funds. Staff stated they would propose funding for the repairs at the next budget cycle, which begins in the spring.

Historical Markers – MNHS Grant Opportunity

Jakes summarized the memo and opened for discussion from the Committee. The Committee discussed the potential grant submittal and recommended staff to work towards applying for the July submittal. Discussion occurred on the preferred sign style. The Committee agreed that the

two-post interpretive sign style would be preferred due to the larger space, but that the one-post tilted sign would be the preferred secondary style if space doesn't allow for the two-post interpretive sign.

PROJECT UPDATES – VERBAL UPDATES

Historical Display Case

Jakes summarized the status of the historical display case that is located in the Training Room hallway at City Hall. Jakes stated the map and photos are on display and that the tri-fold brochure is in the final stages before going to print. Johnston stated there may be potential provide more color within the display case, staff stated they will contact the Communications Department. Reckinger stated there should be information on each school that is featured in the case, staff stated the tri-fold brochure will contain detailed information on each school that is featured in the case.

Certified Local Government Grant Application

Jakes stated staff submitted the application for the Certified Local Government Grant and that staff will be informed as to whether the city has been awarded the grant on April 12, 2024.

Mississippi Landing

Mroska summarized the status of the proposed Mississippi Landing housing development proposed along the Mississippi River. Committee discussion occurred regarding the proposed development and house located at 10301 Grey Cloud Trail South. Brinkman discussed lift stations, inquired about the lift station proposed as part of the project, and whether the lift station could be moved in order for the house at 10301 Grey Cloud Trail South to remain. Sumstine stated the house at 10301 Grey Cloud Trail is an example of everyday people that live within the city and the house, once removed, will never be back again. Marz stated the home was constructed in the 1850s during Minnesota Territorial times and that there are not many houses remaining from the time period, and that the city should attempt to preserve the house throughout all circumstances.

Reckinger discussed asbestos within the walls of the structure, proximity of homes to the railroad, and beavers throughout the wetlands and ponds of the area. Grundhauser inquired about the road realignment and whether the Council would accept written testimony for the City Council meeting. Councilmember Thiede stated the Council will accept written testimony from residents in regard to the project. The Committee had further discussion regarding the approval process and steps taken up to this point. Mroska stated that the City has followed state statute, and that the City is ensuring the developer is following all applicable City standards.

Cedarhurst

Mroska provided the Committee with an update regarding Cedarhurst, stating there is a potential user interested in the site, but no further information is available at this time as conversations are preliminary.

HISTORIC INQUIRIES, ARTICLES, AND RESEARCH INFORMATION

Langdon Village – Ground Penetrating Radar

Jakes summarized the memo and provided the Committee with additional information related to the project. The Committee supported the idea and encouraged staff to continue moving forward.

SWCTC Video Topics

Jakes summarized the memo and opened to the Committee for discussion. Marz stated a video could be produced on Joseph Brown and to highlight farming within Cottage Grove. The Committee supported the production of an informational video on Joseph Brown and the history of farming in Cottage Grove.

History Matters Day at the Capitol

Jakes summarized the memo and informed the Committee of the History Matters Day at the Capitol event.

Washington County Historical Society – Annual Open House

Jakes summarized the memo and informed the Committee of the Washington County Historical Society Annual Open House event.

COUNCIL LIASON COMMENTS

There were none.

COMMITTEE COMMENTS

There were none.

STAFF COMMENTS

There were none.

ADJOURNMENT

Grundhauser made a motion to adjourn the meeting. Brinkman seconded. The motion passed unanimously 7-to-0, and the meeting was adjourned.



TO: Advisory Committee on Historic Preservation

FROM: Conner Jakes, Associate Planner
Mike Mroska, Senior Planner

DATE: April 9, 2024

RE: 2024 Historic Preservationist of the Year Nomination

Introduction

The Advisory Committee on Historic Preservation annually nominates a person or organization who goes above and beyond to promote an aspect of Cottage Grove's history that helps to share our understanding and general knowledge of the people and places of Cottage Grove's past.

