



AGENDA
CITY OF COTTAGE GROVE
ADVISORY COMMITTEE ON HISTORIC PRESERVATION
Shepard Farm 8946 70th Street South,, Cottage Grove, MN 55016
June 11, 2024
5:00 PM

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of Minutes
 - 4.1 April 9, 2024, ACHP Minutes
5. Open Forum
6. Action Items
 - 6.1 Onsite Tour - Shepard Farm
 - 6.2 Historical Markers - Plaque Design Review
7. Discussion Items
8. Project Updates
 - 8.1 CLG Grant for Historic Context Study
 - 8.2 Cottage Grove Historic Landmark Eligibility Form
 - 8.3 2024 Historic Preservationist of the Year Award
 - 8.4 Langdon Village - SWCTC Informational Video
9. Historic, Inquiries, Articles, and Research Information
 - 9.1 Riverside Inn (Later Named White House Inn)
10. Committee Comments
11. Council Liaison Comments
12. Adjournment



MINUTES
CITY OF COTTAGE GROVE
ADVISORY COMMITTEE ON HISTORIC PRESERVATION
April 9, 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 9th day of April, 2024.

CALL TO ORDER

Chair Reckinger called the meeting to order at 6:01 p.m.

ROLL CALL

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

MEMBERS ABSENT: None

OTHERS PRESENT: Councilmember Dave Thiede; Mike Mroska, Senior Planner; Conner Jakes, Associate Planner; David Olson, Parks and Recreation Commission

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Grundhauser made a motion to approve the February 13, 2024 meeting minutes as is with no changes. Gall seconded. The motion passed unanimously 7-to-0.

OPEN FORUM

No one spoke.

ACTION ITEMS

Historic Preservationist of the Year – Nomination

Jakes summarized the memo and displayed the public's nominations for the award. The committee discussed the nominations from the public, which were all for Dodge Nature Center (Shepard Farm).

The public's nomination previously won the award, so the committee discussed further options of first-time recipients.

Sumstine commented that various members of the public worked diligently to save the house located at 10301 Grey Cloud Trail South. Reckinger stated Cindy Yff and Kathy DeMarre would be great recipients for the award due to their work on the Old People's Home & Cemetery. The committee agreed that both Cindy and Kathy should be nominated as recipients of the award if selected. Brinkman stated Corrine Marz would be a good recipient as well due to her work on Native American history.

The committee agreed after discussion that Cindy Yff and Kathy DeMarre should be nominated due to their detailed work on preserving the history of the Old People's Home & Cemetery. Johnston made a motion to nominate Cindy Yff and Kathy DeMarre. Brinkman seconded. The motion passed unanimously 7-to-0.

Historical Markers – Plaque Design

Jakes summarized the memo and displayed the two potential plaque designs. Grundhauser stated the second option with the ACHP's themed colors is preferred and the inclusion of a QR code to additional information the site would be great to include. Grundhauser stated sites where the resource is still present doesn't need the amount of information as other sites. More photos of sites where the resource does not exist would be more beneficial. The committee agreed that the second option of the plaque design with the ACHP's themed colors is preferred. The motion passed to select the second option with the ACHP's themed colors as the design preference 7-to-0.

DISCUSSION ITEMS

Historical Markers – Plaque Information

Jakes summarized the memo and displayed the information gathered for each site; the committee reviewed each site and discussed the information and photos for each site.

Atkinson Cemetery information was accurate. Brinkman stated there is a book titled "History of Newport (Red Rock)" which discussed the Atkinson Cemetery in detail. The committee agreed that a list of prominent names buried in the cemetery and potentially photos of the headstones would be a good addition to the plaque.

The Old People's Home & Cemetery information was accurate. The committee requested staff contact Cindy Yff and Kathy DeMarre to assist in writing the plaque information. In addition, the committee requested there be a map of where the two homes were, if possible.

The Cottage View Drive-In site was discussed as staff did not have any information on the site. Grundhauser and Johnston stated photos have been found in the Cottage Grove Facebook groups. Councilmember Thiede stated the drive-in was located adjacent to the current Walmart site, so a good location for the plaque would be at the corner of the east Walmart entrance adjacent to the public trail. Grundhauser stated once the Shoppes at Cottage View develop, it would be beneficial to move the plaque to the north corner of the site.

Shepard Farm was discussed, and the information was accurate. Councilmember Thiede stated the house onsite has historic photos that could be utilized for the plaque if the Shepard Farm staff is

contacted. Grundhauser stated it would be nice to include the acreage of the site as it is generally unknown how large the site is.

The Cedarhurst site was discussed, and the information was accurate. The committee discussed and desired for the plaque to talk through the site starting with a farmhouse and moving to modern day. Grundhauser stated the plaque should incorporate Cass Gilbert.

The Thompson Grove development was discussed, and the information was accurate. Brinkman stated Orrin Thompson was not associated with any of the Thompson Grove plats. Rather, his brother Olin Thompson is associated with the plats. Grundhauser stated it would be interesting to reference that this is one of the earliest large developments in the southern area of the county. Johnston inquired as to whether the old street names could be incorporated into the plaque.

