

A newsletter on historic preservation from the State Historic Preservation Office of the Minnesota Historical Society.

## Meetings and Workshops

### Sept. 27-29

27th Annual Statewide Historic Preservation Conference, Red Wing. Register online at [www.mnhs.org/presconf](http://www.mnhs.org/presconf).

### Oct. 24

State Review Board meeting, 7 p.m., Minnesota History Center, 345 Kellogg Blvd. W., St. Paul. For agenda information call Michele Decker, 651-296-5434.

### Oct. 31-Nov. 5

59th National Preservation Conference, Pittsburgh, Pa. For more information go to [www.nthpconference.org](http://www.nthpconference.org).

### Nov. 3-4

19th Annual Gales of November Shipwreck and Diving Program, Duluth. For information call 218-727-2497 or go to [www.lsmma.com/gales](http://www.lsmma.com/gales).

## CLG Grants

Approximately \$70,000 in matching grants is available through the Certified Local Government program for cities with local historic preservation ordinances, commissions and programs certified by the State Historic Preservation Office and the National Park Service. See page 4 for details.

**Jan. 12, 2007:** Pre-application due.

**Feb. 16:** Grant application due.

**April 5:** Grants Review Committee meets.

## The two sides of development

By Britta L. Bloomberg, Deputy State Historic Preservation Officer

When the Minnesota Historical Society's Mill City Museum opened in the burned-out remains of the Washburn A Mill in 2003, it joined a wave of construction and rehabilitation that has transformed the Minneapolis riverfront. It also marked the dramatic rescue of a National Historic Landmark.

In recent months the spotlight has shown once again on the Minneapolis riverfront, as the opening of the new Guthrie Theater brought renewed

attention to the neighborhood's continuing transformation. An ever-widening area in and around the St. Anthony Falls Historic District, once perceived as an industrial wasteland, is now highly desirable real estate.

Not far away, on the corner of Lake Street and Chicago Avenue in south Minneapolis, another rebirth is happening. Midtown Exchange, an ambitious redevelopment of the historic 1928 Sears, Roebuck and Company Mail-Order Warehouse and Retail Store, is revitalizing a struggling neighborhood. Ryan Companies US, Inc., was the lead developer, partnering with a host of public and private parties to undertake Minnesota's largest-ever historic rehabilitation project. Using federal historic preservation tax credits, the partners returned the once-bustling shopping mecca to its status as a popular destination.

Nearby lies the Midtown Greenway, a bicycle-and-pedestrian trail that replaced the railroad tracks in a transportation historic district known as the Chicago Milwaukee and St. Paul Railroad Grade Separation – a recent addition to the National Register of Historic Places.



Photo by Bob Perzel

*Midtown Exchange, Minnesota's largest-ever historic rehabilitation project, has brought new life to the long-shuttered 1928 Sears, Roebuck warehouse and store in Minneapolis.*

**The two sides** continued on page 2

## The two sides of development – continued

These are the development projects that preservationists celebrate – whether it's Jean Nouvel's bold design for the new Guthrie, with its careful attention to the qualities of its historic setting on the Mississippi River, or the courageous rehabilitation of Midtown Exchange. They represent the kind of innovative development that melds residential, commercial, recreational and public uses into an exciting new whole.

Unfortunately, there's another side to development. With increasing frequency these days, the State Historic Preservation Office sees projects that are eroding the historic character of our communities. In Anoka, Rivertown

Lofts is slated for construction next to the historic Woodbury House, built in the 1850s. Though the developer left the footprint of the house undisturbed, the looming five-story condominium complex is an assault on the natural historic setting. In Wayzata, the local community is heartsick at the pending loss of Locust Hills Estate, one of Lake Minnetonka's last remaining country estates; a remnant of the estate is all that will remain when the site is redeveloped. And in Eden Prairie, the rapid pace of suburban development, with its accompanying highway improvements, is pressing in on the grounds of the historic John R. Cummins Farmhouse. The list could go

on and on – and it's not limited to projects in the greater metropolitan area surrounding the Twin Cities.

Whether development is large-scale or small, rural or urban, it is the cumulative impact of change that poses the stealthiest threat to our historic resources. It's easy to measure loss when those resources are destroyed. It's more difficult to assess the indirect damage inflicted on our communities' historic fabric by infrastructure projects or adjacent new construction. Managing this kind of change is one of the greatest challenges facing preservationists today. ■

# Rabideau CCC Camp gets National Landmark designation

The National Park Service has designated the Rabideau CCC Camp in Beltrami County as a National Historic Landmark (NHL), the country's highest recognition given to historic properties.

Located in the Chippewa National Forest, six miles south of the city of Blackduck, the Rabideau CCC Camp is one of the most complete surviving examples of the 4,500 camps built by the Civilian Conservation Corps between 1933 and 1942.

CCC camps represent the most acclaimed and successful of President Franklin D. Roosevelt's New Deal programs, inaugurated by the federal government to lessen the effects of the Great Depression. The men of Rabideau Camp Company 708 and the three million others enrolled in

the CCC virtually changed the U.S. landscape. They undertook conservation projects on millions of acres of public land, greatly expanding the country's system of national parks and forests. Recent scholarship also suggests that the CCC set the scene for the emergence of the modern environmental movement.

