COTTAGE GROVE ADVISORY COMMITTEE ON HISTORIC PRESERVATION

April 8, 2025

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MN 55016

TRAINING ROOM - 6:00 PM

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of Minutes
   - A February 11, 2025 Minutes
     Staff Recommendation:
5. Open Forum
6. Action Items
   - A Historic Preservationist of the Year - Award Preservationist
   - B Revised Letter to Historically List Properties in Cottage Grove
   - C Letter to Priority Properties in Cottage Grove
7. Discussion Items
   - A Historic Context Study Project Update (CLG Grant - New History)
8. Project Updates
   - A MNHS Historic Markers (Plaques)
9. Historic, Inquiries, Articles, and Research Information
10. Committee Comments
    - A Response to Moving Historic Structures into City Designated Park & Open Space
    - B Old City Hall Roof Update
11. Council Liaison Comments
12. Adjournment

MINUTES
CITY OF COTTAGE GROVE
ADVISORY COMMITTEE ON HISTORIC PRESERVATION
February 12, 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 12th day of February 2024.

CALL TO ORDER

Chair Grundhauser called the meeting to order at 6:06 p.m.

ROLL CALL

MEMBERS PRESENT: Jacob Grundhauser, Tony Brinkman, Linda Johnston, Marie Sumstine, Cindy Yff, Council Member Thiede

MEMBERS ABSENT: Joseph Gall, Herb Reckinger (Chair)

OTHERS PRESENT: Max Erickson (Planner), Riley Rooney (Associate Planner), Emily Schmitz (Community Development Director), Samantha Pierett (Senior Planner)

APROVAL OF THE AGENDA

Motion made by Brinkman to approve the Agenda with no changes. Yff seconded. The motion passed unanimously 5-to-0.

APROVAL OF MINUTES

Schmitz noted that staff was working to put together the minutes from the October meeting.

OPEN FORUM

No one spoke.

ACTION ITEMS

Review of 2025 Meeting Schedule Discussion
Schmitz 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 5-to-0.

Historic Preservationist of the Year – Open Submission
Schmitz 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 asking who the previous nominations had been. The motion to open the public submission for nominations of the Historic Preservationist of the Year award to the public passed unanimously 5-to-0.

Letter to Historically Listed Properties in Cottage Grove
Pierret gave an overview of the drafted letter to the locally listed historic properties. Staff mentioned that the goal was to send the letters out before the next committee meeting in April. Committee member Brinkman made a request to soften up the wording of the letter and authorized staff to do so without needing a second review at the April meeting. Yff made a motion to approve. Johnston seconded. Motion passed 5-to-0.

Cottage Grove Historic Landmark Notification & Eligibility Form(s)
Pierret stated that City Staff have completed the historic landmark notification and eligibility forms for the local register of historic sites and landmarks. Johnston made a motion to approve. Sumstine seconded. Motion passed 5-to-0.

DISCUSSION ITEMS

Year in Review
Rooney provided an overview of the projects completed and worked on over the last year. Committee members inquired about the status of the Old Town Hall and if any grants were received or sought for the repairs needed to be made to the structure. Staff noted that work needed to be done to ascertain the scope of the work needed to be done, the cost, and what grants could be available.

PROJECT UPDATES – VERBAL UPDATES

Historic Context Study Project Update (CLG Grant (New History))
Rooney stated that New History has completed the outline for the report and is working towards a first draft and submittal for the report on February 28, 2025. Once submitted, the first draft will be sent to SHPO for review and will be available for the committee to review at their April meeting. At that time the committee will meet with the consultant and be informed of next steps.

HISTORIC INQUIRIES, ARTICLES, AND RESEARCH INFORMATION

There were none.

COUNCIL LIASON COMMENTS

There were none.

COMMITTEE COMMENTS

There were none.

STAFF COMMENTS

There were none.

ADJOURNMENT

Brinkman made a motion to adjourn the meeting. Johnston seconded. The motion passed unanimously 5-to-0, and the meeting was adjourned.

TO: Advisory Committee on Historic Preservation

FROM: Riley Rooney, Associate Planner
Max Erickson, Planner

DATE: April 8, 2025

RE: 2025 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 recipients of the award were Cindy Yff and Kathy DeMarre in recognition for their exemplary efforts and work on researching and compiling detailed information on the Old People's Home and Cemetery. The information they have compiled will live on to inform future generations of Cottage Grove residents about a site that may have otherwise been forgotten.

Discussion

At the February 11, 2025, meeting, the ACHP voted to allow the public to submit nominations. On February 28, City staff launched a Historic Preservationist of the Year nomination webpage. The website accepted nominations until Tuesday, April 8. 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 2025 Historic Preservationist of the Year.

2024 Preservationist of the Year Nominations

Nominee	Nominator	Reason for Nomination
Dodge Nature Center	Anonymous	I proudly nominate Dodge Nature Center for the outstanding achievement in the completion of their thoughtful renovation of an iconic farm house into a new Education Center at their Shepard Farm property in Cottage Grove. With modern amenities to meet the learning needs of today, the Education Center retains its beautiful historic structure while serving as a launching site for experiencing the surrounding 140 acres of preserved woodlands, stables, and structures. This pivotal moment not only signifies Dodge's dedication to environmental education but also underscores the critical importance of historical preservation. By revitalizing this cherished site, they are not only preserving tangible artifacts of the past but also ensuring that future generations can connect with and learn from the rich history embedded within these grounds. The revival of this property serves as a living testament to our collective heritage, offering a tangible link to the past while providing a cherished space for learning and exploration. Dodge Nature Center's Shepard Farm epitomizes the intersection of history, conservation, and education, embodying the essence of cultural, architectural, and environmental stewardship.
Shepard Farm	Courtney Ruiz	They have been restoring the property for the last 2 years.
Dodge Nature Center	Stephanie Espinoza	Dodge Nature Center is doing an amazing job preserving and renewing Shepherd Farm. Future generations will be able to experience this gift of history through nature education. It is the hidden gem of Cottage Grove.

City of Cottage Grove Historic Preservation of the Year Recipients

Year	Recipient	Address	Notes
1989	Ron and Jean Nienaber	6940 Keats Avenue South	Cedarhurst Mansion
1990	Tom and Linda Nathan		Dr. A.H. Steen House
1991	Dave and Debbie Fry	7010 Iverson Avenue South	Elmer Furber House
1992	Otto Schmaltz	10398 Grey Cloud Trail South	Grey Cloud Lime Kiln
1993	No information	-	-
1994	Keith Kleinsasser	Cottage Grove	Contributions to preservation and enhancement of Cottage Grove's historic resources
1995	The Wolf Family	6000 Lamar Avenue South	Relocation and restoration of St. Mathew's Church
1996	Gary and Effie Miller	7230 Lamar Avenue South	No information
1997	Cottage Grove Cemetery Association	1099 70th Street South	No information
1998	John M. Burbank	City Hall	Contributions to preservation and enhancement of Cottage Grove's historic resources
1999	Hugh Gibson	7003-7007 East Point Douglas Road South	"Lewis - Hill House" preservation efforts
2000	Peaceful Grove Methodist Church	8600 90th Street South	"Woodward Farm" preservation efforts
2001	The South Washington Heritage Society	St. Paul Park	In recognition of the group's efforts to research and report on numerous facets of local history over the years.
2002	David and Jill Kisby	7679 Lamar Avenue South	Dr. William Furber House
2003	Michael and Paula Bushilla	10276 East Point Douglas Road South	Hope Glen Farm
2004	Xoua and True Thao	6940 Keats Avenue South	Cedarhurst Mansion Renovation
2005	E. Katie Holm	Minneapolis	Research and documentation of Atkinson Cemetery
2006	Daniel and Patricia Hackl	7405Lamar Avenue South	Dr. Arthur Steen House "Forest Home"
2007	Carl and Norma Manke	1099 70th Street South	Cottage Grove Cemetery

2008	John and Kimberly Goebel		“Zelch House” preservation efforts
2009	Beverly Gross	11040 70th Street South	Contributions to preservation and enhancement of Cottage Grove’s historic resources
2010	Betty Schultz	7402 Lamar Avenue South	In recognition of her continued efforts toward operating and preserving the unique social and historic quality of “The Boondocks,” one of the oldest commercial establishments in Cottage Grove.
2011	Jerry Herringer	Cottage View Drive In Theatre	For his continued operation of the historic Cottage View Drive-in Theatre as an iconic recreational feature for the residents of Cottage Grove and the Region since 1964.
2012	Judy Spooner	South Washington County Bulletin	In recognition of her efforts to research and report on numerous facets of local history over the years.
2013	No Award Presented		
2014	Ann Simpson	SWCTC	In recognition of her continuing efforts to document and produce entertaining and informative videos on the many facets of local history.
2015	Herb Reckinger		In recognition of his continuing efforts to document and share interesting historical information on the people and places in Cottage Grove and surrounding communities.
2016	Wayne and Angi Butt	7310 Lamar Avenue South	In recognition of their dedicated efforts to refurbish and repurpose the 1947 arched roof barn at 7310 Lamar Avenue as the John P. Furber Wedding and Event Center allowing for its continued existence as a unique component of the historic fabric of the community.
2017	Brent Peterson	Executive Director, Washington County Historical Society	In recognition of his previous and continuing efforts to document, preserve, and share the interesting past history of Washington County, Cottage Grove, and surrounding communities.
2018	The Thomas Irvine Dodge Nature Center Staff and Board of Directors	Shepard Farm	In recognition of their previous and continuing efforts to document, preserve, and share the interesting history of Shepard Farm with the public and to establish an adaptive reuse of the property as an environmental/agricultural education center.

2019	Dave Labno and Brandon Lewanski		In recognition of his efforts to share the art of historic outhouse archeology with the owners of the Historic Dr. Arthur Steen House known as “Forest Home” and the City of Cottage Grove.
2020	Rod Hale		In recognition of his efforts to continue the tradition of producing maple syrup, which is a food craft that has been practiced in Cottage Grove since pre-recorded history, and for sharing his interest and knowledge with others in the community and region.
2021	Herb Japs		In recognition of his years serving on the ACHP (1997-2003) and serving as chair of the ACHP (2003-2020). Herb was heavily involved in recognizing the importance of the community’s history and assisting in preserving that history for generations to come. He was instrumental in recommending sites for historic preservation and frequently visited the historic sites throughout the community.
2022	Accacia Lodge		In recognition of the exterior restoration of the structure which included replacing windows and repainting.
2023	Francis Ratzlaff		In recognition of her years served on the ACHP and preservation efforts. Frankie assisted in the creation of the ACHP’s historic playing cards, ACHP Community Cookbook, and had great involvement in historic preservation outreach and awareness throughout southern Washington County.
2024	Cindy Yff + Kathy DeMarre		In recognition for their exemplary efforts and work on researching and compiling detailed information on the Old People’s Home and Cemetery. The information they have compiled will live on to inform future generations of Cottage Grove residents about a site that may have otherwise been forgotten.

TO: Advisory Committee on Historic Preservation

FROM: Max Erickson, Planner

DATE: April 8, 2025

RE: Letter to Priority Properties in Cottage Grove

Background

Properties that are found to be historically significant have been prioritized by the City of Cottage Grove and the Advisory Committee on Historic Preservation (ACHP). It is the intention of the City and the ACHP to focus on encouraging landowners of these properties to share and engage in historical preservation activities. Activities can include sharing the history about significant historical landmarks, engaging in conversations about the History of Cottage Grove and the relationship of their property, and applying to have their property registered.

Discussion

A list of historically significant properties has been created based on one or more historical characteristics such as the location, the construction or age of buildings, any old utilities (wells), and other historical factors. It is important that the owners of priority properties be contacted to inform them of the City's and ACHP's goal for historical preservation. In the interest of informing property owners of the significance of their property, a letter has been prepared by staff for ACHP review. This letter was requested by members of the ACHP during the February 11, 2025, meeting. This letter would be mailed to all property owners of property designated as a priority for the City and ACHP.

Recommendation

That the ACHP discuss and review the Cottage Grove Register of Historic Sites letter and provide comments.

Attachments

Cottage Grove Historic Sites Priority Draft Letter

Cottage Grove
Where Pride and Prosperity Meet

March 31, 2025

{Insert Property Owner}
{Insert Address}
{Insert City, State, and Area Code}

RE: City of Cottage Grove Historical Sites and Landmarks

Greetings,

You are receiving this letter to inform you that your property may hold historical significance for the City of Cottage Grove and may be eligible to be registered as a historic site or landmark with the City. For a property to be eligible to be registered, it must include one or more historical characteristics: 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 City of Cottage Grove and the Advisory Committee on Historic Preservation (ACHP) shares the goal of educating/informing property owners, contractors and developers on historical preservation matters. Registering your property would help maintain the historical significance for any future development by setting preservation guidelines for a property or structure of significance. These guidelines help maintain the historical character and significance of the property while also allowing landowners to exercise their property rights in a manner which supports historical preservation. The City and the ACHP are interested in pursuing all opportunities for residents and the community to participate in historical preservation for Cottage Grove.

To encourage the preservation, protection and care for historic sites and landmarks within Cottage Grove, the City encourages private property owners of historic sites and landmarks to take proactive action when considering making improvements or changes to your property.

If you have any interest in discussing the registration process or discuss the historical significance of your property, please contact me at merickson@cottagegrovemn.gov or 651-458-2868. You are also welcome to share the story of yourself or your property and join the discussion of historic preservation with the ACHP during their regular bi-monthly meetings. The next meeting is scheduled _____

Respectfully,

Max Erickson
Planner

TO: Advisory Committee on Historic Preservation

FROM: Max Erickson, Planner

DATE: April 8, 2025

RE: Letter to Property Owners on Local Register

Background

Properties on the City of Cottage Grove's Register of Historic Sites and Landmarks are required to submit development projects, plans for construction, and other requests such as conditional use permits, variances, and preliminary plats to the ACHP for review. Knowledge and understanding of this requirement can vary between property owners.

Discussion

It is important that property owners allow ample time for ACHP review and action while planning for construction or development projects. In the interest of reminding property owners of the City's procedures, a letter has been prepared by staff for ACHP review. The revised letter that was requested by members of the ACHP during the February 11, 2025, meeting is attached. This letter would be mailed to all property owners on the City's Register of Historic Sites and Landmarks.

Recommendation

That the ACHP discuss and review the Cottage Grove Register of Historic Sites letter and provide comments.

Attachments
Cottage Grove Register of Historic Sites Draft Letter

Cottage Grove
Where Pride and Prosperity Meet

April 2, 2025

{Insert Property Owner}
{Insert Address}
{Insert City, State, and Area Code}

RE: City of Cottage Grove Historical Sites and Landmarks

Greetings,

You are receiving this letter as a reminder that your property has been registered with the City as historically significant. Properties listed in the City of Cottage Grove's Historic Register are of high importance to the City and the Advisory Committee on Historic Preservation (ACHP). The city is dedicated to respecting property rights while also preserving important historical features within the community.

If you plan to make improvements to your property that may affect its historical significance, it will require approval from the ACHP and the City Council. Improvements can include alterations, plans for construction, and other planning applications related to the properties on the City Register. Prior to proposed work related to properties or structures on the local register, an application submitted to the ACHP for review is required. The ACHP, upon receipt of an application, shall review and determine if the work to be performed meets and/or promotes the character of the historic site or landmark by encouraging retention of its historic value. The ACHP will make a recommendation to the City Council for proposed alterations to historic sites and landmarks on the city's Historic Register.

The ACHP would appreciate hearing your story or the story of your property or historic landmark. ACHP meetings are held bi-monthly and the next meeting is June 10, 2025. Please reach out to me at merickson@cottagegrovemn.gov or 651-458-2868 with questions or to secure a place on the agenda of the next meeting.

Respectfully,

Max Erickson
Planner

TO: Advisory Committee on Historic Preservation

FROM: Riley Rooney, Associate Planner

DATE: April 8, 2025

RE: Historic Context Study Project - Continued

Background

The City was awarded a Certified Local Government Grant by the Minnesota State Historic Preservation Office (SHPO) in the amount of $30,000 to produce a Historic Context Study on the Suburban Expansion Era in Cottage Grove (1945-1990). The Grant was awarded with a project start date of July 1, 2024; with the official project kick-off meeting held at the October ACHP meeting with the project consultant, New History, facilitating the discussion.

Since the project kick-off meeting in October, New History has continued its work towards producing a Historic Context Study. On February 28, 2025, the first draft of the Historic Context Study was provided to staff. In addition to the first draft, recommendations for next steps were provided to review and provide feedback.

After receiving comments from the ACHP and Staff, the revised draft of the report will be submitted in May 2025. The Committee will have an opportunity to review and provide comment on the revised report of the Historic Context Study at their June 10, 2025, regular meeting. The final report will be provided to staff, and the project will reach completion on July 31, 2025.

Discussion

City Staff would like to continue to involve the Committee with the ongoing project by providing the draft of the Historic Context Study.

Recommendation

That the ACHP will receive a presentation from New History on the overview of the Historic Context Study: Suburban Expansion Era (1945-1990) and provide feedback on Historic Context Study.

NEW HISTORY

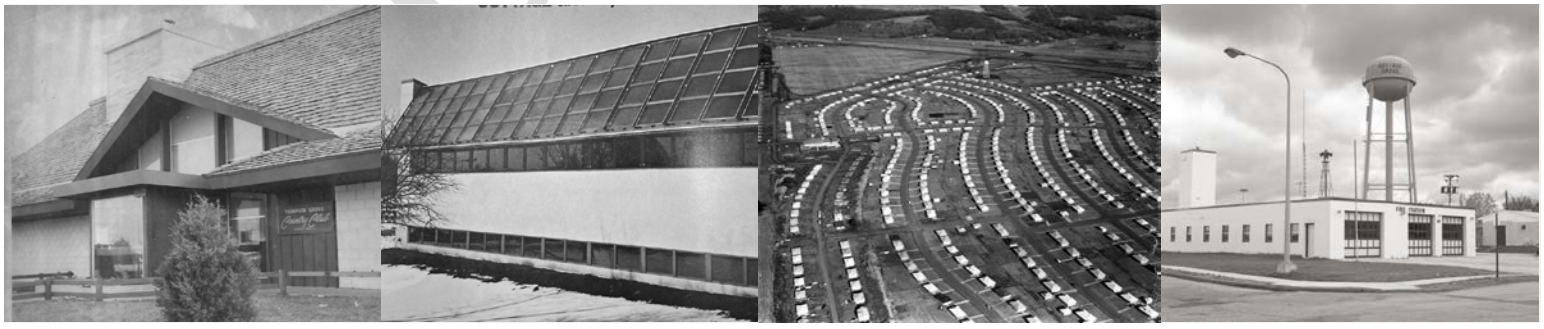
CITY OF COTTAGE GROVE

Historic Context Study: Suburban Expansion Era, 1945-1990

Cottage Grove, Washington County, Minnesota

February 2025

DRAFT



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CITY OF COTTAGE GROVE HISTORIC CONTEXT STUDY: SUBURBAN EXPANSION ERA, 1945-1990

Cottage Grove, Washington County, Minnesota

February 2025

Prepared for:

City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

Sponsored by:

This project has been financed in part with funds provided by a Certified Local Government grant funded by an appropriation to the Minnesota State Historic Preservation Office from the federal Historic Preservation Fund.

Prepared by:

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1.0 Introduction

1.1 Project Background and Objectives

In 2024, the City of Cottage Grove, Minnesota received a Certified Local Government (CLG) grant funded by an appropriation to the Minnesota State Historic Preservation Office (SHPO) from the federal Historic Preservation Fund to develop a historic context study of the city's Suburban Expansion Era, 1945 – 1990. Context studies are a valuable preservation planning tool, providing information that serves as a baseline for identifying, evaluating, and ultimately designating historic properties on local registers or the National Register of Historic Places (NRHP). The purpose of this grant-funded project was to develop a historic context that would:

1. Meet current best practices and state and federal guidance for historic context studies.
2. Increase community awareness of historic resources within the city.
3. Provide baseline information for future preservation planning efforts, including identifying, evaluating, and designating historic resources from the city's recent past.

1.2 Project Methodology

In 2024, the City of Cottage Grove retained historic preservation consultants New History to complete the historic context study. New History report authors meet the Secretary of the Interior's Professional Qualification Standards in History and Architectural History.

The project began with a meeting with the city's Advisory Committee on Historic Preservation (ACHP) and a community open house to engage community stakeholders in the project. Next, New History completed three individual interviews with knowledgeable residents, who shared their first-hand experiences of living in Cottage Grove during the 1945-1990 time period. Then, New History completed historic research using written materials on file at the Washington County Historical Society, the Minnesota Historical Society, the University of Minnesota, the Minnesota State Historic Preservation Office, the City of Cottage Grove, and the Park Grove Library, as well as materials like historic photos and documents provided by individual Cottage Grove residents.

A draft outline of the historic context study report was submitted to and approved by city staff in November 2024. Drafts of the historic context study report were submitted to city staff and reviewed by the Cottage Grove ACHP and the Minnesota SHPO in February and May 2025. The final copy of the report was delivered to the City of Cottage Grove in June 2025. The final report is consistent with applicable SHPO and National Park Service (NPS) guidance, including the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation* (as published in the Federal Register of September 29, 1983), the Minnesota SHPO's *Historic and Architectural Survey Manual* (2017), and the National Register White Paper "The Components of a Historic Context," (Barbara Wyatt, 2009).

1.3 Statement and Definition of Context

A historic context study is the first step in the preservation planning process of identifying, evaluating, and designating historic properties like buildings, structures, and sites. The goal of a

historic context study is to develop a framework for understanding historic properties from a specific time and place by explaining the aspects of history and culture that shaped the physical development of a community, including its land use patterns and built environment. Context studies identify what types of properties were associated with that development and the features and characteristics that those properties need to have to be considered historically significant and eligible for historic designation.[1]

This document provides a historic context of the City of Cottage Grove from 1945 until 1990. Geographically, the context includes the area within the current city limits (see Figures 1.1 and 1.2). Chapter 2 provides a brief background history of the area prior to 1945. Chapters 3 – 6 form the bulk of the context study and are organized thematically around four main themes important to the city's 1945-1990 history: suburban and residential development (Chapter 3), public and civic life (Chapter 4), business and industry (Chapter 5), and cultural life (Chapter 6). Each of these four chapters includes the following sections:

- **History,** which provides the history of the chapter theme
- **Associated Property Types,** which summarizes the general property types likely to be associated with the chapter theme and requirements for listing those property types in the Cottage Grove City Register of Historic Sites and Landmarks and the National Register of Historic Places

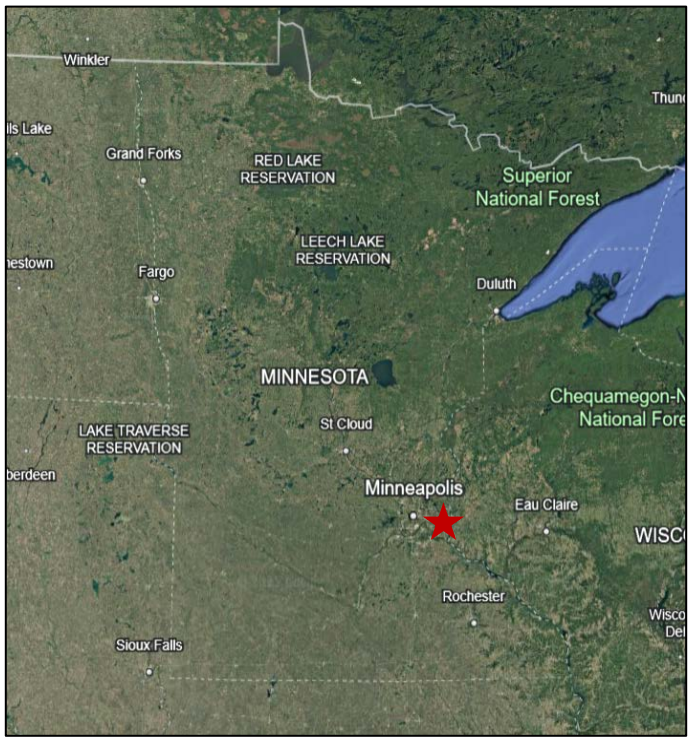

Figure 1.1. Map showing location of Cottage Grove in Minnesota. Map courtesy of Google Earth.

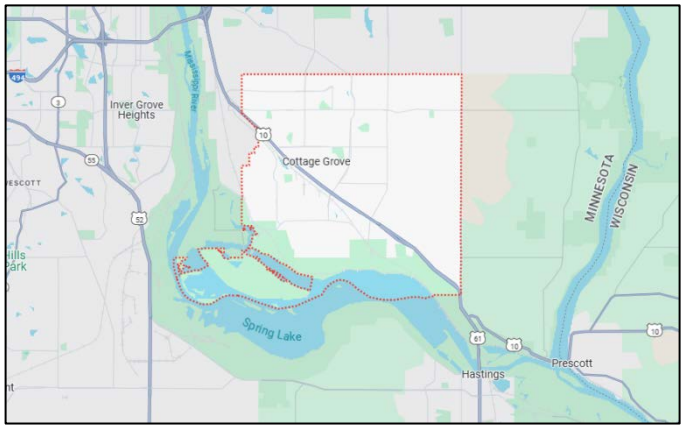

Figure 1.2. Map showing current boundaries of the City of Cottage Grove. Map courtesy of Google Maps.

[1] California Office of Historic Preservation, "Background on Historic Properties Context Statements," accessed February 15, 2025, https://ohp.parks.ca.gov/pages/1054/files/Background-on-Historic-Context-Statements.pdf.

- **Related Properties,** which provides a list of extant Cottage Grove properties related to the chapter's theme. Related properties (as well as those that are no longer extant) are listed in **bold** text through the history section of each chapter.

Chapter 7 provides recommendations for next steps and preservation planning goals that arose from this report. A master list of all related properties referenced in the report is included as Appendix A.

1.4 Preservation Framework

1.4.1 Overview

Historic properties in Cottage Grove can be designated by being listed on the Cottage Grove City Register of Historic Sites and Landmarks or the National Register of Historic Places. National Register listing and local designation are two separate processes and designations. Local designation is overseen by the City of Cottage Grove and its Advisory Committee on Historic Preservation (ACHP), while National Register listing is overseen by the Minnesota State Historic Preservation Office (SHPO) and the National Park Service (NPS). Because the purpose of this context study is to identify what types of resources might be eligible for designation, this section explains the requirements for local designation and National Register listing. Chapters 3 – 6 apply these requirements to property types associated with each chapter theme.

The term "historic properties" includes several types of built resources, which are classified into five categories by the National Register:

- **Buildings**: built resources created for the primary purpose of sheltering human activity (such as houses, office buildings, factories, and churches)
- **Structures**: built resources designed primarily for a purpose other than providing human shelter (such as boats, grain elevators, silos, and bridges)
- **Objects**: built resources that are "primarily artistic in nature or relatively small in scale" (such as fountains, boundary markers, sculptures, and monuments)
- **Sites**: the locations of significant events or activities, where the location itself has historic value apart from any built resources remaining on the site (such as gardens, parks, public squares, and campsites)
- **Districts**: a significant concentration of buildings, structures, objects, and/or sites "united historically or aesthetically" (such as commercial business districts, residential neighborhoods or subdivisions, and college campuses)[2]

Properties listed in the City or National Register can be any one of these five categories, though properties listed in the City Register are designated as sites, landmarks, or districts.

[2] National Park Service, *How to Apply the National Register Criteria for Evaluation,* rev. ed. (N.p.: U. S. Department of the Interior, National Park Service, 1997), 4-5.

1.4.2 National Register of Historic Places

For a property to be listed in the National Register of Historic Places, it needs to meet one of the four National Register Criteria for Evaluation, which 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 prehistory or history.[3]

These criteria are referred to as "Criterion A" (association with significant events), "Criterion B" (association with important persons), "Criterion C" (significant design/construction), and "Criterion D" (information potential).

Generally, only properties that are 50 years of age or older are eligible for the National Register. In addition to meeting one of the four Criteria above, buildings that are younger than 50 years of age need to meet National Park Service thresholds for "exceptional importance," meaning that their historic significance needs to rise above the typical level of significance required for NRHP listing.[4]

1.4.3 Local Designation

For a property to be locally designated on the Cottage Grove City Register of Historic Sites and Landmarks, it needs to meet one of three criteria outlined in Chapter 2, Title 2 of the City Code of Ordinances. The criteria that must be considered when determining the historic significance of a property include:

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.

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[3] National Park Service, *How to Apply the National Register Criteria for Evaluation,* rev. ed. (Washington, D.C.: 1995), 2, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.
[4] National Park Service, *How to Apply the National Register Criteria for Evaluation,* rev. 1997, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf, p. 42.

These local criteria are somewhat aligned with National Register Criteria A (local criteria 1 and 2), B (local criterion 2), and C (local criterion 3).

The city ordinance does not include age requirements for listing properties in the City Register.

1.4.4 Historic Integrity

In order to be locally designated or listed in the National Register of Historic Places, a property must not only meet criteria for historic significance but also retain historic integrity. In other words, it must retain enough of its physical features and materials to convey its historic significance. According to the National Register Bulletin *How to Apply the National Register Criteria for Evaluation,*[28] a property's integrity is recognized through seven aspects or qualities:

1) Location: The place where the property was constructed or the place where the historic event occurred.

2) Setting: The physical environment/character of the place where the property played its historical role.

3) Design: How well the property retains combinations of elements creating its form, plan, space, structure, and style.

4) Workmanship: How well a property retains physical evidence of the crafts of a particular time period in history.

5) Materials: How physical elements were combined at specific time periods and in particular patterns to create the property.

6) Feeling: The combination of the property's physical features that express the historic sense of a particular time period.

7) Association: The direct link between an important historic event or person and a historic property.

1.5 Summary

This historic context study is a preservation planning tool that provides a framework for understanding historic properties in Cottage Grove between 1945 and 1990. Its purpose is to identify what types of resources from this time period might be eligible for local or National Register designation. The following Chapters 3 – 6 are organized around four main themes important to the city's 1945-1990 history. Chapter 7 provides recommendations for next steps.

2.0 Background History

The community that is today known as the City of Cottage Grove is located in Washington County in southeast Minnesota. More specifically, the city is located in an area between the Mississippi and St. Croix Rivers historically known as the St. Croix Triangle. Most of the land within the boundaries of modern-day Cottage Grove is located in Township 27 (see Figure 2.1). Township 27 was first surveyed in 1847 when the St. Croix Triangle was claimed by the United States government as part of Wisconsin Territory; the area was subsequently incorporated into Minnesota Territory in 1849.[1]

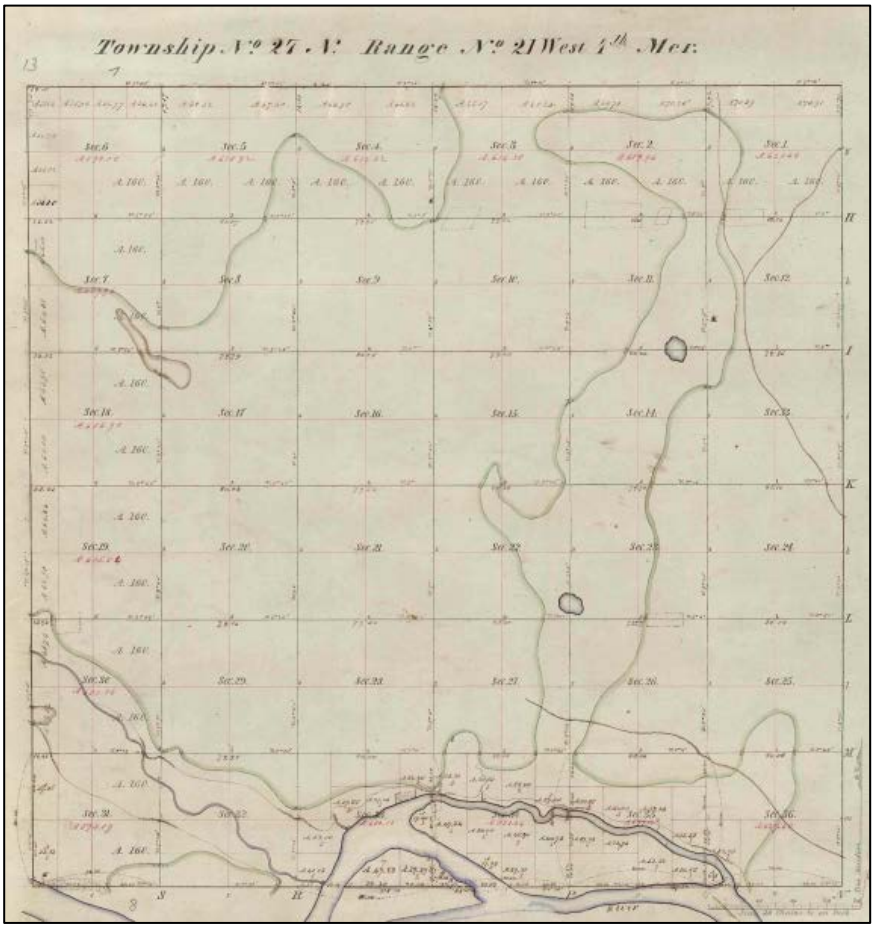

Figure 2.1. 1847 plat map of Township 27 North, Range 21 West. Map courtesy of United States Bureau of Land Management and the Minnesota General Land Office.

Euro-American settlement of Cottage Grove was preceded by a series of treaties between the United States federal government and Native American nations, which the federal government used to claim ownership of land in the future territory and state of Minnesota. By 1800, the area that is today known as the State of Minnesota was primarily occupied by two Native American groups, the Ojibwe and the Dakota.[2] In 1825, these tribes were involved in the first Treaty of Prairie du Chien, by which the United States federal government attempted to set geopolitical boundaries for the Native American nations of the Upper Mississippi area. The boundaries drawn in 1825 showed Ojibwe land

[1] George W. Jones, "Township No. 27N, Range No. 21 West 7th Mer.," March 15, 1848, United States Bureau of Land Management, General Land Office Historic Plat Map Retrieval System, https://www.mngeo.state.mn.us/glo/index.html; Robert Vogel, *The New England of the West: A Survey of Historic Properties Associated with Early American Settlement in Cottage Grove* (City of Cottage Grove, 1990), 12; Robert Vogel, *Cottage Grove History: A Palimpsest* (Advisory Committee on Historic Preservation, City of Cottage Grove, 1997), 2 – 3.

[2] Mary Lethert Wingerd, *North Country: The Making of Minnesota* (University of Minnesota Press, 2010), 85 – 87.

occupying roughly the northern two-thirds of the modern-day state and Dakota land in the southern one-third, including the area now known as Cottage Grove.[3]

The construction of Fort Snelling at Bdote in 1819 represented the first permanent post by the U.S. federal government in Minnesota, and the next couple of decades brought increasing numbers of Euro-Americans to the area as soldiers, fur traders, speculators, surveyors, and Christian missionaries.[4] In 1837, treaties with Ojibwe and Dakota in the St. Croix watershed provided the premise for white speculators to harvest pine in the timber-rich region and resulted in the first substantial Dakota land cession in Minnesota, whereby the federal government claimed all Dakota land (belonging to the Mdewakanton band) east of the Mississippi River (including the current day area of Cottage Grove) in exchange for cash and goods, trader debt payments, and promised annual payments.[5] Before the treaties had even been ratified by Congress, timber speculators and squatters moved onto to the ceded land, cutting down timber, establishing homesteads, and planting crops.[6] By 1840, the territorial census counted 351 non-indigenous individuals in the St. Croix Triangle.[7]

The first Euro-American settler in the Cottage Grove area was likely James Sullivan Norris, who staked his claim to a portion of Section 12 of Township 27 in 1843. Norris was followed by other Euro-Americans mostly from New England states, such as New York, Maine, Vermont, and New Hampshire. According to historian Robert Vogel, "by 1855, Cottage Grove was one of the fastest-growing rural townships in Minnesota, with schools, churches, a lyceum hall (a venue for public lectures and entertainment), and perhaps twenty or thirty farms."[8] The township of Cottage Grove was officially organized in May of 1858, days after Minnesota achieved statehood.[9]

Cottage Grove's earliest Euro-American settlers were largely subsistence farmers who cultivated spring wheat or potatoes as cash crops.[10] By 1871, concentrated settlement within the township was limited to two small villages – East Cottage Grove (or simply Cottage Grove) in Section 12, near the northeast corner of the township (around the current intersection of Lamar Avenue and Upper 74th Street South), and Langdon in Section 21, near the center of the township (near the current intersection of Highway 10 and Jamaica Avenue; see Figure 2.2). Cottage Grove

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[3] Jane Skinner Peck and Mary Elise Antoine, "Dakota, Ho-Chunk, and French Indigenous Communities Between St. Paul and Prairie du Chien, ca. 1300–1865," MNopedia, Minnesota Historical Society, accessed September 16, 2024, http://www.mnopedia.org/group/dakota-ho-chunk-and-french-indigenous-communities-between-st-paul-and-prairie-du-chien-ca-1300.

[4] Wingerd, *North Country,* 82 – 120.

[5] "Relations: Dakota & Ojibwe Treaties," Why Treaties Matter, accessed September 17, 2024, https://treatiesmatter.org/treaties/land/1837-ojibwe-dakota; Wingerd, *North Country,* 128-136.

[6] Winegard, *North County,* 135.

[7] Winegard, *North County,* 151.

[8] Vogel, *Cottage Grove History,* 2 – 3; Duane D. Fisher, "The Development of Cottage Grove, The First Rural Settlement in Minnesota," term paper (Macalaster College, 1954), 5; Robert C. Vogel, "Historic Houses of Cottage Grove: A Field Guide," *Perspectives in Cottage Grove History,* no. 1 (February 1986); "A Brief History of Cottage Grove," on file at the Minnesota Historical Society, St. Paul, Minnesota; 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), 9.

[9] Edward D. Neill, *A History of Washington County and the St. Croix Valley: Including the Explorers and Pioneers of Minnesota* (Minneapolis, MN: Northstar Publishing Company, 1881), 328.

[10] Vogel, *The New England of the West,* 10 – 12.

was originally connected to river towns along the Mississippi River and St. Croix River via wagon roads. The township received its first railroad line in 1869 when the St. Paul and Chicago Railroad (later the Chicago, Milwaukee, and St. Paul Railroad or C M & SP) constructed a station at Langdon. The Chicago, Burlington, and Quincy (CB & Q) was extended through the township in the late 1880s, passing along the southwest edge of Cottage Grove Township to connect Prescott, Wisconsin to St. Paul.[11]

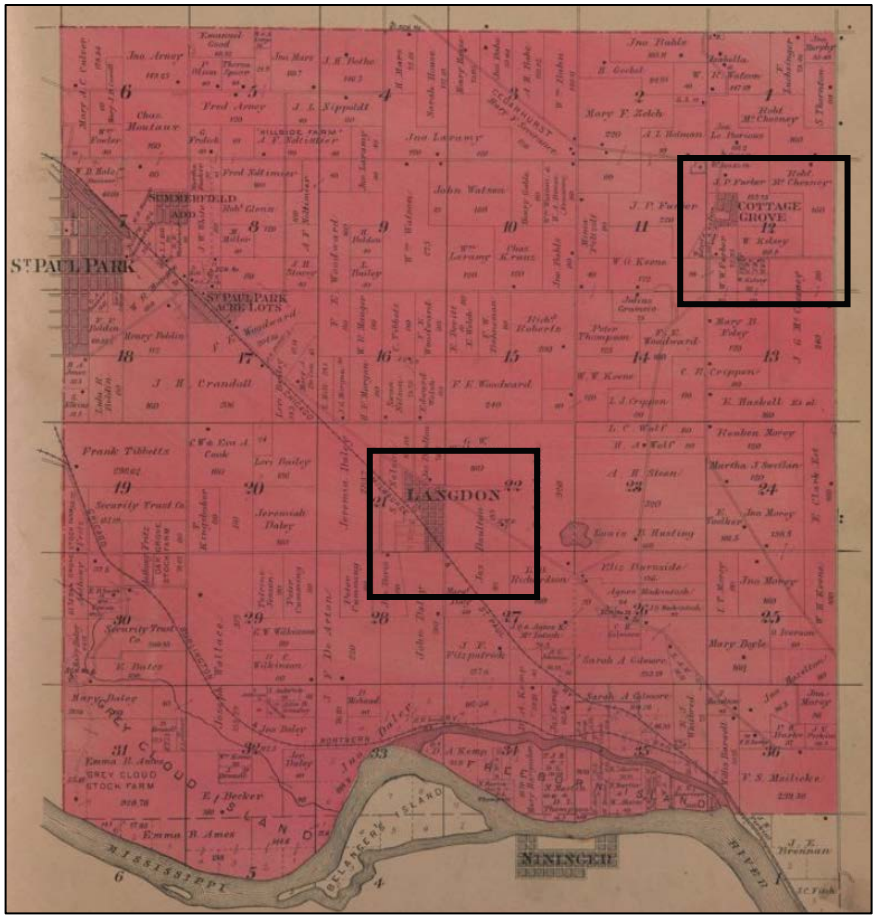

Figure 2.2. 1901 plat map of Cottage Grove Township. Langdon and (East) Cottage Grove outlined in black. Map taken from *Plat Book of Washington County* (Minneapolis, MN: Northwest Publishing Co, 1901). Courtesy of the Stillwater Public Library and Minnesota Digital Library.

During the early 1860s, the Civil War created an increased demand for grain and livestock. This demand, combined with the arrival of the railroads and innovations in farm machinery, shifted the focus of agricultural production in Cottage Grove from subsistence farming to commercial agriculture. Throughout Washington County, the number of farms and the amount of acreage under cultivation increased. Concurrently, Cottage Grove experienced a second wave of immigration, including newcomers from Germany, Scandinavia, England, and Ireland. Until about 1880, agricultural production focused on wheat, which was sold and shipped to other locations. During the

[11] Robert Vogel, *A History of Washington County: Gateway to Minnesota History* (Washington County Historical Society, 2008), 231 – 232; Andrew J. Schmidt, Daniel Pratt, Andrea Vermeer, and Betsy Bradley, *Railroads in Minnesota, 1862 – 1956,* Multiple Property Documentation Form, 2013, Section E, page 51; Neill, *A History of Washington County and the St. Croix Valley,* 336, 372; Vogel, *Cottage Grove History,* 3 – 6; Northwest Publishing Company, *Plat Book of Washington County, Minnesota* (Minneapolis, MN: Northwest Publishing Co., 1901), 41, Stillwater Public Library, Minnesota Digital Library, https://collection.mndigital.org/catalog/spl:2062#?xywh=2880%2C1737%2C5539%2C4088&cv=2.

late 1800s, farmers expanded beyond wheat into feed grains (such as corn and oats), raising livestock, and dairy farming.[12]

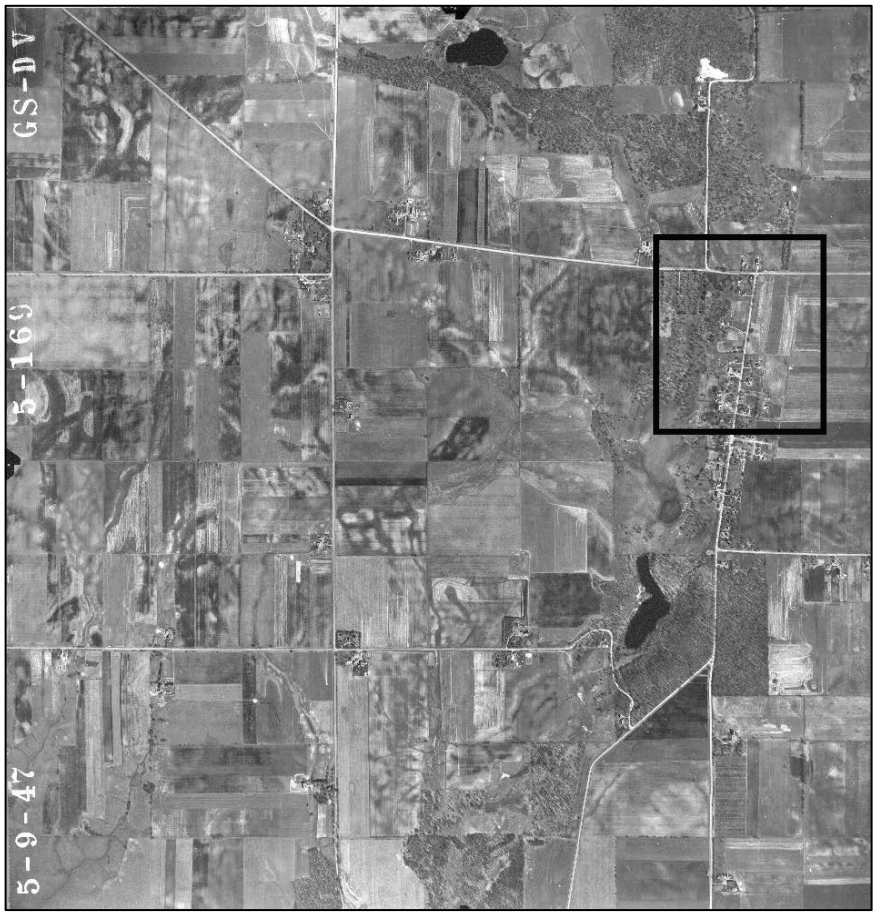

Figure 2.3. 1947 aerial photograph of the northeast corner of Cottage Grove Township. (East) Cottage Grove is outlined in black. Photograph courtesy of the John R. Borchert Map Library, University of Minnesota.