Background

Last year's recipient of the award was Frances "Frankie" Ratzlaff. Frankie joined the ACHP in 2003 and was on the committee until 2013, which at the time, was the maximum term length a Commissioner could serve. Frankie received special recognition from the City Council for her years of service in March of 2013 as she played an integral part in many of the ACHP's meetings, projects, and preservation efforts. Among the numerous efforts Frankie was involved in, the more prominent efforts include the creation of the ACHP's Historic Playing Cards, ACHP Community Cookbook, the time capsule created when the current City Hall was built, and her involvement in historic preservation outreach and awareness throughout southern Washington County.

Discussion

At the February 13, 2024 meeting, the ACHP voted to allow the public to submit nominations. On March 18, City staff launched a Historic Preservationist of the Year nomination webpage. The website accepted nominations until Friday, April 5. Staff will provide a list of the nominations that have been received as well as provide the previous list of aware recipients for the ACHP to review.

Recommendation

That the ACHP shall review nominations, discuss, and make a recommendation for the nomination of the 2024 Historic Preservationist of the Year.



TO: Advisory Committee on Historic Preservation
FROM: Conner Jakes, Associate Planner
DATE: April 9, 2024
RE: Historical Markers– MNHS Grant Opportunity

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 February 13, 2024 meeting, the ACHP recommended staff to apply for a \$10,000 Small Grant and approved the proposed site locations. The seven locations that were approved to have signs commemorating its history 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 to be placed at each historic site, provided the City is awarded the grant, will highlight the historic nature of the site and its past and/or present significance.

Discussion

Staff would like the Committee’s input on the proposed marker design. The Communications Department has produced two marker designs for the Committee to review. One design features the city’s color theme and the other design features colors that correlate with the Historic Display Case the Committee completed recently. Both templates can be changed based on the Committee’s feedback and have editable space to remove text and feature additional photos.

Option 1: City of Cottage Grove Color Theme


The City Historic Preservation Program
KEEPING HISTORY ALIVE FOR GENERATIONS TO COME

Atkinson Cemetery

ORIGINATED IN 1854

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John Atkinson

APRIL 4, 1805 – DECEMBER 28, 1892

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Scan the QR code to learn more about Atkinson Cemetery.



Option 2: ACHP Theme Colors


The City Historic Preservation Program
KEEPING HISTORY ALIVE FOR GENERATIONS TO COME

Atkinson Cemetery

ORIGINATED IN 1854

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John Atkinson

APRIL 4, 1805 – DECEMBER 28, 1892

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Scan the QR code to learn more about Atkinson Cemetery.



Recommendation

That the ACHP discuss the proposed historical marker templates, provide feedback, and make a recommendation on the preferred template design.



TO: Advisory Committee on Historic Preservation
FROM: Conner Jakes, Associate Planner
DATE: April 9, 2024
RE: Historical Markers– MNHS Grant Opportunity

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5. Cedarhurst
6. Thompson Grove (at Well No. 1)
7. Hill-Gibson House (current site of The Legends)

The interpretive signage to be placed at each historic site, provided the City is awarded the grant, will highlight the historic nature of the site and its past and/or present significance.

Discussion

Staff would like the Committee’s input and review of the key facts that staff has researched relating to each site; the researched information would then be included in paragraph form on the plaque. The Committee will then review the final writing at their June 11, 2024 meeting. The key facts are included below for each site:

Atkinson Cemetery

- Named after its founder John Atkinson.
- The cemetery is the burial place of many of Cottage Grove’s earliest settlers, many of whom were formative to the successful development of Cottage Grove.

- One of the oldest cemeteries in Washington County that reside in its original location.
- Burials began in 1854, the Atkinson Cemetery Association was formed in 1874.
- Listed on the City's Register of Historic Places and Landmarks in 1982.



