

MAPLEWOOD HERITAGE PRESERVATION COMMISSION

COUNCIL CHAMBERS – CITY HALL

November 13, 2014 – 7:00 PM

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - a. October 9, 2014 HPC Meeting
5. New Business
 - a. Nominations for the Maplewood Heritage Award
 - b. Report on Annual Conference (Rudberg and Gaynor, no memo)
6. Old Business
 - a. Local Designations
 - b. Historic Context Study
7. Visitor Presentations
8. Maplewood Area Historical Society Update
9. Commission Presentations
10. Staff Presentations
 - a. Upcoming Program: Nature Center History
 - b. December 11, 2014 HPC Meeting
11. Adjournment

MINUTES
MAPLEWOOD HERITAGE PRESERVATION COMMISSION
7:00p.m., Thursday, October 9, 2014
Council Chambers, City Hall

1. CALL TO ORDER

A meeting of the Heritage Preservation Commission was held in the City Hall Council Chambers and called to order by Chair Boulay at 7:07p.m.

2. ROLL CALL

Commissioners

Chairperson Peter Boulay	Present
Commissioner Robert Creager	Absent
Commissioner Richard Currie	Present
Commissioner John Gaspar	Present
Commissioner Frank Gilbertson	Present
Commissioner Leonard Hughes	Absent
Commissioner Brenda Rudberg	Absent

Staff

Natural Resources Coordinator, Ginny Gaynor	Present
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3. APPROVAL OF THE AGENDA

Chair Boulay requested to delete agenda item 9a.

Commissioner Gaspar moved to approve the agenda as amended.

Seconded by Commissioner Currie	Ayes – All
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The motion passed.

4. APPROVAL OF MINUTES

a. September 11, 2014 HPC Meeting

Commissioner Gaspar moved to approve the September 11, 2014 minutes.

Seconded by Commissioner Gilbertson	Ayes – All
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The motion passed.

5. NEW BUSINESS

a. Clarification of When Projects go to HPC for Review

Natural Resources Coordinator, Ginny Gaynor explained the types of projects that go to the HPC for review and took questions from the commission.

b. Repairs of the Assalam Mosque

Natural Resources Coordinator, Ginny Gaynor discussed the repairs of the Assalam Mosque with the commission.

c. CLG Annual Report

Natural Resources Coordinator, Ginny Gaynor presented the draft CLG Annual Report and discussed it with the commission.

d. Nomination Process for Annual Heritage Award

Natural Resources Coordinator, Ginny Gaynor discussed the nomination process for the Annual Heritage Award with the commission.

6. OLD BUSINESS

a. Review 2014 Goals

Natural Resources Coordinator, Ginny Gaynor, provided an update on the 2014 goals and answered questions of the commission.

b. Historic Context Study

Natural Resources Coordinator, Ginny Gaynor, discussed the Historic Context Study with the Commission.

c. Park System Master Plan

Natural Resources Coordinator, Ginny Gaynor discussed the Park System Plan and requested input from the commission.

7. VISITOR PRESENTATIONS

a.

8. MAPLEWOOD AREA HISTORICAL SOCIETY UPDATE

President of Maplewood Area Historical Society (MAHS), Bob Jensen, presented upcoming events and MAHS news.

9. COMMISSION PRESENTATIONS

a.

10. STAFF PRESENTATIONS

a. Gladstone Phase II Update

Natural Resources Coordinator, Ginny Gaynor discussed the Gladstone Phase II Update and answered questions of the commission.

b. Lookout Park

Natural Resources Coordinator, Ginny Gaynor updated the commission on Lookout Park. Staff answered discussed and answered questions of the commission.

11. ADJOURNMENT

Commissioner Currie moved to adjourn the meeting.

Seconded by Commissioner Gilbertson

Ayes – All

The motion passed.

The meeting was adjourned at 8:20PM.

Next meeting is November 13, 2014.

DRAFT

MEMORANDUM

TO: Heritage Preservation Commission

FROM: Ginny Gaynor, Natural Resources Coordinator

DATE: November 5, 2014 for November 13, 2014 Meeting

SUBJECT: 2014 Maplewood Heritage Award Nomination

INTRODUCTION

The Maplewood Heritage Award is an annual award recognizing an individual who has positively influenced Maplewood's past or significantly contributed to the preservation of the city's history.

DISCUSSION

Each year the Heritage Preservation Commission (HPC) recommends to City Council a recipient for the annual Maplewood Heritage Award. Past recipients of the award include: George Rossbach (2010), Char Wasiluk (2011), Ann Fosburgh (2012), and Bob Jensen (2013).

At the October 2014 HPC meeting, commissioners decided that they would submit nominations for the 2014 award for inclusion in the November meeting packet. Staff has received two nominations.

Carolyn Peterson – Carolyn has done many things to support historical preservation in Maplewood. She was one of the people who literally went to the capital almost every day to champion saving the Bruentrup Farm. Until quite recently she was very active in the Maplewood Area Historical Society (MAHS). She was the "go to" person if someone had to work with the city, coordinating reserving the Community Center for the Hoedown, etc.