Demand for agricultural products remained strong through the first World War, benefitting Cottage Grove farmers. However, increased agricultural production during this time period led to a decrease in farmland value in the 1920s. This was followed by the Great Depression of the 1930s, which brought economic challenges for farmers. According to Vogel, the result of this period of economic strain was that farming "became less of a way of life and more a highly competitive business, with fewer farmers producing more goods."[13] During the United States' participation in World War II (1941-1945), farms continued to consolidate and mechanize while producing grain, beef, pork, poultry and dairy products for the war effort.[14]

In the 1940s, Cottage Grove Township was still a predominately rural and agricultural community. According to Vogel, the 1940 federal census listed a total of 763 residents in the township, with approximately 532 living on farms and the remaining 231 residing in the unincorporated villages of Cottage Grove and Langdon. The township had 197 dwellings, which included 138 farmhouses.[15] A 1949 plat map of the city and aerial photographs from the 1940s (see Figure 2.3) indicate that the majority of the township was occupied by farms, laid out according to the 160-acre grids of the public land survey system and accessed via township roads that also aligned

[12] Vogel, *The New England of the West,* 12 - 13; Carole Zellie, *Washington County Historic Contexts* (prepared for Washington County Land Management, 1999), 165; Vogel, "Historic Houses of Cottage Grove*,"* 3.
[13] Vogel, *The New England of the West,* 24; Zellie, *Washington County Historic Contexts,* 167.
[14] Robert C. Vogel, *Preliminary Inventory of Heritage Resources from the Recent Past (1941-1973) in the City of Cottage Grove, Minnesota* (City of Cottage Grove Advisory Committee on Historic Preservation, 2000), 7.
[15] Vogel, *Preliminary Inventory of Heritage Resources,* 5.

with survey grid lines. U.S. Highway 61 (paved in the 1920s) bisected the township from its southeast to northwest corners, passing adjacent to the village of Langdon at the center of the township, while State Aid Road 4 ran along the east side (roughly the current alignment of Lehigh Road South and Lamar Avenue South) and north side (roughly the current alignment of Old 70th Street South and the former Military Road) of the township, exiting the township at its north border. From the southeast corner of the township, two rail lines extended to the northwest – the Chicago, Milwaukee, and St. Paul Railroad ran roughly parallel to Highway 61, while the Chicago, Burlington, and Quincy stretched along the south and west edges of the township adjacent to the Mississippi River and Lower Grey Cloud Island, a portion of which was included in the boundaries of the township. Several schools, churches, and cemeteries are shown on the map scattered across the township.[16]

Agriculture continued as Cottage Grove's primary economic driver until into the 1950s, when the community began to develop into a residential suburb of the Twin Cities. Between 1958 and 1960 alone, 1,200 houses were constructed in the township. Cottage Grove grew rapidly, with 800 residents in 1950, 5,000 residents in 1960, 14,300 residents in 1970, and a population of 25,000 in 1995. The Village of Cottage Grove was incorporated in 1965, and it became a city in 1974.[17]

Cottage Grove's suburban expansion era, 1945–1990, was marked by shifting social, political, and economic forces that resulted in significant changes to the city's physical landscape. The majority of the existing buildings and neighborhoods in Cottage Grove are a product of this era of the community's history. This context study traces Cottage Grove's evolution from a predominately rural agricultural community to Twin Cities residential suburb and the corresponding evolution of the built environment.

[16] Atlas Company, *Plat Book of Washington County, Minnesota* (Atlas Company, 1949), 8; Mead & Hunt, Inc., "Minnesota Architecture-History Inventory Form: Bridge L8159," October 27, 2015, Minnesota Statewide Historic Inventory Portal.

[17] Vogel, "Historic Houses of Cottage Grove," 5; Robert Vogel, *Cottage Grove History,* 5; Willard E. Rosenfelt, *Washington: A History of the Minnesota County* (Croixside Press, 1977), 244; "Cottage Grove: Suburban Edge Where Urban Meets Farmland and Open Space," MetroCouncil, July 17, 2017, https://metrocouncil.org/News-Events/Communities/Newsletters/Cottage-Grove-Suburban-edge-where-urban-meets-far.aspx.

3.0 Residential and Suburban Development History

The substantial residential development that occurred in Cottage Grove beginning in the 1950s was part of a larger nationwide trend of suburban development across the United States during the mid- to late twentieth century. This chapter begins with an overview of the broad trends and patterns in residential and suburban development in the United States and the Twin Cities area. This is followed by an explanation of how these trends played out in Cottage Grove during its Suburban Expansion Era.

3.1 Residential and Suburban Development in Minnesota and the United States, 1945 - 1990

3.1.1 Postwar Development, 1945 – 1975

Location and Context

The rapid construction of single-family houses following the end of World War II in 1945 was a product of government policies, economic and demographic conditions, and popular ideas about the American family and domestic life. In the United States, substantial government intervention in the development of private housing began in the 1930s.[1] The collapse of the construction industry during the Great Depression brought residential construction to a standstill across the U.S. The National Housing Act of 1934, signed into law during the Great Depression, had a significant impact on single-family housing. The act was designed to stimulate the nation's economy and construction industry while increasing private home ownership, restructuring mortgage lending, and raising the quality of housing. The act established the Federal Housing Administration (FHA) and authorized the FHA to insure long-term loans on private, single-family houses and housing developments. This insurance mitigated risk for private financial institutions, encouraging them to provide loans for this type of new construction.[2] These mortgages were much more affordable for the average American, requiring only a 20% down payment and a 20-year repayment period (and by 1948, a 30-year repayment period) instead of the 30% down payment and 5 to 10-year repayment period typical for the mid-1930s.[3]

Following World War II, demand for housing across the country skyrocketed as returning veterans and newly married couples looked for places to live.[4] The passage of the Servicemen's Readjustment Act of 1944 (known as the G. I. Bill), administered by the Veterans Administration

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[1] Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (MIT Press, 1981), 217 – 218.
[2] Wright, *Building the Dream*, 240 – 241; Emily Pettis, et. al, *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing,* NCRHP report 723 (Transportation Research Board, 2012), 55; George Dimitri Tselos, "The Minneapolis Labor Movement in the 1930s," (PhD thesis, University of Minnesota, 1970), 63 – 69; Roland S. Vaile, et al., *Impact of the Depression on Business Activity and Real Income in Minnesota* (Minneapolis, MN: University of Minnesota Press, 1933), 7-15.
[3] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 56.
[4] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 59 – 60; Wright, *Building the Dream*, 242.

(VA), was intended to provide financing for veterans looking to purchase a home. Though it did not solve the shortage of affordable housing, the act allowed veterans to receive loans to cover 100% of the cost of a house. No down payments were required. The VA program followed many of the guidelines established by the FHA for property assessment and loan approval.[5]

Together, the FHA and VA programs underwrote extensive residential development during the postwar era. While the VA program was most popular in the years immediately following World War II, the impact of the FHA program was more long-term: between 1934 and 1970, 25% of all new housing starts in the United States utilized an FHA mortgage.[6] The FHA and VA programs encouraged the construction of new single-family houses, rather than rehabilitation of existing houses, and the methods of neighborhood assessment utilized by these agencies favored new suburban developments over older urban areas. Later revisions and additions to the FHA's programs in the 1950s continued these policies, and the federal government continued to stimulate residential development through amendments to federal housing acts through the 1950s and 1960s, including legislation that encouraged the development of large-scale subdivisions.[7]

Government policies were a major, but not the only, factor in stimulating postwar residential development. The economic conditions created by the removal of wartime construction and consumption restrictions, private savings accumulated during the war, and favorable employment rates, combined with the overwhelming demand for new housing by returning veterans and their families, all contributed to a favorable environment for the construction of new housing after World War II. The housing boom was also fueled by the expansion of the middle class, increase in real household income, and culture of consumption fostered during the postwar era. Between 1945 and 1950, residential construction increased from one to six percent of the Gross National Product (GNP) and remained high through about 1960. Though the boom tapered off during the 1960s, a second wave of increased residential construction occurred between 1971 and 1973.[8]

The location of most postwar residential development in outlying areas was connected to the movement of jobs and commerce to suburban areas, as well as the low cost of peripheral land. In addition, the rise of automobile culture and state and federal investment in new highway development enabled Americans to commute to work in locations farther from their residences. The suburbs were perceived as the ideal location for raising a family, an alternative to the physical and spiritual dangers of urban life that was now open not only to members of the upper-middle class but to those in lower economic brackets.[9] In addition to new suburban subdivisions, postwar builders and developers constructed single-family houses on infill lots in already-platted subdivisions within

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[5] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 56.
[6] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 56 – 58; Rebecca Lou Smith, *Postwar Housing in National and Local Perspective: A Twin Cities Case Study*, Publication No. CURA 78-4 (Center for Urban and Regional Affairs, University of Minnesota, 1978), 15 – 17.
[7] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 57.
[8] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 58 – 64; Wright, *Building the Dream*, 218, 248.
[9] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 50 – 64; Wright, *Building the Dream*, 218, 248; Smith, *Postwar Housing in National and Local Perspective*, 10 – 13.

established cities, often on empty lots or developed lots with room for a second house. Some development also occurred in exurban areas, on land purchased from farmers.[10]

In the Twin Cities of St. Paul and Minneapolis, residential development grew outward from the central cities by adding rings or "tiers" of new suburbs. The first tier of suburbs began to develop in the 1920s at the ends of city streetcar lines and filled in quickly after World War II. These included communities like Columbia Heights, Roseville, South St. Paul and West St. Paul around St. Paul and Richfield, Edina, St. Louis Park, Hopkins, Robbinsdale, Golden Valley, and Brooklyn Center around Minneapolis. According to Twin Cities geographers John S. Adams and Barbara J. VanDrasek, "a second tier of suburbs emerged mainly in the 1950s and 1960s, offering lower population densities and more dispersed housing than occurred earlier," including the communities of Brooklyn Park and Maplewood Minnetonka, and Bloomington.[11]

Design

Across the country, the designs of new residential subdivisions were influenced by local zoning ordinances as well as by guidelines established by the FHA and organizations such as the Urban Land Institute (ULI) and the National Association of Home Builders (NAHB). Developers found it profitable to follow the guidelines established by these agencies and organizations, resulting in standardization of lot sizes, setbacks, circulation patterns, and building forms across the country (though topography, vegetation, and building materials varied from region to region).[12] Design recommendations for new subdivisions included the incorporation of curvilinear streets; lot shapes that took advantage of existing topography, space, and natural features; and adequate sidewalks and streets designed to limit and calm traffic. Distance to transportation corridors and ensuring access to amenities such as shopping centers, churches, and schools was also a factor in site selection and development. Often, developers themselves provided or set aside land for amenities like parks and recreation centers.[13]

In the Twin Cities area, a typical residential subdivision consisted of three to five blocks developed by a single home builder over one to two years. These developments typically featured rectangular gridiron layouts, rather than curved streets, with builders developing streets and utilities and planting trees in addition to constructing houses. Larger developments of 150 – 250 houses were common by 1953 and 1954, but were not as extensive and did not include the commercial facilities and public services of some other developments constructed across the country during the postwar era.[14] The Twin Cities had few large-scale builders. Most constructed between 6 and 20 houses per year, and several built between 50 and 100 houses annually. Few builders exceeded the production of the local Orrin Thompson Company, which built 400 homes per year by the early 1950s.[15]

Materials and designs for single-family tract homes constructed in such subdivisions were influenced by a number of factors. Increased marriage and birth rates meant that the postwar

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[10] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 64.
[11] John S. Adams and Barbara J. VanDrasek, *Minneapolis-St. Paul: People, Place, and Public Life* (University of Minnesota, 1993), 102-103.
[12] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 65, 72 – 79.
[13] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 73 – 79.
[14] Smith, *Postwar Housing in National and Local Perspective*, 21 – 22.
[15] Smith, *Postwar Housing in National and Local Perspective*, 21.

American suburbs were most commonly inhabited by low-middle-class, young white couples with young children. Houses were designed not only to create efficiency and cost savings for builders, but to accommodate popular ideas about gender roles and family living, and to accommodate the desires and practical needs of consumer families.[16] According to the National Cooperative Highway Research Program's *Report 723: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing:*

> The majority of homes constructed during the 1940s through 1970s displayed the popular architectural forms and styles of the period, resulting in a similar appearance regardless of their location. This uniformity was a result of close adherence to FHA guidelines by local and regional builders, the ready availability of standardized building materials, and the influence of plan books and national distributed magazines that promoted the architectural styles of the era. As a result, with the exception of regional variations in materials and setting, Minimal Traditional, Ranch, and Split-level homes built across the country looked alike.[17]

In general, the design of postwar housing can be roughly divided into two periods of development. The first era of development, which continued through the mid-1950s, was based on FHA guidelines for the "small house" developed in the 1920s and 30s. These compact homes often featured traditional exterior designs with modern interiors, including modern systems and equipment. Features such as a lack of interior partitions, floor-length windows, skylights, and open ceilings, and built-ins and storage walls were utilized to maximize limited space. Homes constructed during the early postwar era generally featured two-zone designs, meaning that space was divided into private and public zones.[18]

As family sizes and incomes increased, demand for larger houses increased. In the mid-1950s, the one-story Ranch house and other types of houses that accommodated larger layouts (such as the split-level, split-foyer, and bi-level) became predominant. Placed on larger suburban lots, Ranch houses featured an open floor plan that allowed for easy visible supervision of children and connected interior and outdoor spaces with large picture windows and sliding glass doors. As in earlier housing styles, private and public zones were separated from each other; however, these larger houses also accommodated the new casual lifestyle of the middle class by adding a third zone for informal family living space.[19] Common features of the postwar house included backyard patios (which replaced historic front porches), the utility room (an alternative to the traditional basement), the family room (typical by the 1960s), and kitchen designs that provided an efficient layout, sufficient lighting, and modern amenities.[20] Garages and carports became integral parts of single-family houses beginning in late 1930s. Beginning in the late 1940s, as Americans worried about the threat of nuclear attack from

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[16] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 60 – 61, 71; Wright, *Building the Dream*, 250 – 253; James A. Jacobs, *Detached America: Building Houses in Postwar Suburbia* (University of Virginia Press, 2015), 3 – 5.

[17] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 90.

[18] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing,* 91 – 94; Jacobs, *Detached America*, 3 – 7.

[19] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 91 – 94; Jacobs, Detached America, 3 -7; Smith, *Postwar Housing in National and Local Perspective*, 9.

[20] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 94 - 97; Wright, *Building the Dream*, 255.

the Soviet Union during the Cold War, some families constructed bomb shelters in yards and basements, underneath house additions, or beneath garages and sheds.[21] Additionally, suburban houses were marked by unfenced, grass front lawns that not only provided visual continuity but also served as places for children to play or (in the case of large lots in wealthier subdivisions) a marker of status.[22]

In general, single-family houses constructed during the postwar era can be classified into several forms.[23] The one-story Minimal Traditional (and its variation, the one and one-half-story Cape Cod) was most popular during the late 1940s and early 1950s. The one-story Transitional Ranch spanned the transition to larger home styles in the mid-1950s. From the mid-1950s through the early 1970s, the Ranch style was a very common housing type. By 1970, almost two-thirds of all single-family houses constructed in the United States since 1945 were ranch houses. In the 1960s, the Split-level was added to this mix. To these forms, a variety of architectural styles were applied, including Colonial Revival style, which was especially popular in the Midwest.[24] Prefabricated houses were also constructed, with over 800,000 built between 1945 and 1960. Many of these were built in the upper Midwest suburbs.[25] Materials developed and improved upon during the Great Depression and World War II, including aluminum, high-strength weathering steel, concrete block, simulated stone, fiberboard, plywood, glass block, fiberglass, and plastics were utilized on postwar houses, though older materials, such as stucco, shingle siding, and asbestos continued to be used as well. In contrast to the traditional method of balloon-framing construction, wood and steel panel construction became popular.[26]

In contrast to the mainstream, mass-produced forms of Minimal Traditional, Ranch, and Split-Level Houses (referred to as "Banker's Modern Styles"), rarer, high-style, architect-designed houses during the midcentury are often classified in the Contemporary, International, or Organic styles. In the 1950s, the "A-frame" house – named for its triangle-shaped roof – emerged. The style was often used for vacation homes and continued through the 1970s. New Formalism, marked by its symmetrical façade with columns and Classical forms paired with new types of building materials and technologies, was less common in residential architecture than civic and commercial buildings but was occasionally employed for houses from the 1950s through the 1970s. Brutalism, characterized by bulky and angular forms, few windows, and exposed concrete and structural elements, was another style occasionally used for residential architecture during the 1950s-1970s era.[27]

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[21] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing,* 118 – 122; James C. Massey and Shirley Maxwell, *The Recent Past: Strategies for Evaluation* (National Preservation Institute, 2017), 97 – 103.
[22] Robert C. Vogel, *Preliminary Inventory of Heritage Resources from the Recent Past in the City of Cottage Grove* (City of Cottage Grove Advisory Committee on Historic Preservation, 2000), 20.
[23] It is most logical to categorize single-family homes constructed during the postwar era by form rather than style, given that American home buyers were more concerned with modern spatial layouts than with architectural style, and multiple architectural styles were often utilized on a single building form. Jacobs, *Detached America*, 13 – 15.
[24] Wright, *Building the Dream*, 251; Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 99 – 119; Robert C. Vogel, *Preliminary Inventory of Heritage Resources from the Recent Past in the City of Cottage Grove* (prepared for the City of Cottage Grove Advisory Committee on Historic Preservation, 2000), 17.
[25] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 79, 88 – 90; Wright, *Building the Dream*, 244 – 245; Larry Millett, *AIA Guide to the Twin Cities* (Minnesota Historical Society Press, 2007), 235 – 236.
[26] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 79, 90.
[27] McAlester, 655 – 665.

Demographics

During the postwar era, government policies, the practices of builders, developers, and real estate agents, and racist attitudes reinforced segregated housing patterns and housing discrimination aimed at non-white populations. Protective covenants, incorporated into property deeds for houses in residential subdivisions since the 1920s to exclude potential residents based on race and religion, were initially endorsed by the FHA as a means of promoting racial homogeneity. In part, the FHA based its assessment of the economic stability of neighborhoods on racial composition. The FHA perceived racial integration as a threat to stable property values, and declined to issue mortgage insurance for houses in racially-integrated neighborhoods. While the FHA removed its recommendations for restrictive covenants after a 1948 Supreme Court ruling (Shelly v. Kramer) found these covenants unenforceable, in practice FHA mortgage insurance continued to be awarded to segregated, largely white neighborhoods, and developers found it profitable to continue the practice of denying leases and purchases to minorities. The Civil Rights movement of the 1950s and 1960s brought about passage of the Civil Rights Act of 1968, which outlawed discrimination in the sale and rental of housing. By this time, however, the suburbs were almost entirely populated by white families, while the proportion of residents of color in the central cities had increased.[28]

3.1.2 Suburban Development in the 1970s and 1980s

Location and Context

During the 1970s, development of residential suburbs across the United States generally moved beyond first-ring suburbs into areas further out from the urban core. The 1970 census indicated that for the first time, more Americans lived in the suburbs than any other environment, cementing the centrality of the suburbs in the nation's identity.[29] Architectural historian Flora Chou asserts that "while suburban subdivisions continued in the 1970s, the trend slowed considerably as much of the land surrounding cities had been built out by then," forcing new subdivisions to move further out.[30]

Increasingly, commercial and industrial development followed residents out to the suburbs and caused them to evolve from "bedroom" communities into self-sufficient municipalities, sometimes referred to as "edge cities." As author Leigh Gallagher explains, around the 1970s and 1980s

> the suburbs started to evolved into a new urban form entirely, sprawling self-sufficient zones that contained all the services one needed instead of being mere residential extensions of metropolitan areas. Whether called "technoburbs," "a la carte cities," or "boomburbs," these areas were characterized by long corridors of mid-rise office parks, strip malls, chain

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[28] Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, 55 – 56, 61, 62, 65 – 66; Massey and Maxwell, *The Recent Past*, 30 – 32, 92 – 94; Wright, *Building the Dream*, 247; Jacobs, *Detached America*, 2 – 12, 68 – 76.

[29] Dennis McLellan, "Suburbia Changing, but Still Part of the American Dream, Author Says: Urban Realities of the '80s Intruding Upon Idyllic Retreats That Flourished in '50s, '60s," *Los Angeles Times,* July 6, 1982, https://www.latimes.com/archives/la-xpm-1986-07-06-vw-23299-story.html#:~:text=.

[30] Flora Chou, "The '70s Turn 50: Building the Context," August 13, 2020, do.co,mo.mo_us, https://www.docomomo-us.org/news/the-70s-turn-50-building-the-context.

restaurants and big-box stores; no center or core; and density and populations approaching those of a small city."[31]

While traditional single-family subdivisions continued to be constructed, new forms of home ownership like condominiums and master-planned communities also arose, where ownership of common spaces like driveways, landscaped areas, and building exteriors was shared and homeowner associations provided collective control over the maintenance and designs of these spaces.[32] Housing designed specifically for aging populations also began to be constructed during the 1970s. Christine Hunter notes that "often including low-rise apartments or attached cottages, along with common recreation facilities, they added variety to the dwelling forms available in many suburban towns but almost never were built directly within neighborhoods of freestanding houses."[33]

In the Twin Cities, suburban development from the mid-1970s through the 1980s was concentrated in third tier suburbs, in communities like Burnsville, Apple Valley, Eden Prairie, Plymouth, Maple Grove, Blaine, Shoreview, Inver Grove Heights, Eagan, and Cottage Grove. Adams and VanDrasek note that higher land costs and more restrictions on developers, combined with lower purchasing power for first-time home buyers resulted in a broader range of housing types in these third-tier suburbs, including condos, townhouses, and two to four-unit buildings.[34]

In a 1986 interview, urban sociologist Mark Baldassare identified several key discussions and challenges facing suburban communities of the 1980s. First, suburban communities lacked sufficient affordable housing, leaving local governments and builders with the challenge of creating smaller, more affordable homes. Second, despite rapid suburban growth, suburban residents were hesitant to embrace growth and industrialization. Suburban communities were also faced with the challenge of balancing the demand for additional local governments services like police, transportation, parks, and hospitals against the increase in taxes required for those services. Finally, suburbs lacked sufficient community services to serve a population that was increasingly diverse in ethnicity, age, and income.[35]

In addition to changes in private residential development, the landscape of publicly-subsidized housing was also changing during the 1970s and 1980s, shifting from government-owned high rise apartment buildings to the new Section 8 program, which relied on partnerships with the private sector to provide affordable housing. In particular, the voucher-based Section 8 program, "where tenants received vouchers to cover the gap between market-rate rents and their income" became the main form of housing assistance and has continued became the dominant form of housing assistance."[36]

The growing popularity of the historic preservation movement also influenced the landscape of residential and suburban development during the late 1970s and the 1980s. The loss of

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[31] Leigh Gallagher, *The End of the Suburbs: Where the American Dream Is Moving* (Penguin Group, 2013), 45.
[32] Flora Chou, "The '70s Turn 50: Building the Context."
[33] Christine Hunter, *Ranches, Rowhouses and Railroad Flats: American Homes: How They Shape Our Landscapes and Neighborhoods* (W. W. Norton & Company, 1999), 171-172.
[34] Adams and VanDrasek, *Minneapolis-St. Paul,* 103.
[35] Dennis McLellan, "Suburbia Changing, but Still Part of the American Dream."
[36] Flora Chou, "The '70s Turn 50: Building the Context."

historic resources during urban renewal of the 1960s and the creation of the National Register of Historic Places in 1966 led many cities to establish preservation ordinances in the 1970s to protect their communities' historic buildings. The 1976 bicentennial led Americans to focus on their national heritage. Preservation advocacy groups worked to document historic resources in towns and cities and to marshal grass-roots opposition to the demolition of important buildings and resources. The high prices of materials and labor during the recession encouraged people to consider adaptive reuse, and the establishment of the historic tax credit program in 1976 also incentivized reuse.[37]

Design

Economic conditions and a growing awareness of environmental impact led to changes in building design and construction. Chou notes that "compared to the postwar boom, high inflation and weak economic growth in the early 1970s resulted in less new construction than the previous or subsequent decades. While projects already underway in the late 1960s, including many high-rises in urban centers, continued or faced short delays, by mid-decade, new construction starts were significantly less than the heights of the 1960s."[38] The fuel shortages caused by the OPEC oil embargo of 1973 and the growing environmental movement led designers to consider ways to make buildings more energy efficient, like tinted glazing and solar panels, and led to the first strong energy-efficient building code (California's Title 24).[39]

In general, during the 1970s, "housing designs shifted from compact, Midcentury Modern designs, to larger, split-level or two-story homes incorporating the latest architectural trends."[40] In her classic book, *A Field Guide to American Houses,* Virginia McAlester provides a helpful summary of architectural styles and forms for single-family residential properties constructed in the 1970s and 1980s. Ranch and split-level forms continued to be constructed through the mid-1970s. During the late 1960s and early 1970s, shed houses, which are identified by their asymmetrical, shed roof forms and the use of wood wall cladding, became popular. McAlester notes that the "vertical shed shapes with high clerestory windows could facilitate passive solar cooling, an important tenant of early energy conservation."[41]

By the 1980s, however, the shed form was fading away in favor of traditional styled houses. During the 1970s and 1980s, a "renewed taste for period styles based on earlier architectural traditions emerged, nurtured by the historic nostalgia created by the U. S. bicentennial and a burgeoning nationwide preservation movement."[42] "At first there was little attempt to closely copy European or Colonial prototypes. Instead, distinctive historical details…were applied to Ranch-house forms, producing the styled ranch." [43] Styled Ranches drew from a variety of styles, such as Spanish, Colonial Revival, Neoclassical, French, and Tudor, applying these details to the Ranch form. Though these houses were constructed periodically from the mid-1930s through the mid-

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[37] Flora Chou, "The '70s Turn 50: Building the Context;" "8 Things You Might Not Know About the Federal Historic Tax Credit," National Park Service, accessed February 22, 2025, https://www.nps.gov/articles/000/8-things-you-might-not-know-about-the-federal-historic-tax-credit.htm#:~:text=Since%20its%20creation%20in%201976,created%20over%203.2%20million%20jobs.
[38] Flora Chou, "The '70s Turn 50: Building the Context."
[39] Flora Chou, "The '70s Turn 50: Building the Context."
[40] Flora Chou, "The '70s Turn 50: Building the Context."
[41] Virginia McAlester, *A Field Guide to American Houses,* rev. ed. (Alfred A. Knopf, 2014), 650.
[42] McAlester, *A Field Guide to American Houses*, 684.
[43] McAlester, *A Field Guide to American Houses,* 684.

1970s, "they became increasingly common during the 1970s and dominated new one-story homes in the 1980s."[44] For those who wanted a more "historic" house, the Mansard style was the go-to choice. As its name suggests, the style was distinguished by the use of a mansard roof, and typically featured brick veneer walls, dormer windows, and segmental arches over windows and doors. By hiding a second story underneath its hipped roof, this style could comply with zoning ordinances requiring one-story structures, common in subdivisions developed through the 1970s. The style lasted until the 1980s, when it became less popular.[45]

In 1988, for the first time since the FHA was established, more two-story houses were constructed in the United States than one-story houses.[46] As two-story houses became more common, new forms including the "New Traditional" and "Millennium Mansion" houses emerged. New Traditional houses were based on the revived interest in historical styles, and draw from a wide variety of styles popular in the early 1900s, including Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Craftsman, and Prairie style. However, the earliest New Traditional examples designed in the 1970s and 1980s bore little resemblance to the styles that they attempted to emulate. These houses have simple roof forms and are distinguished from their historic precedents by their construction at grade, shallow, non-functional front porches, lack of windows at side elevations, and incorporation of attached garages.[47] New Traditional houses based on Colonial Revival precedents became very popular with builders in the 1970s. McAlester notes that "at first these New Traditional Colonial homes utilized a wide range of free adaptations and were often oddly proportioned…by the 1980s better proportioned and architect-designed Colonial Revival houses were being built."[48] New Traditional Tudor houses, with steeply pitched front gables and half-timbered detailing, have been popular since the late 1970s, and New Traditional French houses (marked by high-hipped roofs and through-the-cornice-dormers) were "among the most fashionable in the country" by the mid-1980s.[49]

The elaborate, Millennium Mansion-style house became popular around the mid-1980s. The style is marked by complex, high-pitched roof shapes, multiple wall cladding materials, a variety of window sizes and shapes, tall entryway features, and a typically asymmetrical appearance. These houses would be a popular choice for builders of residential subdivisions during the 1990s.[50]

Demographics

Scholars Becky Nicolaides and Andrew Wiese note that after 1970, the demographics of suburban residents became increasingly diverse and complex, as "suburbia came to house a broader cross section of Americans, who brought with them a wide range of outlooks, lifeways, values, and politics. Suburbia became home to large numbers of immigrants, ethnic groups, African Americans, the poor, the elderly and diverse family types."[51] Initially, however, this increasing diversity appears

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[44] McAlester, *A Field Guide to American Houses*, 695 – 696.
[45] McAlester, *A Field Guide to American Houses*, 687-688.
[46] McAlester, *A Field Guide to American Houses*, 696
[47] McAlester, *A Field Guide to American Houses*, 684, 685, 717-720.
[48] McAlester, *A Field Guide to American Houses*, 727.
[49] McAlester, *A Field Guide to American Houses*, 727.
[50] McAlester, *A Field Guide to American Houses*, 707.
[51] Becky Nicolaides and Andrew Wiese, "Suburbanization in the United States After 1945," *Oxford Research Encyclopedia of American History,* April 26, 2017, https://doi.org/10.1093/acrefore/9780199329175.013.64.

to have been more limited to first-ring suburbs. For example, while the number of Black suburban residents increased faster than the number of Black residents of central cities during the 1970s, most of this movement was to suburbs immediately adjacent to the central cities. At the same time, white residents of older suburbs moved out to newer suburban communities developing further out at the fringes of urban areas. [52]

Multi-Family Housing

During the 1960s, changes in government policy, a renewed interest in urban living, and the housing needs of demographics other than the young, middle-class family began to bring about a greater variety of residential development, including multi-family housing in urban areas. An attempt by the federal government to incentivize the construction of new, private, multi-family housing in urban areas occurred in the late 1940s with the passage of the Housing Act of 1949. The incentives provided by Section 608 of the Act for the construction of urban apartments led to the construction of 711,000 units backed by FHA insurance over the course of eight years. However, the extreme profits realized by builders under this system led the federal government to impose stringent restrictions in the late 1950s, ending the program's popularity and reinforcing the trend towards the construction of single-family houses in suburbs.[53]

Historian Gwendolyn Wright notes that "the suburban boom of the 1950s and 1960s masked the fact that not all housing demand was being satisfied. Many people – childless couples, urbanites, ethnic families, the poor who could not afford homeownership – wanted some alternative to suburban sprawl."[54] During the 1960s and 1970s, both the growing cost of remaining suburban land and a renewed interest in the benefits of urban living helped influence the development and construction of a greater variety of housing types, including several types of multi-family housing. Wright notes that "by the mid-1960s, builders in many metropolitan areas put up more multi-family houses than single-family residences."[55] However, Hunter notes that it was not until the early 1970s that options other than single family houses appeared on the *suburban* landscape. Typically, these multi-family housing forms like low-rise apartments and attached homes "were not mixed in among blocks of single-family houses but went up either close to existing commercial strips or on open land near highways." [56]

In his typology of privately-financed multi-family housing, architectural historian Matthew Gordon Lanser identifies four major types of private multi-family housing that rose to popularity in the postwar era: the "garden apartment," the "club-type" apartment complex, the townhouse "cluster" complex, and the high-rise. While most of these types were constructed beginning in the 1960s, their construction continued into the 1970s and 1980s.

From the late 1930s until the early 1960s, much privately-financed multi-family housing took the form of the "garden apartment" – complexes of one to three-story walk-up buildings

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[52] Mark Schneider and Thomas Phelan, "Black Suburbanization in the 1980s," *Demography* 30, no. 2 (1993): 269, JSTOR, http://doi.org/10.2307/2061941.
[53] Wright, *Building the Dream*, 246 – 247.
[54] Wright, *Building the Dream*, 258.
[55] Wright, *Building the Dream*, 270.
[56] Hunter, *Ranches, Rowhouses and Railroad Flats*, 205.

arranged on a landscaped campus. These complexes were often large with hundreds or even thousands of tenants and were constructed at the outskirts of cities or in suburbs, some with community amenities like shopping centers and playgrounds and all with plenty of parking. Many were designed in a streamlined Colonial Revival style, particularly after World War II. The type was promoted by staff of the Federal Housing Administration (FHA), who viewed it as a better alternative to the elevator apartment buildings that had been constructed in city centers during the early twentieth century. In the face of the nationwide housing shortage that followed World War II, thousands of such garden apartment complexes were constructed across the U.S., with approximately 700,000 units built during the late 1940s alone. The type remained common through about 1960.[57]

The club-type apartment, which rose to popularity in the 1960s, was a continuation of the low-rise garden style apartment but less economical and better equipped to accommodate the increasingly affluent lifestyles of groups like young adults and senior citizens. These apartments offered features like elevators, balconies, patios, and elaborate landscaping; and amenities formerly limited to high-end single-family housing developments, like swimming pools, tennis courts, and clubhouses. As demand for apartments increased in the 1960s, developers became less reliant on Federal Housing Administration (FHA) underwriting, leading to a greater freedom in stylistic expression. By the 1970s, these club-type complexes were designed in styles intended to catch the eye of potential tenants driving past, ranging from Mediterranean Revival and Second Empire to rustic and futuristic. Many club-type complexes imposed occupant restrictions based on age or marital status, such as complexes for singles or the retired.[58]

The second type of private multi-family housing, the townhouse cluster development, was a more family-oriented type that took off in the 1960s. The trend was supported by increasing land costs at the urban outskirts and high inflation and interest rates through the early 1980s, which increased the cost of detached single-family houses. It was also supported by increased standards for privacy and comfort in residential architecture, which caused some Americans to prioritize larger and more luxurious interiors over a detached house and backyard. In cluster type housing, apartments or townhouses were placed close together on a site, with the rest of the site landscaped for common use. Local governments incentivized cluster housing by providing special zoning privileges to large-scale developers who constructed these types of developments, which came to be known as Planned Unit Developments (PUDs).[59] Lanser asserts that "by the late 1960s the townhouse complex had all but replaced the small detached house at the entry level of the family-directed housing market in many regions. It also became a popular rental type." Most of these townhouses were designed with "vaguely historicizing or rustic expressions.[60]

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[57] Matthew Gordon Lanser, "Multifamily Private Housing Since World War II," SAH Archipedia, Gabrielle Esperdy and Karen Kingsley, eds. (Charlottesville: University of Virginia Press, 2012 -), https://sah-archipedia.org/essays/TH-01-ART-005; Kari Fowler, Heather Goers, Christine Lazzaretto, "Multi-Family Residential Development," in *Los Angeles Citywide Historic Context Statement, Residential Development and Suburbanization, 1880 – 1980* (City of Los Angeles, 2018), 20, https://planning.lacity.org/odocument/1a7b1647-4516-45da-9cff-db2db3b9b440/MultiFamilyResidentialDevelopment_1910-1980.pdf.

[58] Lanser, "Multifamily Private Housing Since World War II."

[59] Lanser, "Multifamily Private Housing Since World War II; Wright, *Building the Dream*, 259 – 260.

[60] Lanser, "Multifamily Private Housing Since World War II."

Though the townhome was closely associated with this type of development, it was not the only multi-family housing form employed in PUDs. A 1970 publication by the Federal Housing Administration defined the PUD as "a unique residential development composed of detached single-family, semi-detached, and row dwellings, or a combination of these with privately - owned common property as an essential or major element of the development. The development may also include rental apartments, cooperatives, or condominiums in combination with single family dwellings."[61]

Though most postwar multi-family housing took the form of low-rise structures, the 1960s also saw the resurgence of the elevator apartment building. Elevator apartment buildings had been constructed in the early decades of the twentieth century, but over-building caused this type of multi-family housing construction to fall out of favor for a few decades. In the years immediately following World War II, some were constructed in larger central city locations, but it was not until the 1960s that this type experienced a second rise in popularity. Encouraged by some of the same factors that supported the development of the club-type apartment, high-rise apartment buildings appeared in urban centers, key suburban nodes, and coastal resort areas. According to Lanser, "the new high-rises emphasized convenience and luxury, typically by deploying modernism or allusions to it, including strong geometries and industrialized materials like concrete, white or colored glazed brick, and plate glass. As new products were developed for office buildings, including tinted, mirrored, and curving glass, these, too, were put to use. Postwar highrises, which tended to allow architects greater freedom of expression than the increasingly generic clubtype and town house projects…also embraced new plans." In contrast to the elaborate, palace-style early twentieth century elevator apartment building, postwar high-rises typically had no more than two bedrooms. Air conditioning removed the need for additional windows previously provided by a central courtyard. Concrete slab construction (rather than point block), double-loaded corridors, and free-standing towers with a variety of sculptural forms characterized the postwar high-rises.[62]

During the final decades of the twentieth century and early twenty-first century, both the number of units in each complex and the sizes of individual buildings continued to grow, and these basic club-type, townhouse, and high-rise types have continued to persist through the present day.[63]

3.2 Cottage Grove Becomes a Suburb, 1945-1973

3.2.1 Early Beginnings of Residential Development: 1949-1958

For locations and plat dates for residential subdivisions referenced in this chapter, see Appendix B.

In Washington County, the postwar housing boom did not take off until the mid-1950s. Between 1945 and the mid-1950s, fewer than 200 plats were filed across the county, and most of these were small in size, with eight lots being typical for the smaller plats. Some of the larger plats were additions to developments that had begun before World War II. Residences were also added

[61] U.S. Department of Housing and Urban Development (HUD), "Planned Unit Development Processing Guide," (U.S. Department of Housing and Urban Development, 1970), 1, https://www.google.com/books/edition/Planned_Unit_Development_Processing_Guid/1TIiAfn9GEYC?hl=en&gbpv=0.
[62] Lanser, "Multifamily Private Housing Since World War II."
[63] Lanser, "Multifamily Private Housing Since World War II."

adjacent to older towns.[64] At least a couple of houses in East Cottage Grove were constructed during the 1940s and early 1950s, including the **Cottage Grove United Church of Christ Parsonage** (7008 Lamar Avenue South), constructed in 1951 and the **bungalow** at 7470 Lamar Avenue South, constructed in 1945.[65] Writing in 2000, local historian Robert Vogel noted that there were a dozen or so examples of Minimal Traditional style houses (a common architectural style for houses built in the late 1940s and early 1950s) in the city, generally located on unplatted rural lots or as infill construction in Old Cottage Grove.[66] This early residential development in Cottage Grove was minimal: in 1950, the population of the entire township was only 833, only 69 residents more than the population total in 1940.[67]

Small indications of the residential development to come arrived in 1949, when the four-lot **Munger's Addition** was platted at the east side of St. Paul Park, immediately west of the Chicago, Milwaukee and St. Paul Railroad (current southwest corner of 77th Street South and Hadley Avenue, addressed at 6505 – 6547 77th Street South and 7740 Hadley Avenue). The four houses in this addition were constructed in 1950 (1 house) and 1955 (three houses) and most appear to have been designed in the Minimal Traditional style. In 1953, the **East Side Addition** to Cottage Grove was platted along the east side of the commercial core of Old Cottage Grove, to the east of Lamar Avenue between roughly Upper 74th Street South and 77th Street South. The first houses in the addition, however, were not constructed until the late 1950s, and the addition filled in slowly; according to county property records, most houses in this plat were built from the 1960s to the 1980s.[68] In 1955, the David Realty Company platted the **Panorama City Addition** about a half mile to the south of the East Side Addition (at the current southwest corner of the intersection of Granada Avenue South and Belden Boulevard South). The plat included 13 lots on Alan Street and Belden Boulevard, which was at that time only a gravel township road. Local historian Anne Wedewer Hurlburt notes that "original plans were for a large subdivision, but the development failed, apparently for lack of financing. Only eight houses were built; the remainder became tax delinquent and were eventually acquired by the township and developed into Granada Park." These houses included several small Ranch houses as well as a Cape Cod style dwelling. [69] Additional early plats included the **House's Island View** and the **House's River Acres** along the Mississippi River at the far south edge of the township, which were both platted in 1958. Like the East Side Addition, these additions filled in slowly - while a few houses date to the 1950s, most were constructed in the 1960s and 1970s, and some of the current homes are of a more recent vintage.[70]

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[64] Goodman, *A History of Washington County,* 201.
[65] "Old Cottage Grove Historic District Preservation Planning Report," unpublished manuscript, August 2002, Advisory Committee on Historic Preservation (ACHP) Files, City of Cottage Grove, Minnesota.
[66] Vogel, *Preliminary Inventory of Heritage Resources,* 16-17.
[67] Anne Wedewer Hurlburt, "Suburban Development in Cottage Grove," *Perspectives in Cottage Grove History*, no. 2. (December 1987), 5.
[68] Washington County, GIS Property Viewer, https://experience.arcgis.com/experience/a0a1cb63cd7846bea9ff6c8e18b9b48c#data_s=id%3AdataSource_1-1870aabcfc7-layer-106%3A36149. Dates of residential plats were provided by the City of Cottage Grove.
[69] Anne Wedewer Hurlburt, "Suburban Development in Cottage Grove," *Perspectives in Cottage Grove History*, no. 2. (December 1987), 2; Vogel, *Preliminary Inventory,* 26.
[70] Washington County, GIS Property Viewer, https://experience.arcgis.com/experience/a0a1cb63cd7846bea9ff6c8e18b9b48c#data_s=id%3AdataSource_1-1870aabcfc7-layer-106%3A36149. Dates of residential plats were provided by the City of Cottage Grove.

3.2.2 Thompson Grove: 1958-1960

The next attempt at large scale residential development in Cottage Grove would be far more successful, not only by local standards but also on metro area-wide scale. In 1958, Twin Cities home-building company Orrin Thompson Homes acquired the 489-acre Belden farm immediately adjacent to the Panorama City addition. Hurlburt notes that "to a tract home builder using mass production techniques, the Belden farm was very attractive. The land was relatively flat, inexpensive, and easy to build on with very sandy soils."[71] Additionally, the construction of the Minnesota Mining & Manufacturing Company (now known as 3M) "Chemolite" Plant in Cottage Grove beginning in 1948 and its subsequent growth may have helped to create a demand for more housing in the immediate area (see Chapter 5, Business and Industry, for more information on local industry).[72]

Improved transportation to the area was likely another factor in the Orrin Thompson's decision to pursue a large residential development in Cottage Grove. In 1953, the Minnesota Highway Department improved the portion of U.S. Highway 61 between St. Paul and Red Wing, Minnesota from a two-lane thoroughfare into a four-lane divided highway, which included the segment passing through Cottage Grove.[73] The convenience offered by the newly improved Highway 61 was leveraged in a circa 1958 or 1959 advertisement for Thompson's residential development, which noted that "a modern 4 lane, superhighway takes you right from the very gates of Thompson Grove to the heart of downtown St. Paul – without a stop sign or stop light along the way!"[74]

Between July 1958 and the spring of 1960, the Orrin Thompson company platted 1,164 lots in eight separate **Thompson's Grove Additions** (see Figures 3.1 and 3.3). The subdivision was developed in alignment with FHA standards. Lots were 75-80 wide and 125-150 feet deep. In the absence of city water or sewer services, each home received a septic tank; water was provided through a centralized water distribution system constructed by Orrin Thompson (the Grange

[71] Thomas O. Nelson Co., *Atlas of Washington County, Minnesota* (Thomas O. Nelson Co., 1956), "Cottage Grove,"; Hurlburt, "Suburban Development in Cottage Grove," 2.
[72] Vogel, *Preliminary Inventory of Heritage Resources*, 10-11.
[73] Vogel, "Heritage Resource inventory/Evaluation Report: Point Douglas Road Wayside," unpublished manuscript, draft March 30, 1999, ACHP files, City of Cottage Grove; Mead & Hunt, Inc. "Minnesota Architecture/History Multiple Property Inventory Form: Trunk Highway 61," June 2018, 18-19, Minnesota Statewide Historic Inventory Portal.
[74] Orrin Thompson Construction Co. "3 and 4 Bedroom Ramblers in Fabulous Thompson Grove," n.d., ACHP files, City of Cottage Grove.

Figure 3.1. Thompson Grove, looking northwest towards Highway 61, 1959. Image courtesy of the Minnesota Historical Society, St. Paul, MN (MNHS).

Figure 3.2. House model 36-4 in the Thompson Grove development. Image taken from undated publication "3 and 4 Bedroom Ramblers in Fabulous Thompson Grove" by Orrin Thompson Construction Co.

Elevated Water Tower and Well No. 1 behind 8193 Grange Boulevard constructed in 1958.) The development featured contoured streets and platting. Areas on Belden Boulevard were reserved for a school (the former Grove School that is now the National Guard Armory) and commercial development (near Belden Boulevard and Highway 10/61), which became the Thompson Grove Shopping Center. Additionally, the subdivision included the Thompson Grove Country Club, which opened in summer of 1960 and included a swimming pool and club house. Individuals who purchased homes in the development automatically received a club membership, another selling point for the development. (See Chapter 4, Public and Civic Life and Chapter 5, Business and Industry, for more information on these properties). [75]

[75] Hurlburt, "Suburban Development in Cottage Grove," 2 – 5; Orrin Thompson Construction Co. "3 and 4 Bedroom Ramblers in Fabulous Thompson Grove," n.d., ACHP files, City of Cottage Grove; Vogel, *Preliminary Inventory of Heritage Resources,* 66.

Vogel notes that most of the houses in Thompson Grove were designed in the Ranch style, characterized by an "asymmetrical mass, one-story elevation, gently sloping hipped roof, and informal floor plan" and "muted" exterior ornamentation "derived from traditional bungalow or neo-colonial designs."[76] A circa 1958 or 1959 advertising brochure for the development (see Figure 3.2) illustrated several three and four bedroom models, all Ranch houses clad with cedar shakes with full basements, with front elevations differentiated by slight variations in window and door locations, accent paneling, and in some cases a hipped roof overhang above the front door.[77] Some of the early homes in the Thompson development were constructed without garages.[78]

Figure 3.3. Ranch houses under construction in the 8500 block of Greenway Avenue South within Thompson Grove, ca. 1960. Image courtesy of Tony Brinkman.