The Hill-Gibson house was discussed, and the information was accurate, no comments were made from the committee.

PROJECT UPDATES – VERBAL UPDATES

Historical Display Case

Jakes stated the historical display case has been completed along with the tri-fold brochure that contains detailed information on each of the schools within the display case. Johnston stated staff could put an article in the Cottage Grove Reports to inform residents the project is completed, and the information is available.

Certified Local Government Grant (CLG) 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 Mississippi Landing development and that photographs documenting the house were obtained. Staff also stated other items such as doors, barn wood, and part of the wall were preserved in order to be utilized for a display case at the future Mississippi Landing park building.

Historic Properties Conditional Use Permit – Code Language Revisions

Jakes provided the committee with an update that the Historic Properties Conditional Use Permit has been added into the code. In addition, staff provided the uses that would be permitted with the permit and the process for issuance.

Langdon Village – Ground Penetrating Radar/SWCTC Video

Jakes provided the committee with an update on the schedule of the Langdon Village privy dig. The dig was scheduled for April 20, 2024, and committee members were invited to attend. Jakes also stated that the South Washington County Telecommunications Commission is producing a video on the history of the Langdon Village, which include the privy digging event.

HISTORIC INQUIRIES, ARTICLES, AND RESEARCH INFORMATION

7575 Lamar Avenue South – House History

Mroska stated the new property owner of 7575 Lamar Avenue South is searching for history on the property and its correlation to the Military Trail.

COUNCIL LIASON COMMENTS

There were none.

COMMITTEE COMMENTS

Grundhauser inquired as to the requirements for obtaining a valid Historic Properties Conditional Use Permit. Staff provided the list of requirements as listed in the city code.

Grundhauser inquired as to how staff's work of making historic information more accessible is progressing. Staff stated work is progressing as it relates to internal organization of information and scanning documents.

Grundhauser inquired about the Cedarhurst property and the current status. Staff stated a wedding venue user was interested but that there are no additional details at this time.

STAFF COMMENTS

There were none.

ADJOURNMENT

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



TO: Advisory Committee on Historic Preservation
FROM: Conner Jakes, Associate Planner
DATE: June 11, 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 April 9, 2024 meeting, the ACHP reviewed and selected the preferred plaque design. In addition, the ACHP also reviewed the primary information and photos gathered by staff. The seven locations that the ACHP reviewed 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 plaque design and information for each site. The Communications Department has produced the following final drafts of each plaque design based on the information approved by the ACHP. Each draft can be edited based on the committee’s feedback.

Atkinson Cemetery

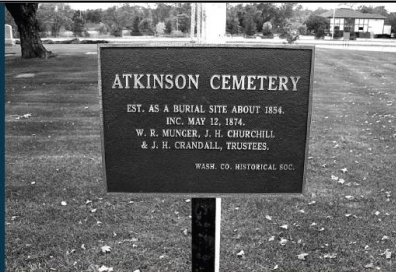
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KEEPING HISTORY ALIVE FOR GENERATIONS TO COME

Atkinson Cemetery

ORIGINATED IN 1854

The Atkinson Cemetery is one of the oldest cemeteries in Washington County that resides in its original location. Named after its founder, John Atkinson, this cemetery is the burial place for many of Cottage Grove's earliest settlers, many of whom were formative to the successful development of Cottage Grove. Burials began in 1854 with the Atkinson Cemetery Association formed in 1874, the site was listed in the city's Register of Historic Places and Landmarks in 1982.


The Cemetery underwent a restoration in the early 1980's and created a connection to the Mars Candy Corporation. Gladys Munger was a local supporter of the cemetery's restoration and was contacted by Forrest Mars who is the founder of the Mars Candy Corporation. Forrest was tracing his family history at the time and found out he and Gladys were third cousins; Forrest provided funds for the restoration of the cemetery and the cemetery was restored.




John Atkinson

APRIL 4, 1805 – DECEMBER 28, 1892


Founder of Atkinson Cemetery, John Atkinson was born on April 4, 1805, in Lewiston, Maine. He resided in Lewiston until his late twenties, where he married his first wife, Hannah Moore. Together they lived in Pittsfield, Maine, and began to raise a family. John, Hannah and their family moved to Cottage Grove in 1846. John Atkinson was primarily a farmer but was highly active in the early Cottage Grove community.



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Scan the QR code to learn more about Atkinson Cemetery.



Old People's Home & Cemetery



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Old People's Home and Cemetery

ORIGINATED IN 1907


The Old People's Home and Cemetery was built and established by the Church of God in 1907 to provide care for the elderly. Unfortunately, the home burned down on the morning of November 16, 1917, from a fire that originated in the attic of the home. The people of St. Paul Park took in residents until they could find a new home and place of care. A new location was established in St. Paul Park when the Church of God purchased the St. Paul Methodist College in 1918. The last known burial was in 1925, although all grave locations have been lost.