Pete Boulay – Pete has a great knowledge of Maplewood history. He wrote "The Lost City of Gladstone," a document which has been the key resource for people wanting to learn the basics about Maplewood history. Pete has served many years on the Heritage Preservation Commission, often serving as Chair. He has enthusiastically led historic tours in Maplewood, championed preservation of Maplewood history, and provided historic information to city staff and to MAHS.

RECOMMENDATION

If there are no further nominations, staff recommends that the HPC makes a recommendation on the recipient of the 2014 Heritage Award.

MEMORANDUM

TO: Heritage Preservation Commission

FROM: Ginny Gaynor, Natural Resources Coordinator/HPC Liaison

DATE: November 5 for November 13, 2014 Meeting

SUBJECT: Local Designation

INTRODUCTION

One of the Heritage Preservation Commission's (HPC) 2014 goals is to develop a local designation program for historic sites and structures. At the November meeting commissioners will review preliminary recommendations.

DISCUSSION

At the February 2014 HPC meeting, commissioners appointed a committee to develop criteria for local designation of historic sites and structures. Committee members include Commissioners Gaspar and Gilbertson and staff member Gaynor. The committee met once in spring to review programs from other communities and again in October. Below are recommendations from the committee.

Purpose. The local designation program recognizes historically significant structures and sites in the City of Maplewood.

Context. It is important to understand how the local designation program fits in with other programs. Attachment 1 summarizes three programs: the Century Homes Program, Local Designation, and the National Register.

Eligibility criteria. Local designation should be reserved for sites that are historically significant. A site's age alone does not make it historically significant. The committee reviewed and compared historic designation eligibility criteria from the following entities: National Register, State of Minnesota, Maplewood ordinance, and local designation programs for St. Paul, Minneapolis, and Winona. These programs used from four to seven criteria. The committee recommends using at least seven criteria because we believe it will be easier for applicants to identify the criteria that fit their situation. The eligibility criteria we recommend are attached (see Attachment 2). Some of the entries are taken verbatim from other communities; some have had minor editing.

Age and type of structure. The committee recommends that properties be a minimum of 50 years old to be eligible. This is a commonly used threshold. In addition, we recommend that structures, sites, and districts be eligible. A structure would include buildings, bridges, tunnels, etc. The committee does not recommend including objects since our ordinance does not give us that authority.

Integrity. Integrity is "the ability of a property to convey its significance." National Register applications must address seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. A summary of these is presented in Attachment 3. The committee recommends that we use these definitions and require that applicants for local

designation address each element. A designated property should have several of the aspects, but would not be required to have all of them.

Safety and condition of structure. The committee discussed whether structures that are unsafe or unusable due to deteriorating condition should be eligible for designation. One could argue there is no use in designating something that is crumbling into ruin. However, if something is designated, it could make it eligible for restoration programs and grant funding. One way to address this issue is to request information about the property's condition but not make any set requirements.

The HPC should review each recommended criterion in Attachment 2. In doing so, please test historic sites that you are familiar with against the criteria.

Next steps in developing the local designation program include:

1. HPC provides input on these recommendations (at November 2014 meeting)
2. Staff drafts procedures, brochure and application form
3. HPC reviews materials
4. HPC launches program

RECOMMENDATION

HPC will discuss and provide input on the eligibility criteria and the aspects of integrity.

Attachments:

1. Overview of programs
2. Recommended eligibility criteria
3. Aspects of Integrity

Overview of Historic Designation Programs

Program	Eligibility	Benefits	Restrictions on Alterations
Maplewood's Century Homes Program	<ul style="list-style-type: none"> • Maplewood house • 100 years old or more 	<ul style="list-style-type: none"> • Honors a house • Certificate 	<ul style="list-style-type: none"> • None
Local Designation	<ul style="list-style-type: none"> • Structure, site, district • Minimum 50 years old • Must be historically significant – meets at least one of the eligibility criteria 	<ul style="list-style-type: none"> • Honors a historic property • Certificate or plaque • Highly significant properties may receive support in applying for grant to research property for eligibility for National Register 	<ul style="list-style-type: none"> • Alterations to property must meet preservation guidelines that follow Secretary of Interior Standards. • Maplewood ordinance requires that alterations go before HPC for review.
National Register	<ul style="list-style-type: none"> • Minimum 50 years old • Meets one of four eligibility criteria • Detailed application completed by qualified person 	<ul style="list-style-type: none"> • Honors a structure, site, district • Is eligible for grants for rehabilitation projects • Eligible for 20% Federal Rehabilitation Tax Credit • Eligible for 20% MN Historic Structure Rehabilitation Tax Credit 	<ul style="list-style-type: none"> • Program is administered by National Park Service through SHPO. • Alterations that use federal or state funding must be reviewed by SHPO. • Maplewood ordinance requires that alterations for historic sites go before HPC for review.* • An EAW is required before a registered structure is demolished.