3.2.3 Thompson Grove Estates and Pinetree Pond: 1960–1972

The impact of the Thompson Grove development on Cottage Grove Township was enormous. By the 1960 census, the population had increased from 833 in 1950 to 4,850 individuals living in 1,245 dwelling units.[79] Once the development of Thompson Grove was complete, Orrin Thompson moved to the north and east side of Highway 61 and began a new residential subdivision, known as **Thompson Grove Estates Additions** (see Figure 3.4). Between the summer of 1960 and 1970, Thompson platted over 1,400 lots in the Estates Additions.[80] Similar to the Thompson Grove Additions, the Estates featured curvilinear streets, as shown in aerial photos from 1964 (see Figure 3.5)

[76] Vogel, *Preliminary Inventory of Heritage Resources,* 17.
[77] Orrin Thompson Construction Co., "3 and 4 Bedroom Ramblers in Fabulous Thompson Grove," n.d., ACHP files, City of Cottage Grove.
[78] Vogel, *Preliminary Inventory of Heritage Resources*, 17.
[79] Hurlburt, "Suburban Development in Cottage Grove," 5.
[80] Hurlburt, "Suburban Development in Cottage Grove," 7.

Beginning the 1960s, Orrin Thompson began to add the Split-Level house to its repertoire of new houses (see Figure 3.6). Vogel summarizes these split-level houses as a "multi-story dwelling in which the floor levels of adjacent living areas differed by less than a full story," typically with "a low-pitched gabled or hipped roof with wide overhanging eaves and Neo-Colonial or Tudor-derived ornamental detailing."[81] In her book *Ranches, Rowhouses, & Railroad Flats - American Houses: How They Shape our Landscapes and Neighborhoods,* Christine Hunter describes the basic elements of these houses:

Figure 3.4. Thompson Grove Estates, 1961. Photo courtesy of the City of Cottage Grove.

Figure 3.5. Thompson Grove (at left of image) and Thompson Grove Estates (at right), 1964. Image courtesy of Minnesota Historical Aerial Photographs Online (MHAPO), John R. Borchert Map Library, University of Minnesota (U of MN).

> Split-level houses, also built nationwide but most popular in the East and Midwest, were more clearly defined as to size and layout [than ranch houses]. They were asymmetrical, with staggered two-story and one-story sections, which made them well suited to sloping sites. The garage was in the lower level of the two-story section, facing the street. Behind it, with windows on the backyard, was generally an informal common area known as the rec. room, or family room. A half-level up, in the one-story wing, were the now traditional common areas: living room, dining room or area, and kitchen. Another half-level up, over the garage, were the bedrooms.[82]

[81] Vogel, *Preliminary Inventory of Heritage Resources,* 17-18.
[82] Hunter, *Ranches, Rowhouses, & Railroad Flats,* 167-168.

In the late 1960s, Thompson began to add two-story "Colonial Revival" style houses to the Thompson Grove Estates Additions. According to Vogel, these houses were characterized by:

> a simple rectangular plan, two-story elevation, a gabled roof oriented with the ridgeline parallel to the street, symmetrical fenestration, and aluminum, vinyl, brick, or faux Tudor half-timber exterior finishes. Many Orrin Thompson Colonials were also outfitted with fireplaces and end-wall brick chimneys, "colonial" style window treatment (multi-pane sash, decorative shutters), and narrow decorative front porches.[83]

Vogel notes that most homes designed by Orrin Thompson "came equipped with detached single-stall garages that could be connected to the house, typically by means of a breezeway." Increasing numbers of two-income households created a demand for two-stall garages, which "began to appear in the Thompson Grove Estates subdivision in the mid-1960's."[84] The ubiquitous grass front lawn also made its mark on Thompson's subdivisions; Vogel notes that "one of the outstanding features of the suburban streetscape in Cottage Grove is the cohesiveness of the pattern language: street after street of contiguous sodded lawns, symmetrically arranged shade trees, and paved driveways, with low ornamental shrubs and flower beds around house foundations."[85] Around the same time as development was proceeding at the Thompson Grove Estates, the much smaller **Pine Coulee Addition** was platted at the far southeast corner of the township, around current day Layton, Leeward, and Lehigh Avenue South, with additions added in 1968 and 1971.[86]

Figure 3.6. Undated photo showing split-level, Colonial Style house at unknown location in Cottage Grove (visible in background of photo). Photo courtesy of the City of Cottage Grove.

By the mid-1960s, Cottage Grove had experienced extensive growth. The community was incorporated as a village in 1965 (for more information on the history of Cottage Grove's local government, see Chapter 4, Public and Civic Life).[87] A 1966 report noted that the village and neighboring St. Paul Park were "one of the most dynamic growth areas in the Twin Cities Metropolitan Area." At the same time, the area was not yet as well-known as other Twin Cities

[83] Vogel, *Preliminary Inventory of Heritage Resources,* 18.
[84] Vogel, *Preliminary Inventory of Heritage Resources*, 19.
[85] Vogel, *Preliminary Inventory of Heritage Resources*, 20.
[86] Dates of plats provided by the City of Cottage Grove.
[87] Hurlburt, "Suburban Development in Cottage Grove," 13; "CG Residents Vote to Become Village, Incorporation Approved, Filings Open," *Washington County Bulletin* 6, no. 52 (July 21, 1965), ACHP Files, City of Cottage Grove.

suburbs like Bloomington, White Bear Lake, and Burnsville, and "combined industrial, commercial, and residential growth" had been most concentrated in other areas to the northeast, northwest, and southwest of the Twin Cities. The report noted that Thompson's near monopoly on the construction of housing in Cottage Grove had led to a "lack of variety in housing types," contributing to a lack of diversity in population as well.[88] The 1960 and 1970 censuses affirm the homogeneity of residents living in the Cottage Grove area. In 1960, less than 1% of the population of Washington County identified as non-white. In 1970, when the Village of Cottage Grove was listed separately in the federal census, less than 1% of the village's population also identified as non-white. In 1960, there was an average of 3.71 individuals per household in the county. By 1970, the number of individuals per household in the Village of Cottage Grove was 4.69, indicating a significant number of young families.[89]

Vogel provides more information on the demographics of the community in the 1960s. According to Vogel, "African-Americans and other racial minorities were not expressly excluded from Cottage Grove - unlike other developers, Orrin Thompson did not require restrictive covenants that dictated who could take up residence in the new subdivisions." However, Vogel uncovered no evidence that "Orrin Thompson Homes sold any properties directly to African-Americans until the late 1960's." Unsurprisingly, "the 1960 census recorded only two non-white households in Cottage Grove (one identified as African-American and one classified as "other") and tract data from 1970 show just 52 non-whites (three residents who identified as Black and 49 who identified as "other")."[90]

By 1970, the Village of Cottage Grove had a population of 13,419 individuals, representing an approximately 175% increase from 1960.[91] In 1971, Orrin Thompson began a third major subdivision in the village, known as **Pinetree Pond Additions** and located to the northeast of Thompson Grove Estates. Between 1971 and 1975, eight additions were platted in this development, roughly located between 80th Street on the south, Iden Avenue South on the west, 70th Street on the north, and Jamaica Avenue on the east. Based on a spot check of county property records, it appears that most homes in these additions were constructed between 1971 and 1976; the earliest additions hold the oldest houses. Vogel notes that two-car attached garages were a standard component of new houses in the subdivision, reflecting the increasing number of families with two incomes and two cars.[92] Additional residential subdivisions platted before 1974 included the **Pine Ridge Addition,** just south of 80th Street and surrounded by the additions of the Thompson Grove Estates, and the **Rolling Hills First Addition**, just west of Pinetree Pond. At the far southeast corner

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[88] Vanguard Engineers, Inc. and Midwest Planning and Research, Inc., *Grey Cloud Island: A Planning Study for the Simultaneous Operation and Rehabilitation of a Sand and Gravel Site*, 1967, ACHP files, City of Cottage Grove.

[89] United States Department of Commerce, Bureau of the Census, *1970 Census of Population,* Vol. 1, Part 25 (Washington, D.C.: U.S. Government Printing Office, 1973), 25-63, https://usa.ipums.org/usa/resources/voliii/pubdocs/1970/Population/Vol1/1970a_mn-02.pdf; United States Department of Commerce, Bureau of the Census, *1960 Census of Population Advance Reports: Final Population Counts,* Section 25, (November 15, 1960), 25-41, https://www2.census.gov/library/publications/decennial/1960/population-volume-1/18543820v1p25ch3.pdf.

[90] Vogel, *Preliminary Inventory of Heritage Resources,* 36.

[91] Hurlburt, "Suburban Development in Cottage Grove," 5.

[92] Vogel, *Preliminary Inventory of Heritage Resources*, 19. Washington County, GIS Property Viewer, https://experience.arcgis.com/experience/a0a1cb63cd7846bea9ff6c8e18b9b48c#data_s=id%3AdataSource_1-1870aabcfc7-layer-106%3A36149. Dates of plats were provided by the City of Cottage Grove.

of the township, the **Countrywood** plat was filed adjacent to Pine Coulee in 1974, but most homes appear to have been constructed in the later 1970s or 1980s.[93]

3.2.4 Early Multi-Family Housing

In 1972, the **Pinetree Pond Townhomes** First Addition was platted at the south end of the Thompson Grove Estates (along Ironwood Avenue South between 80th and 90th Streets South, approximately 8803 Ironwood Avenue South). That year, construction began on what would ultimately include thirteen townhome building. These buildings were potentially the first townhomes in Cottage Grove and reflect the trend towards providing more diverse forms of housing.[94] The townhouses were developed by Orrin Thompson. Advertisements in the *Minneapolis Tribune* (see Figure 3.7) show a simple, three-story design, which provided a family room, laundry and storage on the partially below-grade first level, a living-dining area on the second level, and bedrooms on the third level, a 2-car garage, private enclosed patio, and deck. The townhome design was labeled "Big-as-a-House Townhouse," likely aimed at families who had been priced out of the single-family home market.[95] By 1972, the **Grove Ridge Apartments** (8120 East Point Douglas Road South) had been constructed on the north/east side of Highway 61, south of Thompson Grove Estates; this was likely the first major apartment complex in Cottage Grove. Its location along the highway at the edge of the Thompson Grove Estates reflects the trend towards separating multi-family housing from single-family neighborhoods, and the Mansard-style roofs of its two buildings reflect the design trends of the time. The inclusion of a pool also reflects the trend towards developing amenities at apartments that were previously restricted to high-end, single-family subdivisions.[96]

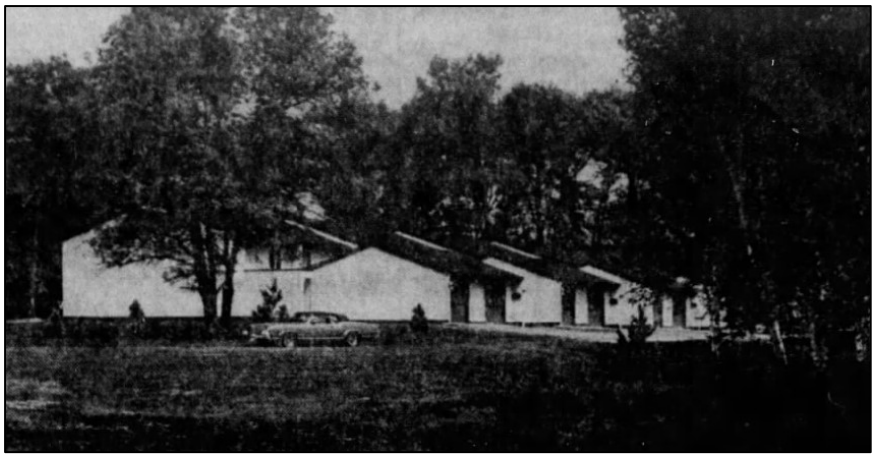

Figure 3.7. Advertisement in the *Minneapolis Tribune* showing townhouses developed by Orrin Thompson, September 24, 1972.

In the early 1970s, Vern Donnay Homes proposed a $40 million development around the intersection of Hinton Avenue and 70th Street South, to include single-family houses, townhomes, rental apartments, and a 250,000 square foot shopping center, planned for completion over 10 years. The **Summer Hills Addition** appears to have been platted by the company in 1972, and several

[93] Washington County, GIS Property Viewer, https://experience.arcgis.com/experience/a0a1cb63cd7846bea9ff6c8e18b9b48c#data_s=id%3AdataSource_1-1870aabcfc7-layer-106%3A36149. Dates of plats were provided by the City of Cottage Grove.
[94] Aerial photographs of Washington County, 1972 and 1979, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.
[95] "Grand Opening!," *Minneapolis Tribune,* September 24, 1972; "Grand Opening!," *Minneapolis Tribune,* May 20, 1973.
[96] Aerial photographs of Washington County, 1972 and 1991, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.

homes had been constructed by 1974. However, Vern Donnay Realty Co. went bankrupt in 1974, and it appears that the project was never completed as intended.[97]

3.3 Cottage Grove Becomes a City, 1974-1990

3.3.1 Beyond Pinetree Pond: Residential Development, 1974–1990

By the mid-1970s, most residential development was concentrated in the Thompson Groves, Thompson Estates, and Pinetree Pond subdivisions. Aerial photographs from the mid-1970s (see Figures 3.8 and 3.9) shows most development located south of 80th street except between Jamaica and Hinton Avenues, where it extended north to 70th Street. Over the next 15 years, residential development spread out to the north and east of this core, bringing the population to a total of 22,935 by 1990.[98] As the number of houses grew, the local government grew also, incorporating as a city in 1974 and providing additional services to its growing resident population.[99]

Figure 3.8. Aerial photograph of Cottage Grove looking west across Highway 61, September 13, 1975. Photo taken from Bordner Consultants, "Cottage Grove Mall: Cottage Grove, Minnesota," March 1977, on file at MNHS.

Between 1973 and 1980, an average of 235 building permits were filed per year in Cottage Grove.[100] Orrin Thompson continued to dominate development in the city. According to a 1979 article in the *Washington County Bulletin*, Thompson developed the majority of approximately 2,000 homes constructed in Cottage Grove between 1973 and 1978.[101] A handful of new subdivisions were platted between 1974 and 1980, including **Highlands First and Second Additions** to the north of Pinetree Pond Additions (between 65th and 70th Streets to the north and south, and Hinton and Inwood Avenues to the west and east), platted in 1976 and 1977. According to a spot check of county property records, most homes in the Highland Additions likely date to 1977 – 1978. Review of existing conditions suggests that many of these houses were originally designed as Split-

[97] "Builders Studying Complex," *Minneapolis Star,* November 17, 1971; Martha Rose, "Vandals Strike at 9 Unfinished Houses," *Minneapolis Star,* June 20, 1974; Nancy Paulu, "Pool's Free if Brooklyn Park Will Take It," *Minneapolis Star,* January 12, 1976.
[98] Aerial photographs of Washington County, 1972 and 1991, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.
[99] "1987: Record Year for City Development," *Cottage Grove Reports,* Spring 1988, 1.
[100] "1987: Record Year for City Development," *Cottage Grove Reports,* Spring 1988, 1.
[101] Bordner Consultants, *Cottage Grove Mall: Cottage Grove, Minnesota*, prepared for Twin City Federal Savings & Loan Association, 1977, 6, Minnesota Historical Society (MNHS), St. Paul; Marie Carter, "City to Return Sewer Refunds to Cottage Grove Residents," *Washington County Bulletin,* May 24, 1979.

Figure 3.9. Aerial photograph of Cottage Grove looking northwest along Highway 61, September 10, 1976. Photo taken from Bordner Consultants, "Cottage Grove Mall: Cottage Grove, Minnesota," March 1977, on file at MNHS.

Level houses, along with some one-story Ranch houses and simple, two-story New Traditional houses with loosely Colonial Revival style detailing and attached garages with shed roofs. In **Pinehill Acres First Addition,** a small plat located to the south of Thompson Grove, most homes likewise appear to have been constructed in the late 1970s. **Pinehill Acres Second Addition** was platted in 1979, but county property records suggest that most homes were not constructed until the early 1980s. The **Woodridge Park Addition and** the first **Ridgewood Addition** were to the west and south of Woodridge Park in 1978 and 1979.[102]

A 1978 publication by the League of Women Voters provides helpful insight on the residential development in the city at the end of the 1970s. In 1977, the population was estimated at 17,430 people. The city had 4,494 units of housing, including 4,271 single family units, 99 townhome units, and 124 multi-family units. Cottage Grove continued to function as a "bedroom community," as most residents had jobs that took them outside of the city. Major local employers included the 3M Chemolite plant, Whirlpool plant, Aera Precision Engineering Company, and the Belden Manufacturing Company; commercial retail shops also provided local jobs (see Chapter 5, Business and Industry, for more information). The city had more residents under 18 and fewer over 55 than the national and state averages, indicating a large number of young families.[103]

By 1980, Cottage Grove had a population of 18,994.[104] In line with national trends in suburban development, articles in the local *Washington County Bulletin* from the late 1970s and early 1980s reveal the tension between retaining the city's character as a community of single-family

[102] Washington County, GIS Property Viewer, https://experience.arcgis.com/experience/a0a1cb63cd7846bea9ff6c8e18b9b48c#data_s=id%3AdataSource_1-1870aabcfc7-layer-106%3A36149. Dates of plats were provided by the City of Cottage Grove.
[103] League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* rev. 1978 (Graphic Design, Inc., 1974), 6-8; John F. Coder and Robert W. Cleveland, "Household Income in 1970 and Selected Social and Economic Characteristics of Households," Report No. P60-79, United States Census Bureau, July 27, 1971, https://www.census.gov/library/publications/1971/demo/p60-79.html#:~:text=The%20median%20money%20income%20of,the%20same%20as%20in%201969.
[104] City of Cottage Grove Department of Planning, *Community Fact Book,* 1986, 1, MNHS, St. Paul.

homes while also allowing for a greater variety of more affordable housing types. A September 1979 article argued that the community was on the verge of a "serious housing problem," given the low turnover rate for houses that led to high prices and a shortage of housing for low- and moderate-income families. Only 7% of the city's approximately 5,000 units of housing were rental units, an increase of just 1% since the 1970 census. At the same time, the cost of buying a home had nearly doubled since 1970. Lack of rental housing and high rents also prevented individuals from taking advantage of the federal Section 8 housing voucher program. To ease the shortage, in 1979, the city received a Community Development Block Grant (CDBG) from the federal government to buy land for a townhouse development for low and moderate-income families receiving Section 8 rental assistance and was tasked by the Metropolitan Council with encouraging the development of an additional 500-1,350 low- and moderate-income units by 1990.[105]

An article dated September 4, 1980 noted that "apartments, townhouses, quad homes and duplexes are sorely needed in this area…as the community matures and more homeowners seek smaller dwelling units when their families grow up, the need for other housing types will increase more." While the population had increased by over 5,000 between 1970 and 1980, the city still only had one apartment complex, the 1973 Grove Ridge Apartments.[106] Over the next several years, the community began to address this need through changes to local zoning and new developments. In the fall of 1979, the city planning commission heard proposals for two townhome developments, one at Pinehill Acres 2nd Addition and another near the intersection of Jamaica Avenue and 80th Street South, as well as an application for a townhouse and quadraplex development for low- and moderate-income residents near Islay Avenue and Highway 61.[107] By June 1980, the **Woodmount Townhomes** at Islay Avenue South and 90th Street South (8815-A 90th Street South), a subsidized development for low and moderate-income residents, was under construction.[108] The **Highland Townhomes** Addition was platted in 1980 at the southeast corner of the intersection of 70th Street South and Hinton Avenue South (approximately addressed at 7011 Homestead Avenue South), and a complex of townhouses were constructed here by 1986.[109] In 1981, following a variance request from Orrin Thompson Homes, the city removed the 960 square foot minimum size requirement for homes built in certain residential zoning districts, allowing for the construction of smaller and therefore more affordable houses.[110] A manufactured house zoning district was created by the city in 1982, and a proposal to create what would have been the city's first condominiums at the Woodridge Coach Homes (north of Woodridge Park and east of Jamaica Avenue) was also considered.[111] The

[105] Marie Carter, "Cottage Grove Has Housing Problems for Low-, Moderate-Income Families," *Washington County Bulletin,* September 13, 1979.
[106] "City Will Win with Diversified Housing," *Washington County Bulletin,* September 4, 1980.
[107] Marie Carter, "Grove Commission Hears Housing Requests," *Washington County Bulletin,* September 4, 1980.
[108] "Townhouses Construction Begins," *Cottage Grove Reports,* June 1980.
[109] Aerial photographs of Washington County, 1980 and 1986, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.
[110] Gordon Gilbert, "Orrin Thompson Asks Cottage Grove for Smaller House Sizes," *Washington County Bulletin,* July 9, 1981; Gordon Gilbert, "Cottage Grove Drops House Size Minimum Despite Citizen Concern," *Washington County Bulletin,* August 27, 1981.
[111] Gordon Gilbert, "Cottage Grove Residents Object to Manufactured Housing District," *Washington County Bulletin,* November 26, 1981; Larry Cortese, "Grove Approves Housing Ordinance," *Washington County Bulletin,* April 29, 1982.

Grove Apartments (7752 Hemingway Avenue South) were constructed around 1982.[112] In February of 1983, the city passed an ordinance to allow accessory housing dwelling units on single family homes.[113]

The city's 1990 comprehensive plan (plan for 1990 that was finalized in 1981) projected that new residential development during the 1980s would be primarily located in "areas east of Jamaica to Keats and south of 70th Street to Highway 61. It is anticipated that these areas will contain a mix of housing, including single family homes, townhouses, quad homes, twin homes and apartments. Apartments would be located south of 90th Street and north of City Hall."[114] In general, new construction declined in the early 1980s, with 116 building permits filed in 1981 and only 43 in 1982, before rising again in 1983.[115] An average of 174 permits for unattached dwelling units were issued per year in 1984, 1985, and 1986. Construction spiked in the late 1980s, with 273 permits for new dwelling units filed in 1987 and 224 in 1988.[116]

Among the largest residential subdivisions platted in the 1980s were the eight **Pinetree Pond East Additions,** generally located east of Jamaica Avenue and west of Kingston Park, between 70th and 80th Streets (platted between 1980 and 1989); the **Jamaica Ridge Additions** along Jamaica Avenue south of 80th Street (platted 1986 and 1988); the three **Vantage Point Additions** just to the east of the Jamaica Ridge Additions (platted 1986-1989); the two **Eightieth Place Additions** west of Keats Avenue and south of 80th Street (platted 1989); the five **Sandy Hills Additions** located between 85th and 90th Streets east of Jamaica Avenue (platted 1986 – 1989); four additions to the Ridgewood subdivision (1987 – 1990); and the two **Hidden Valley Additions** west of Hinton Avenue and south of 70th Street (platted 1986 and 1988). 1987 was a record year for residential development; new subdivisions started that year alone included **Heritage Estates, Knollwood,** Ridgewood Second Addition, Sandy Hills Second and Third Additions, Vantage Point Second Addition, **Rolling Hills Fourth and Fifth Additions, and the Pinehill Acres Fourth Addition**. 1988 was another record year that included not only 224 single family permits but also six permits for multi-family buildings. Subdivisions started in 1988 included Phase II of the Heritage Estates development, Pinetree Pond East 6th and 7th Additions, Vantage Point Third Addition, Jamaica Ridge Second Addition, **East Parkview Addition, Felde, Highlands Third Addition**, and the **River Oaks Addition.**[117] By spring of 1989, an apartment complex funded by the HRA was scheduled for construction that year, adjacent to Oakwood Park.[118] Review of existing conditions in the Pinetree Pond East Additions suggests that Split Level and New Traditional houses continued to be popular housing types during the 1980s.

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[112] Aerial photographs of Washington County, 1980 and 1986, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.

[113] Larry Cortese, "Accessory Housing Ordinance Passed," *Washington County Bulletin,* February 17, 1983; "Survey Reveals Housing Needed for Elderly," June 13, 1985.

[114] "Cottage Grove, 1990," *Cottage Grove Reports,* June 1981.

[115] "1987: Record Year for City Development," *Cottage Grove Reports,* Spring 1988, 1.

[116] "1987: Record Year for City Development," *Cottage Grove Reports,* Spring 1988, 1; "1988 Another Record Year for City Housing, Business Development," *Cottage Grove Reports,* Spring 1989, 1.

[117] "Planning Department Reports 1987 Is Record Development Year," *Cottage Grove Reports,* Winter 1987, 8; "1988 Another Record Year for City Housing, Business Development," *Cottage Grove Reports,* Spring 1989, 1.

[118] Mayor Dick Pederson, "Thanks, and Season's Greetings to All," *Cottage Grove Reports,* Winter 1988, 2; "Parks Department Plans Improvements to Four Parks, Ice Arena, Municipal Pool," *Cottage Grove Reports,* Spring 1989, 3.

A "community fact book" prepared in 1986 indicated that over two-thirds of the city was still occupied by rural or agricultural land, noting that "plenty of land is available for more homes and development." By this time, it appears that residents valued the variety created by the retention of agricultural land and undeveloped areas; the fact book noted that the city was planning for the "preservation of farm land and open space areas that add the variety so much desired by the residents."[119]

In 1986, Cottage Grove still maintained its position as largest community in Washington County.[120] Most residents continued to commute to jobs outside of Cottage Grove elsewhere in the Twin Cities. Just over half of the workforce was employed in white collar occupations, including managerial, professional, sales, and administrative support jobs. About 10% were engaged in service industries, 10% had jobs in the fields of "precision production, craft and repair," and 8% were employed as machinists, assemblers and inspectors.[121] The majority of the city's population was still composed of families with children; there were few college-age residents or residents above 44 years old.[122] The city had 5,800 units of housing, approximately 96% of which had been constructed after 1955. Though the majority of these units were single family, detached homes, the report noted that "in recent years, other styles of homes have become available in the City, including townhomes and apartments," a "reflection of the City's policy to encourage the availability of a wide variety of housing styles and price ranges for its residents."[123]

While housing diversity was slowly increasing by the late 1980s, ethnic diversity was even slower to increase. According to the 1980 census, the community's demographic was still largely white, with 0.8% of the population identifying as Black and 1.7% identifying as of Spanish origin.[124] By 1990, out of a total population of 22,935 individuals, there were 267 individuals (roughly 1%) who identified as Black, 68 (less than 1%) who identified as American Indian, and 261 (roughly 1%) who identified as Asian or Pacific Islander.[125]

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[119] City of Cottage Grove Department of Planning, *Community Fact Book,* 1986, 1, MNHS, St. Paul.
[120] City of Cottage Grove, *Community Fact Book,* 5.
[121] City of Cottage Grove, *Community Fact Book,* 8-9.
[122] City of Cottage Grove, *Community Fact Book,* 5.
[123] City of Cottage Grove, *Community Fact Book,* 6.
[124] United States Department of Commerce, Bureau of the Census, *1980 Census of Population,* Vol. 1, Part 25 (Washington, D.C.: U.S. Government Printing Office, 1982), 25-13, https://www2.census.gov/prod2/decennial/documents/1980a_mnABC-02.pdf
[125] United States Department of Commerce, Bureau of the Census, *1990 Census of Population,* Vol. 1, Part 25 (Washington, D.C.: U.S. Government Printing Office, 1992), 38. https://www2.census.gov/library/publications/decennial/1990/cp-1/cp-1-25.pdf.

Associated Properties

To be eligible for historic designation on the Cottage Grove City Register of Historic Sites and Landmarks or the National Register of Historic Places, properties associated with residential and suburban development must:

1. Be located within the current city limits of Cottage Grove.
2. Have been constructed or in use between 1945 and 1990.
3. Be historically significant under one or more local and/or National Register criteria.
4. Retain historic integrity.

This section describes **property types** associated with suburban and residential development and further explains the **requirements** they must meet for listing in the NRHP.

Property Types and Physical Characteristics

Resource Categories

Of the five categories of resources (buildings, structures, objects, sites, and districts), properties associated with residential and suburban development in Cottage Grove between 1945 and 1990 are most likely to be **buildings** and **districts.** Single-family tract houses are more likely to be considered for designation as part of a historic district that includes the entire residential subdivision, rather than as individual buildings.

Associated Property Types

Based on the historic research completed for this context, these associated property types may include:

- Single-family houses
- Multi-family housing, including apartment buildings and townhouses

In general, housing developed between 1945 and 1990 is most likely to be located within the area of Cottage Grove bounded by Keats Avenue South to the east, 65th and 70th Streets to the north, St. Paul Park to the west, and 95th and 100th Streets to the south. 1945-1990 housing may also be located along the river, at the far southeast corner of the city, and in other locations throughout Cottage Grove. Single-family houses are most likely to be located within residential subdivisions adjacent to other houses constructed around the same time; multi-family buildings are also most likely to appear in complexes.

Single-family houses are expected to align with forms and architectural styles common to tract houses of this vintage across the United States. These include:

- Minimal Traditional
- Ranch
- Split-Level
- New Traditional

Ranch, Split-level, and New Traditional forms may feature details influenced by architectural styles like Colonial Revival, Tudor Revival, and Shed style. The majority of the single-family houses constructed in Cottage Grove were developed as tract housing. If high-style, architect-designed homes exist in Cottage Grove, it is anticipated that these will be located in smaller subdivisions or developed individually on lots along the Mississippi River or other scenic locations.

Multi-family housing developed before 1990 is anticipated to be much less common than single family housing. Most of the extant examples identified in this report are low-rise (2-3 story) buildings with details that loosely reflect Mansard, Shed, and Colonial Revival architectural styles.

Occurrence and Survival

Most of the housing constructed in Cottage Grove between 1945 and 1990 appears to remain today and to comprise the majority of the existing housing stock.

Relationship to City and National Register Criteria for Historic Significance

In order to be considered eligible for the National Register, properties must be significant under one of the four National Register Criteria for Evaluation: "Criterion A" (association with significant events), "Criterion B" (association with important persons), "Criterion C" (significant design/construction), and "Criterion D" (information potential). In order to be considered eligible for local designation on the City Register, properties must be significant under one of three Criteria: "Criterion 1" (association with history or cultural heritage of the city, state, or country); "Criterion 2" (association with people or events that contributed significantly to the city's cultural heritage); and "Criterion 3" (embodiment of architectural type or style; or elements of design, detail, materials or craftsmanship).

The following section provides suggestions on how properties associated with residential and suburban development in Cottage Grove between 1945 and 1990 might be evaluated for significance under City and National Register criteria for historic significance. Because the City criteria are similar to the National Register criteria, they are listed in parentheses next to each corresponding National Register criterion below. National Park Service guidance regarding historic significance and integrity are often referenced as best practices where city criteria for designation are unclear. However, the city's local designation program is technically governed only by the requirements in the City Code of Ordinances, not the requirements of the National Register program.

While the city's local designation program does not specify age requirements for designating properties, properties typically must be 50 years of age or older in order to be eligible for the National Register. At the time this context study was prepared (2025), this means that properties would generally need to have been constructed in or before 1975. In addition to meeting one of the National Register Criteria below, buildings that are younger than 50 years of age need to meet National Park Service thresholds for "exceptional importance," meaning that their historic significance needs to rise above the typical level of significance required for National Register listing.[126] This does not mean that the property needs to have a national level of importance; rather, it means that the property needs to be exceptionally important within its appropriate context, whether at the local, state, or national level. Evaluating a property for exceptional significance requires that "sufficient historical perspective exists to determine that the property is exceptionally important," meaning that there must be sufficient scholarly research and evaluation to understand the applicable historic context and the property's role in that context.[127] For example, in order to consider a 1980s residential subdivision for National Register listing, it would need to be determined exceptionally important within one or more contexts, which could include 1980s trends in tract housing design, the body of work of the individual or firm who developed and constructed it, residential development in Cottage Grove during the late twentieth century, etc.

Information below on the National Register Criteria for Evaluation is based on the National Park Service's National Register Bulletins *How to Apply the National Register Criteria for Evaluation* and *How to Complete the National Register Registration Form.*[128]

National Register Criterion A: Association with Significant Events (City Criteria 1 and 2)

To be considered eligible for the NRHP under Criterion A, properties must be "associated with events that have made a significant contribution to the broad patterns of our history." These can be specific events, or "a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation."[129] Some historic events and trends identified in this chapter with which subject properties might be associated include:

- The growth of residential suburban development in Cottage Grove beginning in the late 1950s
- The trend towards multi-family housing like apartment buildings and townhouse developments beginning the late 1960s
- The evolution of federally-subsidized affordable housing during the mid to late-twentieth century

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[126] National Park Service, *How to Apply the National Register Criteria for Evaluation,* rev. ed. (U. S. Department of the Interior, National Park Service, 1997), 42, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.
[127] National Park Service, *How to Apply the National Register Criteria for Evaluation,* 42.
[128] National Park Service (NPS), *How to Apply the National Register Criteria for Evaluation,* rev. ed. (U. S. Department of the Interior, National Park Service, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf; National Park Service (NPS), *How to Complete the National Register Registration Form* (U. S. Department of the Interior, National Park Service, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf.
[129] NPS, *How to Apply the National Register Criteria for Evaluation,* 12.

For a property to be eligible for the National Register under Criterion A, it should demonstrate significance as compared to other similar properties within the context of these events and trends. For example, a subdivision of single-family homes should be compared with other subdivisions to determine which contributed most significantly to the city's development as a suburb.

The "period of significance" for a property designated under Criterion A should be the span of time in which the property achieved significance. For a residential subdivision, this is typically the year(s) when the houses in the subdivision were constructed. The level of significance will likely be local, unless the property is shown to have statewide or national importance when compared with residential development in other suburbs across the state or nation.

National Register Criterion B: Association with Significant Persons (City Criterion 2)

To be considered eligible for the NRHP under Criterion B, properties must be "associated with the lives of persons significant in our past." A significant individual is defined as someone "whose activities are demonstrably important within a local, state, or national historic context."[130] The context for assessing whether a specific individual was significant within the areas of education, business and industry, local government, recreation, or other areas of Cottage Grove history will likely be found in Chapters 4-6 of this context study, rather than Chapter 3. However, because properties designated under Criterion B are often houses and residences, this criterion is discussed here in this chapter on residential development.

To be significant for association with a person, a property must have been associated with that person during the time period when he or she achieved significance, and the property must be the best representation of that person's accomplishments. The individual must have directly influenced the conception and/or development of the property, or have lived in the property while making their contributions to their respective fields. The length of association with the individual in comparison with other associated properties should also be considered, to determine which property is the best representation of the individual's achievements. In some cases, the best representation of an individual's achievement is their house; in other cases, their place of work or other buildings might be a better representation. For example, a house in Cottage Grove that was a home of a notable local educator could be considered for designation under Criterion B, but it is possible that the school at which they taught is a better representation of their achievements.

The "period of significance" for a property designated under Criterion B should be the span of time in which the individual achieved significance and was associated with the property. The level of significance would likely be local, unless the individual is shown to have statewide or national importance. Properties significant for association with notable architects or builders should be considered under Criterion C.

[130] NPS, *How to Apply the National Register Criteria for Evaluation,* 14.

National Register Criterion C: Design/Construction (City Criterion 3)

To be considered eligible for the NRHP under Criterion C, properties must "embody the distinctive characteristics of a type, period, or method of construction, or…represent the work of a master, or…possess high artistic values, or…represent a significant and distinguishable entity whose components may lack individual distinction." Properties that represent a type, period, or method of construction are those that illustrate, through distinctive features, a particular architectural style or construction method. They might illustrate "the pattern of features common to a particular class of resources, the individuality or variation of features that occurs within the class, the evolution of that class, or the transition between classes of resources."[131] In other words, a property that is significant under Criterion C will exemplify a particular architectural style, method of construction, or building type, or will be a good representation of the work of a notable architect or builder.

For a property to be eligible for the National Register under Criterion C, it should demonstrate significance as compared to other similar properties within the context of a particular architectural style, construction method, building type, or the body of work of a particular designer or builder. For example, a residential subdivision with Ranch-style houses should be compared to other similar subdivisions in Cottage Grove to determine which is the best example of Ranch-style housing. Alternatively, a high-style house designed by a notable architect should be compared to other houses designed by that architect, to confirm that this house is a good representation of that architect's achievements.

The "period of significance" for a property designated under Criterion C should correspond to the date that the property was constructed. The level of significance would likely be local, unless the property's design or construction is shown to have statewide or national importance when compared with similar properties in other locations across the state or nation.

Criterion D: Information Potential

To be considered eligible under Criterion D, properties must "have yielded, or may be likely to yield, information important in prehistory or history."[132] While this Criterion is most often applied to archaeological districts and sites, it can also apply to buildings and structures that contain important information. For example, as the National Park Service explains, "a building exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development."[133] Properties associated with this context study are unlikely to be eligible under Criterion D, though a property which is the only surviving record of a particular structural system or use of a particular building material might qualify under this category.

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[131] NPS, *How to Apply the National Register Criteria for Evaluation,* 17-18.
[132] NPS, *How to Apply the National Register Criteria for Evaluation,* 21.
[133] NPS, *How to Apply the National Register Criteria for Evaluation,* 21.

Subject properties located on land cleared of previous buildings may rest on urban archaeological sites that might contain information important in history or prehistory. These archaeological sites, however, are not related to the subject properties themselves and cannot be evaluated using this context study. Any remnants of the built environment uncovered in such cases should be evaluated for significance under their appropriate historic contexts by archaeologists who meet the Secretary of the Interior's Professional Qualification Standards for Archaeology.

Integrity Thresholds

Historic integrity is a property's ability to convey its historic significance through its physical materials and features. NPS defines seven aspects, or qualities, of historic integrity: location, design, setting, materials, workmanship, feeling, and association. According to NPS, "to retain historic integrity "a property will always possess several, and usually most, of the aspects."[134] A property with integrity will retain the essential physical features from its period of significance. Thresholds for integrity will vary depending on the reason for significance, the type of resource, and the rarity of the resource.

Reason for Historic Significance

The specific aspects of integrity that a property needs to retain to convey its historic significance will vary depending on why that property is significant. According to the National Park Service, properties significant under Criteria A or B "ideally might retain some features of all seven aspects of integrity…integrity of design and workmanship, however, might not be as important to the significance." Properties significant under Criterion C "must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association."[135]

Resource Type

In a historic district, such as a residential subdivision, integrity is evaluated for the district as a whole, meaning that the majority of the district's individual resources must retain integrity.[136] For individual buildings like houses and apartment buildings, the specific physical characteristics that should be present in order to retain integrity will depend on why the property is significant and the rarity of the resource. Generally, however, the building or structure will retain its historic form, roofline, and general pattern of window and door openings (if applicable). If a non-historic addition exists, it will generally be smaller than the historic building or structure, located on a rear or secondary elevation, and compatible with the design of the historic resource.[137]

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[134] NPS, *How to Apply the National Register Criteria for Evaluation,* 44.
[135] NPS, *How to Apply the National Register Criteria for Evaluation,* 48-49.
[136] NPS, *How to Apply the National Register Criteria for Evaluation,* 46.
[137] NPS, "New Additions to Historic Buildings," last updated June 6, 2024, https://www.nps.gov/subjects/taxincentives/additions.htm.

Rarity

Where few surviving examples of a property type exist, it might be possible for a resource to have more non-historic alterations or fewer historic features and still retain integrity, as long as there are enough historic features to convey the property's historic significance. On the other hand, for a common property type where many examples remain, the threshold for integrity may be higher.[138]

[138] NPS, "Evaluating Common Resources," *National Register of Historic Places Best Practices Review,* no. 4 (July 2023): 2, https://www.nps.gov/subjects/nationalregister/upload/BPR_common-resources-2023-07-27-REV.pdf.

Related Properties

The following is a list of properties related to residential development in Cottage Grove between 1945 and 1990 that are known to be extant. Properties with an asterisk (*) could not be confirmed to be extant (typically due to difficulties in aligning historic addresses with current locations). Dates in parentheses indicate approximate construction dates, when known. For residential subdivisions, dates indicate dates of platting, rather than construction. For subdivision locations, see Appendix B.

- **Cottage Grove United Church of Christ Parsonage,** 7008 Lamar Avenue South (1951)
- **Bungalow,** 7470 Lamar Avenue South (1945)
- **Munger's Addition** (1949)
- **East Side Addition** (1953)
- **Panorama City Addition** (1955)
- **House's Island View** (1958)
- **House's River Acres** (1958)
- **Thompson Grove Additions** (1958-1960)
- **Thomspon Grove Estates Additions** (1960-1968)
- **Pinetree Pond Additions** (1971-1975)
- **Pine Ridge Addition** (1971)
- **Rolling Hills Additions** (1972 – 1987)
- **Summer Hills First Addition** (1972)
- **Countrywood** (1974)
- **Pinetree Pond Townhomes,** approximately 8803 Ironwood Avenue South (1972)
- **Grove Ridge Apartments,** 8120 East Point Douglas Road South (ca. 1972)
- **Summer Hills Addition** (1972)
- **Highlands Additions** (1976-1977, 1989)
- **Pinehill Acres Additions** (1978, 1979, 1989)
- **Woodridge Park Addition** (1978)
- **Ridgewood Additions** (1979, 1987-1990)
- **Woodmount Townhomes,** 8815-A 90th Street South (ca. 1980)
- **Highland Townhomes,** approximately 7011 Homestead Avenue South (ca. 1980)
- **Groves Apartments,** 7752 Hemingway Avenue South
- **Pinetree Pond East Additions** (1980-1989)
- **Jamaica Ridge Additions** (1986-1989)
- **Eightieth Place Additions** (1989)
- **Sandy Hills Additions** (1986-1989)
- **Hidden Valley Additions** (1986, 1988)

4.0 Public and Civic Life

History

The residential explosion in Cottage Grove that began in the late 1950s brought changes not only to the number of neighborhoods but also to the form of local government and the services it provided. This chapter explores the evolution of Cottage Grove's municipal government from a township board to a village in 1965 and a city in 1974, and how the county and municipal services developed during the Suburban Expansion Era, including public utilities, emergency response services, public library, municipal recreation facilities, and postal service. This chapter also describes the development of publicly-funded education in Cottage Grove, including the community's primary and secondary schools. The municipal and regional park system is included in Chapter 6, Cultural Life as part of the section on recreation.

4.1 Municipal Government and Services

Cottage Grove's overnight shift from rural community to suburb in the late 1950s led to a push by new suburban residents for local government services. It also led to tensions between new suburban homeowners in the Thompson Grove Additions and long-standing residents of the agricultural community. For example, in early 1960, residents of the township petitioned (unsuccessfully) to divide the rural and suburban portions into two government units, arguing that "population trends and the physical growth and development have created a substantial disparity in the nature and character" of the two sides.[1]

When Thompson began the process of developing Thompson Grove Estates in the 1960s, Cottage Grove was still operating as a township without any local zoning ordinances or public utilities. The creation of the South Washington Planning Commission in 1959 provided some oversight of development in the area. The commission, which included representation from Cottage Grove, Grey Cloud Island, Newport, St. Paul Park, and Woodbury, created a general development plan for the county in 1961.[2] Over the next several years, Cottage Grove evolved from a township into a village, gradually increasing the services it provided. In March 1961, the Minnesota Legislature passed special legislation to allow the township to construct its own sewer system for the Thompson Grove Estates, which would otherwise not have been allowed by Minnesota law. The **sewage treatment plant** (9211 110th Street South) was constructed on the Mississippi River near the Chemolite Plant by the end of 1962, and by 1964 the township's sewer service was extended to several nearby areas.[3] The township also assumed operation of the water treatment system installed in the Thompson Grove Additions (including the **Grange Elevated Water Tower and** one-story,

[1] Untitled statements dated February 17, 1960 and March 31, 1960, folder "Separation of Cottage Grove Township," in "Local Subdivisions Reorganization Papers, 1954-1960. Washington County (Minn.). County Auditor," Minnesota Historical Society, St. Paul (MNHS); Hurlburt, "Suburban Development in Cottage Grove," 7-9.
[2] Vanguard Engineers, Inc. and Midwest Planning and Research, Inc., *Grey Cloud Island: A Planning Study for the Simultaneous Operation and Rehabilitation of a Sand and Gravel Site*, 1967, ACHP files, City of Cottage Grove.
[3] Goodman, *A History of Washington County,* 202; Hurlburt, "Suburban Development in Cottage Grove," 9.

concrete block **Well No. 1** at 8193 Grange Boulevard constructed in 1958; see Figure 4.1).[4] In 1964, the township designed a storm water drainage system, which was apparently implemented in the subsequent decades.[5]

Figure 4.1. Grange Elevated Water Tower and Fire Station No. 1, looking south from Grange Boulevard, 1983. Image courtesy of MNHS.

In the 1950s, township government met in the one-story, Greek Revival-style **Cottage Grove Town Hall** (constructed in 1881; 9540 Islay Avenue South) in the Langdon area. In 1961, city leaders transitioned to the 1960 **Thompson Grove Country Club** (6581 85th Street South, not extant, see Figure 4.2) for their meetings.[6] That year, the township hired its first full time employee, Carl Meissner, and established the Cottage Grove Police Department with part-time policemen and a police station in rented home on Belden Boulevard. A volunteer fire department was organized in the late 1950s, and the **East Cottage Grove Volunteer Fire Department Station** (11093 75th Street South) was constructed around that time in East Cottage Grove. Based on review of current conditions, the station appears to have consisted of a simple one-story garage in a modified Quonset hut form. The township established a local planning commission and passed its first zoning ordinance in early 1963, which aligned new residential development with the lot sizes and setbacks utilized in the Thompson Grove Additions and Estates. The zoning ordinance also reserved approximately a quarter of the township for industrial use, in an attempt to attract industry and keep taxes low for residents.[7]

After a failed effort to incorporate with the township of Woodbury as the Village of Washington, efforts increased to incorporate the township of Cottage Grove as a village, with some

[4] Hurlburt, "Suburban Development in Cottage Grove," 9; Vogel, *Inventory of Heritage Resources,* 66.
[5] City of Cottage Grove, *Community Fact Book*, 13.
[6] Robert Vogel, "Cottage Grove History – 150 Years," unknown periodical, ca. 1993, ACHP files, City of Cottage Grove; Robert C. Vogel, "Adaptive Reuse Proposal Cottage Grove Town Hall: 9540 Islay Avenue South," September 7, 1999, 2, ACHP files, City of Cottage Grove.
[7] Hurlburt, "Suburban Development in Cottage Grove," 12-14; Robert C. Vogel, *Preliminary Inventory of Heritage Resources*, 66.