The Old People's Cemetery remains today. Not only was it a burial ground for elderly at the nearby home, it also was a burial for Church of God members. There are believed to be approximately 40 people interred on the site.






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Scan the QR code to learn more about this property.



Cottage View Drive-In (current site of Walmart)

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Cottage View Drive-In

ORIGINATED IN 1966


The Cottage View Drive-In was opened on August 24, 1966 during the nationwide boom of drive-in theaters. Cottage View Drive-In had a capacity of approximately 950 cars where visitors would access the site and watch movies from their vehicles. Admission to the site was valid for the entire evening, which included two movie showings. Visitors were free to tune their radio to the movie audio, play frisbee and other yard games in the grass area, and purchase food at the on-site concession stand. Families with young children favored drive-in theaters because it was easier to care for their infant while watching a movie.

Americans at the time were fascinated by cars and flocked to drive-in theaters, but over time with the rise of cable television and video cassette recorders, the popularity of drive-in theaters decreased. Due to lack of funding, Cottage View Drive-In closed on September 27, 2012.







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Scan the QR code to learn more about the Cottage View Drive-In.



Where Pride and Prosperity Meet

Dodge Nature Center (Shepard Farm)

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Shepard Farm

ORIGINATED IN 1919

Shepard Farm property was purchased by Roger and Katherine Shepard in 1919 and used as a summer residence and family farm. In that same year, the main residence, farmhouse, and associated buildings were designed and constructed by architect Alfred Hopkins.

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. To realize this vision, a conservation easement was placed over the property. Opening to the public in the spring of 2022, the property provides educational opportunities for visitors, consists of many animals, a restored prairie, and offers 140 acres of green space for people of all ages to experience the beautiful outdoors.





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Scan the QR code to learn more about the Shepard Farm property.

Dodge Nature Center

ORIGINATED IN 1967


Founded as a non-profit organization by Olivia Irvine Dodge, the Thomas Irvine Dodge Nature Center was one of the first nature centers in the state of Minnesota and a pioneer in environmental education. Before her passing in 1991, Constance Shepard Otis donated Shepard Farm to her dear friend, Olivia Irvine Dodge, which now makes Shepard Farm one of Dodge Nature Center's priceless properties.



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Scan the QR code to learn more about the Shepard Farm property.



Where Pride and Prosperity Meet

Cedarhurst

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Cedarhurst Mansion

ORIGINATED IN 1860


Designed by renowned architect Cass Gilbert, the Cedarhurst Mansion consists of 10 rooms on the ground floor, 16 rooms on the second floor, a presidential suite, ballroom, and a 100-foot veranda. This mansion is actually three houses built atop each other over 50 years.

The original house was a farmhouse built in 1860, shortly after the American Civil War. In 1911, the Severance's, who owned the property, 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 entertainment – with guests usually arriving by train to the St. Paul Park train station where they were met by the Severances' horse-drawn hack, or in later years by a chauffeur-driven automobile.







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Scan the QR code to learn more about the Cedarhurst Mansion.



Where Pride and Prosperity Meet

Thompson Grove (at Well No. 1)

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Thompson Grove

ORIGINATED IN 1854


Constructed by Orrin Thompson Homes and consisting of nearly 1,200 ranch-style homes, the Thompson Grove housing development was the first large development in the city. Four base house models were offered within the development. The once-rural area began to experience the effects of suburban sprawl. The population jumped from 833 residents in 1950 to over 13,400 residents by 1970. By 2000, Cottage Grove was one of Minnesota's fastest-growing communities.

The lowest priced home began at \$11,650 with \$350 down and an approximate \$80 per month payment. The highest priced home model was priced at \$14,600 with \$600 down and an approximate \$99 per month payment. In addition, the developer also constructed the Thompson Grove Country Club. Known as the "Nation's Most Beautiful Country Club" – home buyers received a free club membership after purchasing a home.







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Scan the QR code to learn more about Thompson Grove.



Where Pride and Prosperity Meet

Hill-Gibson House (current site of the Legends)

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Hill-Gibson House

ORIGINATED IN 1850


The Hill-Gibson house was a modest two-story farmhouse located on a wooded lot southeast of Camel's Hump in the old Corners Settlement. This blue-shuttered home was a duplex with the core unit constructed in the 1850s and the wing unit constructed in the 1890s. The house featured unhewn log joists supporting its original structure.

The Hill-Gibson house is closely associated with Lewis Hill, an early pioneer of Washington County. Hill was born in Hollis, Maine in 1822 when he began the long journey to the Falls of St. Croix. In 1844 he arrived in Cottage Grove and engaged in farming for some years.


In 1855, he sold his belongings and moved to Dakota County. A few years later, Hill returned to Cottage Grove and buried his roots at the Hill-Gibson House.



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Scan the QR code to learn more about the Hill-Gibson House.



Recommendation

That the ACHP discuss the draft versions of each historical marker, provide feedback, and make a recommendation.