*Maplewood ordinance indicates alterations of historic sites shall be reviewed by HPC. However it does not specifically mention National Register sites in this context. Our ordinance language on this should be clarified sometime.

Local Designation - Draft Eligibility Criteria

1. The property is associated with significant events or period that exemplifies broad patterns of cultural, political, economic or social history.
2. The property is associated with a person or group that has significantly contributed to the history, culture or development of the city, state, or nation.
3. The property's character, interest or value is part of the history or cultural heritage of the city, state, or nation.
4. The property embodies distinctive characteristics of an architectural or engineering type or style, or elements of design, detail materials, method of construction, or craftsmanship.
5. The property exemplifies the work of master builders, engineers, designers, artists, craftsmen or architects.
6. The property has yielded, or may be likely to yield, information important in prehistory or history.
7. The property's unique location or physical characteristic represents an established or familiar visual feature of a neighborhood or community.
8. The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail. [This was only in Minneapolis' criteria. Should we include it for Maplewood?]

Department of Interior's Explanation of Integrity as relates to sites on the National Register
(Text from www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm)

1. **Location is the place where the historic property was constructed or the place where the historic event occurred.** The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in [Part VII: How to Apply the Criteria Considerations](#), for the conditions under which a moved property can be eligible.)
2. **Design is the combination of elements that create the form, plan, space, structure, and style of a property.** It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

3. **Setting is the physical environment of a historic property.** Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

4. **Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.** The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in [Part VII: How to Apply the Criteria Considerations](#) for the conditions under which a reconstructed property can be eligible.)

5. **Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.** It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

6. **Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.** It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

7. **Association is the direct link between an important historic event or person and a historic property.** A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

MEMORANDUM

TO: Heritage Preservation Commission

FROM: Ginny Gaynor, Natural Resources Coordinator/HPC Liaison

DATE: November 5, 2014 for November 13, 2014 Meeting

SUBJECT: Historic Context Study

Maplewood City Council approved the Historic Context Study on September 8, 2014. At the October 9, 2014 Heritage Preservation Commission (HPC) meeting, commissioners decided to review chapters one-by-one at the next several meetings.

At the November HPC meeting, commissioners will review the first chapter: Context 1- Native American and Early Settlement. Commissioner Gilbertson volunteered to facilitate discussion of the first chapter. To prepare for the discussion, please read Context 1 (pages 7-11). Commissioners have received copies of the study and it is also available online at: www.ci.maplewood.mn.us/DocumentCenter/View/11374. As you're reviewing this chapter, please make note of things that are particularly interesting to you.

During our discussion, we will review and prioritize recommendations for this context. A sheet to help you prioritize the recommendations is attached (Attachment 1). Prior to the meeting, please identify the two recommendations that you think are the most important.

Attachments:

1. Context Study Recommendations

Context 1 – Native American and Early Settlement Recommendations from Context Study

1. Please add any additional recommendations related to Context 1
2. Please mark the two most important recommendations to work on in the next few years.

Priority	Recommendation
	Maplewood should pay special attention to archeological investigations of any remaining Native American sites — most notably the publically-owned Fish Creek site. A brief archeological survey of the area was completed in 2005 as a pre-development effort. Now that the land is publically owned and presumably more accessible, ideally, a full Phase II archeological survey should be completed; minimally the area should be protected and surveyed as possible. It is the Consultant’s understanding that this is a potential future project. The State Historic Preservation Office (SHPO) could advise and assist on this matter.
	Most other Native American sites have been lost due to public development (such as roads and even parks) and private development (farms and homes). However, many Maplewood-area residents have stories of finding artifacts such as arrowheads and serving implements. The HPC should work with the Maplewood Area Historical Society on accessing and interpreting these resources as they become available.
	Interpretation of public spaces, such as trails and parks, should include reference to Native American settlement and even to the pre-settlement natural conditions. Several of the conservation plans for area nature preserves already do this well and could serve as a model.
	Concurrently, the city may desire to pay special attention to any early settlement resources, such as the former Gladstone Shops and townsite. Ideally, a larger full archeological survey would again be completed, perhaps as part of future development of the area. A Cultural Resources Assessment of the area, conducted in 2005 by the 106 Group, is an excellent resource for this. Pete Boulay’s “Walking Tour of Old Gladstone” is similarly evocative.
	The Consultants specifically recommend a greater consideration of the Gladstone Shops site, as detailed later in the study.
	The Consultants recommend further study of the original Town Hall building (as moved and altered), to determine historic integrity and the possibility of its preservation.
	Any remaining original settler sites should be preserved.
	Maplewood stands in contrast to many Minnesota communities in that often Native American resources are lost while late 1800s settlement is very prevalent. This can appear to weigh a community’s history toward the later period. In Maplewood’s case where many resources throughout time have been lost, this contrast is far less evident, which in some ironic way may provide more historic continuity.