Figure 4.2. Thompson Grove Country Club, ca. 1960s. Image courtesy of MNHS.

arguing that incorporation would draw desired businesses.[8] In July, 1965, voters approved the incorporation of the Village of Cottage Grove by a vote of 491 to 138. The first elections for the local government, including a mayor, four trustees, two justices of the peace, and two constables were scheduled for the end of August. Harold Kernkamp, a local retired farmer, was elected as the city's first mayor; Glen Brown, William Williams, Conway Olson, and Robert LaBrosse were the city's first four trustees. At the time, the new village was the largest municipality in Washington County, with a population of 10,929.[9] Urban and rural tax districts were established, in recognition of the disparity in the benefit of new city services between the new residential subdivisions and the village's farm residents.[10] **Village offices** were located in rented space in the **Thompson Grove Shopping Center** (not extant), while the village's **Public Works Garage** (9550 Islay Avenue) was a simple, one-story, concrete block structure constructed behind the Town Hall in the 1950s. A fire station, known as the **Fire Hall,** was also constructed in 1962 (location unknown; may refer to the non-extant Fire House No. 1 at 8183 Grange Boulevard, see Figure 4.1).[11]

The boundaries of the village encompassed the east portion of Grey Cloud Island. The portion of the island not included within the boundaries of Cottage Grove was known as Grey Cloud Township and had a population of 322 individuals in the mid-1960s. With the exception of the Grey Cloud Island Town Hall (located in the current-day boundaries of St. Paul Park), a summer camp for children known as Camp Galilee (see Chapter 6, Cultural Life), and the J. L. Shiely Company Mine (see Chapter 5, Business and Industry, for more information), the island featured

[8] Hurlburt, "Suburban Development in Cottage Grove," 12-14; Vogel, *Preliminary Inventory of Heritage Resources,* 66.
[9] Hurlburt, "Suburban Development in Cottage Grove," 13; "CG Residents Vote to Become Village, Incorporation Approved, Filings Open," *Washington County Bulletin* 6, no. 52 (July 21, 1965).
[10] Hurlburt, "Suburban Development in Cottage Grove," 11- 13.
[11] Hurlburt, "Suburban Development in Cottage Grove," 13.

little development.[12] All but 80 acres of the island were eventually incorporated into the City of Cottage Grove in the early 1980s (see below).

Figure 4.3. Municipal Building, undated. Image courtesy of the City of Cottage Grove.

As Cottage Grove became a more urbanized suburb, the need for municipal buildings became clear. In 1967, the village's plans called for two new buildings: a municipal building with police department, civil defense shelter, fire department, administrative offices, council, courtroom, jury room, judge's chamber, library, and 3-stall fire hall, and a municipal garage with storage space for road equipment, maintenance area, paint bay, wash rack, water department, parts department, lockers and the superintendent's office.[13] In 1968, village voters approved a bond issue for both the **Municipal Building** (7516 80th Street South, not extant, see Figure 4.3) **and Public Works Building** (8635 West Point Douglas Road South, see Figure 4.4)**.** The municipal building was constructed in 1968 and expanded in 1974 and again in the 1980s. Historic photos indicate that it was a two-story, brick building with a flat roof and simple Modern design. The public works building, which appears to have been a simple, one- or two-story structure with a flat roof, was constructed in 1968 and also expanded in 1976.[14]

The growing focus on civil rights and environmentalism across the United States during this time was reflected in commissions established by the village government. In 1968, Cottage Grove created a Human Rights Commission; an Environmental Commission (which was incorporated into the parks and natural resources commission) was established in 1970.[15]

[12] Vanguard Engineers, Inc. and Midwest Planning and Research, Inc., *Grey Cloud Island: A Planning Study for the Simultaneous Operation and Rehabilitation of a Sand and Gravel Site*, 1967, ACHP files, City of Cottage Grove.
[13] "Cottage Grove Building Committee Kickoff Campaign for New Building," *Washington County Bulletin* 8, no. 29 (February 15, 1967).
[14] Hurlburt, "Suburban Development in Cottage Grove," 13; League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* rev. 1978 (Graphic Design, Inc., 1974), 8; Vogel, *Preliminary Inventory of Heritage Resources*, 15, 39-40, 68.
[15] Vogel, *Preliminary Inventory of Heritage Resources*, 44.

Figure 4.4. Street renaming, location unidentified but likely the Public Works Building, ca. 1970. Image courtesy of the City of Cottage Grove.

Growth also led to changes to the community's street network. The concentration of suburban development around the intersection of Belden Boulevard and Highway 61 soon led to the installation of a traffic light at the intersection, with the cost split between the township, the county, and the state highway department.[16] In 1969, the village council approved renaming of Cottage Grove roads, in alignment with a proposal by Washington County to create uniform street names and numbers throughout the county, and following eight other municipalities in Washington County who had already adopted the plan. Avenues (running north-south) received names while streets (east-west) were numbered. Avenues were named alphabetically with letters from G through M – from Geneva Avenue South on the west to Manning Avenue South on the east - with the second and third letters placed alphabetically where the beginning letter was duplicated (such as in the Thompson Grove Additions and Estates). Streets were numbered from 65th Street on the north to 113th Street on the south. Actual renaming, however, was delayed until 1970.[17]

As the community grew, the structure and services of the local government did too. On January 1, 1974, the Village of Cottage Grove became the City of Cottage Grove, under a 1973 state law.[18] The community had already developed a comprehensive plan (in 1970) and established a Department of Planning (in 1973). By 1978, this department was known as the Department of Planning and Community Development and handled planning, approvals of permits and licenses, and publicity for the city.[19] By 1978, the department of planning and community development was just one of five city departments that also included public works, recreation, administration, and public safety, all overseen by the city's administrator. The city's public works department was responsible for maintenance of streets and signage, snow removal, the city's water treatment

[16] Jim Nagel, "The South Wind," *St. Paul Dispatch,* June 8, 1965.
[17] Teddy Sanem, "Hearing on Street Renaming Scheduled in Cottage Grove," *Washington County Bulletin,* no. 45 (June 12, 1969); Teddy Sanem, "Cottage Grove Street Renaming Approved," *Washington County Bulletin,* no. 45 (July 24, 1969); "Street Renaming Delayed in CG," *South Washington County Sun,* January 7, 1970; "Suburb to Meet on Street Names," *Minneapolis Star,* July 10, 1969.
[18] Hurlburt, "Suburban Development in Cottage Grove," 13.
[19] "Know Your City," *Cottage Grove Reports* (March 1978), ACHP Files, City of Cottage Grove; League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* rev. 1978 (Graphic Design, Inc., 1974), 19.

program (supplied by eight wells and three elevated storage tanks), sanitary sewage lines, and city parks. In total, the city had 67 employees. Several advisory commissions composed of volunteers – a planning commission, an economic development commission, a public works commission, a public safety commission, and a parks and natural resources commission – supported the city council in decision making.[20]

As the local government grew, the number of city buildings did as well. By 1978, the city operated two fire halls – **Fire House No. 1** (not extant, see Figure 4.1) at the southeast corner of the intersection of Belden Boulevard and Highway 61 and **Fire House No. 2** (not extant) south of 80th Street South at the approximate location of the existing Cottage Grove Fire Station 2. These buildings housed the two departments of the local fire protection service: the "Grove-Estates" department which employed six full time firefighters in addition to volunteers and the East Cottage Grove Fire Department, which was run completely by volunteers. (The fire department became an official branch of the city in 1981). A historic photograph indicates that Fire House No. 1 was a simple, one-story, concrete block structure with a flat roof. The **Park Grove Library** (not extant), constructed in 1969, was located next to the municipal building complex at 7516 80th Street South. The Recreation Center and Pool, created out of the conversion of the former Thompson Grove Club House in 1968 (not extant) was located near the intersection of 85th Street South and Granada Avenue South (see Chapter 6, Cultural Life, for more information). In 1974, the city also constructed the Cottage Grove Ice Arena (8020 80th Street South), a simple domed structure located adjacent to Park High School at 8020 80th Street South (see Chapter 6).[21]

By the late 1970s, major roads in the city included County Road 19 (Jamaica Avenue), County Road 22 (70th Street South), and County Road 28 (Military Road, now County Road 20) as well as Highway 95 (Manning Avenue South) at the east end of the city.[22] In 1983, the **Belden Interchange (also known as the Sieben Bridge)** was constructed over Highway 61, connecting 80th Street South on the east with Grange Boulevard on the west, allowing traffic to pass between the east and west sides of Cottage Grove and bringing an end to a more than 10-year effort by area officials to provide a safer highway crossing. The **Jamaica Overpass** was also constructed at Jamaica Avenue at that time.[23] In 1982, the community's borders grew when the city annexed all but 80 acres of the western portion of Grey Cloud Island, in response to a petition by the Schilling family, a local landowner who planned to develop high-end residences on the island.[24]

By the mid-1980s, the city employed 84 individuals full time, as well as part-time and seasonal workers (many of whom were area youth).[25] Water and sewer continued to be provided by

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[20] League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* 10-11.
[21] League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* 14-15; "Cottage Grove Ice Arena," Vintage Minnesota Hockey, accessed February 22, 2025, https://history.vintagemnhockey.com/page/show/984425-cottage-grove-ice-arena#:~:text=Cottage%20Grove%20Ice%20Arena%20is,of%20ice%20to%20the%20facility; "Cottage Grove Now Has Its Own Fire Department – officially," *Washington County Bulletin,* January 8, 1981.
[22] Bordner Consultants, *Cottage Grove Mall*, 11.
[23] "Belden Interchange to Open Monday," *Washington County Bulletin,* September 15, 1983.
[24] John Thompson, "Supreme Court Upholds Grove-Grey Cloud Annexations," *Washington County Bulletin,* March 24, 1983; Vogel, *Preliminary Inventory of Heritage Resources*, 13.
[25] City of Cottage Grove, *Community Fact Book,* 11-12.

the local government, with gas and electricity provided by the Northern States Power Company.[26] Cable service was made available to area residents around 1984.[27] Regional services located in Cottage Grove included the South Communities Youth and Family Counseling Services, which appears to have relocated to the former Park Grove Library (not extant) around 1984. The agency was sponsored by the cities of St. Paul Park, Newport, Grey Cloud Township, and Cottage Grove, and provided counseling for children, adolescents, and families. By 1984, the agency facilitated multiple support groups, including three women's groups, a single parent group, and groups for junior and senior high students.[28]

Improvements and additions to the buildings housing local government functions and services continued during the 1980s. By 1983, city had expanded its public works garage from roughly 800 square feet to over 7,000 square feet.[29] A new **Park Grove Library** (7900 Hemingway Avenue South) was constructed in 1984. The brick building was designed in what might be best described as the Shed style, with a stepped façade and a hipped roof surrounding a central skylight.[30] A new **Cottage Grove Post Office** opened in a one-story, flat-roofed building at 7130 East Point Douglas Road in 1980, replacing a smaller PO box office in Lamar Avenue in East Cottage Grove.[31] Around 1983, the National Guard's 204th Medical Battalion and a military police unit moved into the former Grove Elementary School, bringing a branch of the military to Cottage Grove and establishing the **Cottage Grove Armory** (8180 Belden Boulevard).[32] A 1984 bond issue allowed for additional funding to construct a new pole-barn storage building on the public works facilities, a public safety garage on the city hall site, remodeling of Fire Station 1 and an addition to Fire Station 2, and expansion of the city hall into the former library building (as well as a new addition to and remodeling of existing city hall facilities).[33] By 1990, the **Bulletin Building** (7163 East Point Douglas Drive, unknown if extant) provided licensing services for vehicles, hunting, and fishing (and also included the offices of the *Washington County Bulletin* periodical).[34]

Beginning in 1981, the city developed its local historic preservation program, establishing the Advisory Council on Historic Preservation and the City Register of Historic Sites and Landmarks. By 1990, the city had surveyed over 200 potential historic resources within its

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[26] City of Cottage Grove, *Community Fact Book,* 12.
[27] Carl Meissner, "City Services," *South Washington County Bulletin*, January 23, 1984.
[28] Jane McClure, "Special Youth Week, Move for Counseling Services," *Washington County Bulletin,* March 29, 1984; City of Cottage Grove, *Community Fact Book,* 13.
[29] Carl Meissner, "City Services," *South Washington County Bulletin*, January 23, 1984.
[30] Rebecaa J. Pardee, *Publications of the National Bureau of Standards 1986 Catalog,* NBS Special Publication 305, Supplement 18 (U. S. Government Printing Office, 1986), A-16, https://www.google.com/books/edition/Publications_of_the_National_Bureau_of_S/oK5uTOSWAOYC?hl=en&gbpv=1&dq=cottage+grove+library+1984&pg=RA1-PT43&printsec=frontcover.
[31] "Grove Post Office to Open in April…" *Washington County Bulletin,* February 28, 1980; Marie Carter, "New Cottage Grove Post Office Will End Small Town Tradition," *Washington County Bulletin,* ca. March 1980.
[32] "A Day at Camp Ripley," *Washington County Bulletin,* June 30, 1983.
[33] "Bond Issue Proposal," *Cottage Grove Reports,* August 1984; "Bond Passed," *Washington County Bulletin,* September 13, 1984; Vogel, *Preliminary Inventory,* 40-41.
[34] GTE Sun Community Directories, *Newport, Cottage Grove, Woodbury, St. Paul Park, Grey Cloud* (GTE Sun Community Directories, 1991), 93, 97.

boundaries and designated eight resources, including the Cottage Grove Town Hall, Accacia Lodge No. 51, and several houses and cemeteries on the City Register.[35]

4.2 Public Education

By 1945, there were two public schools in Cottage Grove Township – the District 30 **Langdon Elementary School** in Langdon (constructed 1918, 8839 96th Street South) and the District 31 **Cottage Grove Elementary School** in East Cottage Grove (constructed 1868, 7480 Lamar Avenue South, not extant). As was common for district schools in the early twentieth century, these schools provided only a primary-level education; students who wanted to go to high school needed to go outside the township to St. Paul Park High School (established in 1914), Stillwater High School, or Hastings High School.[36]

In 1947, the Minnesota Legislature enacted a law that created an advisory commission on school reorganization and formed school survey committees for each county, to study consolidation of each county's school districts. The Washington County School Survey Committee was organized in 1948 and provided recommendations for reorganization of the county's districts. In May 1950, Newport District 68, the St. Paul Park school district, and several rural districts that Cottage Grove Township's Langdon District 30 and East Cottage Grove District 31 merged into the Consolidated School District 102. This consolidated district was expanded in 1952 and 1954, and renamed Independent School District 833. The district boundaries encompassed 85 acres in the communities of Woodbury, Cottage Grove, St. Paul Park, Newport, Afton, Denmark, and Grey Cloud Island.[37] In 1955, the Langdon Elementary School was closed, leaving Cottage Grove Elementary as the only district school in operation in the township.[38]

Following consolidation, the St. Paul Park Grade and High School became overcrowded as students from former small rural districts moved to attend school there.[39] One of the district's first tasks was to pass two major bond elections in 1951 and 1953 to construct the Oltman School in St. Paul Park and additions to Park High School, Newport School, and Park Elementary School. After a third bond election in 1958 for further development of school facilities did not pass, the district temporarily reopened the Langdon Elementary School to serve third grade students in the district and moved to "split shifts" for junior high and high school students, to relieve crowded conditions.[40]

Susanna Meyer, author of a comprehensive history on District 833, notes that "the post-World War II baby boom began to overwhelm the district by the end of the 1950s. The population of Washington County grew from 34,544 in 1950 to 52,432 in 1960." By that time, the first major

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[35] Robert C. Vogel, *Cultural Resource Survey of Lands in the Pine Meadows Addition* (City of Cottage Grove, Historic Preservation Division, 1991), 3; Stantec, *Cottage Grove 2040 Comprehensive Plan* (City of Cottage Grove, 2020), 54, https://www.cottagegrovemn.gov/DocumentCenter/View/926/2040-Comprehensive-Plan?bidId=.

[36] Susanna Meyer, *A History of District 833: Growing and Thriving in South Washington County* (South Washington County Schools, District 833, 2002), 2 – 8.

[37] Meyer, *A History of District 833,* 11-12.

[38] Meyer, *A History of District 833*, 13; Thomas O. Nelson Co., *Atlas of Washington County.*

[39] Meyer, *A History of District 833,* 15.

[40] Meyer, *A History of District 833,* 16.

residential developments in the district were under construction, including Thompson's Grove Additions and a housing development in Woodbury Heights.[41] In 1959, district residents approved a $4 million bond to constructed four new elementary schools: one in Woodbury (Woodbury Elementary), one in St. Paul Park (Pullman Elementary) and two in Cottage Grove – **Grove Elementary** (8180 Belden Boulevard, now the Cottage Grove Armory, see Figure 4.5) at the north side of the Thomspon Grove Additions and the **Pine Hill Elementary** (9015 Hadley Avenue South, see Figure 4.6) on the former Glendenning Farm site at the south side of Thompson Grove. Each school was 44,000 square feet and held 18 classrooms.[42] Elementary students attending the Langdon School and the Oltman School in St. Paul Park were assigned to the new Pullman Elementary in St. Paul Park, and St. Paul Park's Oltman School was converted to Oltman Junior High School.[43] In 1960 and 1961, the Langdon and Cottage Grove Elementary schools were sold, marking a formal end to the township's earlier era of education.[44]

Figure 4.5. Undated image of Grove Elementary, looking northwest along Grenadier Avenue South. Image courtesy of the City of Cottage Grove.

Despite this building campaign, Meyer asserts that "these four new elementary schools almost immediately were insufficient to accommodate the population growth."[45] During the 1960s, the school district gained approximately 7,000 students, necessitating the construction of more school buildings and remodeling of older facilities. An eight-year master plan authored in 1962 noted that enrollment had increased by 350–400 new students per year between 1958 and 1962, and was anticipated to increase from a total of 2,683 students in 1960 to over 10,000 students in 1970. The 1962 plan called for new schools on sites that would be sufficiently large to accommodate parking, community facilities, and playgrounds along with room to grow in the future – 20 acres for elementary schools and 80 acres for high schools. Existing and future residential areas were targeted for school

[41] Meyer, *A History of District 833,* 15-16.
[42] Meyer, *A History of District 833,* 16.
[43] Meyer, *A History of District 833,* 16.
[44] Meyer, *A History of District 833,* 13.
[45] Meyer, *A History of District 833,* 19.

construction, and planners considered the need for bus transportation that would be required as these neighborhoods expanded.[46]

Figure 4.6. Aerial image of Pine Hill Elementary, 1964. Image courtesy of the City of Cottage Grove. Image courtesy of MHAPO, John Borchert Map Library, U of MN.

In April 1963, the district passed another bond referendum for $6.5 million to construct another elementary school and a new high school and to convert St. Paul Park High School into Park Junior High School.[47] In 1964, **Hillside Elementary School** (8177 Hillside Trail South) opened in the middle of the Thompson Grove Estates subdivision and **Crestview Elementary School** (7830 80th Street South) at the northeast corner of the intersection of Hinton Avenue and 80th Street South, just north of the Thompson Grove Estates.[48] A six room addition was also added to Pine Hill Elementary in 1967.[49]

The designs of Cottage Grove's four elementary schools built between 1959 and 1964 reflected contemporary trends in architectural design. Architectural historian Larry Millet notes that while "earlier schools had generally been symmetrical, multistory buildings with towers, projecting pavilions, or other features that endowed them with a strong sense of hierarchy…most Midcentury schools, by contrast, were long, low and sprawling."[50] In Minnesota, most elementary schools were one-story brick buildings with spread-out plans, a prominent entrance canopy, and classroom wings featuring ribbon windows (the incorporation of natural light into classrooms was a high priority for Midcentury school design).[51]

Architectural historian Carole Zellie, author of a historic context study on Minneapolis Public Schools, provides a helpful summary of the characteristics of postwar schools designed in the years following World War II, noting that "postwar school planning was guided by new ideas and materials that encouraged open plans, an extensive use of steel…reinforced concrete, glass

[46] Meyer, *A History of District 833,* 19, 21-22,
[47] Meyer, *A History of District 833,* 19.
[48] Meyer, *A History of District 833,* 19-20.
[49] Meyer, *A History of District 833,* 75.
[50] Larry Millet, *Minnesota Modern: Architecture and Life at Midcentury* (Minneapolis: University of Minnesota Press, 2015), 168.
[51] Millet, *Minnesota Modern*, 168; Zellie, *Minneapolis Public Schools Historic Context Study* (prepared for the Minneapolis Heritage Preservation Commission, April 2005), 41 – 42.

curtainwalls, florescent light, and large libraries and community rooms. Among new additions to the building program were Cold War requirements for civil defense and integration of radio and film facilities in the building design." Zellie notes that a typical plan for a postwar elementary school included a library, large gym, and administrative core with radiating one-story classroom wings.[52]

The decision to locate the district's new high school in Cottage Grove rather than St. Paul Park created some controversy. Ultimately, the need for larger land area and a more central location within the district led to the selection of a site in Cottage Grove north of 80th Street between Hinton and Ideal Avenues, just north of the Thompson Grove Estates Additions. The new **Park High School** (8040 80th Street South) was completed in 1965, allowing the former high school in St. Paul Park to be converted to a junior high school.[53] Vogel describes the new high school this way:

> Construction of the new $3.6 million high school…began on June 16, 1964, and the building opened for classes on September 8, 1965. Examination of school district records and local newspaper commentaries reveals that cost considerations were the controlling influence on the selection of the building's design, layout, and materials, though it does show a certain self-conscious concern for traditional suburbanite notions of public art and architecture. As built, the two-story school building included a large gymnasium, indoor swimming pool, and the district offices. The design [relied] upon window shape and size for its exterior organization and [featured] a canopied entrance plaza that [was] in many ways the most architecturally interesting element on the building. Outfitted with standardized schoolhouse fixtures and furnishings reflecting the current institutional thinking in work-study-play space design, it was also the first air-conditioned school building in the district.[54]

During the 1960s, the federal government increased its involvement in and funding for public schools, and District 833 took advantage of federal funds and programs provided by the Defense Education Act of 1958, the Elementary and Secondary Education Act of 1965 and the Economic Opportunity Act. Through Title I, II, III and V funds, the district acquired additional resources to improve not only instruction in typical school subjects but also guidance, counseling, and testing services; library resources; and education of children from low-income families. Vocational and special education services were also expanded and additional sports offered. In 1969, voters approved a bond for the construction of additions to the elementary schools that would allow the district to offer kindergarten to area residents.[55] Kindergarten additions to Crestview, Hillside, Pine Hill, and Grove Elementaries opened in the fall of 1970.[56]

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[52] Zellie, *Minneapolis Public Schools,* 41.
[53] Meyer, *A History of District 833,* 20-21.
[54] Vogel, *Preliminary Inventory of Heritage Resources,* 38.
[55] Meyer, *A History of District 833,* 25 – 26.
[56] Meyer, *A History of District 833,* 74.

By the end of the 1950s, trends in school design were shifting further towards prioritizing flexible, open space. Architectural historian Melissa Dirr Gengler notes that

> The broad corridors with self-contained rectangular classrooms were deemed inflexible and formulaic. Designers began criticizing the box or rectangular classroom and advocated for open plans with large spaces, few walls or windows with only partitioned folding panels and ceiling lights. Concepts like team-teaching, mixing grade levels, and individual instruction necessitated temporary spaces that could be converted quickly.[57]

During the late 1960s and early 1970s, the Open School movement arose as a response to "fears that the U.S. was falling behind in key subjects like science and math," and that the gap was the result of "America's formal, teacher-led classrooms…crushing students' creativity." Students were supposed to come into "contact with things, books and one another at 'interest centers' and [learn] at their own pace with the help of the teacher."[58] Practically, this meant that schools were designed with more open areas and movable dividers in lieu of walls.[59]

In 1969, **Armstrong Elementary School** was constructed at the south side of the Thompson Grove Estates subdivision (8855 Inwood Avenue South). Unlike earlier elementary schools, which feature two long wings radiating from a central core, the Armstrong school was more compact, perhaps a reflection of these changing trends in school design. [60]

Another major development in the 1970s was an overhaul of education financing for Minnesota schools. Up until this point, school districts had a broad levy authority. While the State Legislature established initiatives for the public schools, local property taxes provided most of the funding for the schools in each district.[61] The passage of the 1971 Omnibus Tax Bill, termed the "Minnesota Miracle," led to an overhaul in the state's education financing that lowered property tax rates and increased state contributions to K-12 education, and helped to decrease inequalities between poorer and richer school districts. At the same time, the legislation created limits on district levies and required voter approval for amounts above the levy limits, making it more challenging for school boards like District 833 to cover inflationary costs.[62]

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[57] Melissa Dirr Gengler, *Rapid City Postwar Schools Historic Context and Recommendation of National Register Eligibility* (prepared for the Rapid City Historic Preservation Commission, 2022), 27-28, https://www.rapidcityhpc.com/images/Rapid_City_Postwar_Schools_Report_June_2022_004_Reduced_size.pdf.
[58] Steve Drummond, "'Open Schools' Made Noise in the '70s; Now They're Just Noisy," All Things Considered, National Public Radio, March 27, 2017, https://www.npr.org/sections/ed/2017/03/27/520953343/open-schools-made-noise-in-the-70s-nowtheyre-just-noisy.
[59] Larry Cuban, "The Open Classroom," *Education Next* 4, no. 2 (last updated July 6, 2006), https://www.educationnext.org/theopenclassroom/.
[60] Meyer, *A History of District 833,* 20.
[61] Meyer, *A History of District 833,* 10.
[62] Chambers, "Educating for the Future," in *Minnesota in a Century of Change*, edited by Clifford E. Clark, Jr. (St. Paul, MN: Minnesota Historical Society Press, 1989), 497 – 498; Steven Dornfield, "The Minnesota Miracle: A Roundtable Discussion," *Minnesota History* 60, no. 8 (Winter 2007 – 2008): 313 – 314; Meyer, *A History of District 833,* 36.

During the 1970s, the district experienced continued growth. In 1971, the Independent School District 833 adopted its current name of South Washington County Schools.[63] In 1973, it entered into an agreement with the City of Cottage Grove to construct an Ice Arena on school land adjacent to Park High School (this arena was completed in 1974; see Chapter 6). An addition was also added to the high school in 1971. In the realm of special education, the focus turned to supporting those with learning disabilities. The passage of Title IX in 1972 brought more athletic opportunities for female students. The district also developed its adult and community education programs. Notable new district construction outside of Cottage Grove included the Woodbury Junior and Senior High Schools. By 1978, the district had also created the Special Intermediate District #916 for its vocational education program.[64]

Meyer notes that "the 1980s began with declining enrollment and budget deficits and concluded with rapid growth." Budget deficits led the district to close the Grove Elementary School in 1982; it was sold to the National Guard in 1983 for use as an armory.[65] According to Meyer, "the 1980s marked the beginning of the technological revolution. The investment in computer hardware and cable networks brought new educational and communication initiatives" including a "five-year computer literacy plan [that] began during the 1982-93 school year."[66] The district began its early childhood education program, and also established an extended day program for before and after-school, which was in place at all school buildings by 1986. [67] Other notable activities included the expansion of gifted and talented programs, the introduction of advanced placement courses and post-secondary enrollment option (PSEO), and continued evolution of the district's special education programs with tools such as individual education plans (IEPs).[68]

By the mid-1980s, the declining enrollment experienced at the beginning of the decade had reversed. According to Meyer, "this new phase of growth was centered in Woodbury, the fastest growing city in Washington County." [69]In Cottage Grove, rooms for music and special education were added to cafeterias of Pine Hill, Hillside, and Crestview Elementaries during the 1980s, and four-classroom additions were added to Crestview and Hillside in the fall of 1990.[70]

The city's 1986 "Community Fact Book" touted the district's achievements and offerings, asserting that it was "known for its high-achieving students, outstanding staff and full range of programs."

> The district offers a variety of programs to meet the diverse needs of its students. These programs include a comprehensive basic curriculum, extensive computer instruction, high

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[63] Meyer, *A History of District 833,* 73.
[64] Meyer, *A History of District 833,* 27-34, 40; League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* 24; Vogel, *Preliminary Inventory of Heritage Resources,* 38.
[65] Meyer, *A History of District 833,* 42, 73.
[66] Meyer, *A History of District 833,* 43.
[67] Meyer, *A History of District 833,* 44.
[68] Meyer, *A History of District 833,* 45-48.
[69] Meyer, *A History of District 833,* 52.
[70] Meyer, *A History of District 833,* 74-75.

potential classes, special education, vocational education and a wide selection of extra-curricular activities such as music, athletics, and drama. In addition to the K-12 program, the district's Community Education office provides services and activities to serve all ages from pre-school to senior citizens.[71]

[71] City of Cottage Grove, *Community Fact Book,* 7.

Associated Properties

Property Types and Physical Characteristics

To be eligible for historic designation on the Cottage Grove City Register of Historic Sites and Landmarks or the National Register of Historic Places, properties associated with public and civic life must:

1. Be located within the current city limits of Cottage Grove.
2. Have been constructed or in use between 1945 and 1990.
3. Be historically significant under one or more local and/or National Register criteria.
4. Retain historic integrity.

This section describes **property types** associated with suburban and residential development and further explains the **requirements** they must meet for listing in the NRHP

Resource Categories

Of the five categories of resources (buildings, structures, objects, sites, and districts), properties associated with public and civic life in Cottage Grove between 1945 and 1990 are most likely to be **buildings** and **structures.**

Associated Property Types

Based on the historic research completed for this context, these associated property types may include:

- Buildings and structures associated with municipal government and services, including:
    - Public works and services (such as water towers, fire stations, the public works building, garages, the sewage treatment plant, bridges, etc.)
    - Community services (such as the post office, the library, the former recreation center, the ice arena, etc.)
    - Local government offices and meeting spaces (like the town hall and the former municipal building)
- Buildings associated with public education (like elementary schools and the high school)

In general, buildings and structures associated with municipal government and services are most likely to be located along 80th Street and Grange Boulevard, near the intersection with Highway 61, as well as near the intersection of Jamaica Avenue and Highway 61. Schools are most likely to be located within or immediately adjacent to residential neighborhoods.

Based on review of historic photographs and extant resources, buildings and structures associated with municipal government and services are expected to be one or two-story buildings that are utilitarian in design, though a few (like the library and the former recreation center) may feature more high-style designs.

School buildings constructed between 1945 and 1990 are expected to follow trends in mid to late twentieth century school design. Based on review of extant schools, most elementary schools are one-story, masonry buildings with radiating wings and ribbon windows, except for the Armstrong Elementary School, which displays a more compact plan.

Occurrence and Survival

Several of the buildings formerly associated with municipal government and services, including the 1968 Municipal Building and 1969 Library, the Recreation Center and Pool, and Fire Houses No. 1 and No. 2, have been demolished. Several of those that remain, like the 1984 Library, the Armory, the Public Works Building, and the Ice Arena, continue to be used for their original purposes. All of the school buildings developed between 1945-1990 remain, but are expected to have been altered since 1990 to accommodate their continued use as schools.

Relationship to City and National Register Criteria for Historic Significance

In order to be considered eligible for the National Register, properties must be significant under one of the four National Register Criteria for Evaluation: "Criterion A" (association with significant events), "Criterion B" (association with important persons), "Criterion C" (significant design/construction), and "Criterion D" (information potential). In order to be considered eligible for local designation on the City Register, properties must be significant under one of three Criteria: "Criterion 1" (association with history or cultural heritage of the city, state, or country); "Criterion 2" (association with people or events that contributed significantly to the city's cultural heritage); and "Criterion 3" (embodiment of architectural type or style; or elements of design, detail, materials or craftsmanship).

The following section provides suggestions on how properties associated with residential and suburban development in Cottage Grove between 1945 and 1990 might be evaluated for significance under City and National Register criteria for historic significance. Because the City criteria are similar to the National Register criteria, they are listed in parentheses next to each corresponding National Register criterion below. National Park Service guidance regarding historic significance and integrity are often referenced as best practices where city criteria for designation are unclear. However, the city's local designation program is technically governed only by the requirements in the City Code of Ordinances, not the requirements of the National Register program.

While the city's local designation program does not specify age requirements for designating properties, properties typically must be 50 years of age or older in order to be eligible for the National Register. At the time this context study was prepared (2025), this means that properties would generally need to have been constructed in or before 1975. In addition to meeting one of the National Register Criteria below, buildings that are younger than 50 years of age need to meet National Park Service thresholds for "exceptional importance," meaning that their historic

significance needs to rise above the typical level of significance required for NRHP listing.[72] This does not mean that the property needs to have a national level of importance; rather, it means that the property needs to be exceptionally important within its appropriate context, whether at the local, state, or national level. Evaluating a property for exceptional importance requires that "sufficient historical perspective exists to determine that the property is exceptionally important," meaning that there must be sufficient scholarly research and evaluation to understand the applicable historic context and the property's role in that context. For example, in order to consider the 1984 Park Grove Library for National Register listing, it would need to be determined exceptionally important within one or more contexts, which could include 1980s trends in architectural design, the body of work of the architectural firm who designed it, community recreation and education in Cottage Grove during the late twentieth century, etc.

Information on the National Register Criteria for Evaluation is based on the National Park Service's National Register Bulletins *How to Apply the National Register Criteria for Evaluation* and *How to Complete the National Register Registration Form.*[73]

National Register Criterion A: Association with Significant Events (City Criteria 1 and 2)

To be considered eligible for the NRHP under Criterion A, properties must be "associated with events that have made a significant contribution to the broad patterns of our history." These can be specific events, or "a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation."[74] Some historic events and trends identified in this chapter with which subject properties might be associated include:

- The growth of Cottage Grove's municipal government and services during the mid to late-twentieth century
- Community recreation in Cottage Grove during the mid to late-twentieth century (see also Chapter 6, Cultural Life, for more information on recreation)
- Public education in Cottage Grove during the mid to late-twentieth century

For a property to be eligible for the National Register under Criterion A, it should demonstrate significance as compared to other similar properties within the context of these events and trends. For example, an elementary school should be compared with other schools to determine which contributed most significantly to or is the best representation of public education in Cottage Grove.

The "period of significance" for a property designated under Criterion A should be the span of time in which the property achieved significance. For a property associated with municipal government and services, this might be the time period that the building retained its historic

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[72] National Park Service, *How to Apply the National Register Criteria for Evaluation,* rev. ed. (U. S. Department of the Interior, National Park Service, 1997), 42, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.
[73] National Park Service (NPS), *How to Apply the National Register Criteria for Evaluation,* rev. ed. (U. S. Department of the Interior, National Park Service, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf; National Park Service (NPS), *How to Complete the National Register Registration Form* (U. S. Department of the Interior, National Park Service, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf.
[74] NPS, *How to Apply the National Register Criteria for Evaluation,* 12.

function. Where significant historic functions have continued until the present day, 50 years from today's date is often used as the closing date for the period of significance. The level of significance will likely be local, unless the property is shown to have statewide or national importance when compared with municipal government and services in other suburbs across the state or nation.

National Register Criterion B: Association with Significant Persons (City Criterion 2)

To be considered eligible for the NRHP under Criterion B, properties must be "associated with the lives of persons significant in our past." A significant individual is defined as someone "whose activities are demonstrably important within a local, state, or national historic context."[75] This chapter of the context study provides a baseline of information to help assess whether a specific individual was significant within the context of municipal government and services in Cottage Grove.

To be significant for association with a person, a property must have been associated with that person during the time period when he or she achieved significance, and the property must be the best representation of that person's accomplishments. The individual must have directly influenced the conception and/or development of the property, or have lived in the property while making their contributions to their respective fields. The length of association with the individual in comparison with other associated properties should also be considered, to determine which property is the best representation of the individual's achievements. In some cases, the best representation of an individual's achievement is their house; in other cases, their place of work or other buildings might be a better representation. For example, a house in Cottage Grove that was a home of a notable local educator could be considered for designation under Criterion B, but it is possible that the school at which they taught is a better representation of their achievements.

The "period of significance" for a property designated under Criterion B should be the span of time in which the individual achieved significance and was associated with the property. The level of significance would likely be local, unless the individual is shown to have statewide or national importance. Properties significant for association with notable architects or builders should be considered under Criterion C.

National Register Criterion C: Design/Construction (City Criterion 3)

To be considered eligible for the NRHP under Criterion C, properties must "embody the distinctive characteristics of a type, period, or method of construction, or…represent the work of a master, or…possess high artistic values, or…represent a significant and distinguishable entity whose components may lack individual distinction." Properties that represent a type, period, or method of construction are those that illustrate, through distinctive features, a particular architectural style or construction method. They might illustrate "the pattern of features common to a particular class of resources, the individuality or variation of features that occurs within the class, the evolution of that

[75] NPS, *How to Apply the National Register Criteria for Evaluation,* 14.

class, or the transition between classes of resources."[76] In other words, a property that is significant under Criterion C will exemplify a particular architectural style, method of construction, or building type, or will be a good representation of the work of a notable architect or builder.

For a property to be eligible for the National Register under Criterion C, it should demonstrate significance as compared to other similar properties within the context of a particular architectural style, construction method, building type, or the body of work of a particular designer or builder. For example, a high-style building designed by a notable architect should be compared to other buildings designed by that architect, to confirm that it is a good representation of that architect's achievements.

The "period of significance" for a property designated under Criterion C should correspond to the date that the property was constructed. The level of significance would likely be local, unless the property's design or construction is shown to have statewide or national importance when compared with similar properties in other locations across the state or nation.

National Register Criterion D: Information Potential

To be considered eligible under Criterion D, properties must "have yielded, or may be likely to yield, information important in prehistory or history."[77] While this Criterion is most often applied to archaeological districts and sites, it can also apply to buildings and structures that contain important information. For example, as the National Park Service explains, "a building exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development."[78] Properties associated with this context study are unlikely to be eligible under Criterion D, though a property which is the only surviving record of a particular structural system or use of a particular building material might qualify under this category.

Subject properties located on land cleared of previous buildings may rest on urban archaeological sites that might contain information important in history or prehistory. These archaeological sites, however, are not related to the subject properties themselves and cannot be evaluated using this context study. Any remnants of the built environment uncovered in such cases should be evaluated for significance under their appropriate historic contexts by archaeologists who meet the Secretary of the Interior's Professional Qualification Standards for Archaeology.

Integrity Thresholds

Historic integrity is a property's ability to convey its historic significance through its physical materials and features. NPS defines seven aspects, or qualities, of historic integrity: location, design, setting, materials, workmanship, feeling, and association. According to NPS, "to retain historic

[76] NPS, *How to Apply the National Register Criteria for Evaluation,* 17-18.
[77] NPS, *How to Apply the National Register Criteria for Evaluation,* 21.
[78] NPS, *How to Apply the National Register Criteria for Evaluation,* 21.

integrity "a property will always possess several, and usually most, of the aspects."[79] A property with integrity will retain the essential physical features from its period of significance. Thresholds for integrity will vary depending on the reason for significance, the type of resource, and the rarity of the resource.

Reason for Historic Significance

The specific aspects of integrity that a property needs to retain to convey its historic significance will vary depending on why that property is significant. According to the National Park Service, properties significant under Criteria A or B "ideally might retain some features of all seven aspects of integrity…integrity of design and workmanship, however, might not be as important to the significance." Properties significant under Criterion C "must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association."[80]

Resource Type

For individual buildings and structures like libraries, water towers, and post offices, the specific physical characteristics that should be present in order to retain integrity will depend on why the property is significant and the rarity of the resource. Generally, however, the building or structure will retain its historic form, roofline, and general pattern of window and door openings (if applicable). If a non-historic addition exists, it will generally be smaller than the historic building or structure, located on a rear or secondary elevation, and compatible with the design of the historic resource.[81]

Rarity

Where few surviving examples of a property type exist, it might be possible for a resource to have more non-historic alterations or fewer historic features and still retain integrity, as long as there are enough historic features to convey the property's historic significance. On the other hand, for a common property type where many examples remain, the threshold for integrity may be higher.[82]

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[79] NPS, *How to Apply the National Register Criteria for Evaluation,* 44.
[80] NPS, *How to Apply the National Register Criteria for Evaluation,* 48-49.
[81] NPS, "New Additions to Historic Buildings," last updated June 6, 2024, https://www.nps.gov/subjects/taxincentives/additions.htm.
[82] NPS, "Evaluating Common Resources," *National Register of Historic Places Best Practices Review,* no. 4 (July 2023): 2, https://www.nps.gov/subjects/nationalregister/upload/BPR_common-resources-2023-07-27-REV.pdf.

Related Properties

The following is a list of properties related to municipal government and services in Cottage Grove between 1945 and 1990 that are known to be extant. Properties with an asterisk (*) could not be confirmed to be extant (typically due to difficulties in aligning historic addresses with current locations). Dates in parentheses indicate approximate construction dates, when known.

- **Sewage Treatment Plant,** 9211 110th Street South (ca. 1962)
- **Grange Elevated Water Tower and Well No. 1,** 8193 Grange Boulevard (1958)
- **Cottage Grove Town Hall,** 9540 Islay Avenue South **– already listed in City Register**
- **East Cottage Grove Volunteer Fire Department Station,** 11093 75th Street South (ca. 1950s)
- **Public Works Garage,** 9550 Islay Avenue South (ca. 1950s)
- **Public Works Building,** 8635 West Point Douglas Road South (1968)
- **Belden Interchange/Sieben Bridge** (1983)
- **Jamaica Overpass** (1983)
- **Park Grove Library,** 7900 Hemingway Avenue South (1984)
- **Cottage Grove Post Office,** 7130 East Point Douglas Road South (1980)
- **Cottage Grove Armory (former Grove Elementary School),** 8180 Belden Boulevard (1959)
- **Park Grove Library,** 7900 Hemingway Avenue South (1984)
- **Langdon Elementary School,** 8839 96th Street South (1918)
- **Pine Hill Elementary School,** 9015 Hadley Avenue South (1959)
- **Hillside Elementary School,** 8177 Hillside Trail South (1965)
- **Crestview Elementary School,** 7830 80th Street South (1964)
- **Park High School,** 8040 80th Street South (1965)
- **Armstrong Elementary School,** 8855 Inwood Avenue South (1969)

5.0 Business and Industry History

Commercial and industrial development generally lagged behind residential development of Cottage Grove during its suburban expansion era, developing slowly during the 1960s and increasing more rapidly in the 1970s and 1980s. This chapter explores the community's commercial and industrial growth during the suburban expansion era, from major local industries like the 3M "Chemolite" Plant to shopping malls and stores. Commercial development covered in this chapter includes shopping, dining, and professional services; businesses with primarily entertainment functions (like drive-in movie theaters or roller-skating rinks) are covered in Chapter 6, Cultural Life. Because conditions in Cottage Grove were informed by broader patterns of commercial development, this chapter begins with an overview of those trends in the United States and the Twin Cities area and then explains how these trends played out in Cottage Grove during its Suburban Expansion Era.

5.1 Commercial Development in Minnesota and the United States, 1945 - 1990

5.1.1 Commerce

Commercial development in Cottage Grove from 1945 until 1990 was informed by national trends in shopping and commerce. Following World War II, decentralization and suburbanization created a large-scale shift in the locations of businesses and industries in the Twin Cities metropolitan area. Urban geographers Ronald Abler, John Adams, and John Borchert note that "at the outset of the postwar boom, virtually all jobs in the metropolitan area were located within the central cities."[1] By 1950, 20% of jobs in the metropolitan area were located in suburban areas; by 1970, over 40% of jobs were located in the suburbs.[2]

A lack of adequate suburban retail during the initial postwar era seems to have characterized most Twin Cities' suburbs, as the initial rapid pace of residential construction led to an imbalance in the ratio of retailing and residents.[3] According to Richfield historian Frederick Johnson, the "downtown districts of both Minneapolis and St. Paul still dominated the retail shopping scene in 1950," as did many other downtowns nationwide.[4] By the mid- to late 1950s, however, the ascendancy of the large, regional shopping center, as well as the discount store, had significantly altered the landscape of suburban consumption. Designed to compete with downtown, regional shopping centers featured department store branches and large parking lots for auto-oriented suburbanites, and were instrumental in shifting the role of suburban retail from a consequence to a

[1] Ronald Abler, John S. Adams, and John R. Borchert, *The Twin Cities of St. Paul and Minneapolis* (Cambridge, MA: Ballinger Publishing Company, 1976), 45.
[2] Abler, Adams, and Borchert, *The Twin Cities of St. Paul and Minneapolis*, 59.
[3] Adams and VanDrasek, *Minneapolis–St. Paul,* 103.
[4] Frederick L. Johnson, *Suburban Dawn: The Emergence of Richfield, Edina and Bloomington* (Richfield Historical Society, 2009), 168; Lizabeth Cohen, *A Consumers' Republic: The Politics of Mass Consumption in Postwar America* (Vintage Books, 2003), 257 – 258.

catalyst of suburban development.[5] During the 1950s and early 1960s, new discount chain stores were established, and existing companies planted new branches in outlying areas.[6] Sociologist Sharon Zukin notes that together, shopping malls and the discount stores "organized a new landscape of consumption."[7]

Shopping centers, developed mainly on the outskirts of urban areas, represented a new form of retail concentration, different from earlier manifestations of commercial development.[8] By the early 1950s, centers were classified in three types: neighborhood, community, and regional.

According to architectural historian Meredith Clausen,

> three basic types were defined, based on size and scope of merchandise: the small **neighborhood center** on a 5- to 10-acre lot, with ten to 15 stores clustered around a supermarket and drugstore, and offering convenience goods and services to the immediate neighborhood; the somewhat larger **community center** on 20 to 25 acres, with 20 to 40 stores anchored by a junior department store and providing a broader coverage of merchandise; and the large-scale **regional center** on 35 or more acres, with 50 to 100 or more stores, including at least one major department store, and offering a full representation of stores and services [emphasis added].[9]

In his master's thesis, "The Death and Life of Great American Strip Malls," Matthew Manning provides a succinct list of physical characteristics of postwar neighborhood and community shopping centers, including:

- Single Ownership or Control
- Designed and Built as a Planned Unit
- Linear Arrangement of Building(s) (straight, curved, or angled)
- Single Story
- Building(s) Set Back from Public Road or Right-of-Way
- Primary Parking between Building(s) and Road
- Minimum 3:1 Ratio of Parking Area to Building Area

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[5] Richard W. Longstreth, *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950* (MIT Press, 1998), 309 – 310; Kenneth Jackson, "All the World's a Mall: Reflections on the Social and Economic Consequences of the American Shopping Center," *American Historical Review* 101, no. 4 (October 1996): 1115-1116, http://www.jstor.org/stable/2169636; Thomas W. Hanchett, "U.S. Tax Policy and the Shopping-Center Boom of the 1950s and 1960s," *American Historical Review* 101, no. 4 (1996): 1091, 1093 – 1095, 1097 – 1098, http://www.jstor.org/stable/2169635; Longstreth, *City Center to Regional Mall*, xiii – xiv; Peter O. Muller, *Contemporary Suburban America* (Prentice Hall, 1981), 121 – 23; Abler, Adams, and Borchert, *The Twin Cities of St. Paul and Minneapolis*, 33, 55.