Fewer than 2,500 historic places carry National Historic Landmark designation. Rabideau becomes the 22nd Minnesota property to achieve landmark status. For more information on the NHL program and Minnesota's NHL properties, go to [www.cr.nps.gov/landmarks.htm](http://www.cr.nps.gov/landmarks.htm) or [www.mnhs.org/places/nationalregister/landmarks/index.html](http://www.mnhs.org/places/nationalregister/landmarks/index.html). ■



*Worker housing at the Rabideau CCC Camp in Beltrami County.*

# Saved

## **Hennepin County: Calhoun Beach Club and Apartments (1928, 1946), Minneapolis**

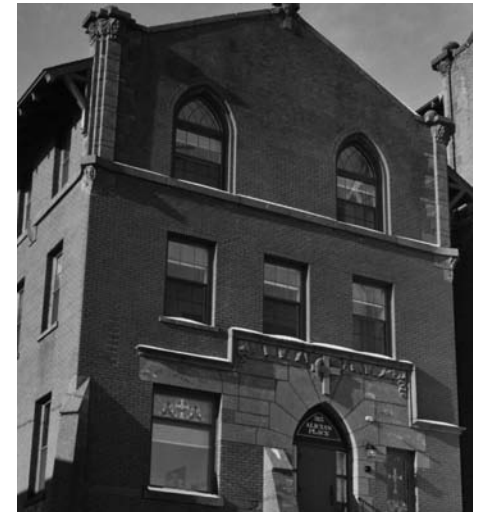
This lakeside club fulfilled the ambitions of its founders to meet their residential, recreational and entertainment needs in a single facility. Federal preservation tax incentives were used to fund the rehabilitation, which included repairing and replacing windows, repointing brick, restoring terra cotta and installing new mechanical systems.



*Calhoun Beach Club and Apartments ca. 1940 (left) and after rehabilitation.*

## **St. Louis County: Christian Brothers Home (1907), Duluth**

Using federal preservation tax incentives, the Women's Transitional Housing Coalition transformed this rundown Gothic Style building into housing for women in need. The building's most important features and finishes – double-hung windows, a two-story porch, arched stained glass windows, interior oak trim and casework, main staircase and hardwood floors – were repaired or replaced in-kind.



*Christian Brothers Home before (left) and after rehabilitation for housing.*

# Registration

## **Recent additions to the National Register of Historic Places:**

**Hennepin County:** Farmers and Mechanics Savings Bank (1942, 1963), 88 S. 6th St., Minneapolis. Prepared by Charlene Roise and Erin Hanafin Berg.

**Lake County:** Isabella Ranger Station (1934-35), 9420 Minn. Hwy. 1, Isabella. Prepared by William Clayton and Lee Johnson.

**Morrison County:** Our Lady of the Angels Academy (1911, 1931, 1951), 18801 Riverwood Dr., Little Falls. Prepared by Clayton Fraser.



*Incorporated in 1874, the Farmers and Mechanics Savings Bank was Minnesota's only long-lived mutual savings bank, in which the depositors were the sole shareholders. Both the Streamline Moderne banking hall, completed in 1942, and the International Style tower, added in 1963, were designed by Minneapolis architects Dale McEnary and Edwin Krafft.*



*Of the 21 buildings at the Isabella Ranger Station, 12 are log structures built by the Civilian Conservation Corps in the mid-1930s. The station, encompassing an office building, garage, storage shed, oil house, warehouses and dwellings, served from 1934 to 1955 as an administrative center for federal land management initiatives in the Isabella Ranger District of the Superior National Forest.*

## About this publication

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[www.mnhs.org](http://www.mnhs.org)

# CLG grant deadlines

Now is the time to begin planning for a 2007 grant from the Certified Local Government (CLG) program (see CLG grant deadlines on page 1). You are encouraged to submit a draft of your application by Jan. 12 so that Grants Office staff can offer suggestions. Final applications are due Feb. 16.

## Who is eligible?

Only cities with local historic preservation ordinances, commissions and programs certified by the State Historic Preservation Office and the National Park Service are eligible to apply for these matching grants. Heritage preservation commissions interested in achieving CLG status for their city should call Michael Koop, historic preservation program specialist, 651-296-5451.

Priority is given to projects that:

- promote surveys in areas of known

development activity, in order to reduce project delays;

- generate data for planning use;
- result in local designations; and/or
- involve properties associated with the history of underdocumented groups or communities.

## Available funds

Funds for the CLG program are provided through the U.S. Department of the Interior's National Park Service. It is anticipated that at least \$70,000 will be available for CLG grant awards in Minnesota (subject to change pending adoption of the 2007 federal budget).

The 2007 CLG Grants Manual, containing grant guidelines and application forms, will be mailed to eligible cities in early December. For information before then, call the Grants Office, 651-296-5478. ■



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