Old People's Home & Cemetery

- Church of God built the Old People's Home of the Northwest and established the cemetery in 1907.
- The home provided care for the elderly.
- The home burned down in the morning of November 16, 1917. People in St. Paul Park took in residents until they could be moved to a new house.
- The Old People's Home got a new location in St. Paul Park; the Church of God purchased the St. Paul Methodist College in 1918 when the college closed. This location served until 1925.
- The Old People's Cemetery remains, it was a burial ground for elderly at the nearby home and also for Church of God members.
- It is believed there are about 40 remains interred on the site.



Above: Original Old People's Home that was built in 1907 and destroyed by fire in 1917



Above: St. Paul Methodist College building that was the new residence for the elderly

Cottage View Drive-in

Staff is seeking committee input and sources of information as internal files are limited.

Dodge Nature Center (Shepard Farm)

- The property was purchased by Roger & Katherine Shepard in 1919 for use as a summer residence and family farm.
- The main residence, farm house, and associated buildings, were designed by nationally renowned architect Alfred Hopkins and constructed in 1919.
- Following the Shepards' passing, their daughter Constance Shepard Otis inherited the property. She wanted to ensure the natural beauty of the property was preserved for future generations in essentially the same form as originally envisioned and created by her parents. In order to realize this vision, Ms. Otis placed a conservation easement on the property.

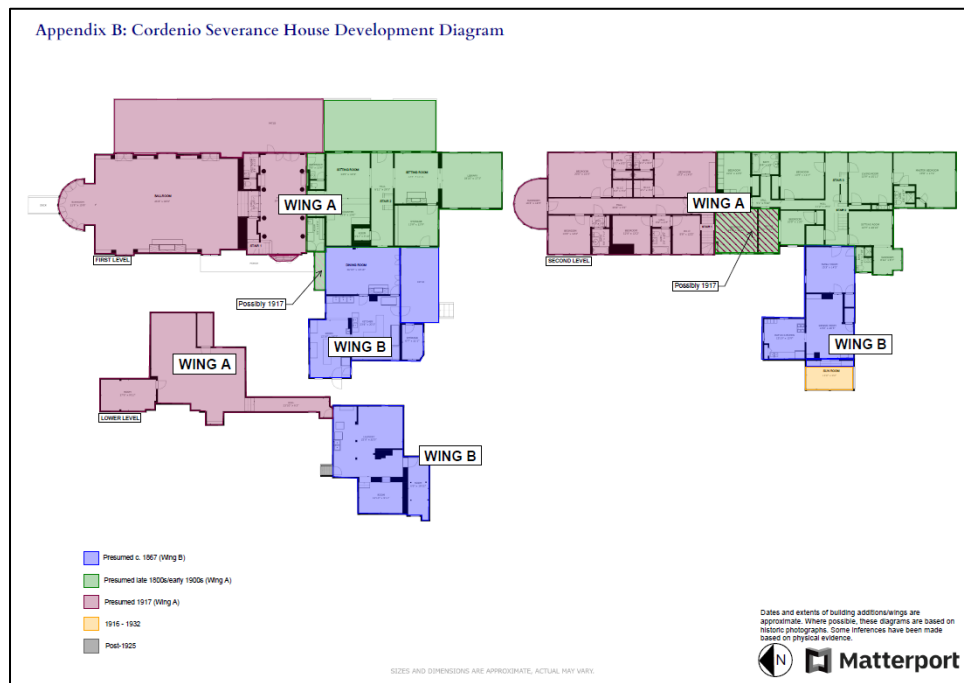
- To this day the property/site provide educational opportunities for the general public, consists of many animals, a restored prairie, and 100 year old woods.



Cedarhurst

- Listed on the National Register of Historic Places and the City's Register of Historic Sites & Landmarks.
- Designed by renowned architect Cass Gilbert.
- Consists of 10 rooms on ground floor, 16 rooms on second floor, a presidential suite, ballroom, and 100-foot verandah.
- The mansion is actually three houses built atop each other over 50 years. The original house was a farmhouse built in 1860. In 1911, the Severances commissioned Cass Gilbert to begin the transformation from a summer farm to a country estate.
- Gilbert finished the transformation in 1917, which resulted in the Neoclassical Mansion that is seen today.