[6] Sharon Zukin, *Point of Purchase: How Shopping Changed American Culture* (Routledge, 2005), 77 – 81.

[7] Zukin, *Point of Purchase*, 80 – 81; Thomas Baird, Earl C. Meyer, and Winifred L. Green, "Discount Stores," in *Encyclopedia of Business and Finance,* 2nd ed., Thomson Gale, 2007, accessed February 8, 2018, http://www.encyclopedia.com/finance/finance-and-accounting-magazines/discount-store.

[8] Longstreth, "The Neighborhood Shopping Center in Washington, D.C., 1930-1941," *Journal of the Society of Architectural Historians* 51, no. 1 (March 1992): 5.

[9] Meredith Clausen, "Northgate Regional Shopping Center-Paradigm from the Provinces," *Journal of the Society of Architectural Historians* 43, no. 2 (May 1984): 147.

- Single Front Facade Facing Parking
- Separate Rear Service Access
- Storefront Entrances Directly Accessible from Parking Area
- Covered Sidewalk along Storefronts (canopy, awning, arcade, etc.)
- Spaces for Multiple Tenants with Partition Walls between Stores
- Flexible Interior Space Customizable by Tenants
- Individual Exterior Signage for Each Storefront
- Signage Visible from Passing Vehicles

According to Manning, "the typology has changed so little since its development that these same characteristics are evident in most strip malls constructed today." [10]

In the Twin Cities, as elsewhere, the earliest shopping centers took the form of these smaller neighborhood and community shopping centers. Suburbanization and rising automobile use created prime conditions for the construction of shopping centers on the outskirts of the metropolitan area. Following World War II, many small centers – one-story rows of stores with front parking lots – were constructed in first-ring Twin Cities suburbs like Richfield, St. Louis Park, and Roseville.[11] The earliest Twin Cities shopping centers were constructed along busy intersections, creating automobile congestion and a shortage of parking; later shopping centers were constructed away from congested intersections with larger parking lots.[12]

According to architectural historian Larry Millet, most Twin Cities shopping centers built in the early 1950s were "baldly utilitarian," with "a brick pylon surmounted by a sign often [serving] as the only real identifying feature."[13] This utilitarianism was characteristic of postwar strip malls across the United States, which tended to be designed along simple, Modern lines. Manning notes that parking lots and signage, rather than specific architectural features, were the most distinctive elements of shopping center design; in his words, "strip mall style was less a product of architecture than a result of graphic design."[14]

The third type of shopping center – the regional center – came into its own in the mid-1950s, as changes in the federal tax code, cheap land on the outskirts of cities, loose government zoning restrictions, and the beginnings of the federal highway system encouraged construction of larger, regional shopping centers.[15] In 1956 alone, twenty-five regional shopping centers were built in the U.S., more than doubling the number of regional centers built between 1949 and 1955.[16] The most influential of these was undoubtedly Southdale Shopping Center, which was constructed in the

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[10] Matthew Manning, "The Death and Life of Great American Strip Malls," (master's thesis, University of Georgia, 2009), 39.
[11] Millet, *Minnesota Modern,* 22; Adams and Von Drasek, *Minneapolis-St. Paul,* 109 – 110.
[12] Adams and Von Drasek, *Minneapolis-St. Paul,* 84, 109.
[13] Millet, *Minnesota Modern*, 82.
[14] Manning, "The Death and Life of Great American Strip Malls," 32 – 39.
[15] Jackson, "All the World's a Mall," 1115-1116; Hanchett, "U.S. Tax Policy and the Shopping-Center Boom of the 1950s and 1960s," 1093 – 1095, 1097, 1098.
[16] Hanchett, "U.S. Tax Policy," 1097 – 1098.

Minneapolis suburb of Edina in 1956. Surrounded by a sea of parking and featuring 72 stores accessible from a roofed central court, Southdale not only the Twin Cities' first regional shopping center but also the first enclosed shopping mall in the United States.[17]

By 1961, a study of St. Paul shopping centers by the St. Paul Chamber of Commerce indicated that 42 shopping centers[18] were located within St. Paul and its suburbs (see Table 1). All but two of these centers were constructed after 1945, indicating that they were developed to respond to the commercial demands of the postwar era. Of the 42 total centers, 30 were located in St. Paul suburbs, including Cottage Grove, Newport, and Inver Grove Heights.[19]

In addition to shopping centers, the postwar commercial landscape also included motels, gas stations, restaurants and fast-food outlets designed to cater to the car culture of the postwar era and supported by the federal interstate system that created additional locations for roadside commerce at freeway interchanges. By 1930, the drive-in filling station dedicated to the sale of gasoline had emerged as a distinct building type, and many stations were built between the early 1920s and World War II in a variety of styles to mimic domestic architecture (including bungalow, English cottage, exotic, and colonial style). [20] Following the construction of the first self-service gas station in Los Angeles in 1947, many independent gas stations began to convert to self-service. Designs of independent gas stations were often more unique than those of major chains, and during the postwar era, such stations often featured large canopies to attract attention. Major chains were slower to convert to self-service, but by the mid-1950s had followed the lead of independent gas stations by including exaggerated architectural features such as V-shaped canopies and expanded visual fronts in their station designs. As public opposition to gaudy designs rose in the early 1960s, oil companies redesigned their stations with the domestic imagery of suburban ranch and colonial-style houses, and later with the mansard roofs, cedar shakes, and bare-wood cladding that characterized the "environmental look" of the mid-1960s and early 1970s.[21]

Overnight accommodations were another form of commercial development that changed during the mid-twentieth century. After World War II, "cabin courts," a set of one-room cabins arranged around a central parking area, had been replaced by a single building, which became known as the "motel." Configured as a single line parallel to the road or as a "V" or "C" shape, motels constructed during the first decade of the postwar era typically displayed a utilitarian, modern design with neon signs and lighting. By 1956, there were over 60,000 motels across the United States, and increasing competition led many motels away from the strictly utilitarian towards more exaggerated

[17] Millet, *Minnesota Modern*, 82.
[18] The study noted that the term "shopping center" was used loosely, suggesting that some of these centers may have been unplanned concentrations of commercial development, rather than true shopping centers.
[19] St. Paul Chamber of Commerce, *Survey of Shopping Centers and Discount Department Stores in the Saint Paul Area* (St. Paul Chamber of Commerce, 1961), 1 – 63.
[20] Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (John Hopkins University Press, 1995), 95 – 107.
[21] Liebs, *Main Street to Miracle Mile*, 108 – 115; Millett, *Minnesota Modern*, 128.

architectural features.[22] The 1950s also saw the rise of motel chains, including the franchises of Holiday Inn (1952) and Howard Johnson (1953). One of the most popular configurations for these chain motels was the center-core model, in which back-to-back rooms (accessible from the exterior) were arranged on either side of a utility core. By the late 1950s, on sites that required more intensive development, motels took the form of mid-rise buildings with enclosed central corridors. In Minnesota, large two-story motels, constructed by both independent operators and chain establishments in the mid-1950s, were primarily found in and around urban areas such as the Twin Cities and Duluth. They often included restaurants, and some featured amenities such as indoor pools. As federal interstate construction began in the 1950s, the freeway interchanges provided prime locations for the construction of new chain motels. As motel chains relied on name recognition rather than architecture to attract customers, giant signs became a primary marketing tool. And, as chains added common hotel features like front lobbies, restaurants, display and meeting rooms, indoor swimming pools, and saunas, the division between motels and hotels became less distinct.[23]

Perhaps the most iconic quick dining establishment during the Modern Era was the fast-food restaurant. Descended from the food stands of the early twentieth century, the fast-food restaurant appeared in urban areas to meet the need for quick meals of predictable quality and low price. The pioneer of the fast-food chain was White Castle, founded in 1921. Architectural historian Chester Liebs notes that "by combining a limited menu focused on one mass-production item cooked to uniform standards, an attention-getting building, and an interior indicating a high level of sanitation, the founders of the White Castle System developed a retail format that revolutionized the short-order trade."[24] Drive-in restaurants, another step in the evolution of fast food, became popular in the 1920s, pioneered by chains such as Pig Stands and A&W. Most drive-ins featured a rectangular or circular building surrounded on all sides by space for customers to "drive-in" and park their cars; servers delivered food to each customer. The success of the model led individual establishments as well as existing chains such as White Castle to add drive-in operations to their restaurants. During the 1950s and early 1960s, the drive-ins' "golden age," buildings featured exaggerated modern motifs, with cantilevered roofs and canopies providing both shelter for vehicles and advertising.[25] Physically, both fast food restaurants and drive-ins shared a number of characteristics. Vehicular oriented signage was designed to attract business. Signage was generally large and located on tall structures; it incorporated lights, characters, and branded advertising elements. Buildings were often sited further back on lots, leaving pedestrian space near the street and public sidewalk. Ample parking lots were located to the side or rear of the sites.[26]

As their seasonal limitations and reputations as rowdy teenage hang-outs spots led to the decline of drive-ins during the mid-1960s, they were replaced by a new style of fast-food restaurant

[22] Liebs, *Main Street to Miracle Mile*, 169 - 183; Millett, *Minnesota Modern*, 120 – 121.
[23] Liebs, *Main Street to Miracle Mile*, 181 – 187; Millett, *Minnesota Modern*, 123 – 128.
[24] Liebs, *Main Street to Miracle Mile*, 208
[25] Bob Murphy, "Drive-In Café Trade Booms as Summer Looms," *Minneapolis Star*, May 30, 1949.
[26] Liebs, *Main Street to Miracle Mile*, 212 - 216; Millett, *Minnesota Modern*, 116 – 117.

offering self-service and a very limited menu. Epitomized by McDonalds (founded in 1948), the "drive-up" eliminated teenage carhops in favor of fast service and quick customer turnover rates. Other drive-up food chains, such as Burger King (1953) and Kentucky Fried Chicken (1955), followed the McDonalds model. Later, indoor seating, drive-thru windows, and expanded menus were added to this format.[27]

During the 1960s and 1970s, the pace of retail and office construction in the suburban metropolitan area increased. New suburban jobs concentrated in a few major suburban commercial and industrial districts, at freeway interchanges such as West Highway 55 in Golden Valley and Plymouth and West Highway 12 in Golden Valley, Plymouth, and Minnetonka.[28] In particular, the southwest quadrant of the metropolitan area experienced large growth during the 1960s and 1970s, attributable both to expansions and relocations of businesses from Minneapolis's central core but also to new business start-ups and relocations of businesses from areas outside of the Twin Cities.[29] Southdale was followed by Brookdale, Rosedale, Ridgedale, and other enclosed regional centers, all anchored by a Dayton's Department Store.[30] By 1976, there were eight major regional shopping centers located in Twin Cities suburbs.[31] The number of discount stores in the Twin Cities also increased - between 1961 and 1963, 14 discount stores opened in the Twin Cities area, with Minneapolis-based Target emerging as a leader by the mid-1960s.[32]

As the enclosed regional mall became common, developers began to tailor new malls to appeal to specific income brackets. These included the super-regional mall for "up-market" shoppers, which combined high-end stores with entertainment, as well as the European-style market or "festival marketplace." The development of newer, larger, and shinier regional malls posed a threat to the older regional centers in inner-ring suburbs and strip community shopping centers, which attempted to remain relevant through renovating their dated buildings. Simultaneously, changing tastes in design led owners of strip malls and other roadside architecture to abandon the flashy signage of the 1950s in favor of the "environmental look," characterized by Mansard roofs, earth tones, and brick and wood cladding.[33] By 1978, over 25% of all shopping center construction consisted of expansion or renovation of existing centers, rather than new construction.[34]

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[27] Liebs, *Main Street to Miracle Mile*, 212 - 216; Millett, *Minnesota Modern*, 116 – 117.
[28] Abler, Adams, and Borchert, *The Twin Cities of Minneapolis and St. Paul,* 57 – 59; Adams and VanDrasek, *Minneapolis-St. Paul,* 111.
[29] Abler, Adams, and Borchert, *The Twin Cities of Minneapolis and St. Paul*, 59.
[30] Adams and VanDrasek, *Minneapolis–St. Paul*, 84, 110; Stephanie K. Atwood and Charlene K. Roise, *New Hope, Minnesota: A Historical Contex*t (Hess, Roise and Company, 2010), 12.
[31] Abler, Adams, and Borchert, *The Twin Cities of Minneapolis and St. Paul*, 59.
[32] Research Department of the Minneapolis Tribune and Minneapolis Star, *Retail Revolution, 1955 – 1965* ([*Minneapolis Star and Minneapolis Tribune*?], 1965), 19.
[33] Liebs, *Main Street to Miracle Mile*, 65 – 67; Manning, "The Death and Life of Great American Strip Malls," 48 – 50; Roger K. Lewis, "Festival Market Concept Can Showcase Waterfront," *Washington Post,* September 20, 1986, https://www.washingtonpost.com/archive/realestate/1986/09/20/festival-market-concept-can-showcase-waterfront/cc4c9de8-b30f-4a53-99b4-398157480cf5/.
[34] Dane Smith, "Older Shopping Mall Glamour Fades Despite Renovations," *Minneapolis Star,* May 29, 1979.

By the late 1980s, a glut of regional centers and economic recession caused new mall construction to slow almost to a halt.[35] A 1986 article in the *Minneapolis Tribune* noted that renovation of existing shopping centers continued to represent a significant trend in the Twin Cities, while the limited new shopping center construction that did occur tended to be smaller, reflecting a focus on "specialty centers built to meet a neighborhood or market niche."[36] In 1990, an annual survey of Twin Cities shopping centers noted that there was "still continued growth and demand specifically in the neighborhood and community…categories" but "no new development in the regional/super regional and specialty categories."[37] The 1980s also saw the development of "big box" stores like Lowe's Home Depot, and Best Buy, developed as huge boxes surrounded by a sea of parking. Office space continued to move from central cities to outlying areas as well; by 1981, half of the office space in the United States was located outside central cities. [38]

On a macro scale, the later decades of the twentieth century also saw the development of large hubs of business, shopping, and entertainment on the fringes of metropolitan areas that became known as "edge cities." According to author Leigh Gallagher, "around this time the suburbs started to evolve into a new urban form entirely, sprawling self-sufficient zones that contained all the services one needed instead of being mere residential extensions of metropolitan areas." Often developed along major transportation corridors, these areas "were characterized by long corridors of mid-rise office parks, strip malls, chain restaurants, and big-box store; no center or core; and density and populations approaching those of a small city."[39]

5.2 Commercial and Industrial Development in Cottage Grove, 1945-1990

5.2.1 Commerce

Because Cottage Grove did not begin to develop as a suburb until the late 1950s, suburban commercial development did not begin to arrive until the 1960s and 1970s, and even by the late 1970s residents continued to rely on retail outside of Cottage Grove for some of their shopping needs. A lack of maps showing business locations makes it difficult to identify where businesses were located when Cottage Grove was still a rural township, but it seems likely that the businesses established prior to the late 1950s would have been concentrated in East Cottage Grove and Langdon. Once the Thomspon Grove subdivisions began to develop, new commercial development arose around the intersection of Belden Boulevard and Highway 61, which was the entry point to both the Thompson Grove Additions on the south side of the highway and the Thompson Grove Estates on the north side of the highway. The area's first shopping center, the **Big Apple Shopping Center** (6900 80th Street South) opened at the southeast corner of that intersection in January 1961. With 45,000 square feet of floor space and a parking lot for 135 cars, the center could be categorized

[35] Lisa Scharoun, *America at the Mall: The Cultural Role of a Retail Utopia* (Jefferson, NC: McFarland & Company, 2012), 15 – 17; Adams and Von Drasek, *Minneapolis-St. Paul,* 110; Ann Satterthwaite, *Going Shopping: Consumer Choices and Community* Consequences (New Haven, CT: Yale University Press, 2001), 192.
[36] Neal St. Anthony, "Project Would Be Largest In Region," *Minneapolis Star and Tribune,* May 7, 1986, p. 1A and 12A.
[37] Dan Wascoe, "Shopping Center Update," *Minneapolis Star Tribune,* December 10, 1990, p. 3D.
[38] Leigh Gallagher, *The End of the Suburbs* (Penguin, 2013), 44-45.
[39] Gallagher, *The End of the Suburbs*, 45.

as a neighborhood shopping center and included an Applebaums Super Market, Ben Franklin Store, Grove Clothing, Drug Fair, Falcon Cleaners, Home-Makers Hardware, and a medical office.[40] Historic images indicate that the shopping center had a large arch over the Applebaums façade, an example of the exaggerated architectural features commonly used in postwar commercial design.

Figure 5.1. Thompson Grove Shopping Center, 1961. Photo taken from October 19, 1961 edition of the *Minneapolis Star.*

Figure 5.2. Aerial view of Thompson Grove (at far right of photo) and Big Apple (at center) Shopping Centers, 1964. Photo courtesy of MHAPO, John Borchert Map Library, U of MN.

Big Apple was followed by another neighborhood shopping center, the **Thompson Grove Shopping Center** (not extant, see Figures 5.1 and 5.2), which opened on October 19 of that year in the approximate current location of Norris Square. The Thompson Grove center was nearly twice as large as the Big Apple center, with 83,000 square feet of floor space, 13 stores and offices, and a parking capacity of 700 cars. Tenants included Red Owl, W. T. Grant, Snyders, Whiteway Cleaners, Grove Shoes, and Tom Moy's Chinese Food.[41] According to an article in the *Minneapolis Star,* the center was designed as an enclosed shopping mall, in the manner of the large regional centers like Southdale, with store fronts that looked inward to a center mall. The center was designed by the Twin Cities architectural firm of Thorsen and Thorshov.[42] Photographs indicate that the center was a one-story building in a simple design, with tall pole signs extending

[40] St. Paul Chamber of Commerce, *Survey of Shopping Centers and Discount Department Stores,* 3.
[41] Hurlburt, "Suburban Development in Cottage Grove," 10; St. Paul Chamber of Commerce, *Survey of Shopping Centers and Discount Department Stores,* 43.
[42] "Thompson Grove Shopping Center Opens," *Minneapolis Star,* October 19, 1961.

Figure 5.3. Undated photo of Jack's Union 76 Station. Photo courtesy of the City of Cottage Grove.

above the roof to attract shoppers, surrounded by a large parking lot.[43] According to Vogel, shopping center design in Cottage Grove followed national patterns: constructed next to the highway, each was a "one-story, flat-roofed concrete box with smooth brick veneer and plate glass facades…surrounded by several acres' expanse of asphalt-paved parking lot and bedecked with gaudy outdoor advertising." [44]

Vogel provides a helpful summary of the locations of new commercial buildings in Cottage Grove constructed through the early 1970s. He notes that "instead of stringing out in a ribbon of development along the highway, commercial construction in Cottage Grove during the 1960s tended to cluster in certain designated areas set aside by the residential developers and later zoned commercial by the local governing body." [45] In addition to the two 1961 shopping centers, aerial photographs from 1964 show what appear to be a few commercial or industrial buildings located along East Point Douglas Road to the east/north of Highway 61 and along 80th Street in the vicinity of the Belden Boulevard/Highway 61 intersection.[46] One early commercial building was the **Orrin Thompson Homes Showroom,** constructed around 1960 (in 1972, the building was moved to 7163 East Point Douglas Road and converted to the office of the *South Washington County Bulletin;* unclear if extant). Another early example was **Jack's Union 76 Station**, constructed in 1961 as the Pure Oil Service Station and later known as Union 76 (8101 Hadley Avenue; currently a Holiday gas station, see Figure 5.3).[47]

By the end of the 1960s, there was still little commercial development in Cottage Grove. Most working adults had jobs outside of the village, and a 1968 planning document for the Highway

[43] Aerial photographs of Washington County, 1964, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.
[44] Vogel, *Preliminary Inventory of Heritage Resources,* 21.
[45] Vogel, *Preliminary Inventory of Heritage Resources,* 21.
[46] Aerial photograph of Washington County, 1964, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.
[47] Vogel, *Preliminary Inventory of Heritage Resources*, 67, 69.

61 area noted that most left the village for shopping and entertainment as well. According to that study, "substantial commercial, industrial, and apartment building can be expected probably starting in the 1970s."[48] The study emphasized the need to keep development along the highway contained and well planned to avoid urban sprawl.[49]

Figure 5.4. Undated photo looking northwest towards the intersection of Belden Boulevard and Hadley Avenue; commercial buildings visible in background. Photo courtesy of the City of Cottage Grove.

According to Robert Vogel, the late 1960s and early 1970s "saw a great expansion in the number of restaurants (especially fast-food franchises) and gasoline service stations" in Cottage Grove. One example is the **Dairy Queen** along Hadley Avenue South near 80th Street, which began operating around 1972 (not extant). An undated image shows the building as a simple one-story brick structure with flat roof and classic Dairy Queen sign in the parking lot.[50] The **Big Steer** restaurant opened near the Highway 61 and Belden Boulevard Interchange in 1969 (not extant). An advertisement in the Minneapolis Star Tribune shows the building with a butterfly-shaped roof, an example of more flashy postwar architecture. **Jay's Drive-In** at 32 Belden Boulevard (likely not extant), listed in the 1969-1970 city directory, was another early restaurant in the area.[51] By the time that 1969-1970 city directory was published, the **Cottage Grove Dairy Store** had been established at 8163 Point Douglas Road (not extant). An undated picture shows the store as a simple one-story building with Streamline Moderne style details, including flat stucco walls and aluminum trim. Several gas stations are listed in the directory, including **Clarence's Pineridge Standard Oil** at 7309 Point Douglas Drive (unknown if extant), **Don's D X Station** at 8137 Point Douglas Drive (likely not extant), Jack's Pure Oil (203 Cherry Avenue; unknown if extant), **Mary's Pure Oil** at 7301 Point Douglas Drive (unknown if extant), the **Super America Station** at 62 Belden Boulevard (likely not extant), and the **Thompson Grove Standard Station** at 81 Belden Boulevard (unknown if extant). While

[48] Midwest Planning and Research, *Corridor Study: Cottage Grove, MN,* 1968, 7, ACHP Files, City of Cottage Grove.
[49] Midwest Planning and Research, *Corridor Study: Cottage Grove, MN,* 5, 10.
[50] Marie Carter, "More Vacant Building in Grove," *Washington County Bulletin,* November 15, 1979; undated photo of Dairy Queen along Hadley Avenue South, courtesy of Raymond Tharaldson via Facebook.
[51] R. L. Polk & Co., *Polk's South St. Paul and West St. Paul City Directory, 1969-1970* (St. Paul, 1970), 83.

changes in addressing and street names makes it difficult to know if many of these properties are standing today, it appears that they were concentrated along Highway 61 and Belden Boulevard.[52] An undated photo taken near the intersection of Hadley Avenue and Belden Boulevard shows several one-story gas stations and commercial buildings located around the former Belden Boulevard crossing of Highway 61 (see Figure 5.4). In general, most retail stores listed in the 1969-1970 directory were located in the community's two shopping centers. One free-standing commercial building was the **Park-N-Shop** at 163 Janie Drive (unknown if extant).[53]

Medical clinics and dental offices were also constructed during the early 1970s.[54] For example, the **Family Medical Practitioners Building** (7460 80th Street South, see Figure 5.5) was built in 1971 and according to Vogel was the first medical facility in the village. According to an article, the building helped to "fill a need for medical care for the fast-growing Cottage Grove area" and was developed with the support of the Cottage Grove Jaycees and constructed by the Spande Construction Company. The brick building featured a flat roof, strips of ribbon windows, and horizontal emphasis reminiscent of the "environmental" look. The **Colonial Manor Building** (7500 80th Street South), another office building, was constructed directly to the east around the same time (in 1970).[55] A third neighborhood shopping center, **Grove Plaza,** was constructed at the intersection of 80th Street and East Pt. Douglas Rd between 1972 and 1973 (approximately 7240 East Point Douglas Road South).[56]

Figure 5.5. Family Medical Practitioners Building, 1971. Photo taken from "CGrove Clinic," *South Washington County Sun,* March 17, 1971.

Most of Cottage Grove's early freestanding office buildings and stores were simply designed. As Vogel explains, "like the shopping centers, [these buildings] were automobile-oriented and functionally designed and their basic flat-roofed, box-like forms tended to emphasize horizontal volume over mass and reject exterior

[52] R. L. Polk & Co., *Polk's South St. Paul and West St. Paul City Directory, 1969-1970*, 64-65; photo of the Cottage Grove Dairy Store, undated, courtesy of Nancy June Brown via Facebook.
[53] R. L. Polk & Co., *Polk's South St. Paul and West St. Paul City Directory, 1969-1970,* 65.
[54] Vogel, *Preliminary Inventory of Heritage Resources,* 37, 45.
[55] Vogel, *Preliminary Inventory of Heritage Resources*, 68-69; Judy Hemp, "Family Practitioners Clinic Opens in Cottage Grove," *Washington County Bulletin,* ca. 1970.
[56] Vogel, *Preliminary Inventory of Heritage Resources*, 37; Aerial photograph of Washington County, 1972, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.

ornamentation. Though they were mass-produced from standard plans, gasoline service stations and restaurants tended to be more eye-catching and exhibited the widest range of shapes and detailing. Several of the gasoline service stations and fast-food restaurants built during the 1950's and 1960's were trademark buildings that adapted the Streamline Modern vocabulary to mass-produced vernacular forms."[57]

By 1977, an analysis of retail conditions in Cottage Grove noted that there was still a "void in existing retail facilities."[58] The study identified the Cottage Grove Mall (formerly known as Thompson Grove Shopping Center), Cottage Grove Shopping Center (formerly Big Apple Shopping Center), and Grove Plaza as the three major retail concentrations in the city. By this time, Grove Plaza contained National Food, Postal Finance, Optical Service, Bostwicks Department Store, a three-screen movie theater, Hallmark Cards, paint and decorator store, Radio Shack, Pemella's (women's apparel), Sal's Pizza, a liquor st ore, and a K-Mart (later converted to Rainbow Foods); the Cottage Grove Shopping Center held Applebaums Food, Fashion Fabrics, Coast to Coast Hardware, Park Grove National Bank, a beauty shop, a barber sop, a liquor store, U. S. Army recruiting office, Red Wing Shoes, Daisy Chain (women's and children's clothing), Crown Auto, and "Fotomat."[59] By 1983, the Cottage Grove Mall (then known as the Cottage Square Mall) contained 25 businesses, including Snyders Drug Store, White Way Clearners, and Tom Moy's, all present since the mall opened in 1961, along with Warner Hardware, ConnCo, Low Tide Waterbeds, Gullickson's Carpet, Grove Hair beauty shop, Grove Shoe, Monies Jeans, Tan Me, Precious Pets, TJ's Bike and Sport, Kate's Ice Cream, Granny's Young Generation, Cottage Grove Florist, Viking Trading Company, and an accounting and insurance office. That year, mall merchants established an association "to promote the center by supporting the activities of the community making mall space available to community organizations."[60]

The emphasis on environment-friendly design during the 1970s continued to be expressed in Cottage Grove in the construction of the **Mid America National Bank Building** at 7200 80th Street in 1977 (see Figure 5.6). Designed by the St. Paul architecture firm of Bergstedt, Wahlberg, Berguist, Rohkohl, the building was hailed for its solar heating system (designed by Honeywell) and was built into a south-facing hillside, increasing its energy efficiency.[61] In 1980, the City Council approved a proposal for another **Professional Building** with an environmentally-friendly design - an "earth-sheltered professional building…that will use both active and passive solar energy." Located at 7501 80th Street South, just south of the Family Medical Practitioners Building, the two-story building was planned for construction into a hillside and to utilize solar energy. The owners

[57] Vogel, *Preliminary Inventory of Heritage Resources*, 21.
[58] Bordner Consultants, *Cottage Grove Mall,* 18.
[59] Bordner Consultants, *Cottage Grove Mall,* 12.
[60] Bordner Consultants, *Cottage Grove Mall,* 16; Gray Spooner, "Grove Overpass Completion Spells Relief for Mall Merchants," *Washington County Bulletin,* October 6, 1983.
[61] Vogel, *Preliminary Inventory of Heritage Resources,* 41-42.

were Cottage Grove dentists who occupied half of the building and leased the other half.[62] The **Learning Tree Day Care Center** was constructed nearby at 7791 79th Street South around 1980.[63]

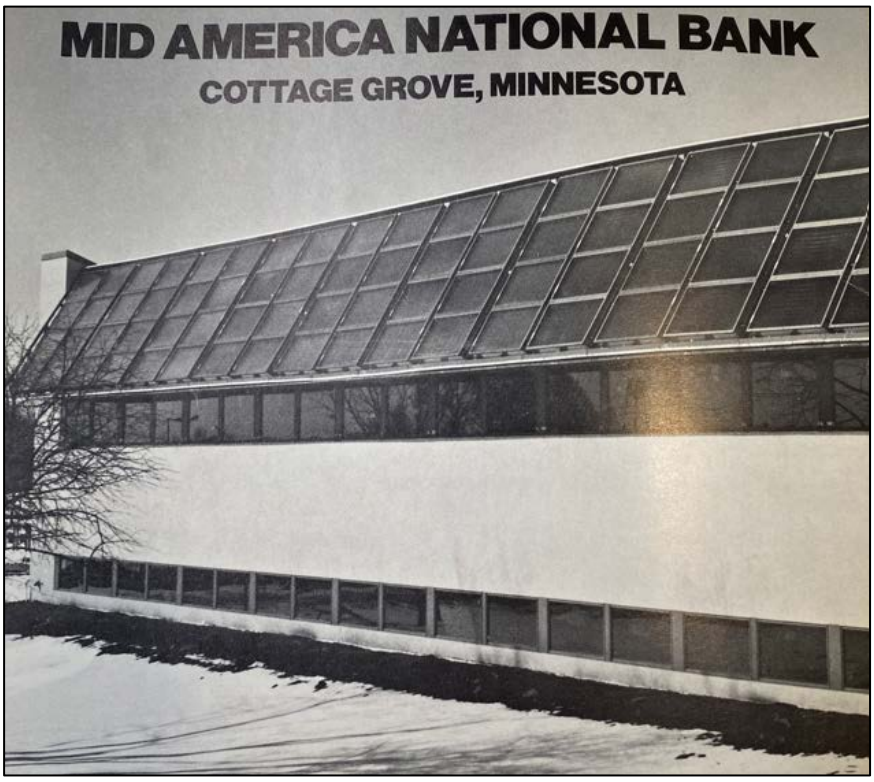

Figure 5.6. Mid America National Bank Building, 1977. Photo taken from 1977 promotional pamphlet, on file at the City of Cottage Grove.

By the time the 1980–1981 city directory was produced, there were four gas stations listed in Cottage Grove, including Jack's Union 76, the Super America Station at 7948 Belden Boulevard South (likely not extant), and **Danny's Service Station** at 8995 South Point Douglas Drive (unknown if extant). The **Five Star Auto Sales** was located at 7510 East Point Douglas Road South, while two car washes were located near the intersection of 80th Street and Hardwood Avenue. (By 1990, another auto-related business, the **Muffler Doctor,** was located at 7275 East Point Douglas Road South.) Grocery stores included Applebaum's (addressed at 7310 South Point Douglas Drive and also within the Thompson Grove Shopping Center at 8118 South Hadley Avenue), the **Country Club Market** at 7362 South Point Douglas Drive (now 7362 East Point Douglas Road South and the location of the South Washington County Schools District offices), and the **Tom Thumb Superette** at 8136 South Point Douglas Drive (now 8136 East Point Douglas Road South and the location of the Cottage Grove Animal Hospital).[64] Restaurants included **Burger King** at 7276 South Point Douglas Drive (unknown if extant); De Moris Restaurant (located within the Thompson Grove Shopping Center), Jerry's Hiwayman Café (located within the Big Apple Shopping Center), **McDonald's** at 7355 East Point Douglas Road South, Moy Tom Chow Mein (located within the Thompson Grove Shopping Center), and **Woody's Restaurant** along South Belden Boulevard (not extant). **Arby's** at 7185 East Point Douglas Road South and **Perkin's** at 7165 East Point Douglas Road South were in operation

[62] "Earth-Sheltered Building Proposed in Cottage Grove," *Washington County Bulletin,* November 27, 1980.
[63] "Business Development Continues in City," *Cottage Grove Reports,* June 1980; R. L. Polk & Company, *1980-81 South St. Paul and West St. Paul City Directory* (St. Paul, 1981), 33.
[64] R. L. Polk & Company, *1980-81 South St. Paul and West St. Paul City Directory*, 38-39, 21, 22; GTE Sun Community Directories, *Newport, Cottage Grove, Woodbury, St. Paul Park, Grey Cloud* (GTE Sun Community Directories, 1991), 42.

by 1990.[65] The city directory also indicates that some residents operated businesses out of their homes, such as day nurseries, beauty shops, and consulting.[66] Other businesses located outside of the shopping centers included **Pineridge Floral** at 7528 East Point Douglas Road South (by 1990; building not extant) and the **Sherwin Williams** building at 7430 East Point Douglas Road South (by 1990). [67] By 1990, the city had several video rental stores, most of which appear to have been located in the shopping centers.[68]

The city's first motel, part of the Travel Host motel chain, was constructed in 1984 near the intersection of 80th Street and Highway 61. The **Travel Host Motel** (7125 80th Street South) was designed as a 32-unit, 20-story 50 by 125-foot precast concrete structure with concrete and cedar paneled walls.[69] Another small **Strip Mall** at 7155 80th Street South was constructed behind the motel between 1980 and 1986.[70] In 1984, city administrator Carl Meissner summarized the commercial development that had taken place since 1960, including "three shopping centers, the bank building, restaurants, newspaper office, services stations, professional buildings – which include doctors, dentists, etc. – grocery stores, video stores, drugstores; clothing stores; tire sales; telephone buildings and many others."[71]

As new businesses continued to develop to serve the growing suburban community, commerce declined in Old Cottage Grove. Vogel writes that "by the 1970s the number of viable commercial properties in Old Cottage Grove had dwindled to two (a tavern and a farm implement dealership)."[72] **Gerlach's Service Station,** established around 1952 (exact location unknown), continued in operation through at least 1977,[73] and the **Furber Mercantile Store** at 7404 Lamar Avenue South (not extant) held the postmaster's office until ca. 1979, when it was demolished.[74]

By the late 1970s, the challenge of accommodating new businesses, industries, and development in the suburb was a distinct topic of conversation. The belief that the city was setting standards that discouraged businesses from locating in Cottage Grove was expressed in the title of an article in the *Washington County Bulletin,* which ran the headline: "Grove's Reputation: Picky, Picky, Picky."[75] In an effort to attract more businesses, at the end of 1981 the city council approved funds to

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[65] GTE Sun Community Directories, *Newport, Cottage Grove, Woodbury, St. Paul Park, Grey Cloud* (GTE Sun Community Directories, 1991), 124.
[66] R. L. Polk & Company, *1980-81 South St. Paul and West St. Paul City Directory*, see for example page 33.
[67] GTE Sun Community Directories, *Newport, Cottage Grove, Woodbury, St. Paul Park, Grey Cloud* (GTE Sun Community Directories, 1991), 102.
[68] GTE Sun Community Directories, *Newport, Cottage Grove, Woodbury, St. Paul Park, Grey Cloud* (GTE Sun Community Directories, 1991), 149.
[69] Larry Cortese, "Grove Motel to be Built This Summer," *Washington County Bulletin,* April 12, 1984.
[70] Aerial photographs of Washington County, 1980 and 1986, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.
[71] Carl Meissner, "City Services," *Washington County Bulletin,* January 23, 1984.
[72] Historic Preservation Division, "Old Cottage Grove Historic District," unpublished manuscript, 10, ACHP files, City of Cottage Grove.
[73] "3 Generations of Represent 25 years for Gerlach's Service, Cott Grove," *Hastings Gazette,* March 31, 1977.
[74] Historic Preservation Division, "Old Cottage Grove Historic District," unpublished manuscript, Appendix A, ACHP files, City of Cottage Grove.
[75] "Grove's Reputation: Picky, Picky, Picky," *Washington County Bulletin,* July 26, 1979.

begin the Minnesota Economic Development Commission's "Star Cities Program." The program included a labor survey, economic assessment, and a five-year economic development plan, intended to help the city understand what commercial development was needed.[76] Concern over this topic also led the city to form a commission to discuss business zoning and commercial development policies in 1985.[77] In 1988, the city's economic development authority created a "Companion Loan Program to "promote business activity and create additional employment in the community," providing loans to "buy down the market rate interest on a previously approved loan from a lending institution."[78]

The construction of the Belden Boulevard overpass project in the early 1980s posed both challenges and opportunities for Cottage Grove businesses.[79] Businesses located in the direct vicinity were forced to relocate or close their operations to make way for the new interchange, including the Dairy Queen, the Cottage Grove Dairy Store, the Super America at the intersection of Highway 61 and Belden Boulevard, **Jerry's Cafe** at the northeast corner of the intersection (exact location unknown; not extant), **Astro Video Tape Rental Shop** and the **Brown Photo Drive-Up Film Shop** on the east side of the intersection (exact locations unknown; not extant), and Woody's Restaurant.[80] While some businesses closed, others like **Super America** relocated to new locations (7162 East Point Douglas Drive); by 1990, a new **Dairy Queen** was in operation at 7175 80th Street South.[81]

In the 1980s, commercial development began to develop at the intersection of Jamaica Avenue and Highway 61.[82] By February of 1980, the **Kinder Care Learning Center,** one of a national chain of 500 centers, was also planned for construction in that area, in the vicinity of 90th Street South and Point Douglas Drive (8453 East Point Douglas Road South). By June of that year, the **Cub Foods Grocery Store** was being constructed at the northwest corner of the interchange (8400 Point Douglas Road).[83] An **Amoco Station** was located at intersection of Jamaica Avenue and East Point Douglas Road by 1985 (unknown if extant).[84] By the spring of 1989 an **Acorn Mini Storage** was located near the Public Works Garage at the southeast corner of the Jamaica Avenue/Highway 61 interchange (8625 West Point Douglas Road South)[85] and an article in the winter 1988 edition of the *Cottage Grove Reports* indicated that a **Texaco Station** (8610 East Point

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[76] Gordon Gilbert, "Program May Make Cottage Grove More Attractive for Businesses," *Washington County Bulletin,* October 8 1981.
[77] "Special Commission Formed," *Washington County Bulletin,* September 26, 1985.
[78] "City Introduces Companion Loan Program," *Cottage Grove Reports,* Winter 1988, 5.
[79] Marie Carter, "Local Businessmen Frustrated, Confused," *Washington County Bulletin,* August 23, 1979.
[80] Marie Carter, "More Vacant Building in Grove Only Overpass Development," *Washington County Bulletin,* November 15, 1979; Gordon Gilbert, "Businesses Get 60 Days to Relocate for Interchange," *Washington County Bulletin,* August 6, 1981.
[81] "Post Office, SA Begin Construction," *Cottage Grove Reports,* June 1979.
[82] "Comprehensive Plan Views 1990," *Cottage Grove Reports,* June 1981.
[83] Marie Carter, "Grove Commission Delays Child Care Center, Ice Cream Store Permits," *Washington County Bulletin,* February 28, 1980.
[84] John Gessner, "Rpime Retail Area Needs Planning," *Washington County Bulletin,* September 12, 1985.
[85] "Planning Department Reports 1987 Is Record Development Year," *Cottage Grove Reports,* Winter 1987, 8; "1988 Another Record Year for City Housing, Business Development," *Cottage Grove Reports,* Spring 1989, 1.

Douglas Road South) and the Jamaica Point Mall at the intersection of East Point Douglas Road and Jamaica Avenue were slated for completion in 1989.[86] In April 1990, following a citywide campaign to bring a Target store to the community, Target announced plans to begin construction on a store at the southwest corner of Jamaica Avenue and Pt. Douglas Road, scheduled for completion in 1991.[87]

Even with the significant commercial development that had occurred by the mid-1980s, most Cottage Grove residents still relied on retail facilities outside of their community. An article in the June 13, 1985 edition of the *Washington County Bulletin* indicated that "most [Cottage Grove] residents bank, buy gas and buy groceries locally, but most other shopping is done out of town." Local businesses were sometimes challenged to draw enough local shoppers, leading one shopping center to host arts and crafts shows and holiday programs to try to attract patronage.[88]

The city's 1986 community fact book noted that "plenty of land is available for more homes and commercial development…the plans for expanded commercial and industrial development have been designed to allow these uses to exist in harmony with residential neighborhoods. New jobs for our residents will result as these businesses are developed."[89] Among the businesses identified in the fact book were the city's two daycare centers (Learning Tree and Kindercare), along with the approximately 60 in-home day care businesses.[90] Medical clinics included the Family Practitioners, P.A. and River Valley Clinic clinics, and "a number of dentists, chiropractors, optometrists, and physical therapists" also maintained offices in Cottage Grove."[91] The fact book noted that the community's neighborhood shopping centers included "a full range of convenience shopping and services." "Several restaurants in the commercial area of the city" ranged from "fast-food chains to family dining and ethnic cuisines."[92] The Minnesota Bank of Cottage Grove and a branch office of First Minnesota Savings and Loan Bank provided banking services to the city.[93] A land use map included in the 1986 publication showed commercial uses primarily around the Jamaica and 80th Street overpasses at Highway 61, as well as along 80th Street west of Crestview Elementary and Park High School.[94]

5.2.2 Industry

Through its Suburban Expansion Era, Cottage Grove remained a primarily residential community and was not marked by significant industrial development. However, there were several local industries that provided jobs for residents and supported the city's economy and tax base. The most notable are discussed in the following section.

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[86] Mayor Dick Pederson, "Thanks, and Season's Greetings to All," *Cottage Grove Reports,* Winter 1988, 2.
[87] "Here Comes Target," *Cottage Grove Reports,* April 1990, 1.
[88] John Gessner, "Businesses Decline, Close as Merchants Wonder Why," *Washington County Bulletin,* June 20, 1985.
[89] City of Cottage Grove, *Community Fact Book,* 1.
[90] City of Cottage Grove, *Community Fact Book,* 6.
[91] City of Cottage Grove, *Community Fact Book,* 7.
[92] City of Cottage Grove, *Community Fact Book,* 9.
[93] City of Cottage Grove, *Community Fact Book,* 10.
[94] City of Cottage Grove, *Community Fact Book,* 15.

5.2.2.1 3M Chemolite Plant

One of the most significant local industries in Cottage Grove was the "**Chemolite Plant**" (10746 Keats Avenue South; now known as the 3M Cottage Grove Center) of the Minnesota Mining and Manufacturing Company (now known as 3M). Following World War II, the St. Paul-based company embarked on an ambitious expansion, acquiring 250 acres overlooking the Mississippi River at the south end of Cottage Grove Township. In 1948, it completed construction of a $2 million manufacturing plant on the site, designed for the production of reflective tape and other special products. The plant was named the "Chemolite Plant," a combination of the two original divisions housed inside, Chemical and Scotchlite. From the original Chemical Building, Scotchlite Building, and Boiler Building, the company expanded its facilities to encompass more than two dozen additional buildings by 1972 (see Figure 5.7).[95] A 1979 article in the *Minneapolis Star* noted that the "30 buildings at the plant site produce intermediate products that are incorporated into other products, including tape for disposable diapers, adhesives used in sandpaper, film coatings, industrial tapes and some reflective materials."[96] According to materials produced in 1998 at the plant's 50-year anniversary, "many of the innovative products that bear the 3M name came out of the hard work and contributions" of employees at the Cottage Grove center. These included Scotchgard Fabric Protector (1956), materials used during the Apollo 8 mission to the moon, Scotchtint solar control reflective film, adhesives for Post-it Notes and Scotch Magic Tape, and reflective sheeting for highway signs.[97] By the late 1990s, the complex had 900 employees and included 395 developed acres that encompassed numerous components, including separate complexes for tape, specialty adhesives, specialty materials, abrasives, and traffic control materials, and plant facilities like waste water treatment plant, maintenance facilities, and general administration building.[98]

Figure 5.7. View of the 3M Chemolite Plant looking south toward the Mississippi River, ca. 1960s. Photo located in ACHP files, City of Cottage Grove.

[95] Vogel, *Preliminary Inventory of Heritage Resources,* 10.
[96] "3M Labs Prevent Pollution Before It Becomes a Problem," *Minneapolis Star,* December 20, 1979.
[97] "Celebrate 50," special commemorative edition to the *South Washington County Bulletin, Woodbury Bulletin, and Hastings Star Gazette*, June 17, 1998.
[98] *3M Cottage Grove Center* [map], ca. 1998, ACHP files, City of Cottage Grove; 3M Cottage Grove, "Facts About 3M Cottage Grove Center," *3M Cottage Grove Update,* 1998, ACHP files, City of Cottage Grove.

5.2.2.2 J. L. Shiely Company

Another important local industry in the Cottage Grove area was the **J. L. Shiely Company Plant** on Grey Cloud Island. The J. L. Shiely Company was established in 1916 by Joseph Leo Shiely and his business partners as a sand and gravel business, and expanded rapidly in the 1930s. When the company's quarry in Ramsey County became depleted, Shiely looked to Lower Grey Cloud Island as a potential new source of sand and gravel. As Vogel explains,

> Under the supervision of Joseph L. Shiely, Jr…. son of the company's founder, subsurface explorations on Lower Grey Cloud Island began in 1944 and in 1950 Shiely began to remove marketable sand and gravel from a pit on the western end of the island, in Newport Township. By 1953 Shiely had built a processing plant (called the Nelson Plant), barge loading facility, and office on the island and full-scale mining operations were underway… After processing, the aggregate was loaded into barges for shipment upriver to the company yards in St. Paul and Minneapolis.
>
> Mining began on the western side of the island, in Grey Cloud Island Township, and proceeded eastward, and eventually the leading edge of the mine passed onto land that was under the jurisdiction of Cottage Grove. Negotiations between Shiely and the Village of Cottage Grove did not go smoothly. Declaring the island "[an] ecological disaster area," the Park High School Environmental Action Committee petitioned Village officials to impose more stringent environmental protections controls and waged a summer-long guerrilla campaign against the proposed mining agreement, an effort that was supported by the Village's newly formed Environmental Commission. On August 10 1971, the company and the village reached the first in a series of agreements on mining and reclamation; thanks in no small part to the student activists, cultural and natural resources conservation was an integral part of the mining plan.[99]

The sand and gravel operation was sold to the ECC Group in 1987, and mining continued on the island through at least 2000.[100]

In the early 1940s, St. Paul business executive Paul Albert Schilling purchased approximately 1200 acres of Lower Grey Cloud Island and created the **River Beacon Farm** (located on Grey Cloud Trail South on the south side of the island). The Holstein dairy farm was located on the portion of the island annexed to the city in 1982 at the Schilling family's request. The farm continued in operation until 1999, when the land was sold to the local mining operations.[101]

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[99] Vogel, *Preliminary Inventory of Heritage Resources,* 12.
[100] Vogel, *Preliminary Inventory of Heritage Resources,* 14.
[101] Vogel, *Preliminary Inventory of Heritage Resources,* 13.

5.2.2.3 Other Industries

Figure 5.8. Aerial view of the Minnesota Pipeline facilities, 1964. Photo courtesy of MHAPO, John Borchert Map Library, U of MN.

By 1977, there were several industries in Cottage Grove in addition to the Chemolite Plant and J. L. Shiely Company mine. These included Baily Nurseries, Aero Precision, Specialized Turf, Minnesota Pipeline, Northwestern Bell Telephone, and the Whirlpool Corporation. The largest employer after the 1,214 employee Chemolite Plant was the Whirlpool Corporation, a vacuum-cleaner manufacturer, with 300 employees, followed by Bailey Nurseries with 100 employees. According to a 1992 plat map, **Bailey Nursery** was located in Section 19 at the southwest corner of the city (unknown if extant).[102] The **Whirlpool Plant** was developed around 1975 as a 200,000 square foot, $5.4 million plant located at the northwest corner of the intersection of Jamaica Avenue South and 95th Street (approximately 9250 Ideal Avenue South). Aerial photographs show that the plant consisted of one large building (likely the current south building of the Up North Plastic plant) and included rail access from what is now the Canadian Pacific rail line to the north.[103] **Aero Precision Engineering** was located at 7117 Point Douglas Drive (unknown if extant) and **Specialized Turf** at 8585 Point Douglas Drive (likely current day 8585 West Point Douglas Road South).[104] **Minnesota Pipeline** was based in Cottage Grove and a subsidiary of Koch Industries, which in the mid-1980s was responsible for operating the largest oil refinery in the state (in Rosemount, Minnesota).[105] The company's facilities at 6483 85th Street Southeast, south of the original Thompson Grove subdivision, are visible in aerial photographs from 1964 (see Figure 5.8). The 1964 aerial shows several silo-shaped structures and a small building on the site; by 1972, there were 12 such structures, reflecting the current configuration. The existing

[102] Washington Soil & Water Conservation District, *Washington County Minnesota Atlas & Plat Book* (Accurate Publishing & Printing, Inc., 1992), 14.
[103] "Whirlpool Will Build Cottage Grove Plant," *Minneapolis Star,* October 7, 1975; Aerial photographs of Washington County, 1979 and 1991, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.
[104] "Machinists," *Minneapolis Tribune,* September 12, 1978; "Grab a Handful of Free Air," *Minneapolis Star,* December 4, 1974.
[105] Dean Rebuffoni, "42,000 gallons of Oil Spilled Near Foley," *Minneapolis Star and Tribune,* February 14, 1984.

one-story building along 85th Street Southeast appears to have been constructed between 1966 and 1972.[106]

While these industries provided some local employment opportunities, in the late 1970s most Cottage Grove residents still worked outside of the community.[107] 1977 report noted that "although Cottage Grove does not currently have an outstanding industrial base, there is evidence of constant industrial growth. Land is available for industrial usage and outstanding companies such as Minnesota Mining and Manufacturing are located there."[108]

Newspaper articles suggest that attracting additional industries to the community was a source of conversation and focus during the 1970s and 1980s. As early as 1978, the city considered development of an industrial park to "promote industrial and commercial development in an area easily accessible to urban services."[109] By 1983, it appears that the city constructed a railroad overpass to provide access to this future industrial park.[110] In 1984, the city hired a consultant to attract businesses and industries to the city.[111] By 1985, the city had completed the Star City program, adding Cottage Grove to the "state's list of select locations for businesses or industries eyeing locations in Minnesota." An outcome of that program appears to have been the development of the anticipated industrial park, which was in place by 1988.[112] A 1986 land use map showed industrial uses zoned primarily south of Highway 61. While the industrial zoned area stretched from Keats Avenue on the east up to the south and west sides of Thompson Grove Additions on the west, only about a third of this area had been developed by that time.[113]

During the 1980s, the city experienced several setbacks in its efforts to attract new industries to the community. In 1983, Whirlpool left its Cottage Grove location for consolidated facilities in Kentucky. An article in the *Washington County Bulletin* blamed the move (along with Kroy Industries departure from Woodbury) on Minnesota's reputation for "high taxes and general business expense."[114] In 1986, the city was considered for the location of a General Motors Saturn automobile plant, but Saturn ultimately elected to develop a plant in Tennessee.[115] Whirlpool's departure was mitigated by the arrival of a St. Paul plastic film manufacturing company, **Up North Plastics**, which

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[106] Aerial photographs of Washington County, 1966, 1972, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer

[107] Bordner Consultant, *Cottage Grove Mall,* 8; League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing*, 6.

[108] Bordner Consultant, *Cottage Grove Mall,* 7.

[109] "Department of Planning, Community Development," *Cottage Grove Reports,* March 1978.

[110] Mayor Roger Peterson, "Cottage Grove Mayor Peterson Explains Effect of Whirlpool exit," *Washington County Bulletin,* August 11, 1983.

[111] John Gessner, "Star City' Status Takes Time, Effort," *Washington County Bulletin,* August 1, 1985.

[112] John Gessner, "Star City' Status Takes Time, Effort," *Washington County Bulletin,* August 1, 1985; "Cottage Grove/City Official Resigns Posts," *Star Tribune,* October 20, 1988.

[113] City of Cottage Grove, *Community Fact Book,* 15.

[114] "Who's At Fault for Woodbury's Cottage Grove's Business Exodus?" *Washington County Bulletin,* August 4, 1983; Mayor Roger Peterson, "Cottage Grove Mayor Peterson Explains Effect of Whirlpool exit," *Washington County Bulletin,* August 11, 1983.

[115] Jan McClure, "Legislation Aimed at Inviting Saturn Heard," *Washington County Bulletin*, May 16, 1985; Jan McClure, "Saturn Goes Elsewhere, Despite State Efforts," *Washington County Bulletin,* August 1, 1985.

moved into the former Whirlpool plant (9250 Ideal Avenue South) in 1985.[116] By 1986, the Chemolite Plant, J. L. Shiely Company, Bailey Nurseries, Northwestern Bell Telephone Company, and Minnesota Pipeline were still listed industries and employers in the city, along with Up North Plastics.[117]

In 1987, the **Soo Line Auto Distribution Center** and **Janesville Auto Transport** opened in the city's industrial park (exact locations unknown; unknown if extant). The auto distribution center received cars arriving by rail on the Soo Line (now the Canadian Pacific) and transferred them to trucks supplied by Janesville Auto Transport for delivery to dealers. The center occupied 70 acres near the intersection of Highway 61 and Jamaica Avenue, along the mainline track of the Soo Line from Chicago to Twin Cities, and included four access tracks, 40 truck-loading ramps, a maintenance facility, and a truck transport terminal.[118] In 1988, **Hulcher Professional Services Inc.,** which provided train derailment clean-up services, constructed facilities on Ideal Avenue South near the same intersection (exact location unknown), also in the industrial park. The company's building was slated to include a shop area, office, and drivers' room.[119]

5.2.2.4 Agriculture

While the suburban expansion era brought rapid change to the historically rural context of Cottage Grove, agriculture continued to be an important local industry and a character-defining feature of the city's landscape through 1990. Aerial photographs from the late 1950s show the township as a patchwork of farm fields. Beginning with the Thompson Grove Additions in 1958, this farmland was gradually consumed by suburban residential neighborhoods that spread out from Thompson Grove to the east and north. Yet, even as late as 1991, aerial imagery shows more land dedicated to agriculture than development.[120]

By the end of the suburban expansion era, some of these farms had been in operation for decades. Comparison of 1949 and 1992 plat maps indicates the presence of long-standing farms like the **Glendenning Farm** (sections 20 and 21), the **Smallidge Farms** (Section 2 and 25), the **Healy Farm** (Section 26), the **Goulet Farm** (Section 26), the **Morey Farm** (Section 25), the **Bailey Farm** (Section 24 and 13), the **Glen & Lorraine Brown Farm** (Section 23) and the **Harlan and Angeline Brown Farm** (Section 23), the **Shingledecker Farm** (Section 13), the **Tank Farm** (Sections 11 and 14), the **Radke Farm** (Section 12), the **Long Farm** (Section 1), the **Ratzloff Farm** (Section 1), the **Goebel Farm** (Sections 2 and 3), the **Bothe Farm** (Section 4), the **Thompson Farm** (Section 6), and others (see 1992 plat map, Figure 5.9, for farm locations; it is unknown whether these farms are

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[116] Jane McClure, "St. Paul Plastics Firm to Locate in Former Whirlpool Plant," *Washington County Bulletin,* August 15, 1985.
[117] City of Cottage Grove, *Community Fact Book,* 8.
[118] "Planning Department Reports 1987 Is Record Development Year," *Cottage Grove Reports,* Winter 1987, 8; "Soo Line Hosts City, Auto Officials at Grand Opening of Distribution Facility," *Cottage Grove Reports,* Spring 1988, 2
[119] "Hulcher Opens Cottage Grove Facility," *Cottage Grove Reports,* Fall 1988, 3; Mayor Dick Pederson, "Thanks, and Season's Greetings to All," *Cottage Grove Reports,* Winter 1988, 2.
[120] Aerial photographs of Washington County, 1957, 1964, 1979, 1986, 1991, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.

extant).[121] For example, an August 22, 1985 article in the *Washington County Bulletin* noted that the Ratzloff farm had been under the same family ownership for 113 years.[122]

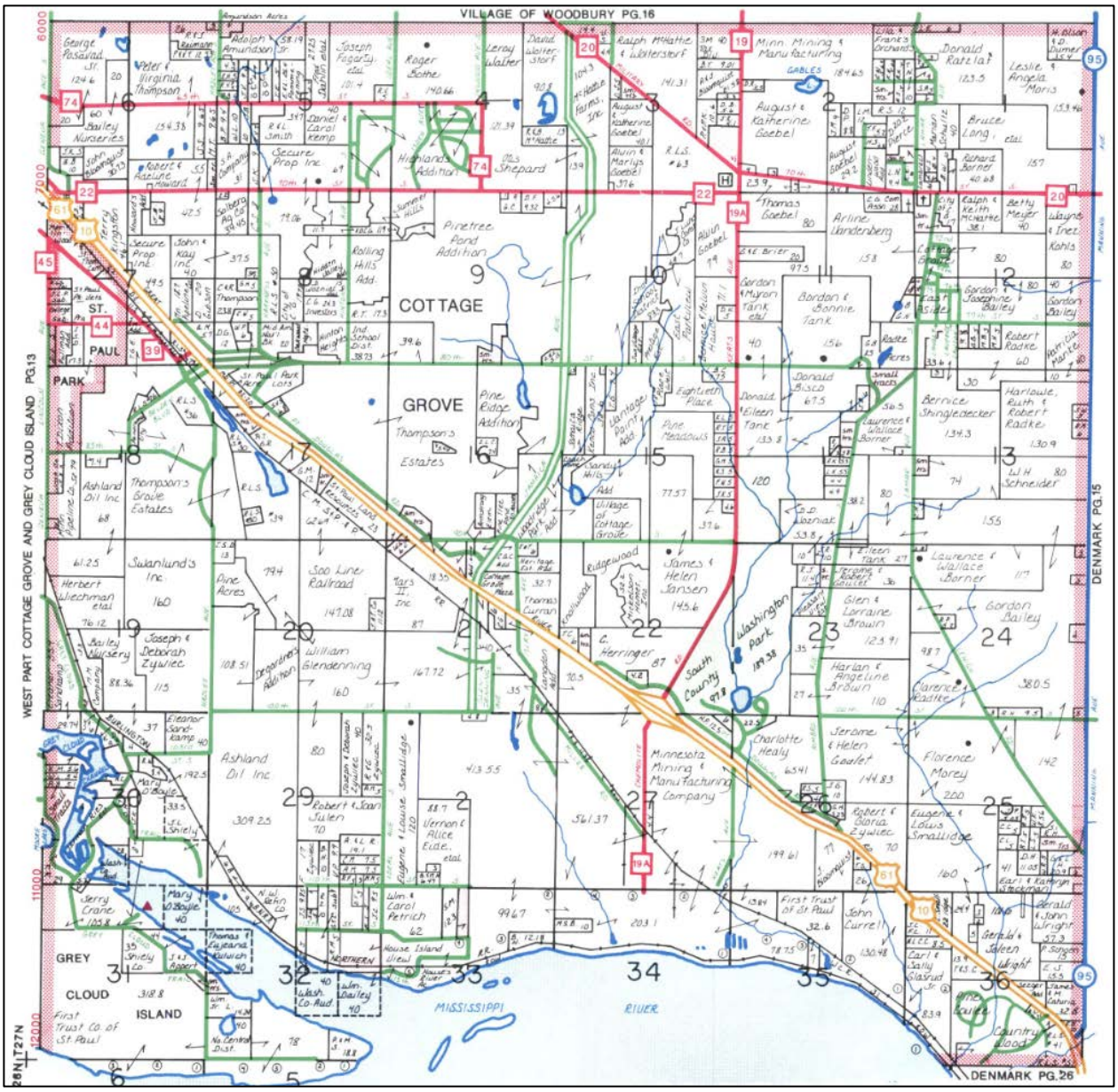

Figure 5.9. Plat map of Cottage Grove, 1992. Map taken from Washington Soil & Water Conservation District, *Washington County Minnesota Atlas & Plat Book* (Accurate Publishing & Printing, Inc., 1992), 14.

[121] Washington Soil & Water Conservation District, *Washington County Minnesota Atlas & Plat Book,* 14; The Atlas Company, *Plat Book of Washington County, Minnesota* (The Atlas Company, 1949), 8.

[122] Yvonne Klinnert, "Two Family Farms Reach 100-Year Mark, Receive Plaques." *Washington County Bulletin,* August 22, 1985.

As suburban development continued, concern mounted over preserving good farmland for agricultural purposes. In 1976, a local task force recommended that the city "develop regulations to protect those areas which should remain exclusively for agricultural production," concentrating housing development into areas that already had municipal services or where those services were planned and created zoning districts that would "protect long-term farmland and…offer some protection for farms located adjacent to urban development." The city's 1990 comprehensive plan (produced in 1980) recommended "that the city preserve commercial agriculture as a viable permanent land use and promote agriculture as a significant economic activity within the city."[123] The plan showed the city's urban development concentrated roughly south of 70th street, west of Keats Avenue, north of 100th Street, and east of Hadley Avenues, while surrounding area to the south and east was designated for long term agricultural use.[124]

In 1980, the state of Minnesota created an agricultural preserve district with the passage of the Metropolitan Agricultural Preserves Act, "designed partly to bring tax rates suburban farmers pay into line with rates outstate farmers pay." The City of Cottage Grove followed the state legislation with a corresponding city ordinance in 1981, allowing Cottage Grove farmers to have their land rezoned as agricultural preserves, a long-term agricultural zoning district that allowed no more than one housing unit per 40 acres. The rezoning exempted farmers from assessments for sewer and water fees and protected them against nuisance suits and acts of eminent domain. Cottage Grove farmers who took immediate advantage of this zoning included Louis Smallidge, Harlan Brown, Florence Morey, Glen Boren, Swanlunds Inc., Jerome Goulet, James C. Jansen, and Earl Bothe.[125]

In 1981, an article in the local city publication asserted that "agriculture is big business in Cottage Grove," with 12,000 acres or 18 square miles in the city under active farming and over 50% of the city's land used a farmland. Most production was dedicated to grain crops, though there were also specialty farms used for vegetables, orchards, dairy, egg and poultry, and nurseries. Some farms employed locals, and "many locally produced agricultural products are sold to local restaurants and grocery stores."[126] While large portions of land were dedicated to farming, only a small number of the city's residents were employed in agriculture; in 1986, only 0.79% of the city's residents worked in the fields of farming, forestry, and fishing.[127]

[123] "City Strives to Preserve Prime Farmland," *Cottage Grove Reports,* September 1981.
[124] "City Strives to Preserve Prime Farmland," *Cottage Grove Reports,* September 1981.
[125] Larry Cortese, "Grove Farmers Petitions for Ag Preserve," *Washington County Bulletin,* February 18, 1982.
[126] "Suburban Agriculture Is Diversified, Big Business," *Cottage Grove Reports,* September 1981.
[127] City of Cottage Grove, *Community Fact Book*, 9.

Associated Properties

To be eligible for historic designation on the Cottage Grove City Register of Historic Sites and Landmarks or the National Register of Historic Places, properties associated with business and industry must:

1. Be located within the current city limits of Cottage Grove.
2. Have been constructed or in use between 1945 and 1990.
3. Be historically significant under one or more local and/or National Register criteria.
4. Retain historic integrity.

This section describes **property types** associated with commercial and industrial development and further explains the **requirements** they must meet for listing in the NRHP.

Property Types and Physical Characteristics

Resource Categories

Of the five categories of resources (buildings, structures, objects, sites, and districts), properties associated with business and industry in Cottage Grove between 1945 and 1990 are most likely to be **buildings, structures,** and **districts.** Industrial complexes like the 3M Chemolite Plant are most likely to be considered for designation as historic districts. Additionally, it may be appropriate to consider concentrations of commercial or industrial buildings for designation as historic districts.

Associated Property Types

Based on the historic research completed for this context, these associated property types may include:

- Buildings associated with commerce, including:
    - Gas stations
    - Office buildings
    - Restaurants
    - Banks
    - Daycare centers
    - Grocery stores and super markets
    - Motels
    - Storage facilities
    - Other free-standing commercial buildings
    - Shopping centers
- Buildings and structures associated with industry, including
    - Production, processing, and storage facilities (like factories and warehouses)
    - Agricultural facilities (like barns, silos, sheds, and farmhouses)

In general, commercial resources appear most likely to be located near the interchanges of 80th Street South and Jamaica Avenue with Highway 61 and along 80th Street. Industrial resources appear mostly likely to be located south of Highway 61, including on Grey Cloud Island. Extant farms from the 1945-1990 era are located towards the perimeter of the city, particularly on the east and north sides.

Commercial resources are expected to align with forms and architectural styles common to buildings of this vintage across the United States. Based on historic photos and extant properties from the 1945-1990 era, resources are expected to be one and two-story buildings, many fairly simple and utilitarian in design and aligned with the branding of their respective chain store occupants. Buildings will be auto-oriented with parking lots. Some of the earlier restaurants and gas stations may feature more unique and eye-catching architectural features, like A-frame or butterfly roofs. Several resources constructed during the 1970s appear to have adopted the "environmental look" of the 1970s, with elements of the Mansard or Shed style and environmentally-friendly designs. Industrial resources are anticipated to be utilitarian in design. The extent to which existing farmsteads were altered and updated with new buildings and structures during the suburban expansion era is unclear. Given that many farms operating during this time were established before 1945, it is anticipated that they will feature some pre-1945 resources like barns, silos, farmhouses, and other buildings.

Occurrence and Survival

Many of the city's earliest commercial buildings have been demolished, including the Thompson Grove Shopping Center and buildings demolished for the construction of the Sieben Bridge in 1983, but many 1970s and 1980s commercial resources appear to remain. Several of the key industrial facilities – like the 3M Chemolite Plant and Whirlpool Plant – also remain.

Relationship to City and National Register Criteria for Historic Significance

In order to be considered eligible for the National Register, properties must be significant under one of the four National Register Criteria for Evaluation: "Criterion A" (association with significant events), "Criterion B" (association with important persons), "Criterion C" (significant design/construction), and "Criterion D" (information potential). In order to be considered eligible for local designation on the City Register, properties must be significant under one of three Criteria: "Criterion 1" (association with history or cultural heritage of the city, state, or country); "Criterion 2" (association with people or events that contributed significantly to the city's cultural heritage); and "Criterion 3" (embodiment of architectural type or style; or elements of design, detail, materials or craftsmanship).

The following section provides suggestions on how properties associated with residential and suburban development in Cottage Grove between 1945 and 1990 might be evaluated for significance under City and National Register criteria for historic significance. Because the City criteria are similar to the National Register criteria, they are listed in parentheses next to each

corresponding National Register criterion below. National Park Service guidance regarding historic significance and integrity are often referenced as best practices where city criteria for designation are unclear. However, the city's local designation program is technically governed only by the requirements in the City Code of Ordinances, not the requirements of the National Register program.

While the city's local designation program does not specify age requirements for designating properties, properties typically must be 50 years of age or older in order to be eligible for the National Register. At the time this context study was prepared (2025), this means that properties would generally need to have been constructed in or before 1975. In addition to meeting one of the National Register Criteria below, buildings that are younger than 50 years of age need to meet National Park Service thresholds for "exceptional importance," meaning that their historic significance needs to rise above the typical level of significance required for National Register listing.[128] This does not mean that the property needs to have a national level of importance; rather, it means that the property needs to be exceptionally important within its appropriate context, whether at the local, state, or national level. Evaluating a property for exceptional significance requires that "sufficient historical perspective exists to determine that the property is exceptionally important," meaning that there must be sufficient scholarly research and evaluation to understand the applicable historic context and the property's role in that context.[129] For example, in order to consider a 1980s commercial building for National Register listing, it would need to be determined exceptionally important within one or more contexts, which could include 1980s trends in commercial building design, the body of work of the individual or firm who developed and constructed it, commercial development in Cottage Grove during the late twentieth century, etc.

Information on the National Register Criteria for Evaluation is based on the National Park Service's National Register Bulletins *How to Apply the National Register Criteria for Evaluation* and *How to Complete the National Register Registration Form.*[130]

National Register Criterion A: Association with Significant Events (City Criteria 1 and 2)

To be considered eligible for the NRHP under Criterion A, properties must be "associated with events that have made a significant contribution to the broad patterns of our history." These can be specific events, or "a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation."[131] Some historic events and trends identified in this chapter with which subject properties might be associated include:

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[128] National Park Service, *How to Apply the National Register Criteria for Evaluation,* rev. ed. (U. S. Department of the Interior, National Park Service, 1997), 42, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.
[129] National Park Service, *How to Apply the National Register Criteria for Evaluation,* 42.
[130] National Park Service (NPS), *How to Apply the National Register Criteria for Evaluation,* rev. ed. (U. S. Department of the Interior, National Park Service, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf; National Park Service (NPS), *How to Complete the National Register Registration Form* (U. S. Department of the Interior, National Park Service, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf.
[131] NPS, *How to Apply the National Register Criteria for Evaluation,* 12.

- The growth of commerce and retail in Cottage Grove
- Mid to late-twentieth century trends in commercial development
- The growth of local industries important to the city's economy
- Mid to late-twentieth century trends in industrial development
- The evolution of agriculture during the twentieth century

For a property to be eligible for the National Register under Criterion A, it should demonstrate significance as compared to other similar properties within the context of these events and trends. For example, an industrial complex that may be significant for association with an important Minnesota manufacturer should be compared to other locations of that manufacturer to determine which is the best representation of that company's significance. Or, a farm that reflects trends in twentieth century agriculture should be compared to other farms to see which is the best representation of these trends. In some cases, groupings of industrial or commercial buildings (like the city's industrial park or the commercial area along 80th Street and East Point Douglas Road South), rather than individual buildings, may be the best representation of Cottage Grove's industrial or commercial history.

The "period of significance" for a property designated under Criterion A should be the span of time in which the property achieved significance. For a resource that is significant because of the company that occupied it, like an important industrial plant, the period of significance will correspond to the years when the company was important and occupied the property. The level of significance will likely be local, unless the property is shown to have statewide or national importance when compared with commercial and industrial properties and trends in other suburbs across the state or nation.

National Register Criterion B: Association with Significant Persons (City Criterion 2)

To be considered eligible for the NRHP under Criterion B, properties must be "associated with the lives of persons significant in our past." A significant individual is defined as someone "whose activities are demonstrably important within a local, state, or national historic context."[132] This chapter of the context study provides a baseline of information to help assess whether a specific individual was significant within the context of business and industry in Cottage Grove.

To be significant for association with a person, a property must have been associated with that person during the time period when he or she achieved significance, and the property must be the best representation of that person's accomplishments. The individual must have directly influenced the conception and/or development of the property, or have lived in the property while making their contributions to their respective fields. The length of association with the individual in comparison with other associated properties should also be considered, to determine which property is the best representation of the individual's achievements. In some cases, the best representation of an individual's achievement is their house; in other cases, their place of work or other buildings

[132] NPS, *How to Apply the National Register Criteria for Evaluation,* 14.

might be a better representation. For example, a house in Cottage Grove that was a home of a notable local entrepreneur could be considered for designation under Criterion B, but it is possible that the building that housed their business is a better representation of their achievements.

The "period of significance" for a property designated under Criterion B should be the span of time in which the individual achieved significance and was associated with the property. The level of significance would likely be local, unless the individual is shown to have statewide or national importance. Properties significant for association with notable architects or builders should be considered under Criterion C.

National Register Criterion C: Design/Construction (City Criterion 3)

To be considered eligible for the NRHP under Criterion C, properties must "embody the distinctive characteristics of a type, period, or method of construction, or…represent the work of a master, or…possess high artistic values, or…represent a significant and distinguishable entity whose components may lack individual distinction." Properties that represent a type, period, or method of construction are those that illustrate, through distinctive features, a particular architectural style or construction method. They might illustrate "the pattern of features common to a particular class of resources, the individuality or variation of features that occurs within the class, the evolution of that class, or the transition between classes of resources."[133] In other words, a property that is significant under Criterion C will exemplify a particular architectural style, method of construction, or building type, or will be a good representation of the work of a notable architect or builder.

For a property to be eligible for the National Register under Criterion C, it should demonstrate significance as compared to other similar properties within the context of a particular architectural style, construction method, building type, or the body of work of a particular designer or builder. For example, an office building that displays the key characteristics of the 1970s Shed style should be compared to other similar buildings in Cottage Grove to determine which is the best example of trends in 1970s design.

The "period of significance" for a property designated under Criterion C should correspond to the date that the property was constructed. The level of significance would likely be local, unless the property's design or construction is shown to have statewide or national importance when compared with similar properties in other locations across the state or nation.

National Register Criterion D: Information Potential

To be considered eligible under Criterion D, properties must "have yielded, or may be likely to yield, information important in prehistory or history."[134] While this Criterion is most often applied to archaeological districts and sites, it can also apply to buildings and structures that contain important information. For example, as the National Park Service explains, "a building exhibiting a

[133] NPS, *How to Apply the National Register Criteria for Evaluation,* 17-18.
[134] NPS, *How to Apply the National Register Criteria for Evaluation,* 21.

local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development."[135] Properties associated with this context study are unlikely to be eligible under Criterion D, though a property which is the only surviving record of a particular structural system or use of a particular building material might qualify under this category.

Subject properties located on land cleared of previous buildings may rest on urban archaeological sites that might contain information important in history or prehistory. These archaeological sites, however, are not related to the subject properties themselves and cannot be evaluated using this context study. Any remnants of the built environment uncovered in such cases should be evaluated for significance under their appropriate historic contexts by archaeologists who meet the Secretary of the Interior's Professional Qualification Standards for Archaeology.

Integrity Thresholds

Historic integrity is a property's ability to convey its historic significance through its physical materials and features. NPS defines seven aspects, or qualities, of historic integrity: location, design, setting, materials, workmanship, feeling, and association. According to NPS, "to retain historic integrity "a property will always possess several, and usually most, of the aspects."[136] A property with integrity will retain the essential physical features from its period of significance. Thresholds for integrity will vary depending on the reason for significance, the type of resource, and the rarity of the resource.

Reason for Historic Significance

The specific aspects of integrity that a property needs to retain to convey its historic significance will vary depending on why that property is significant. According to the National Park Service, properties significant under Criteria A or B "ideally might retain some features of all seven aspects of integrity…integrity of design and workmanship, however, might not be as important to the significance." Properties significant under Criterion C "must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association."[137]

Resource Type

In a historic **district**, such as an industrial complex, integrity is evaluated for the district as a whole, meaning that the majority of the district's individual resources must retain integrity.[138] For individual **buildings** like stores, warehouses, and factory buildings, the specific physical characteristics that should be present in order to retain integrity will depend on why the property is

[135] NPS, *How to Apply the National Register Criteria for Evaluation,* 21.
[136] NPS, *How to Apply the National Register Criteria for Evaluation,* 44.
[137] NPS, *How to Apply the National Register Criteria for Evaluation,* 48-49.
[138] NPS, *How to Apply the National Register Criteria for Evaluation,* 46.

significant and the rarity of the resource. Generally, however, the building or structure will retain its historic form, roofline, and general pattern of window and door openings (if applicable). If a non-historic addition exists, it will generally be smaller than the historic building or structure, located on a rear or secondary elevation, and compatible with the design of the historic resource.[139]

Rarity

Where few surviving examples of a property type exist, it might be possible for a resource to have more non-historic alterations or fewer historic features and still retain integrity, as long as there are enough historic features to convey the property's historic significance. On the other hand, for a common property type where many examples remain, the threshold for integrity may be higher.[140]

[139] NPS, "New Additions to Historic Buildings," last updated June 6, 2024, https://www.nps.gov/subjects/taxincentives/additions.htm.
[140] NPS, "Evaluating Common Resources," *National Register of Historic Places Best Practices Review,* no. 4 (July 2023): 2, https://www.nps.gov/subjects/nationalregister/upload/BPR_common-resources-2023-07-27-REV.pdf.

Related Properties

The following is a list of properties related to business and industry in Cottage Grove between 1945 and 1990 that are known to be extant. Properties with an asterisk (*) could not be confirmed to be extant (typically due to difficulties in aligning historic addresses with current locations). Dates in parentheses indicate approximate construction dates, when known. See Figure 5.9, 1992 plat map, for locations and names of farms in existence at the end of the city's suburban expansion era.

- **Big Apple Shopping Center,** 6900 80th Street South (1961)
- **Thompson Homes Showroom/South Washington County Bulletin Offices*,** 7163 East Point Douglas Road (ca. 1960, moved 1972)
- **Jack's Union Station,** 8101 Hadley Avenue (1961)
- **Jay's Drive-In*,** 32 Belden Boulevard (1969)
- **Clarence's Pineridge Standard Oil*,** 7309 Point Douglas Drive (by 1970)
- **Don's D X Station*,** 8137 Point Douglas Drive (by 1970)
- **Mary's Pure Oil*,** 7301 Point Douglas Drive (by 1970)
- **Thompson Grove Station*,** 81 Belden Boulevard (by 1970)
- **Park-N-Shop*,** 163 Janie Drive (by 1970)
- **Colonial Manor Building,** 7500 80th Street South (1970)
- **Family Medical Practitioners Building,** 7460 80th Street South (1971)
- **Grove Plaza (partially extant),** 7240 East Point Douglas Road South (ca. 1973)
- **Mid America National Bank Building**, 7200 80th Street South (1977)
- **Professional Building,** 7501 80th Street South (ca. 1980)
- **Learning Tree Daycare Center,** 7791 79th Street South (ca. 1980)
- **Danny's Service Station*,** 8895 South Point Douglas Drive (by 1980)
- **Country Club Market,** 7362 East Point Douglas Road South (by 1980)
- **Tom Thumb Superette,** 8136 East Point Douglas Road South (by 1980)
- **Burger King*,** 7276 South Point Douglas Drive (by 1980)
- **McDonald's,** 7355 East Point Douglas Road South (by 1980)
- **Travel Host Motel,** 7125 80th Street South (1984)
- **Gerlach's Service Station*,** East Cottage Grove (ca. 1952)
- **Super America,** 7162 East Point Douglas Drive South (ca. 1979)
- **Kinder Care Learning Center,** 8453 East Point Douglas Road South (ca. 1980)
- **Cub Foods Grocery Store,** 8400 Point Douglas Road (ca. 1980)
- **Amoco Station*,** Jamaica Avenue and East Point Douglas Road (by 1985)
- **Acorn Mini Storage,** 8625 West Point Douglas Road South (by 1989)
- **Texaco Station,** 8610 East Point Douglas Road South (ca. 1989)
- **3M Chemolite Plant,** 10746 Keats Avenue South (beginning in 1948)
- **J. L. Shiely Company Plant*,** Grey Cloud Island (ca. 1950)
- **River Beacon Farm,** Grey Cloud Island (ca. 1940s)
- **Bailey Nursery*,** southwest Cottage Grove (by 1977)
- **Whirlpool Plant (later Up North Plastics),** 9250 Ideal Avenue South (ca. 1975)

- **Precision Engineering*,** 7117 Point Douglas Drive (by 1977)
- **Specialized Turf,** 8585 West Point Douglas Drive (by 1977)
- **Five Star Auto Sales,** 7510 East Point Douglas Road South (by 1980)
- **Muffler Doctor,** 7275 East Point Douglas Road South (by 1990)
- **Minnesota Pipeline,** 6483 85th Street Southeast (1960s)
- **Strip Mall,** 7155 80th Street South (by 1986)
- **Soo Line Auto Distribution Center*,** near Highway 61 and Jamaica Avenue (1987)
- **Janesville Auto Transport*,** near Highway 61 and Jamaica Avenue (1987)
- **Hulcher Professional Services Inc.*,** near Highway 61 and Jamaica Avenue (1988)
- **Arby's,** 7185 East Point Douglas Road South (by 1990)
- **Perkin's,** 7165 East Point Douglas Road South (by 1990)
- **Dairy Queen,** 7175 80th Street South (by 1990)
- **Sherwin Williams,** 7430 East Point Douglas Road South (by 1990)

6.0 Cultural Life

History

As residential, commercial, and civic development proceeded during the Suburban Expansion Era, Cottage Grove residents also developed places and spaces for the community's cultural life. This chapter provides an overview of religion and recreation in Cottage Grove. Research suggests that Christianity was the primary religion in the suburb between 1945 and 1990; therefore, the religion section of this chapter focuses on the development of churches and church facilities. Major topics covered in the recreation section include the municipal and regional park system, community recreation centers and events, clubs and organizations, and key entertainment facilities.

6.1 Religion

Religion is a key component of a community's cultural life. In Cottage Grove, organized religious congregations primarily took the form of churches, which were constructed throughout the suburb as it grew and developed. Local historian Robert Vogel notes that churches proliferated in the late 1960s and early 1970s, and church buildings and congregations continued to be constructed and established through the end of the suburban expansion era.[1]

The construction of churches in Cottage Grove aligns with conditions across the United States in the decades following World War II, when religion became an increasingly prominent component of American life. Religious engagement was attractive to newly-formed families and to those seeking security and identity in the era of the atomic bomb and the corrosion of ethnic and regional identities. Between 1940 and 1963, American membership in religious organizations increased from 40% of the country's population to 63%. Estimates by the U.S. Census Bureau in 1957 placed the number of Protestants at 70 million, Catholics at 30 million, and Jews at 4 million out of the country's total population of 120 million.[2]

The increased religious engagement of the postwar era was represented visually by a construction boom of religious buildings. Though new construction was not limited to the suburbs, a key factor driving the building boom was suburbanization, which moved urbanites away from old places of worship in downtown areas and encouraged the construction of new religious facilities in outlying areas to serve the Protestant, Catholic, Orthodox, and Jewish residents of the new subdivisions.[3] As historian Justo L. Gonzalez notes, "the 1950s and the early 1960s were the great age of U.S. church architecture, with affluent congregations financing the building of vast and beautiful sanctuaries, educational buildings, and other facilities."[4]

The designs of religious buildings constructed after World War II reflected the new aesthetics and demands of the era as well as an increased emphasis on religious buildings as

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[1] Vogel, *Preliminary Inventory of Heritage Resources,* 37, 45.
[2] Jay M. Price, *Temples for a Modern God: Religious Architecture in Postwar America* (Oxford University Press, 2013), 49 – 62; Edwin Gaustad and Leigh Schmidt, *The Religious History of America* (Harper Collins Publishers, 2002), 341.
[3] Price, *Temples for a Modern God*, 49 – 62.
[4] Justo L. Gonzalez, *The Story of Christianity*, Vol. 2, *The Reformation to the Present Day* (Harper Collins, 2010), 482.

community gathering places. Postwar parking requirements led to new layouts for postwar churches. By the 1950s, the typical church layout included a narthex (entrance area) facing a parking lot located on the interior of the site, with the chancel (altar area) facing the street. The functional main entrance was located at the parking lot, and the narthex was sometimes expanded into a transitional lobby which provided access to the worship space or classrooms and social rooms. Attractive landscaping became an important part of new site development, with signs and tall steeples utilized to increase visibility.[5] In conjunction with the postwar trend towards participation in groups and organizations, American religious buildings were increasingly viewed and designed as social centers. Buildings were designed to provide flexible space for ceremonies, libraries, Sunday schools and weekday education, meetings and events, meals, and recreation. Educational space for children was a key component of the postwar church, and historian Jay Price notes that "many churches and synagogues in the middle decades of the twentieth century mirrored schools in overall appearance and layout."[6] In the immediate postwar era, compact designs that borrowed from the interwar era were used to combine educational, social, and worship space. By the 1950s, religious facilities became less compact and spread out across their sites, mimicking trends in domestic and educational architecture. One-story buildings without entrance steps were often employed.[7]

Before the midcentury era, most churches in Minnesota featured historic styles such as Classical, Romanesque, and Gothic Revival. In contrast, many of the new religious buildings constructed after World War II were designed in modern architectural styles.[8] Several common types of modern churches developed. One such type was the "Saarinen" or "brick box" church. This type was based on the highly influential Christ Church Lutheran church constructed in Minneapolis in 1949 and designed by Finnish-American architect Eliel Saarinen. As described in one report of twentieth-century religious buildings in Milwaukee, Wisconsin, "the character-defining features of a Saarinen Box include a tall, box-like interior volume; a wall of continuous windows along one side of the nave; a low side aisle separated from the nave by slender columns; and a blank chancel wall lit from the side by hidden windows. Saarinen Boxes also often incorporate a freestanding tower or belfry as well as small scattered windows."[9]

By the mid-1950s, the "Modern Gothic" style had emerged as another church form. According to historian Jay Price, this stylized version of the Medieval church was "unmistakably modern in design, but kept enough of the features of 'traditional' church architecture, albeit in stylized form, to still 'look like a church.'"[10] In this style, the longitudinal basilican plan of Medieval churches was combined with short walls and steeply pitched roofs. A-frame, stylized English Gothic

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[5] Price, *Temples for a Modern God*, 58 – 60, 77.
[6] Price, *Temples for a Modern God*, 76.
[7] Price, *Temples for a Modern God*, 64 – 77.
[8] Larry Millett, *Minnesota Modern: Architecture and Life at Midcentury* (University of Minnesota Press, 2015), 215 – 217; Gretchen Buggeln, *The Suburban Church: Modernism and Community in Postwar Americ*a (University of Minnesota Press, 2015), xiii – xix.
[9] Millett, *Minnesota Modern*, 217 – 222; Marjorie Pearson, Penny Petersen, and Charlene Roise, *The Evolution of the Whittier Neighborhood* (Prepared for The Whittier Alliance, 2009), 32; Price, *Temples for a Modern God*, 129 – 130; University of Wisconsin-Milwaukee, Cultural Resource Management, *Milwaukee Houses of Worship, 1920-1980* (prepared for the City of Milwaukee, 2023), https://city.milwaukee.gov/ImageLibrary/Groups/cityHPC/Books/MilwaukeeHousesofWorship1920-1980.pdf.
[10] Price, *Temples for a Modern God*, 131.

churches were so popular in Minnesota during the late 1940s and 1950s that almost every Minnesota community contains at least one example.[11]

During the 1960s, the designs of religious buildings began to reflect the expressive nature of the later phase of Midcentury Modernism architecture. As noted by architectural historian Larry Millett, "churches and synagogues built in the 1960s more often than not reflected the kinetic spirit of the time. There were circular, oval, polygonal, and trapezoidal churches; churches with folded, battered, or angular walls; churches with steeply sloped, barrel-vaulted, butter-fly, upthrust, or shed roofs."[12]

Another key development in 1960s religious architecture was driven by a desire to foster a sense of communal worship. Rather than an ornamented hall in which worshippers watched an unfolding performance, designers envisioned sanctuaries as intimate, plain gathering spaces. The prevailing form of Protestant and Catholic churches constructed during the 1950s, the longitudinal, basilican plan with an entry area (narthex), elongated nave with seating, and elevated chancel with altar, was unsuited to this new ideology. During the 1960s, designers turned instead to what was known as the central plan, in which the altar was placed in the center of the worship space, surrounded by seating. The plan shortened the gap between worshippers and the altar, and evoked a picture of members gathered around a common table. Though designers experimented with a variety of sanctuary shapes (wedge-shaped, semi-circular, and trapezoid) and layouts (expanded transepts, Greek crosses, and square naves), by the late 1960s, the circular church with a center spire was common, especially in the growing Evangelical and Pentecostal denominations.[13]

In 1956, prior to the establishment of the first residential subdivisions in Thompson Grove, there appears to have been just one church in Cottage Grove township, St. Matthew's Evangelical and Reformed Church, located at the southwest corner of what is now the intersection of Lamar Avenue South and 70th Street South in Old Cottage Grove.[14] The congregation was established in 1874 as St. Matthew's Evangelical Church in Denmark Township, and relocated to Cottage Grove in 1876. In 1941, the congregation merged with the local Reformed Church to create **St. Matthew's Evangelical and Reformed Church**. A parsonage was constructed in 1951 and a new church building at 7008 Lamar Avenue in 1954. The church merged again with the First Congregational Church in 1963 and became known as the Cottage Grove United Church of Christ; additions were constructed at the church building in 1968 and 2006.[15] With its steeply pitched roof, the design of the church reflects the A-frame Modern Gothic type commonly constructed in suburbs across the United States in the 1950s.

The suburbanization of the community led to the establishment of churches in and adjacent to new residential subdivisions. In 1959, **Resurrection Lutheran Church** (later known as All Saints Lutheran Church following a merger with Park Lutheran Church) was established and constructed a

[11] Price, *Temples for a Modern God*, 126 – 145; Millet, *Minnesota Modern*, 215, 222.
[12] Millet, *Minnesota Modern,* 240.
[13] Price, *Temples for a Modern God*, 147 – 152; Millet, *Minnesota Modern*, 234, 240.
[14] Thomas O. Nelson Co., *Atlas of Washington County, Minnesota* (Thomas O. Nelson Co., 1956).
[15] "Old Cottage Grove Historic District Preservation Planning Report," unpublished manuscript, August 2002, ACHP Files, City of Cottage Grove; "Cottage Grove United Church of Christ," accessed February 7, 2025, https://www.cgucc.org/history-of-cottage-grove-united-church-of-christ/.

Figure 6.1. St. Rita's Catholic Church, between 1970 and 1986. Photo courtesy of the Church of St. Rita, https://www.saintritas.org/a-brief-history-of-st-rita-s.

building at 8100 Belden Boulevard (not extant). That same year, **Rose of Sharon Lutheran Church** was also established at the location now addressed at 7135 East Point Douglas Road (not extant).[16] Both buildings were located near the commercial hub of the community in the vicinity of the intersection of Belden Boulevard and Highway 61, adjacent to the Thompson Grove residential developments. **Zion Lutheran Church** was established in 1964 and constructed its church building at 8500 Hillside Trail that year, within one of the Thompson Grove Estates subdivisions. (A classroom addition was added to the building in 1968).[17]

During the late 1960s and early 1970s, several more church congregations were established and buildings constructed: **St. Rita's Catholic Church** (see Figure 6.1) was founded in 1966 and constructed its church building in 1970 at 8694 80th Street South; **Cottage Grove Baptist** was established in 1968 and constructed its building by 1972 at 8944 Indahl Avenue South; and **Park Grove Alliance Church** was founded in 1970 and constructed its building in 1973 at 8300 Hyde Avenue South. All three churches were located in and around the Thompson Grove Estates subdivisions.[18]

Growth of new congregations and buildings continued even more rapidly in the late 1970s and in the 1980s. **Park Grove Christian Center** was founded in 1978 and constructed their building in 1983 at 7000 Jamaica Avenue South**.** The **Kingdom Hall of Jehovah's Witnesses** was built at 7151 Hinton Avenue between 1980 and 1986 and the **Lighthouse Baptist Church** at 9979 80th Street South was constructed between 1986 and 1991. The **Community Evangelical Covenant Church** was established in 1988 and by 1991 had constructed their building at 7955 Ivystone Avenue South. Finally, the **Peaceful Grove United Methodist Church** was established in late 1989

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[16] R. L. Polk & Co., *Polk's South St. Paul and West St. Paul City Directory, 1960* (St. Paul, MN: R. L. Polk & Co., 1960), 65; Sue Odegard, *Joining Hands: "A Community of Worship,"* 4, ACHP Files, City of Cottage Grove; Danielle Boos, "Rose of Sharon Lutheran Church in Cottage Grove," *Cottage Grove Journal,* March 27, 2024, https://www.cottagegrovejournal.news/stories/rose-of-sharon-lutheran-church-in-cottage-grove,85435.

[17] Odegard, *Joining Hands,* 12-13.