- In its heyday, the house was widely known as the scene of frequent and gracious entertainment, with guests usually arriving via train to the St. Paul Park station where they were met by the Severances' horse-drawn hack, or in later years by a chauffeur-driven automobile.




Thompson Grove

- Builder/Developer Orrin Thompson constructed nearly 1,200 homes in the development known as “Thompson Grove.”
- Construction occurred largely from the late 1950s through the early 1960s.
- Four base house models were offered within the Thompson Grove development.
- The lowest priced home model began at \$11,650 with \$350 down (including all closing costs) and an approximate \$80 per month payment (including principal, interest, tax, and insurance).

- The highest priced home model was priced at \$14,600 with \$600 down (including all closing costs) and an approximate \$99 per month payment (including principal, interest, and tax insurance).
- Orrin Thompson constructed the Thompson Grove Country Club; if you purchased a home in Thompson Grove, you received free membership to the Country Club.
- The Country Club was marketed as the Nation's Most Beautiful County Club.






All Orrin Thompson rambler are complete in every detail. No expensive "extras" to add. Better quality construction and deluxe, nationally-known fixtures are yours for no additional cost because of the mass production and greater buying power of the Orrin Thompson Construction Co.

These Orrin Thompson representatives will cheerfully help you to arrange your purchase of a beautiful home in Thompson Grove.


GORDY PETERSEN	UN 9-5047
PHIL HOWARD	KE 7-7667
REX LA PORTE	WE 5-2030
GUS LINNELL	TA 7-2355
STAN VINCENT	TA 7-1561
BRUCE McCREADY	UN 9-6788
GENE PEDERSEN	TU 8-1494

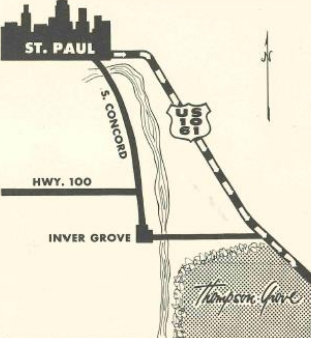
The men who build your Orrin Thompson rambler are skilled craftsmen, with long years as specialists in their trades. These workmen are an important part of the Orrin Thompson organization. Their pride in constructing the finest home available anywhere is your best guarantee of quality. From masonry to finish painting your Orrin Thompson home is stamped with the hallmark of quality!

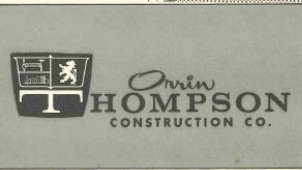


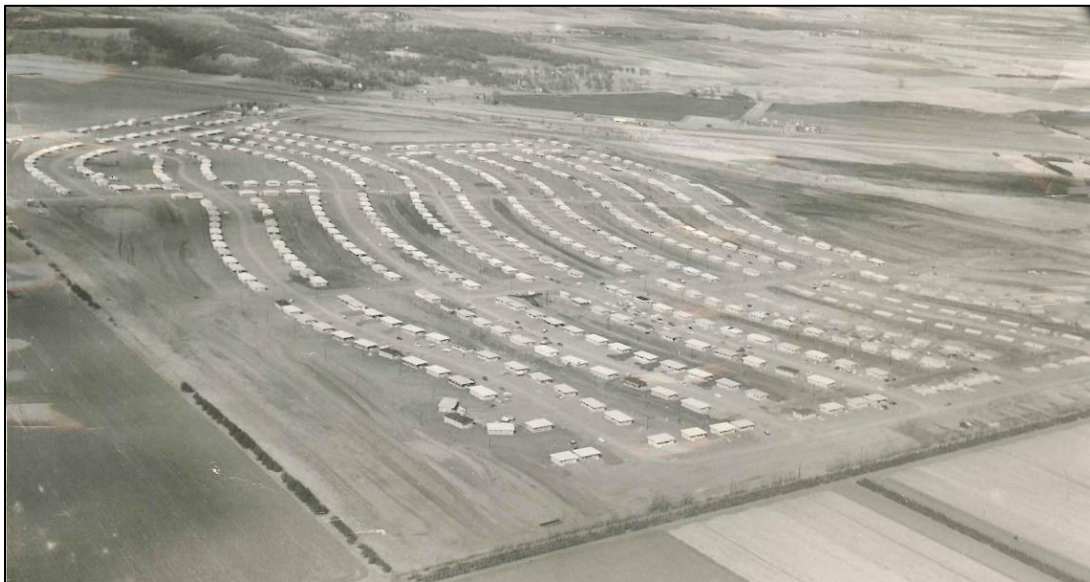
Every step in the construction of Thompson Grove is under the personal supervision of Orrin Thompson. Subcontractors and supplies must measure up to his rigidly high standards: "Only the best is good enough for an Orrin Thompson home!" And every Orrin Thompson home passes not one but several inspections to measure up to these standards of excellence. You get written assurance of the highest quality materials and workmanship.