[18] "A Brief History of St. Rita's," Church of St. Rita, accessed February 7, 2025, https://www.saintritas.org/a-brief-history-of-st-rita-s; Odegard, *Joining Hands,* 6, 11; Aerial photograph of Washington County, 1972, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.

and may have originally utilized existing buildings on the Nelson-Woodward Farmstead before constructing their own church building on the site (8600 90th Street South) sometime between 1991 and 2003.[19]

During the 1970s and 1980s, existing congregations also constructed additions to their older buildings, such as a 1986 addition to St. Rita's Catholic Church, 1980s additions to Cottage Grove Baptist, 1976 and 1981 additions and alterations to Zion Lutheran Church, and a 1985 addition to Park Grove Alliance Church. In 1984, **All Saints Lutheran Church** constructed an entirely new building at 8100 Belden Boulevard.[20]

Several of these churches originally utilized schools or other public buildings for their congregations before constructing their own buildings, such as Community Evangelical Covenant Church, which originally met in Crestview Elementary School, and St. Rita's Catholic Church, which originally met in Park High School.[21]

By 1986, a Cottage Grove community factbook noted that the community had 13 churches, two of which also operated parochial schools.[22] A 1990 map of the suburb included the following churches, all of which are discussed above.

- All Saints Lutheran Church (8100 Belden Avenue South)
- Community Evangelical Covenant Church (7955 Ivystone Avenue)
- Cottage Grove Baptist Church (8944 Indahl Avenue South)
- Cottage Grove United Church of Christ (7008 Lamar Avenue South)
- Kingdom Hall of Jehovah's Witness (7151 Hinton Avenue)
- Lighthouse Baptist Church (9979 80th Street South)
- Park Grove Alliance Church (8300 Hyde Avenue South)
- Park Grove Christian Center (7000 Jamaica Avenue South)
- Rose of Sharon Lutheran Church and School (7135 East Point Douglas Road)
- St. Rita's Catholic Church (8694 80th Street South)
- United Methodist Church (8578 90th Street South)
- Zion Lutheran Church (8500 Hillside Trail).[23]

While few historic photographs were available to confirm the original appearances of many of these churches, review of existing church buildings using Google Streetview suggests that their

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[19] "Light the Way Church History," accessed February 7, 2025, https://lightthewaychurch.com/ltw-history/; Robert C. Vogel, "Nelson-Woodward Farmstead, 8578 90th Street South," City Register of Historic Sites and Landmarks Registration Documentation and Preservation Planning Report, ca. 2011, WA-CGC-047, Minnesota Statewide Historic Inventory Portal; Aerial photographs of Washington County, 1980, 1986, 1991, 2003, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer; Cottage Grove Area Chamber, *South Washington County Area Map*, 1989-1990, Washington County Historical Society.

[20] "A Brief History of St. Rita's," Church of St. Rita, accessed February 7, 2025, https://www.saintritas.org/a-brief-history-of-st-rita-s; Aerial photograph of Washington County, 1980, 1986, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer; Odegard, *Joining Hands,* 4-5, 11-21.

[21] Odegard, *Joining Hands,* 6; "A Brief History of St. Rita's," Church of St. Rita, accessed February 7, 2025, https://www.saintritas.org/a-brief-history-of-st-rita-s.

[22] City of Cottage Grove, *Community Fact Book,* 7.

[23] Cottage Grove Area Chamber, Division of Suburban Area Chamber of Commerce, *South Washington County Area Map*, 1989-1990, Washington County Historical Society.

designs represent a range of architectural styles and church building forms. The design of St. Matthew's Evangelical and Reformed Church (1954 with 1968 and 2006 additions), with its steeply-pitched, A-frame roof, is best described as an example of the Modern Gothic type commonly constructed across the United States in the 1950s. Though constructed much later, Cottage Grove Baptist (1972 with 1980s additions) and Park Grove Christian Center (1983) have similar A-frame shapes, demonstrating the continued popularity of this form. The Kingdom Hall (1980-1986) also has a basic A-frame form.

Zion Lutheran Church (1964 with 1968, 1976, and 1981 additions/alterations) appears to have a central sanctuary and reflects the trend towards the circular church, or "church in the round." St. Rita's Catholic Church (1970 with 1986 addition), with its flat roof, smooth white walls with limited ornamentation, and asymmetrical façade, represents a unique example of International-style Modernism not commonly seen in Cottage Grove (see Figure 6.1).[24] The Park Grove Alliance Church (1973 with 1985 addition) features an exposed concrete frame and concrete block walls. Its design reflects the Brutalism style, a style generally characterized by exposed concrete and structural materials, minimal windows, and a bulky, angular form.[25] Finally, the Colonial Revival style Lighthouse Baptist Church (1986-1991) reflects the popularity of period revival styles during the 1970s and 1980s.[26]

6.2 Recreation

6.2.1 Parks and Community Recreation Facilities

Parks provided an important form of recreation for Cottage Grove residents during its suburban expansion era. The earliest parks serving Cottage Grove suburbanites were located on land set aside by Orrin Thompson as part of the Thompson Grove and Thompson Grove Estates subdivisions. In 1965, the village of Cottage Grove retained seasonal staff to oversee summer playground and winter skating rink programs at these parks. In 1966, a village-led summer recreation program was established, and in 1968 the village took over the former Thompson Grove Country Club, using the clubhouse and outdoor swimming pool as the **Community Recreation Center** (6581 85th Street South; not extant).[27]

By the early 1970s, the village maintained several small neighborhood playgrounds and ice-skating rinks, as well as the public recreation center. There was also a large community park - **Butternut (now Hamlet) Park** (8883 89th Street South) – located adjacent to the railroad tracks at the southeast corner of the Thompson Grove Additions, which had been donated to the community by Orrin Thompson in 1960 and developed by volunteers during the early 1960s. In 1973, residents approved bond funding to upgrade the 50.4-acre Hamlet (formerly Butternut) Park and 1.8-acre **Granada Park** (located within the Thompson Grove Additions at 8371 Granada Avenue South)**,** and to acquire and develop the 46-acre **Oakwood Park** (located near the municipal building and library at 7851 Harkness Avenue South) and 55-acre **Woodridge Park** (located east of the Thompson Grove Estates at 9000 90th Street South). The construction of the **Cottage Grove Ice Arena** (8020

[24] https://www.phmc.state.pa.us/portal/communities/architecture/Styles/international.html
[25] McAlester, *A Field Guide to American Houses,* 684.
[26] McAlester, *A Field Guide to American Houses*, 684.
[27] Vogel, *Preliminary Inventory of Heritage Resources,* 36, 44.

80th Street South) adjacent to Park High School was also included in the bond-funded projects. A full-time park director was added to city staff in 1974, reflecting the growth of the city's municipal parks.[28]

Recreation along the Mississippi River also became a topic of conversation for area residents during the 1970s and 1980s. According to Robert Vogel, a 1971 study "prepared under the auspices of the Army Corps of Engineers identified Lower Grey Cloud Island as a potential "National Recreation Area," triggering a three-decades-long, three-cornered debate between mining, development, and conservation interests over the best future use of that critical landscape."[29] Sometime in the 1970s, the city developed **Grey Cloud Park,** a launching site for small boats and canoes, including a picnic area and parking lot (unknown if extant), to the east of the current location of the Grey Cloud Bridge which carries Grey Cloud Trail South across Mooers Lake from Cottage Grove to the island. An article in the September 1981 edition of the *Cottage Grove Reports*

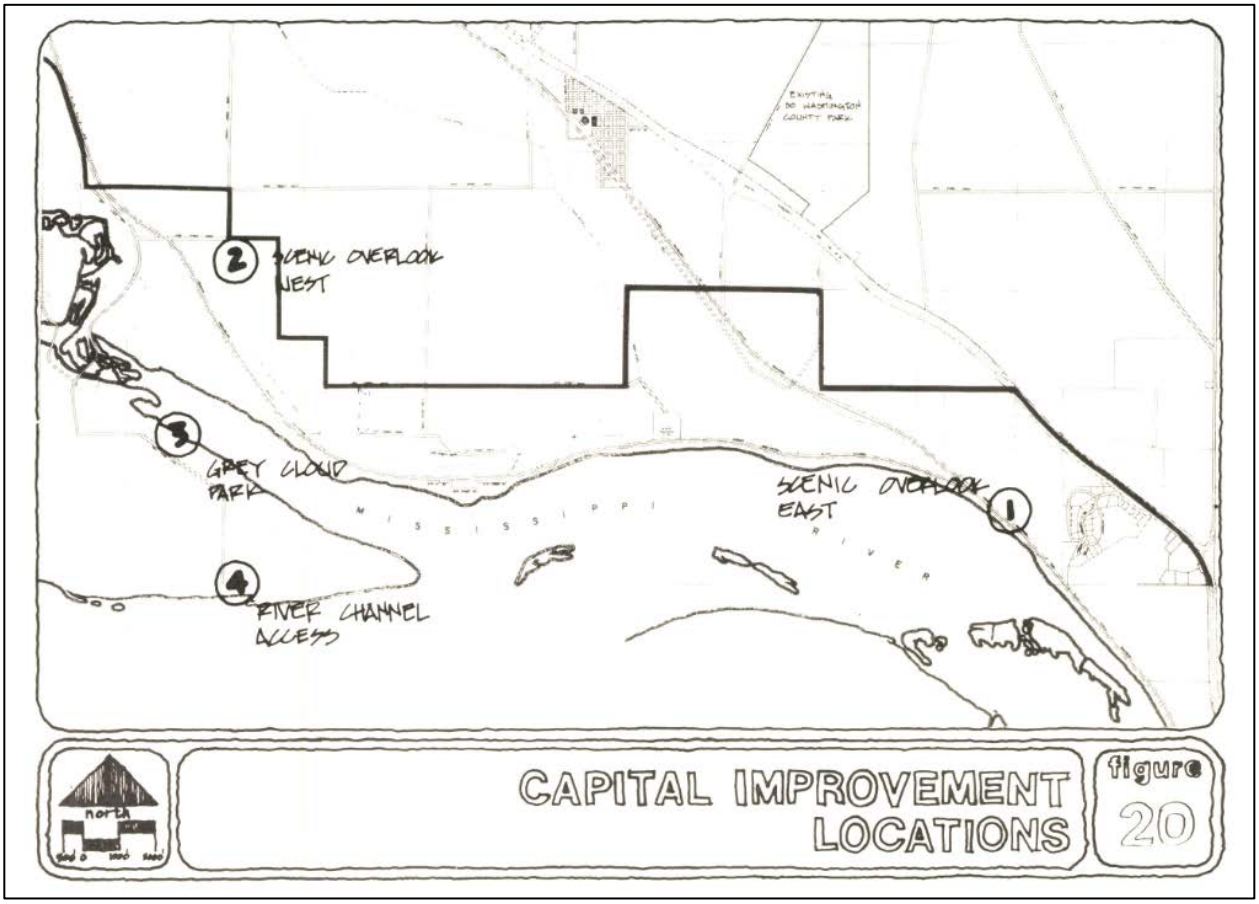

Figure 6.2. Map of Mississippi River Critical Area in Cottage Grove showing proposed capital improvements for public access and recreation, 1982. Map taken from Cottage Grove City Council and Department of Planning and Community Development, *Cottage Grove Critical Area Plan* (adopted by the Cottage Grove City Council, June 2, 1982), 61.

[28] Vogel, *Preliminary Inventory of Heritage Resources*, 36; League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* 20; Hurlburt, "Suburban Development in Cottage Grove," 5.
[29] Vogel, *Preliminary Inventory of Heritage Resources*, 44-45.

noted that the city had decided to open the canoe launch to the public, but by 1982, the park was closed to the public.[30]

The city's 1990 comprehensive plan (prepared in 1980) identified preservation of city's natural resources as a priority. An article by mayor Roger Peterson in the June 1981 edition of the *Cottage Grove Reports* summarized this goal, noting that "Cottage Grove has many unique, sensitive environmental factors such as steep slopes, wetlands and wildlife habitat. Development regulations should be used to minimize the negative impacts of the growth on these areas."[31] The Mississippi River Corridor between Anoka and Hastings was designated as the Mississippi River Critical Area by the State of Minnesota in 1976; in 1982, Cottage Grove developed a comprehensive plan and regulations for the 8 miles of shoreland and 3,000 acres of the critical area located within its city boundaries. The 1982 plan called for future development to preserve the area's "open, scenic and natural characteristics and ecological and economic functions" and to provide opportunities for the public to "observe and learn of the natural ecological functions of the water, land and wildlife along the river." Priorities identified in the plan included reopening the Grey Cloud Park boat launch (see Figure 6.2), which was reopened by 1986, apparently with a new boat launch.[32]

Figure 6.3. Hearthside Park, ca. 1980s. Photo courtesy of the City of Cottage Grove.

By 1978, a list of city parks included **Lamar Fields** (7025 Lamar Avenue South), **Foothill Park** (8400 Foothill Road South), Granada Park, Grey Cloud Fishing Pier and Grey Cloud Island Park, Hamlet Park, the 6.5 acre **Hearthside Park** (8245 Hearthside Road South; see Figure 6.3), **Hemingway Park** (8259 Hemingway Avenue South), Oakwood Park, **Pinetree Pond Park** (8300 Isleton Court South), **Ideal Park** (8227 Ideal Avenue South), Woodridge Park, **Stadium Park** (7783 Ideal Avenue), and the 21 acre **Pine Tree Valley Park** (8431 Indian Boulevard South).[33] Park facilities included park buildings and pavilions (at Hamlet, Hearthside Park,

[30] Cottage Grove City Council and Department of Planning and Community Development, *Cottage Grove Critical Area Plan* (adopted by the Cottage Grove City Council, June 2, 1982), 19-20; "Canoe Launch Open to the Public," *Cottage Grove Reports,* September 1981.
[31] Roger Peterson, "The Mayor's View," *Cottage Grove Reports,* June 1981.
[32] Cottage Grove City Council and Department of Planning and Community Development, *Cottage Grove Critical Area Plan* (adopted by the Cottage Grove City Council, June 2, 1982), 1-2, 41, 58; "Grey Cloud Boat Launch," City of Cottage Grove Reports, Spring 1987.
[33] League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* 14-15.

Figure 6.4. Improvements to Woodridge Park, June 1980. Photo taken from *Cottage Grove Reports,* June 1980.

Oakwood, Woodridge, and Pine Tree Valley Park), tennis courts, hockey and skating rinks, ballfields, basketball and volley ball courts, hiking and ski trails, and playground equipment. At this time, no development had yet occurred on the 65-acre **Highlands Park** (6975 Idsen Avenue South), which had likely been recently acquired by the city. Outdoor recreational facilities at Cottage Grove schools were also available for public use.[34] By this time, the city also contained the 280-acre **South Washington County Park**, established in 1974 by the Metropolitan Council (now known as the Cottage Grove Ravine Regional Park and composed of 515 acres). Located near the southeast corner of the city in the area of a natural ravine, the park included a picnic area and trails for hiking and skiing.[35]

During the 1980s, improvements made to the city's parks included the construction of a recreation building, hockey rink, skating rink, two tennis courts, a multi-purpose court, softball and baseball backstops, and a road and a parking lot in Woodridge Park (see Figure 6.4) as well as improvements to Hearthside, Hamlet, and Highlands Park and Lamar Fields funded by a 1984 bond issue.[36]

By 1986, the community fact book indicated that there were "26 separate parks, open space areas, and playgrounds…maintained by the City of Cottage Grove. They contain a wide variety of facilities, including tennis courts, soccer fields, hiking and cross-country ski trails, skating rinks, and a boat launch site on the Mississippi River." The city employed a full-time Parks and Recreation Director who managed a year-round schedule of activities for all age groups. According to the publication, "summer programs include supervised playground programs for ages 3 and up, arts and crafts, archery, swimming lessons, softball leagues, tennis and golf lessons. Day camp, horseback riding trips and many special events are also scheduled. Winter programs include skating warming houses, open gyms for volleyball and basketball, and snow tubing trips."[37] The Cottage Grove Athletic Association provided programming for organized team sports. The Association, first established in 1960 by Thomspon Grove residents, provided team sports for boys and eventually (beginning in the 1970s) for girls. In 1986, it remained a volunteer, non-profit organization and was

[34] League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing*, 20-21.
[35] City of Cottage Grove, *Community Fact Book,* 10; Dan Wascoe, Jr., "Metro Council Names 26 New Sites for Parks," *Minneapolis Tribune,* December 20, 1974.
[36] "Construction of the Recreation Building…" *Cottage Grove Reports,* June 1980; "Voters to Decide Bond Issue," *Cottage Grove Reports,* August 1984; "Larry Cortese and Jane McClure, "Bond Passed," *Washington County Bulletin,* September 13, 1984.
[37] City of Cottage Grove, *Community Fact Book,* 10.

supported by user fees, contributions, fundraising sales, and a city subsidy. That year, the association offered youth programs for hockey, ringette (girl's hockey), Little League, T-Ball, football, softball, basketball, and soccer.[38]

By 1990, there were 15 neighborhood parks within the city in addition to the Cottage Grove Ravine Regional Park and Grey Cloud Park on Grey Cloud Island. These neighborhood parks included:

- **Belden Park** (8180 Belden Boulevard)
- Foothill Park (8400 Foothill Road South)
- Granada Park (8371 Granada Avenue South)
- Hamlet Park (8883 89th Street South)
- Hearthside Park (8245 Hearthside Road)
- Hemingway Park (8259 Hemingway Avenue South)
- Highlands Park (6975 Idsen Avenue South)
- Ideal Park (8227 Ideal Avenue South)
- **Kingston Park** (9401 Indian Boulevard South)
- Oakwood Park (7851 Harkness Avenue South)
- Pine Tree Pond Park (8300 Isleton Court South)
- Pine Tree Valley Park (8431 Indian Boulevard South)
- Stadium Park (7783 Ideal Avenue)
- Woodridge Park (9000 90th Street South)[39]

A 1989 map of city parks shows most parks located in and around developed residential areas.[40] By 1983, the city was also providing gardening plots that could be utilized for free by residents, on land that the city leased from the Ashland Oil Company.[41]

In addition to these parks, several public buildings were dedicated to providing recreation for Cottage Grove residents. One of the earliest was the **Cottage Grove Community Club** (7500 Langly Avenue South, not extant). Located in Old Cottage Grove, the club was constructed in 1955, prior to the suburbanization of the township. The unique building was composed of a new, Quonset-hut style structure added to the rear of the former St. Matthew's Evangelical and Reformed Church, and was designed to provide a social center for adults and youth.[42]

While the Community Club was a reminder of the community's roots as an agricultural community, the Cottage Grove Recreation Center provided a new space for new suburban residents. In 1968, the village acquired the Thompson Grove Country Club building and swimming pool and converted it to use as a **Community Recreation Center** (6581 85th Street South, not extant). The

[38] City of Cottage Grove, *Community Fact Book,* 10.
[39] Cottage Grove Area Chamber, Division of Suburban Area Chamber of Commerce, *South Washington County Area Map,* 1989-1990, Washington County Historical Society.
[40] "Cottage Grove Parks and Recreation Areas," *Cottage Grove Reports,* Winter 1988.
[41] Kathleen Kennedy, "City-Leased Plots Continuing to Sprout Area Gardening Interest," *Washington County Bulletin,* June 23, 1983.
[42] "Cottage Grove to Dedicate Club," *St. Paul Sunday Pioneer Press*, August 14, 1955.

city eventually operated a teen center in the building.[43] By 1978, the building was used for senior citizen gatherings and a variety of other uses.[44] The municipal swimming pool continued in operation until well after 1990.[45]

The **Cottage Grove Ice Arena** (8020 80th Street South), constructed in 1974, was another major public recreational facility. The arena was built on the grounds of Park High School and was constructed by the city in partnership with the South Washington County School District.[46] By 1986, the arena contained both a hockey rink and smaller studio rink, and was open during both the summer and winter for public skating and hockey and skating lessons.[47]

6.2.2 Clubs, Organizations, and Community Events

Clubs and organizations formed another important source of recreation for Cottage Grove residents during the suburban expansion area. Many of the groups active in Cottage Grove were local chapters of larger regional or national organizations, a few of which are highlighted in this section.

The Cottage Grove Chapters of the Jaycees was established in 1962. From its inception until around the early 1980s, when it appears to have faded in popularity, the organization focused on various community improvement projects, such as operating a community bulletin board outside of the Thompson Grove Shopping Center, advocating for various local policies and projects like village incorporation and the construction of the municipal building, installation of traffic signals, youth programs, ministers' breakfast, voter registration, and participation and/or organization of community events like the Winter Carnival, 4th of July parade, and Easter Egg Hunt. The Jaycees were open only to male membership; the Cottage Grove chapter of the Mrs. Jaycees, established in 1963, was for female members. The membership roster for 1973–1974 indicated that there were about four dozen Jaycee members, about half of which whose wives were involved in Mrs. Jaycees.[48]

The Cottage Grove **Accacia Masonic Lodge No. 51** represented an older organization that dated to the pre-suburban expansion era. Founded in 1865, the lodge was still operating in 1996 and was one of the oldest active Masonic lodges in the state. In 1966, the lodge moved from its Lodge Hall on Lamar Avenue South (unknown if extant) to the former First Congregational Church at 11094 70th Street and continued to operate from this location through at least 1996.[49]

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[43] Thompson Grove Country Club file, ACHP files, City of Cottage Grove.
[44] League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* 21.
[45] Bob Shaw, "Era Ends with Closing of Cottage Grove's Outdoor Pool," *Twin Cities Pioneer Press,* originally published August 26, 2011, updated January 23, 2018, https://www.twincities.com/2011/08/26/era-ends-with-closing-of-cottage-groves-outdoor-pool/.
[46] League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* 14-15; "Cottage Grove Ice Arena," Vintage Minnesota Hockey, accessed January 23, 2025, https://history.vintagemnhockey.com/page/show/984425-cottage-grove-ice-arena#:~:text=Cottage%20Grove%20Ice%20Arena%20is,of%20ice%20to%20the%20facility; Meyer, *A History of District 833,* 31.
[47] City of Cottage Grove, *Community Fact Book,* 13.
[48] Cottage Grove Jaycees, "Cottage Grove Jaycees 1973-1974 Plan of Action and Chapter Handbook," undated publication, 1-7, 49, courtesy of Linda Johnston; "Repainting the Community Bulletin Board…" *South Washington County Sun,* September 4, 1968.
[49] David Anderson, "Historical Society Might Buy Landmark," *Washington County Bulletin,* June 19, 1999; Judy Spooner, "Oyster and Ham Dinner Celebrates Long Tradition at Local Accacia Masonic Lodge," *Washington County Bulletin,* October 23, 1996.

By 1978, there were two VFW posts and an American Legion post located in Cottage Grove.[50] By 1990, the **Cottage Grove VFW Red Barn (Post 8752)** at 9260 East Point Douglas Road South (constructed between 1980 and 1986) provided a banquet hall for large events. **Bonanza Restaurant** at 8180 Hadley Avenue South (located in the Thompson Grove Shopping Center; not extant) also offered a banquet room for rent.[51]

Figure 6.5. Summer parade in Cottage Grove, 1961. Photo courtesy of the City of Cottage Grove.

The Cottage Grove chapter of the South Washington County Historical Society, established at an unknown date but inactive by 1977, was reactivated in 1983. According to a 1983 article in the *Washington County Bulletin,* the society planned to coordinate Local History Week, support the publication of a history of South Washington County communities in the *Washington County Bulletin,* and explore acquiring the old Langdon Town Hall as a museum.[52]

By 1978, additional local organizations included the Chamber of Commerce (a local chapter of the Suburban Area Chamber of Commerce), Cottage Grove Businessmen's Association, Friends of the Library, Pine Ridge and Park Terrace Garden Clubs, and the South Washington County Senior Citizens. Local chapters of other national organizations included the League of Women Voters, Lions Club, Welcome Wagon, Beta Sigma Phi, and Knights of Columbus. The Stage Door Theater was an amateur theater group, and the city also had several snowmobile clubs, bicycle clubs, and a "saddle club." Girl Scouts, Boy Scouts, Campfire Girls, and 4-H club were local club opportunities for children.[53]

These community organizations came together to sponsor community events like the annual Winterfest, which was a collaboration between ten organizations in 1978.[54] The community's annual Fourth of July celebration began as early as 1965, with a parade, diving exhibition, and "street dance" and fireworks.[55] In 1965, the Thompson Grove Country Club held a Halloween costume dance for teens.[56] An annual Easter Egg Hunt was held by the Jaycees beginning in 1963. In 1970,

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[50] League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* 7.
[51] GTE Sun Community Directories, *Newport, Cottage Grove, Woodbury, St. Paul Park, Grey Cloud* (GTE Sun Community Directories, 1991), 38; aerial photographs of Washington County, 1980 and 1986, Historic Aerial Viewer, Nationwide Environmental Title Research (NETR), https://www.historicaerials.com/viewer.
[52] Doug Champeau, "Local Historical Society Reactivates Here in Grove," *Washington County Bulletin,* January 20, 1983.
[53] League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing*, 7; City of Cottage Grove, *Community Fact Book,* 8.
[54] League of Women Voters of Cottage Grove, *Cottage Grove: Green & Growing,* 7.
[55] "Parks in City, Suburbs Plan Fourth Festivities," *St. Paul Sunday Pioneer Press,* July 4, 1965.
[56] "Halloween Dance Set in CGrove," *Reporter,* October 27, 1965.

the hunt was held at Crestview and Pinehill Schools.[57] The annual Jaycee Carnival began in 1962; the 1966 carnival was held near the intersection of Highway 61 and Belden Boulevard.[58] In 1969, the carnival was called the Cottage Grove Summer Fun Days and included a Midway area with rides and a parade that ended at the Thompson Grove shopping center parking lot.[59] The community's annual Strawberry Festival, held as early as 1966, included a parade as well.[60] A 1983 article noted that the festival was "the city's largest recreational effort since its winter festival a few years back;"[61] the festival was still held in 1990.[62]

6.2.3 Entertainment

In addition to parks and public recreation facilities, several commercial establishments functioned as key places of entertainment for Cottage Grove residents during the suburban expansion era. Among the earliest was the **Cottage View Drive-In Movie Theater** (9338 East Point Douglas Road South, not extant)**.** Constructed in 1962, the theater represented the drive-in movie craze that spread across the United States in the 1950s; at the time of its opening, it was one of about 65 drive-in movie theaters in Minnesota. Vogel explains that

> Outdoor movie theaters adopted a wide variety of design motifs, but most of their decoration focused on the screen tower and the attractions marquee in order to lure patrons in off the highway. The Cottage View had a simple, utilitarian screen and a plain concrete box concessions building. Its major design element was the dramatic neon-lit freestanding sign that called attention to the attractions board. A second ornamental element was the picturesque "chalet" style ticket booth at the entrance to the theater.[63]

Another, more unusual early recreational opportunity in Cottage Grove was the private **airfield** located in the vicinity Geneva Avenue South, south of East 18th Avenue. The landing strip (not extant) was developed during World War II (in 1942) as the U. S. Navy's B1 Airfield. Following the war, the strip was used by private pilots as a general aviation field, and it was the base of the St. Paul Park Pilot's Club until 1958.[64] On Grey Cloud Island, **Camp Galilee** (11975 Grey Cloud Trail South) was developed in 1958 as the main camp ground and retreat facility of the United Pentecostal Church International and continued to operate in that capacity through 1990.[65]

During the 1970s and 1980s, restaurants, movie theaters, ice cream shops, video rental stores, and other commercial businesses provided entertainment opportunities for Cottage Grove residents (for more on these businesses, see Chapter 5, Business and Industry). Several establishments are

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[57] "3rd Annual Easter Egg Hunt," unknown publication, ca. 1966, ACHP files, City of Cottage Grove; "Easter Egg Hunt in Cottage Grove," *Washington County Bulletin,* March 26, 1970.
[58] "Jaycee Carnival Set Next Month," *Reporter,* June 22, 1966.
[59] "Summer Fund Days Coming to Cottage Grove," unknown publication, 1969, ACHP files, City of Cottage Grove.
[60] "Strawberry Festival Set for Saturday, July 2," *South Washington County Bulletin,* June 29, 1966; Larry Praml, "'Summer Fun Days' Are Coming," *Washington County Bulletin,* June 5, 1969.
[61] Larry Cortese, "Cottage Grove Strawberry Festival Blossoms…" *Washington County Bulletin,* May 26, 1983.
[62] Cottage Grove Area Chamber, *South Washington County Area Map*, 1989-1990, Washington County Historical Society.
[63] Vogel, *Inventory of Heritage Resources,* 37-38.
[64] Vogel, *Inventory of Heritage Resources,* 9-10.
[65] "Camp Galilee," Minnesota District UPCI, accessed January 23, 2025, https://www.mnupci.org/campgalilee.

particularly distinguished for the role they played in community recreation. 7160 West Point Douglas Road South (now Extra Space Storage) was one popular place of entertainment that had several evolutions. Constructed between 1972 and 1979 as **Cheep Skate Roller Rink,** the one-story building featured a utilitarian design with a windowless façade and rounded corners. By 1986, it was known as **After the Gold Rush,** a nightclub advertised as the "Twin Cities largest." With strobe lights, rock music, and a 2,600 square-foot dance floor, the club's alcohol-free teenager nights drew large crowds, sometimes more than 1,500 individuals.[66] The **Majestic Ballroom** at 9165 West Point Douglas Road was another entertainment venue. Constructed in 1973 by owners and operators Gen and Don Meissner, the ballroom operated until 1999 and was known for its "floating floor." The simple, one-story building featured a false Mansard roof and a variation on Tudor Revival style false timbering on the façade.[67] Bars and taverns like **Woody's** at 7064 West Point Douglas Drive South (originally constructed ca. 1978 as **Harry T. Sheldon's** and by 1990 was known as **Classic Sports Bar and Grill**) and **Boondocks Tavern** (7402 Lamar Avenue South) in Old Cottage Grove provided opportunities to socialize or watch televised sports.[68]

For residents looking for athletic or outdoor activities, the **Manchester Racquetball Club** (later known as the **Cottage Grove Raquet and Nautilus Fitness Center**) opened around 1978 at 8601 West Point Douglas Road South.[69] At the far southeast corner of Cottage Grove, construction for the **River Oaks Golf Course** (11099 US Highway 61) was underway by the summer of 1990. The golf course was developed by the Cottage Grove Economic Development Authority (EDA) and opened in 1991.[70]

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[66] Jim Adams, "City, Club Try to Reduce Accidents at Gold Rush," *Minneapolis Star Tribune,* February 15, 1990.
[67] Michael Khoo, "Majestic Ballroom Closes," March 2, 1999, MPR, https://news.minnesota.publicradio.org/features/199903/02_khoom_majestic/
[68] GTE Sun Community Directories, *Newport, Cottage Grove, Woodbury, St. Paul Park, Grey Cloud* (GTE Sun Community Directories, 1991), 134; "Post Office, Businesses to Locate in Cottage Grove," *Cottage Grove Reports,* June 1978, Washington County Historical Society
[69] GTE Sun Community Directories, *Newport, Cottage Grove, Woodbury, St. Paul Park, Grey Cloud* (GTE Sun Community Directories, 1991), 69; "Post Office, Businesses to Locate in Cottage Grove," *Cottage Grove Reports,* June 1978, 3.
[70] "Parks and Recreation," *City of Cottage Grove Reports,* October 1990, 4; "Contracts Let for River Oaks Golf Course," *City of Cottage Grove Reports,* June 1990, 8.

Associated Properties

To be eligible for historic designation on the Cottage Grove City Register of Historic Sites and Landmarks or the National Register of Historic Places, properties associated with cultural life must:

1. Be located within the current city limits of Cottage Grove.
2. Have been constructed or in use between 1945 and 1990.
3. Be historically significant under one or more local and/or National Register criteria.
4. Retain historic integrity.

This section describes **property types** associated with cultural life and further explains the **requirements** they must meet for listing in the NRHP.

Property Types and Physical Characteristics

Resource Categories

Of the five categories of resources (buildings, structures, objects, sites, and districts), properties associated with cultural life in Cottage Grove between 1945 and 1990 are most likely to be **buildings, structures,** or **sites.** Parks are most likely to be designated as **historic sites,** though large parks with many built resources might better be classified as historic **districts**.

Associated Property Types

Based on the historic research completed for this context, these associated property types may include:

- Buildings associated with religion and religious education, including churches and parochial schools
- Buildings, structures, and sites associated with recreation, including:
    - Parks, including park shelters, athletic fields, and other related resources
    - Community gathering and recreation centers (like the ice arena)
    - Banquet and meeting halls
    - Movie theaters
    - Campground (Camp Galilee)
    - Nightclubs
    - Dance halls
    - Bars and taverns
    - Roller skating rinks
    - Fitness centers/clubs
    - Golf course (River Oaks Golf Course)

In general, churches are expected to be located within residential neighborhoods. Most extant church buildings identified for this context study are located north of Highway 61, south of 70th

Street South, and west of Keats Avenue South. Church buildings are expected to align with forms and architectural styles common to religious buildings of this vintage across the United States. These include:

- Saarinen-style, "brick box" churches
- A-frame "Modern Gothic" churches
- Circular "in-the-round" churches with a centralized plan

It is expected that most parks will also be located within residential neighborhoods, sometimes adjacent to school facilities. Most privately-operated recreation and entertainment facilities are expected to be located along Highway 61. Based on historic photographs and remaining extant examples, buildings that housed these businesses and were constructed between 1945 and 1990 are expected to be one or two-story buildings with simple, fairly utilitarian designs.

Occurrence and Survival

A few of the earliest recreational facilities, such as the Cottage View Drive-In and the Community Recreation Center, have been demolished, but some of the 1970s and 1980s entertainment venues remain. Similarly, a few of the earliest churches have been demolished but the vast majority remain and are still in use as religious buildings. Nearly all of the parks developed between 1945 and 1990 that were identified for this context study remain in operation as public parks.

Relationship to City and National Register Criteria for Historic Significance

In order to be considered eligible for the National Register, properties must be significant under one of the four National Register Criteria for Evaluation: "Criterion A" (association with significant events), "Criterion B" (association with important persons), "Criterion C" (significant design/construction), and "Criterion D" (information potential). In order to be considered eligible for local designation on the City Register, properties must be significant under one of three Criteria: "Criterion 1" (association with history or cultural heritage of the city, state, or country); "Criterion 2" (association with people or events that contributed significantly to the city's cultural heritage); and "Criterion 3" (embodiment of architectural type or style; or elements of design, detail, materials or craftsmanship).

The following section provides suggestions on how properties associated with residential and suburban development in Cottage Grove between 1945 and 1990 might be evaluated for significance under City and National Register criteria for historic significance. Because the City criteria are similar to the National Register criteria, they are listed in parentheses next to each corresponding National Register criterion below. National Park Service guidance regarding historic significance and integrity are often referenced as best practices where city criteria for designation are unclear. However, the city's local designation program is technically governed only by the requirements in the City Code of Ordinances, not the requirements of the National Register program.

While the city's local designation program does not specify age requirements for designating properties, properties typically must be 50 years of age or older in order to be eligible for the National Register. At the time this context study was prepared (2025), this means that properties would generally need to have been constructed in or before 1975. In addition to meeting one of the National Register Criteria below, buildings that are younger than 50 years of age need to meet National Park Service thresholds for "exceptional importance," meaning that their historic significance needs to rise above the typical level of significance required for National Register listing.[71] This does not mean that the property needs to have a national level of importance; rather, it means that the property needs to be exceptionally important within its appropriate context, whether at the local, state, or national level. Evaluating a property for exceptional significance requires that "sufficient historical perspective exists to determine that the property is exceptionally important," meaning that there must be sufficient scholarly research and evaluation to understand the applicable historic context and the property's role in that context.[72] For example, in order to consider a 1980s park for National Register listing, it would need to be determined exceptionally important within one or more contexts, which could include 1980s trends in park design, the body of work of the individual or firm who designed or constructed it, recreation in Cottage Grove during the late twentieth century, etc.

Properties owned by religious institutions or used for religious purposes are not normally considered eligible for the National Register. However, these properties may be considered eligible under the National Register "Criterion Consideration A" if they derive their "primary significance from architectural or artistic distinction or historical importance." According to the National Register Bulletin *How to Apply the National Register Criteria for Evaluation*, "Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms."[73] For example, a church building could be considered for designation as a good example of an architectural style or the work of a notable architect, as an important social and cultural hub for a particular ethnic community, for its association with a notable religious leader, or as the site of a significant denominational split; a church building would *not* be eligible for designation simply because it was used by the community for religious services.

Information on the National Register Criteria for Evaluation is based on the National Park Service's National Register Bulletins *How to Apply the National Register Criteria for Evaluation* and *How to Complete the National Register Registration Form.*[74]

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[71] National Park Service (NPS), *How to Apply the National Register Criteria for Evaluation,* rev. ed. (U. S. Department of the Interior, 1997), 42, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.
[72] NPS, *How to Apply the National Register Criteria for Evaluation,* 42.
[73] NPS, *How to Apply the National Register Criteria for Evaluation,* 26.
[74] National Park Service (NPS), *How to Apply the National Register Criteria for Evaluation,* rev. ed. (U. S. Department of the Interior, National Park Service, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf; National Park Service (NPS), *How to Complete the National Register Registration Form* (U. S. Department of the Interior, National Park Service, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf.

National Register Criterion A: Association with Significant Events (City Criteria 1 and 2)

To be considered eligible for the NRHP under Criterion A, properties must be "associated with events that have made a significant contribution to the broad patterns of our history." These can be specific events, or "a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation."[75] Some historic events and trends identified in this chapter with which subject properties might be associated include:

- Recreation and entertainment in Cottage Grove during the mid- and late twentieth century
- The development of the city's park system
- The evolution of religious denominations and organizations

For a property to be eligible for the National Register under Criterion A, it should demonstrate significance as compared to other similar properties within the context of these events and trends. For example, a park should be compared with other parks to determine which was most important to outdoor recreation and/or the development of the city's park system.

The "period of significance" for a property designated under Criterion A should be the span of time in which the property achieved significance. For a resource that is significant because of the business that occupied it, like a nightclub, the period of significance will correspond to the years when the business was important and occupied the property. The level of significance will likely be local, unless the property is shown to have statewide or national importance when compared with similar properties or trends in entertainment and recreation in other suburbs across the state or nation.

National Register Criterion B: Association with Significant Persons (City Criterion 2)

To be considered eligible for the NRHP under Criterion B, properties must be "associated with the lives of persons significant in our past." A significant individual is defined as someone "whose activities are demonstrably important within a local, state, or national historic context."[76] This chapter of the context study provides a baseline of information to help assess whether a specific individual was significant within the context of cultural life in Cottage Grove.

To be significant for association with a person, a property must have been associated with that person during the time period when he or she achieved significance, and the property must be the best representation of that person's accomplishments. The individual must have directly influenced the conception and/or development of the property, or have lived in the property while making their contributions to their respective fields. The length of association with the individual in comparison with other associated properties should also be considered, to determine which property is the best representation of the individual's achievements. In some cases, the best representation of an individual's achievement is their house; in other cases, their place of work or other buildings might be a better representation. For example, a house in Cottage Grove that was a home of a

[75] NPS, *How to Apply the National Register Criteria for Evaluation,* 12.
[76] NPS, *How to Apply the National Register Criteria for Evaluation,* 14.

notable local religious leader could be considered for designation under Criterion B, but it is possible that the church building at which they taught is a better representation of their achievements.

The "period of significance" for a property designated under Criterion B should be the span of time in which the individual achieved significance and was associated with the property. The level of significance would likely be local, unless the individual is shown to have statewide or national importance. Properties significant for association with notable architects or builders should be considered under Criterion C.

National Register Criterion C: Design/Construction (City Criterion 3)

To be considered eligible for the NRHP under Criterion C, properties must "embody the distinctive characteristics of a type, period, or method of construction, or…represent the work of a master, or…possess high artistic values, or…represent a significant and distinguishable entity whose components may lack individual distinction." Properties that represent a type, period, or method of construction are those that illustrate, through distinctive features, a particular architectural style or construction method. They might illustrate "the pattern of features common to a particular class of resources, the individuality or variation of features that occurs within the class, the evolution of that class, or the transition between classes of resources."[77] In other words, a property that is significant under Criterion C will exemplify a particular architectural style, method of construction, or building type, or will be a good representation of the work of a notable architect or builder.

For a property to be eligible for the National Register under Criterion C, it should demonstrate significance as compared to other similar properties within the context of a particular architectural style, construction method, building type, or the body of work of a particular designer or builder. For example, a "Modern Gothic" church building should be compared to other churches in Cottage Grove to determine which is the best example of this architectural style and form. Or, a church designed by a notable architect should be compared to other buildings designed by that architect, to confirm that this church is a good representation of the architect's achievements.

The "period of significance" for a property designated under Criterion C should correspond to the date that the property was constructed. The level of significance would likely be local, unless the property's design or construction is shown to have statewide or national importance when compared with similar properties in other locations across the state or nation.

National Register Criterion D: Information Potential

To be considered eligible under Criterion D, properties must "have yielded, or may be likely to yield, information important in prehistory or history."[78] While this Criterion is most often applied to archaeological districts and sites, it can also apply to buildings and structures that contain important information. For example, as the National Park Service explains, "a building exhibiting a

[77] NPS, *How to Apply the National Register Criteria for Evaluation,* 17-18.
[78] NPS, *How to Apply the National Register Criteria for Evaluation,* 21.

local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development."[79] Properties associated with this context study are unlikely to be eligible under Criterion D, though a property which is the only surviving record of a particular structural system or use of a particular building material might qualify under this category.

Subject properties located on land cleared of previous buildings may rest on urban archaeological sites that might contain information important in history or prehistory. These archaeological sites, however, are not related to the subject properties themselves and cannot be evaluated using this context study. Any remnants of the built environment uncovered in such cases should be evaluated for significance under their appropriate historic contexts by archaeologists who meet the Secretary of the Interior's Professional Qualification Standards for Archaeology.

Integrity Thresholds

Historic integrity is a property's ability to convey its historic significance through its physical materials and features. NPS defines seven aspects, or qualities, of historic integrity: location, design, setting, materials, workmanship, feeling, and association. According to NPS, "to retain historic integrity "a property will always possess several, and usually most, of the aspects."[80] A property with integrity will retain the essential physical features from its period of significance. Thresholds for integrity will vary depending on the reason for significance, the type of resource, and the rarity of the resource.

Reason for Historic Significance

The specific aspects of integrity that a property needs to retain to convey its historic significance will vary depending on why that property is significant. According to the National Park Service, properties significant under Criteria A or B "ideally might retain some features of all seven aspects of integrity…integrity of design and workmanship, however, might not be as important to the significance." Properties significant under Criterion C "must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association."[81]

Resource Type

In a historic **district**, such as a residential subdivision, integrity is evaluated for the district as a whole, meaning that the majority of the district's individual resources must retain integrity.[82] For individual **buildings** like houses and apartment buildings, the specific physical characteristics that should be present in order to retain integrity will depend on why the property is significant and the

[79] NPS, *How to Apply the National Register Criteria for Evaluation,* 21.
[80] NPS, *How to Apply the National Register Criteria for Evaluation,* 44.
[81] NPS, *How to Apply the National Register Criteria for Evaluation,* 48-49.
[82] NPS, *How to Apply the National Register Criteria for Evaluation,* 46.

rarity of the resource. Generally, however, the building or structure will retain its historic form, roofline, and general pattern of window and door openings (if applicable). If a non-historic addition exists, it will generally be smaller than the historic building or structure, located on a rear or secondary elevation, and compatible with the design of the historic resource.[83]

For **sites** where no material culture remains, integrity of setting will be especially important. When evaluating integrity of designed landscapes like parks and gardens, historic spatial relationships, circulation patterns, topography, vegetation, water features, and site furnishings should be considered along with the integrity of any buildings or structures on the site.[84]

Rarity

Where few surviving examples of a property type exist, it might be possible for a resource to have more non-historic alterations or fewer historic features and still retain integrity, as long as there are enough historic features to convey the property's historic significance. On the other hand, for a common property type where many examples remain, the threshold for integrity may be higher.[85]

[83] NPS, "New Additions to Historic Buildings," last updated June 6, 2024, https://www.nps.gov/subjects/taxincentives/additions.htm.
[84] J. Timothy Keller, *How to Evaluate and Nominate Designed Historic Landscapes* (U.S. Department of the Interior, National Park Service, n.d.), 6, https://www.nps.gov/subjects/nationalregister/upload/NRB18-Complete.pdf.
[85] NPS, "Evaluating Common Resources," *National Register of Historic Places Best Practices Review,* no. 4 (July 2023): 2, https://www.nps.gov/subjects/nationalregister/upload/BPR_common-resources-2023-07-27-REV.pdf.

Related Properties

The following is a list of properties related to cultural life in Cottage Grove between 1945 and 1990 that are known to be extant. Properties with an asterisk (*) could not be confirmed to be extant (typically due to difficulties in aligning historic addresses with current locations). Dates in parentheses indicate approximate construction dates, when known.