Because Orrin Thompson plans and builds entire communities, your neighborhood is designed to increase in value as the years go by. You'll find warm, friendly people living in Thompson Grove. You'll enjoy the fullest happiness as a family when you move into your new home in Thompson Grove.



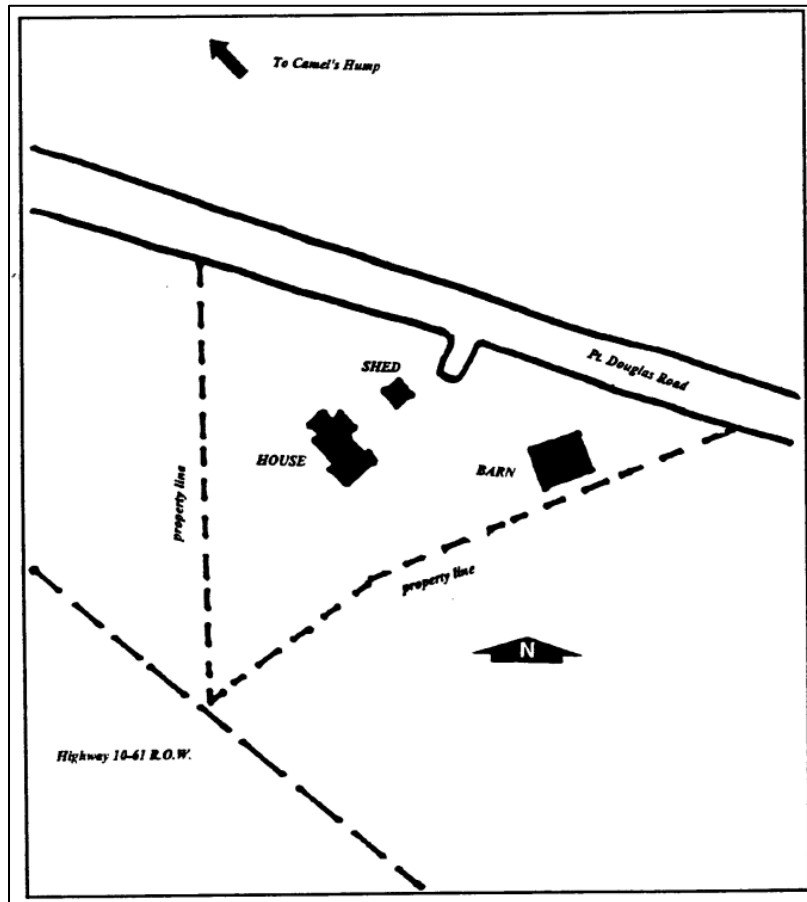






Hill-Gibson House

- Was a one and a half story home located on a wooded lot southeast of Camel's Hump in the old Corners settlement.
- Was a duplex with the core unit constructed in the 1850s and the wing unit constructed in the 1890s.
- Structurally consisted of braced frame systems and featured heavy timbers, rough (unhewn) log floor joists (see photos).
- The Hill-Gibson property was used as a farmstead for more than a century.
- The house was closely associated with early Cottage Grove Agriculture.





Recommendation

That the ACHP review and discuss the researched information and provide feedback.