- **St. Matthew's Evangelical and Reformed Church/Cottage Grove United Church of Christ,** 7008 Lamar Avenue South (1954)
- **Zion Lutheran Church,** 8500 Hillside Trail South (1964)
- **St. Rita's Catholic Church,** 8694 80th Street South (1970)
- **Cottage Grove Baptist,** 8944 Indahl Avenue South (1972)
- **Park Grove Alliance Church**, 8300 Hyde Avenue South (1973)
- **Park Grove Christian Center,** 7000 Jamaica Avenue South (1983)
- **Kingdom Hall of Jehovah's Witnesses,** 7151 Hinton Avenue South (ca. 1980)
- **Lighthouse Baptist Church,** 9979 80th Street South (ca. 1986)
- **Community Evangelical Covenant Church,** 7955 Ivystone Avenue South (ca. 1990)
- **Peaceful Grove United Methodist Church,** 8600 90th Street South (ca. 1991)
- **All Saints Lutheran Church,** 8100 Belden Boulevard (1984)
- **Hamlet Park,** 8883 89th Street South (ca. 1960s)
- **Granada Park,** 8371 Granada Avenue South (ca. 1960s)
- **Oakwood Park,** 7851 Harkness Avenue South (ca. 1973)
- **Woodridge Park,** 9000 90th Street South (ca. 1973)
- **Lamar Fields,** 7025 Lamar Avenue South (by 1978)
- **Foothill Park,** 8400 Foothill Road South (by 1978)
- **Hearthside Park,** 8245 Hearthside Road South (by 1978)
- **Hemingway Park,** 8259 Hemingway Avenue South (by 1978)
- **Pinetree Pond Park,** 8300 Isleton Court South (by 1978)
- **Ideal Park,** 8227 Ideal Avenue South (by 1978)
- **Stadium Park,** 7783 Ideal Avenue South (by 1978)
- **Pine Tree Valley Park,** 8431 Indian Boulevard South (by 1978)
- **Highlands Park,** 6975 Idsen Avenue South (ca. 1978)
- **South Washington County Park,** 9653 Keats Avenue South (by 1974)
- **Belden Park,** 8180 Belden Boulevard (by 1990)
- **Kingston Park,** 9401 Indian Boulevard South (by 1990)
- **Grey Cloud Park*,** Grey Cloud Island (ca. 1970s)
- **Cottage Grove Ice Arena,** 8020 80th Street South (1974)
- **Accacia Masonic Lodge No. 51,** 11094 70th Street South
- **Cottage Grove VFW Red Barn (Post 8752),** 9260 East Point Douglas Road South (ca. 1980)
- **Camp Galilee,** 11975 Grey Cloud Trail South (ca. 1958)
- **Airfield,** approximately Geneva Avenue South and East 18th Avenue (1942)
- **Cheep Skate Roller Rink/After the Gold Rush,** 7160 West Point Douglas Road South (ca. 1972)

- **Majestic Ballroom,** 9165 West Point Douglas Road South (1973)
- **Harry T. Sheldons/Woody's,** 7064 West Point Douglas Road South (ca. 1978)
- **Boondocks,** 7402 Lamar Avenue South
- **Manchester Racquetball Club,** 8601 West Point Douglas Road South (ca. 1978)
- **River Oaks Golf Course,** 11099 US Highway 61 (1991)

7.0 Recommendations for Next Steps

As a Certified Local Government (CLG), the City of Cottage Grove is responsible for maintaining a local preservation planning program, including "an ongoing process to survey and inventory all buildings, structures, sites and districts" within the city.[1] Context studies are the first step in the preservation planning process, providing information that serves as a baseline for identifying, evaluating, and ultimately designating historic properties on the City Register of Historic Sites and Landmarks and/or the National Register of Historic Places. Once a context study has been developed, historic properties can be identified and evaluated through Phase I (reconnaissance-level) and Phase II (intensive-level) architectural-history surveys. The goal of a Phase I survey is to identify properties that should be surveyed at the intensive-level, while the goal of a Phase II survey is to determine which of those properties identified during the Phase I survey are eligible for designation. Depending on the extent of the survey work, Phase I and Phase II surveys can be done together as a single project, or broken into separate projects. Properties identified as eligible for designation in a Phase II survey can then be formally designated on the City or National Register through the preparation of local landmark designation studies or National Register nominations.

This context study provides a framework for surveying properties in Cottage Grove constructed or used between 1945 and 1990. Due to time and cost constraints, it is unlikely that the entire city would be surveyed in a single survey project. Prioritizing which properties to survey can be informed by several factors:

- **Community value:** to determine whether resources of known community importance are eligible for designation
- **Anticipated development and land use changes**: to identify historic resources in areas anticipated for new development, rezoning, or other changes that have the potential to impact historic properties
- **Anticipated environmental reviews:** to identify historic resources in advance of required state or federal environmental reviews for new development projects
- **Funding sources:** to identify historic resources that might be eligible for historic preservation funding sources, such as Legacy grants through the Minnesota Historical Society or state and federal historic tax credits

Depending on the rationale for the survey, properties can be surveyed **thematically** in groups based on their historic functions and associations (i.e. commercial buildings, churches, etc.) or **geographically** (i.e., an entire residential subdivision or neighborhood). Survey goals will also influence whether properties are surveyed to assess eligibility for local designation or National Register of Historic Places listing, or both. **Local designation** provides the greatest amount of protection against making changes to historic properties that would compromise their historic integrity, while **National Register listing** is typically required to unlock access to funding sources,

[1] State Historic Preservation Office, Minnesota Department of Administration, "Minnesota Certified Local Government Procedures Manual," October 2020, p. 7, https://mn.gov/admin/assets/CLG%20procedures%20manual%20102020_tcm36-450176.pdf.

such as historic tax credits or Legacy grants through the Minnesota Historical Society. (National Register listing also requires that a majority of private property owners do not object to the listing.)

For example, the city may choose to complete a Phase I and II survey of a midcentury residential subdivision, to determine whether the area would qualify for designation as a local historic district (which would ensure that the neighborhood's historic character is protected over time). The city could consider completing a Phase I/II survey of all property types within a defined area that is anticipated to undergo extensive redevelopment, to determine which properties might qualify for local landmark designation and should be protected as development proceeds. Or, the city could complete a citywide Phase I/II survey of commercial and industrial properties from the 1945–1990 era to determine whether any of these properties qualify for National Register listing (and therefore access to funding sources like historic tax credits).

Once the goals and scope of a survey project have been identified, the city is eligible to apply for grant funding to support this work. Two of the most common grant programs are the Legacy grant program through the Minnesota Historical Society and the Certified Local Government (CLG) grant program (funded through the federal Historic Preservation Fund) administered by the Minnesota State Historic Preservation Office. At the time of this report, applications for the CLG grant program are accepted on an annual basis in January of each year and applications for large Legacy grants (grants over $10,000) are accepted annually in July.

In summary, recommended next steps include:

1. Determine goals for an architectural history survey
2. Define the scope of the survey based on those goals, including level of survey (Phase I and/or Phase II), approximate number of properties to be surveyed, and whether the survey will assess properties for eligibility for local designation or National Register listing (or both)
3. Apply for grant(s) to fund the survey project

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Appendix A. Related Properties

This appendix includes all related properties referenced at the end of Chapters 3-6. Properties with an asterisk (*) could not be confirmed to be extant (typically due to difficulties in aligning historic addresses with current locations). Dates in parentheses indicate approximate construction dates, when known.

Residential and Suburban Development

For residential subdivisions, dates indicate dates of platting, rather than construction. For subdivision locations, see Appendix B.

- **Cottage Grove United Church of Christ Parsonage,** 7008 Lamar Avenue South (1951)
- **Bungalow,** 7470 Lamar Avenue South (1945)
- **Munger's Addition** (1949)
- **East Side Addition** (1953)
- **Panorama City Addition** (1955)
- **House's Island View** (1958)
- **House's River Acres** (1958)
- **Thompson Grove Additions** (1958-1960)
- **Thomspon Grove Estates Additions** (1960-1968)
- **Pinetree Pond Additions** (1971-1975)
- **Pine Ridge Addition** (1971)
- **Rolling Hills Additions** (1972 – 1987)
- **Summer Hills First Addition** (1972)
- **Countrywood** (1974)
- **Pinetree Pond Townhomes,** approximately 8803 Ironwood Avenue South (1972)
- **Grove Ridge Apartments,** 8120 East Point Douglas Road South (ca. 1972)
- **Summer Hills Addition** (1972)
- **Highlands Additions** (1976-1977, 1989)
- **Pinehill Acres Additions** (1978, 1979, 1989)
- **Woodridge Park Addition** (1978)
- **Ridgewood Additions** (1979, 1987-1990)
- **Woodmount Townhomes,** 8815-A 90th Street South (ca. 1980)
- **Highland Townhomes,** approximately 7011 Homestead Avenue South (ca. 1980)
- **Groves Apartments,** 7752 Hemingway Avenue South
- **Pinetree Pond East Additions** (1980-1989)
- **Jamaica Ridge Additions** (1986-1989)
- **Eightieth Place Additions** (1989)
- **Sandy Hills Additions** (1986-1989)
- **Hidden Valley Additions** (1986, 1988)

Public and Civic Life

- **Sewage Treatment Plant,** 9211 110th Street South (ca. 1962)
- **Grange Elevated Water Tower and Well No. 1,** 8193 Grange Boulevard (1958)
- **Cottage Grove Town Hall,** 9540 Islay Avenue South **– already listed in City Register**
- **East Cottage Grove Volunteer Fire Department Station,** 11093 75th Street South (ca. 1950s)
- **Public Works Garage,** 9550 Islay Avenue South (ca. 1950s)
- **Public Works Building,** 8635 West Point Douglas Road South (1968)
- **Belden Interchange/Sieben Bridge** (1983)
- **Jamaica Overpass** (1983)
- **Park Grove Library,** 7900 Hemingway Avenue South (1984)
- **Cottage Grove Post Office,** 7130 East Point Douglas Road South (1980)
- **Cottage Grove Armory (former Grove Elementary School),** 8180 Belden Boulevard (1959)
- **Park Grove Library,** 7900 Hemingway Avenue South (1984)
- **Langdon Elementary School,** 8839 96th Street South (1918)
- **Pine Hill Elementary School,** 9015 Hadley Avenue South (1959)
- **Hillside Elementary School,** 8177 Hillside Trail South (1965)
- **Crestview Elementary School,** 7830 80th Street South (1964)
- **Park High School,** 8040 80th Street South (1965)
- **Armstrong Elementary School,** 8855 Inwood Avenue South (1969)

Business and Industry

See Figure 5.9, 1992 plat map, for locations and names of farms in existence at the end of the city's suburban expansion era.

- **Big Apple Shopping Center,** 6900 80th Street South (1961)
- **Thompson Homes Showroom/South Washington County Bulletin Offices*,** 7163 East Point Douglas Road (ca. 1960, moved 1972)
- **Jack's Union Station,** 8101 Hadley Avenue (1961)
- **Jay's Drive-In*,** 32 Belden Boulevard (1969)
- **Clarence's Pineridge Standard Oil*,** 7309 Point Douglas Drive (by 1970)
- **Don's D X Station*,** 8137 Point Douglas Drive (by 1970)
- **Mary's Pure Oil*,** 7301 Point Douglas Drive (by 1970)
- **Thompson Grove Station*,** 81 Belden Boulevard (by 1970)
- **Park-N-Shop*,** 163 Janie Drive (by 1970)
- **Colonial Manor Building,** 7500 80th Street South (1970)
- **Family Medical Practitioners Building,** 7460 80th Street South (1971)
- **Grove Plaza (partially extant),** 7240 East Point Douglas Road South (ca. 1973)
- **Mid America National Bank Building**, 7200 80th Street South (1977)
- **Professional Building,** 7501 80th Street South (ca. 1980)
- **Learning Tree Daycare Center,** 7791 79th Street South (ca. 1980)
- **Danny's Service Station*,** 8895 South Point Douglas Drive (by 1980)

- **Country Club Market,** 7362 East Point Douglas Road South (by 1980)
- **Tom Thumb Superette,** 8136 East Point Douglas Road South (by 1980)
- **Burger King*,** 7276 South Point Douglas Drive (by 1980)
- **McDonald's,** 7355 East Point Douglas Road South (by 1980)
- **Travel Host Motel,** 7125 80th Street South (1984)
- **Gerlach's Service Station*,** East Cottage Grove (ca. 1952)
- **Super America,** 7162 East Point Douglas Drive South (ca. 1979)
- **Kinder Care Learning Center,** 8453 East Point Douglas Road South (ca. 1980)
- **Cub Foods Grocery Store,** 8400 Point Douglas Road (ca. 1980)
- **Amoco Station*,** Jamaica Avenue and East Point Douglas Road (by 1985)
- **Acorn Mini Storage,** 8625 West Point Douglas Road South (by 1989)
- **Texaco Station,** 8610 East Point Douglas Road South (ca. 1989)
- **3M Chemolite Plant,** 10746 Keats Avenue South (beginning in 1948)
- **J. L. Shiely Company Plant*,** Grey Cloud Island (ca. 1950)
- **River Beacon Farm,** Grey Cloud Island (ca. 1940s)
- **Bailey Nursery*,** southwest Cottage Grove (by 1977)
- **Whirlpool Plant (later Up North Plastics),** 9250 Ideal Avenue South (ca. 1975)
- **Precision Engineering*,** 7117 Point Douglas Drive (by 1977)
- **Specialized Turf,** 8585 West Point Douglas Drive (by 1977)
- **Five Star Auto Sales,** 7510 East Point Douglas Road South (by 1980)
- **Muffler Doctor,** 7275 East Point Douglas Road South (by 1990)
- **Minnesota Pipeline,** 6483 85th Street Southeast (1960s)
- **Strip Mall,** 7155 80th Street South (by 1986)
- **Soo Line Auto Distribution Center*,** near Highway 61 and Jamaica Avenue (1987)
- **Janesville Auto Transport*,** near Highway 61 and Jamaica Avenue (1987)
- **Hulcher Professional Services Inc.*,** near Highway 61 and Jamaica Avenue (1988)
- **Arby's,** 7185 East Point Douglas Road South (by 1990)
- **Perkin's,** 7165 East Point Douglas Road South (by 1990)
- **Dairy Queen,** 7175 80th Street South (by 1990)
- **Sherwin Williams,** 7430 East Point Douglas Road South (by 1990)

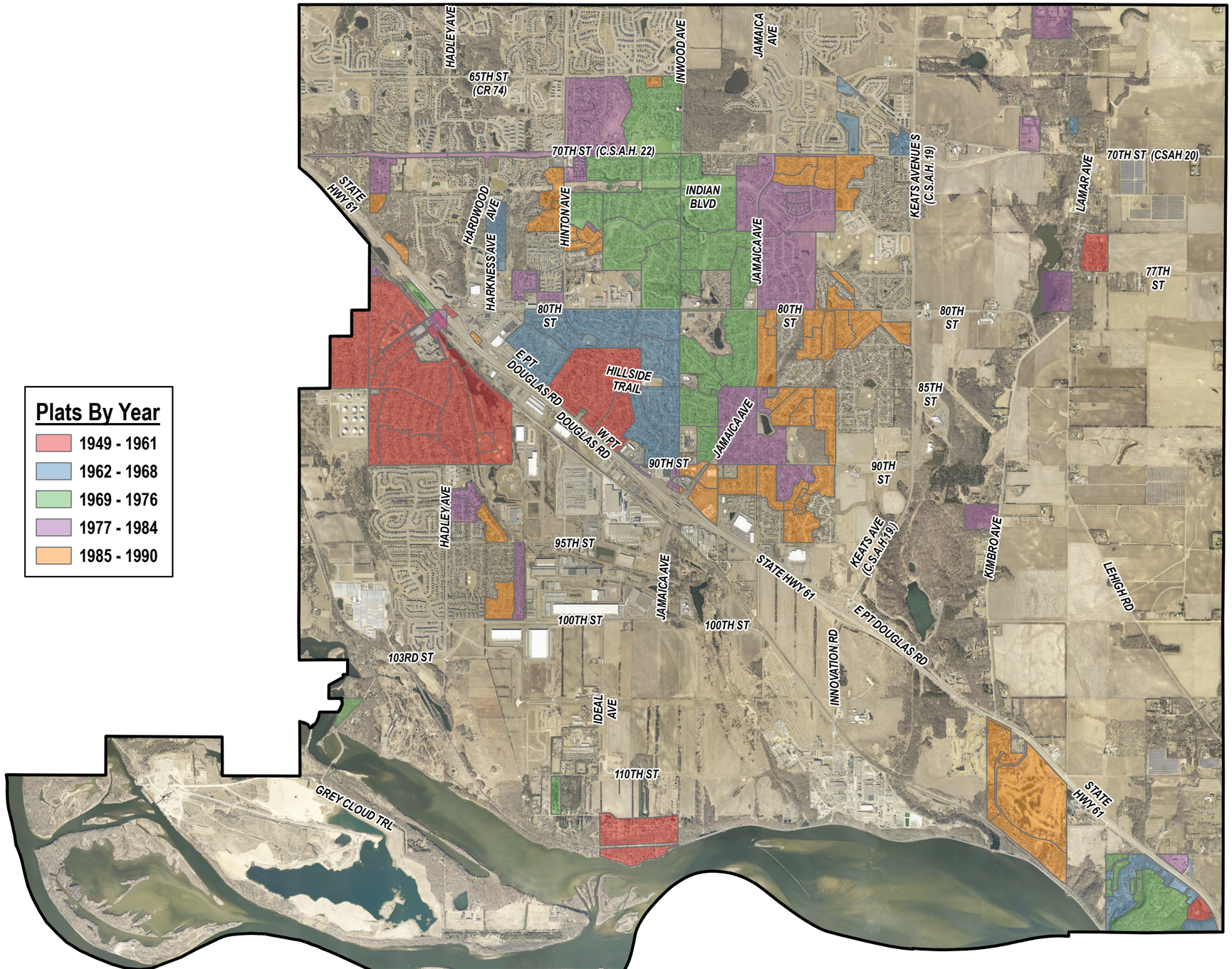
Cultural Life

- **St. Matthew's Evangelical and Reformed Church/Cottage Grove United Church of Christ,** 7008 Lamar Avenue South (1954)
- **Zion Lutheran Church,** 8500 Hillside Trail South (1964)
- **St. Rita's Catholic Church,** 8694 80th Street South (1970)
- **Cottage Grove Baptist,** 8944 Indahl Avenue South (1972)
- **Park Grove Alliance Church**, 8300 Hyde Avenue South (1973)
- **Park Grove Christian Center**, 7000 Jamaica Avenue South (1983)
- **Kingdom Hall of Jehovah's Witnesses,** 7151 Hinton Avenue South (ca. 1980)
- **Lighthouse Baptist Church,** 9979 80th Street South (ca. 1986)
- **Community Evangelical Covenant Church,** 7955 Ivystone Avenue South (ca. 1990)
- **Peaceful Grove United Methodist Church,** 8600 90th Street South (ca. 1991)

- **All Saints Lutheran Church,** 8100 Belden Boulevard (1984)
- **Hamlet Park,** 8883 89th Street South (ca. 1960s)
- **Granada Park,** 8371 Granada Avenue South (ca. 1960s)
- **Oakwood Park,** 7851 Harkness Avenue South (ca. 1973)
- **Woodridge Park,** 9000 90th Street South (ca. 1973)
- **Lamar Fields,** 7025 Lamar Avenue South (by 1978)
- **Foothill Park,** 8400 Foothill Road South (by 1978)
- **Hearthside Park,** 8245 Hearthside Road South (by 1978)
- **Hemingway Park,** 8259 Hemingway Avenue South (by 1978)
- **Pinetree Pond Park,** 8300 Isleton Court South (by 1978)
- **Ideal Park,** 8227 Ideal Avenue South (by 1978)
- **Stadium Park,** 7783 Ideal Avenue South (by 1978)
- **Pine Tree Valley Park,** 8431 Indian Boulevard South (by 1978)
- **Highlands Park,** 6975 Idsen Avenue South (ca. 1978)
- **South Washington County Park,** 9653 Keats Avenue South (by 1974)
- **Belden Park,** 8180 Belden Boulevard (by 1990)
- **Kingston Park,** 9401 Indian Boulevard South (by 1990)
- **Grey Cloud Park*,** Grey Cloud Island (ca. 1970s)
- **Cottage Grove Ice Arena,** 8020 80th Street South (1974)
- **Accacia Masonic Lodge No. 51,** 11094 70th Street South
- **Cottage Grove VFW Red Barn (Post 8752),** 9260 East Point Douglas Road South (ca. 1980)
- **Camp Galilee,** 11975 Grey Cloud Trail South (ca. 1958)
- **Airfield,** approximately Geneva Avenue South and East 18th Avenue (1942)
- **Cheep Skate Roller Rink/After the Gold Rush,** 7160 West Point Douglas Road South (ca. 1972)
- **Majestic Ballroom,** 9165 West Point Douglas Road South (1973)
- **Harry T. Sheldons/Woody's,** 7064 West Point Douglas Road South (ca. 1978)
- **Boondocks,** 7402 Lamar Avenue South
- **Manchester Racquetball Club,** 8601 West Point Douglas Road South (ca. 1978)
- **River Oaks Golf Course,** 11099 US Highway 61 (1991)

Appendix B. Dates and Locations of Plats, 1945-1990

This appendix includes maps showing dates and locations of plats platted between 1945 and 1990 in the City of Cottage Grove. Maps were created by the City of Cottage Grove.



Plats By Year

- 1949 - 1961
- 1962 - 1968
- 1969 - 1976
- 1977 - 1984
- 1985 - 1990

Cottage Grove
Where Pride and Prosperity Meet

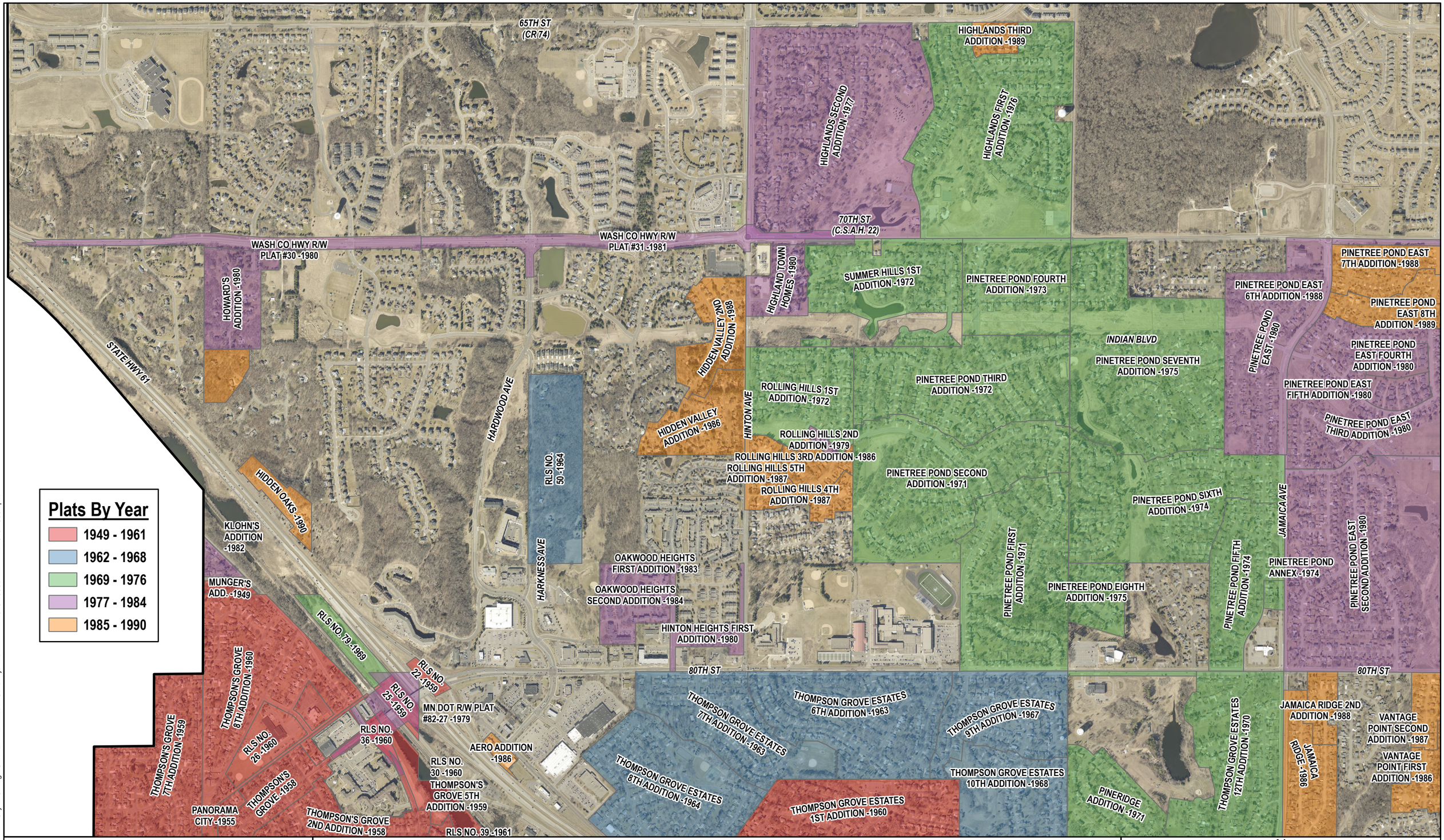
Plats From 1945-1990

Cottage Grove, MN

Date: 2/3/2025

N

0 1 2 Miles



Plats By Year

- 1949 - 1961
- 1962 - 1968
- 1969 - 1976
- 1977 - 1984
- 1985 - 1990

Cottage Grove
Where Pride and Prosperity Meet

Plats From 1945-1990 (1)

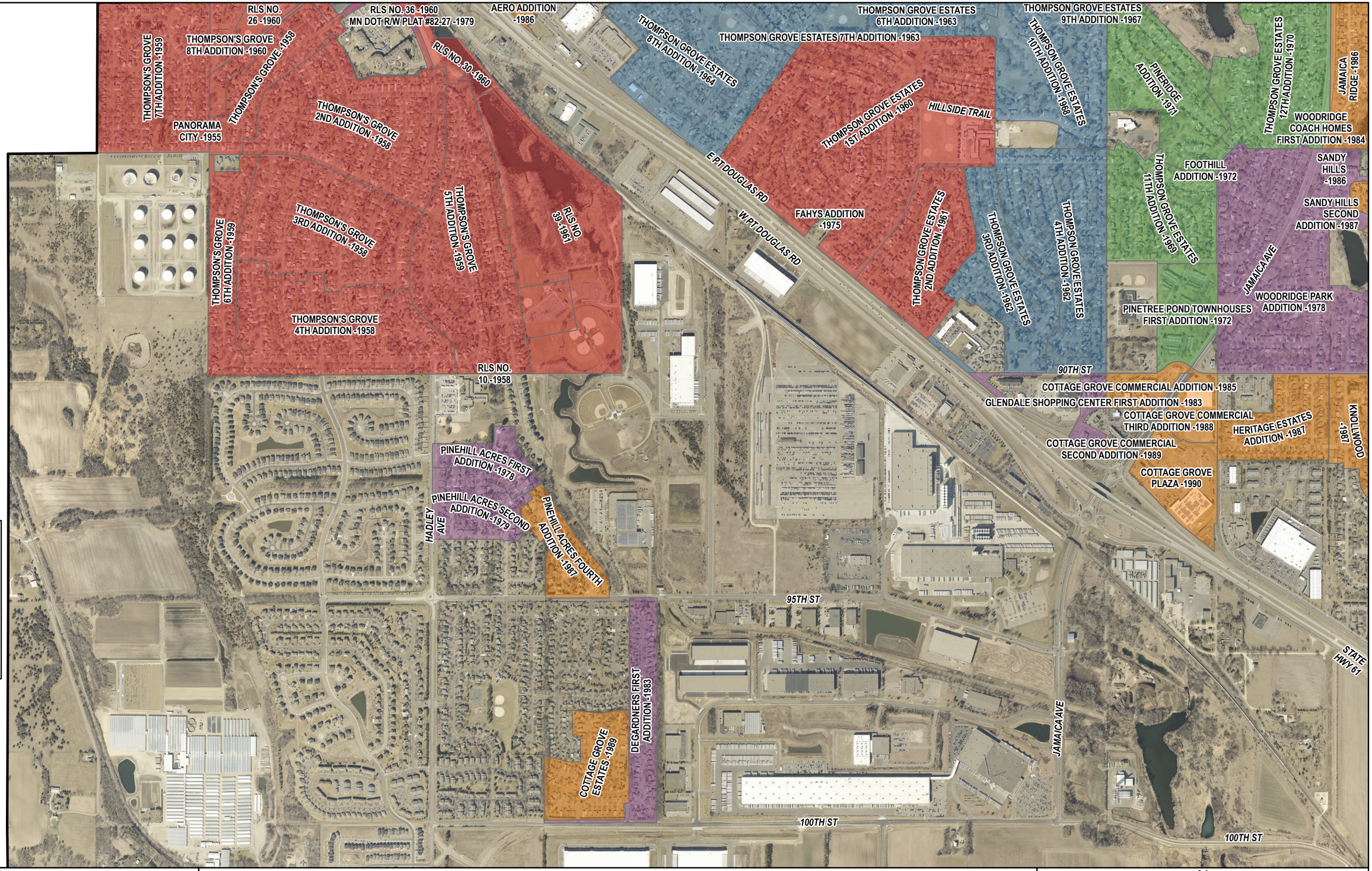
Cottage Grove, MN

Date: 2/3/2025

N

0 0.25 0.5 Miles

Path: C:\Users\ehause\OneDrive - City of Cottage Grove\Documents\ArcGIS\Projects\Plats From 1945-1990\Plats From 1945-1990.aprx



Plats By Year

- 1949 - 1961
- 1962 - 1968
- 1969 - 1976
- 1977 - 1984
- 1985 - 1990

Cottage Grove — Where Pride and Prosperity Meet

Plats From 1945-1990 (2)

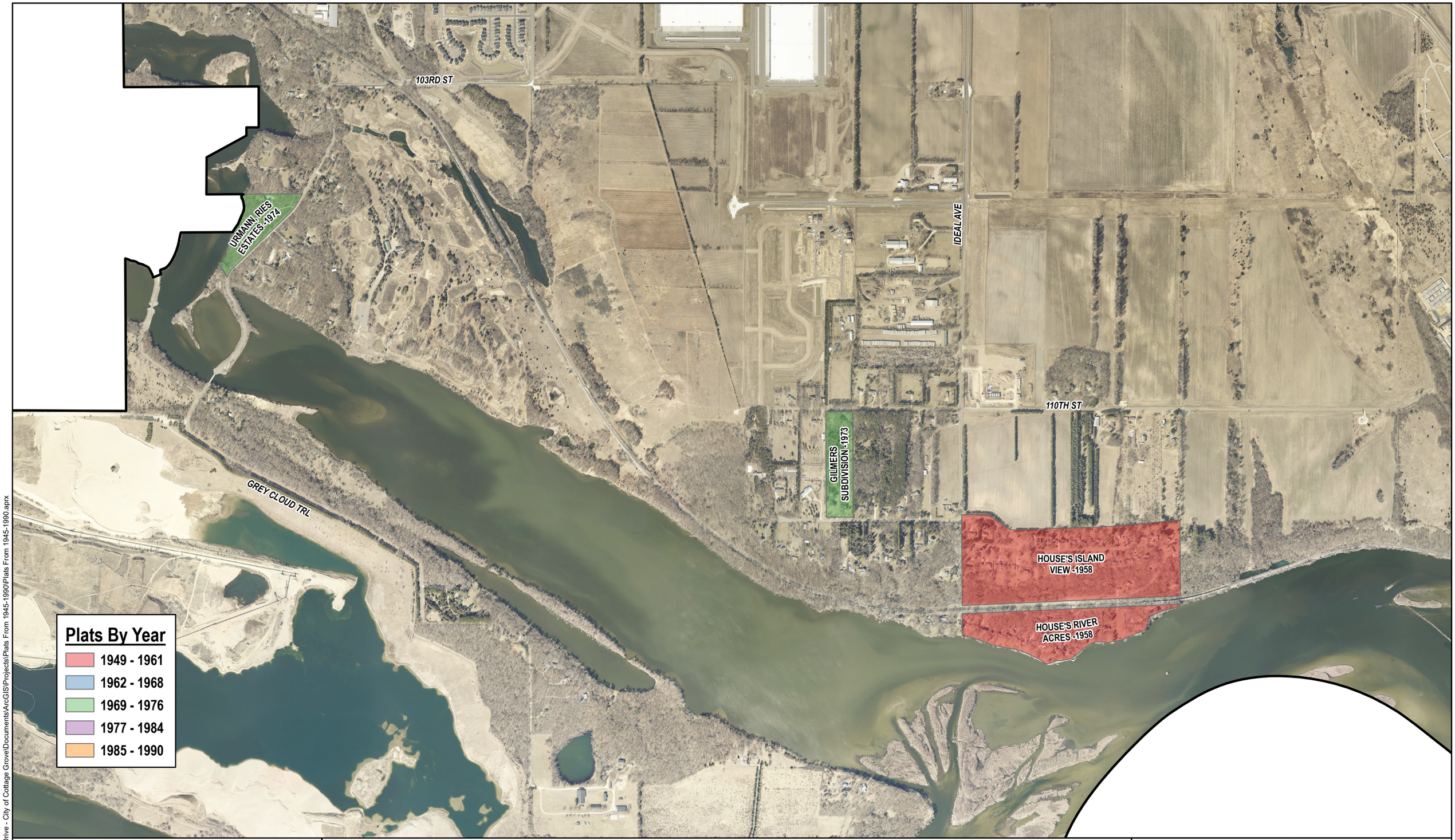
Cottage Grove, MN

Date: 2/3/2025

N

0 0.25 0.5 Miles

Path: C:\Users\ehause\OneDrive - City of Cottage Grove\Documents\ArcGIS\Projects\Plats From 1945-1990\Plats From 1945-1990.aprx



Cottage Grove
Where Pride and Prosperity Meet

Plats From 1945-1990 (3)

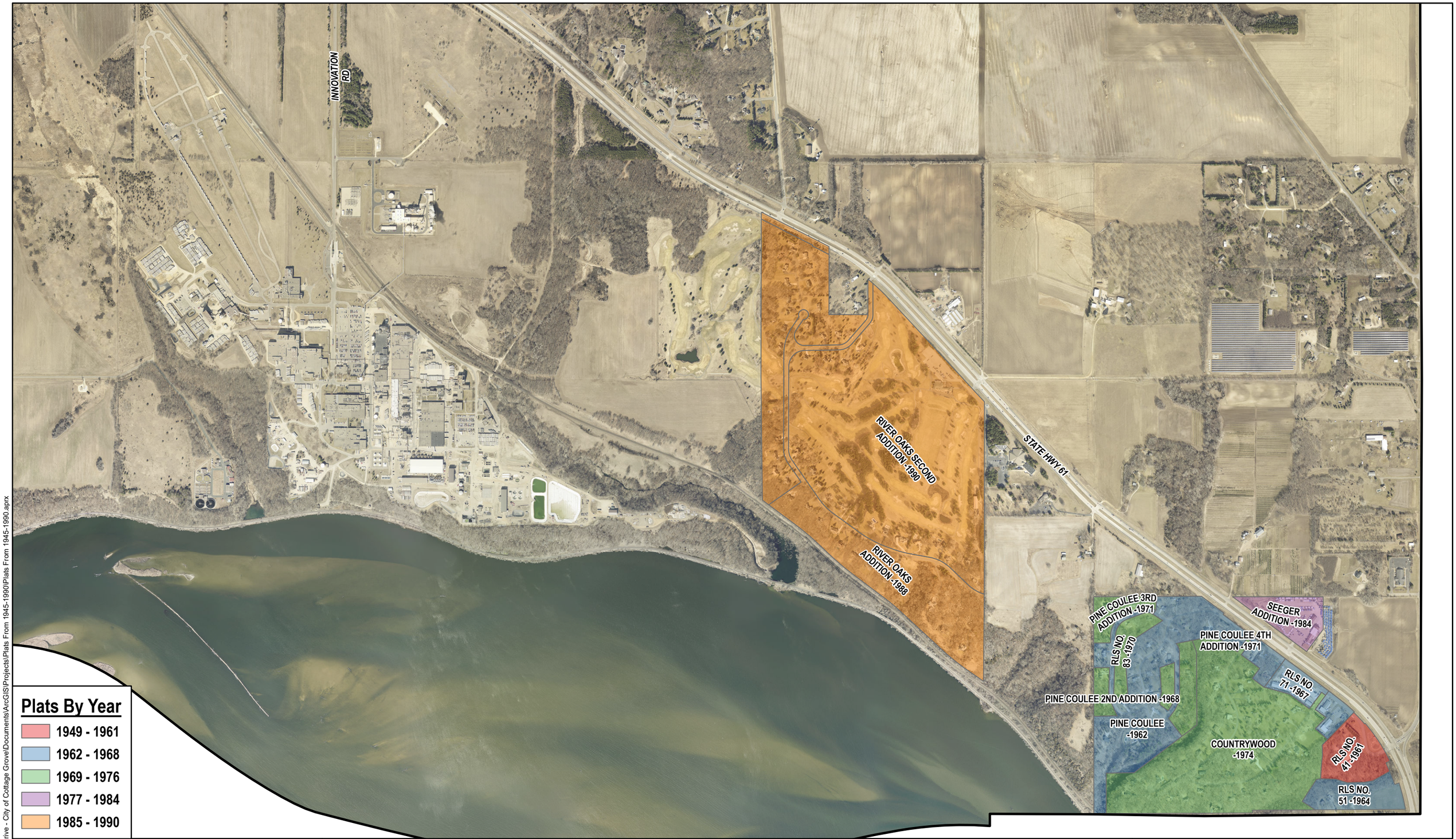
Cottage Grove, MN

Date: 2/3/2025

N

0 0.25 0.5 Miles

Path: C:\Users\ehause\OneDrive - City of Cottage Grove\Documents\ArcGIS\Projects\Plats From 1945-1990\Plats From 1945-1990.aprx



Plats By Year

- 1949 - 1961
- 1962 - 1968
- 1969 - 1976
- 1977 - 1984
- 1985 - 1990

Cottage Grove
Where Pride and Prosperity Meet

Plats From 1945-1990 (4)

Cottage Grove, MN

Date: 2/3/2025

N

0 0.25 0.5 Miles

Path: C:\Users\ehause\OneDrive - City of Cottage Grove\Documents\ArcGIS\Projects\Plats From 1945-1990\Plats From 1945-1990.aprx

PINETREE POND SECOND ADDITION -1971
ROLLING HILLS 4TH ADDITION -1987
PINETREE POND SIXTH ADDITION -1974
JAMAICA AVE
HINTON HEIGHTS FIRST ADDITION -1980
PINETREE POND FIRST ADDITION -1971
PINETREE POND EIGHTH ADDITION -1975
PINETREE POND ANNEX -1974
PINETREE POND EAST SECOND ADDITION -1980
PINETREE POND FIFTH ADDITION -1974
PRESTIGE ESTATES -1990
RADKE ACRES -1979
80TH ST
SUN VILLAGE ESTATES -1985
80TH ST
THOMPSON GROVE ESTATES 7TH ADDITION -1963
THOMPSON GROVE ESTATES 9TH ADDITION -1967
VANTAGE POINT FIRST ADDITION -1986
JAMAICA RIDGE 2ND ADDITION -1988
EIGHTIETH PLACE -1989
THOMPSON GROVE ESTATES 6TH ADDITION -1963
EIGHTIETH PLACE WEST -1989
VANTAGE POINT THIRD ADDITION -1989
THOMPSON GROVE ESTATES 8TH ADDITION -1964
THOMPSON GROVE ESTATES 12TH ADDITION -1970
JAMAICA RIDGE -1986
THOMPSON GROVE ESTATES 10TH ADDITION -1968
PINERIDGE ADDITION -1971
VANTAGE POINT SECOND ADDITION -1987
HILLSIDE TRAIL
THOMPSON GROVE ESTATES 1ST ADDITION -1960
WOODRIDGE COACH HOMES FIRST ADDITION -1984
85TH ST
FOOTHILL ADDITION -1972
SANDY HILLS THIRD ADDITION -1987
SANDY HILLS -1986
SANDY HILLS SECOND ADDITION -1987
SANDY HILLS FIFTH ADDITION -1989
FAHYS ADDITION -1975
THOMPSON GROVE ESTATES 2ND ADDITION -1961
THOMPSON GROVE ESTATES 3RD ADDITION -1962
THOMPSON GROVE ESTATES 4TH ADDITION -1962
W PT DOUGLAS RD
SANDY HILLS FOURTH ADDITION -1988
JAMAICA AVE
PINETREE POND TOWNHOUSES FIRST ADDITION -1972
WOODRIDGE PARK ADDITION -1978
90TH ST
90TH ST
COTTAGE GROVE COMMERCIAL ADDITION -1985
GLENDALE SHOPPING CENTER FIRST ADDITION -1983
COTTAGE GROVE COMMERCIAL THIRD ADDITION -1988
HERITAGE ESTATES ADDITION -1987
KNOLLWOOD -1987
RIDGEWOOD -1979
RIDGEWOOD 3RD ADDITION -1989
COTTAGE GROVE COMMERCIAL SECOND ADDITION -1989
RIDGEWOOD 2ND ADDITION -1987
COTTAGE GROVE PLAZA -1990
RIDGEWOOD 4TH ADDITION -1989
RIDGEWOOD 5TH ADDITION -1990
PLEASANT VIEW ESTATES -1983
KEATS AVE (C.S.A.H. 19)
KIMBRO AVE

Plats By Year

- 1949 - 1961
- 1962 - 1968
- 1969 - 1976
- 1977 - 1984
- 1985 - 1990

Cottage Grove
Where Pride and Prosperity Meet

Plats From 1945-1990 (5)

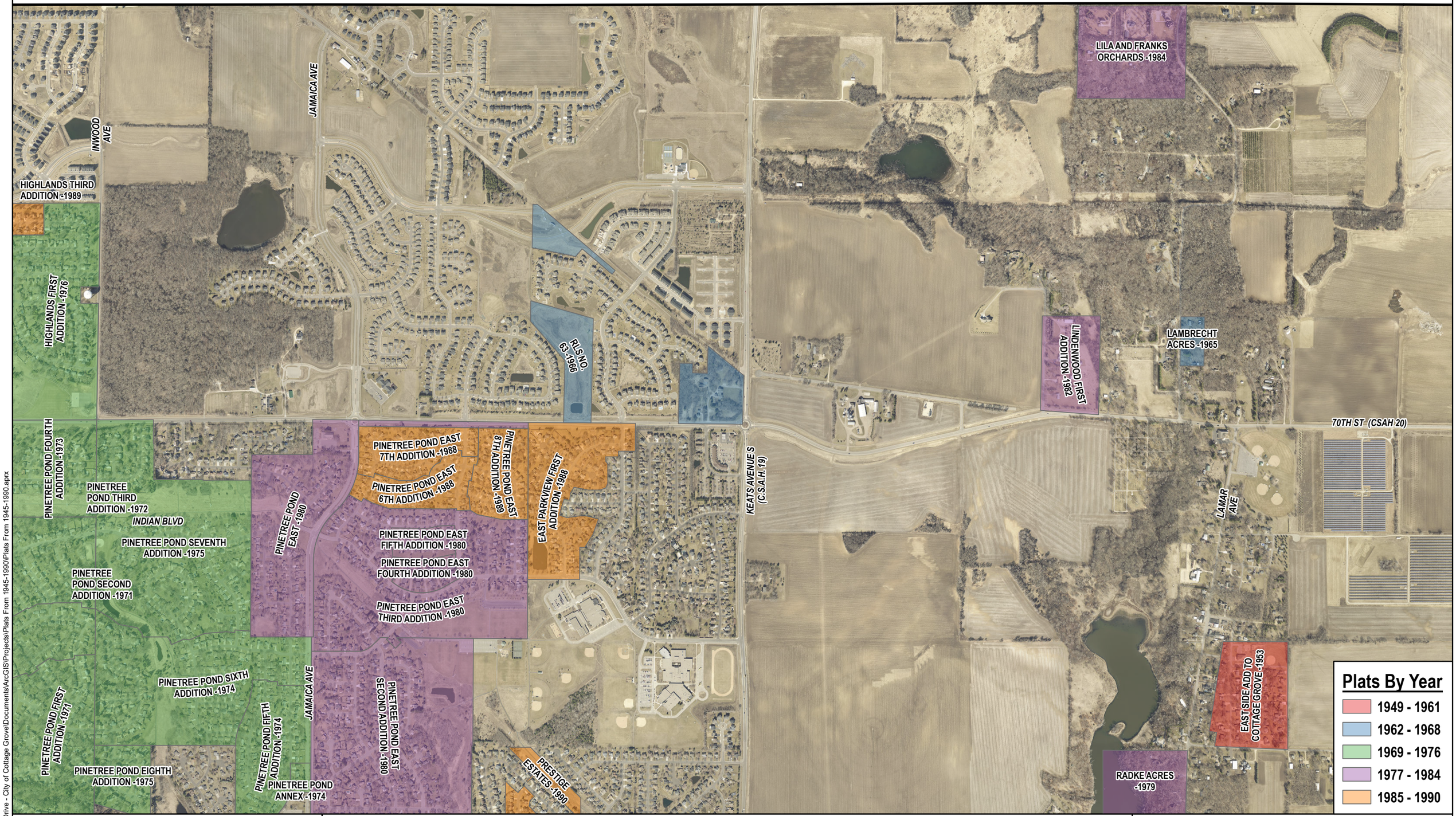
Cottage Grove, MN

Date: 2/3/2025

N

0 0.25 0.5 Miles

Path: C:\Users\ehause\OneDrive - City of Cottage Grove\Documents\ArcGIS\Projects\Plats From 1945-1990\Plats From 1945-1990.aprx



Cottage Grove
Where Pride and Prosperity Meet

Plats From 1945-1990 (6)

Cottage Grove, MN

Date: 2/3/2025

N

0 0.25 0.5 Miles

Path: C:\Users\ehause\OneDrive - City of Cottage Grove\Documents\ArcGIS\Projects\Plats From 1945-1990\Plats From 1945-1990.aprx

TO: Advisory Committee on Historic Preservation

FROM: Riley Rooney, Associate Planner

DATE: April 8, 2025

RE: Historical Markers– MNHS Grant

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 to be placed at each historic site will highlight the historic nature of the stie and its past and/or present significance. On July 12, 2024, staff submitted the grant application to MNHS and on December 19, 2024, staff was notified of grant approval. Staff has since submitted the plaque designs to be created, once received they will be installed before the end of the summer.

Recommendation

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

Tom Dippel
State Representative
District 41B

Minnesota House of Representatives

March 25, 2025

City of Cottage Grove
12800 Ravine Parkway S.
Cottage Grove, MN 55016

Dear City of Cottage Grove,

I would like to congratulate the City of Cottage Grove on being awarded grant money from the Minnesota Legacy appropriations from the Arts and Cultural Heritage Fund. The award amount is for 5,546.00 to produce and install historical markers at 7 significant historical sites around the City of Cottage Grove. This is great news and I am so glad that the City of Cottage Grove is taking an active role in preserving history and ensuring ways to share it with the public.

Again, congratulations on earning this grant. If I can ever be of assistance on a state legislative issue, please do not hesitate to call my office at 651-296-3135 or rep.tom.dippel@house.mn.gov

Best regards,

Tom Dippel
State Representative
41B