

PROCEEDINGS OF THE ST. CLOUD HERITAGE PRESERVATION COMMISSION

A meeting of the St. Cloud Heritage Preservation Commission was held on February 23, 2010, at 7 p.m. in the St. Cloud City Hall Council Chambers. Members present were Bartlow, Berg, Fischer, Morgan, SCSU representative Ludwig, and HRA Board and City Council representative Johnson. Chirhart was absent.

Approval of Minutes: Fischer moved to approve the minutes of the meeting of December 22, 2009. The motion was seconded by Morgan and carried unanimously.

2010 Century Homes Recognition Program: Tammy Champion, Senior Planner, stated that there was only one application submitted for the 2010 Century Homes Recognition Program. The property is located at 1010 8th Ave. SE. The applicant documented that the house was built in 1910. Champion stated there was a question relative to a change in the property address, and that was verified. Staff recommends that the house be accepted as a century home with 1910 as the year built on the plaque. Morgan moved to accept the property at 1010 8th Ave. SE as a century home. The motion was seconded by Bartlow and carried unanimously.

Pantown Tour – Project Kick-Off: Tammy Champion, Senior Planner, stated that Dan Hoisington of Hoisington Professional Consultants, is present to speak about property selection for the Pantown and River Walk tours. She said it is anticipated that six to eight properties will be featured on the Pantown Tour. A letter was sent to all property owners within the Pantown historic district to see if they wanted their property featured in the tour; three property owners expressed interest. Staff and the consultant compiled a list of properties they thought should be included in the tour. Hoisington suggested that both of the Pan Motor Works buildings be included on the tour; the sheet metal building and the red brick building, both on 33rd Ave. No. This would give the manufacturing perspective of the company housing project. Inclusion of the two Pan Motor Works buildings in addition to the homes of the three interested property owners would require several of the homes originally suggested by staff for inclusion be eliminated. Hoisington's suggestion was that the

tour start with the Pan Motor buildings and end with Samuel Pandolfo's house at 2919 8th St. No. Narration for the Pantown tour will be done by Dan Hoisington. Hoisington stated that this district has one central story. He commented that he liked 3123 because it showed the use of stucco on the ground floor. He noted that Tammy liked 820 30th Ave. No. because it was a simple house. Hoisington said he will incorporate some film with Pan cars in it. Johnson asked if there are complete sidewalks on the north side of 8th St. and if traffic noise will impact the tour. He also asked if there are similar structures located off of 8th St. where it would be more quiet. Campion responded that there is sidewalk on the north side of 8th St. and that noise could be an issue. She pointed out that she has received no feedback regarding noise on the downtown tour. Hoisington stated that the tour could go off of 8th St. Ludwig stated that he has heard that some of the Pan houses were connected by a tunnel to get to the factory, but doesn't know if that is true. If it is, it would be an interesting fact to include. Hoisington suggested that the tour include the properties of everyone who expressed interest in having their property included. If possible, he would like to get inside one of the houses to take some pictures. Berg noted that there are several homes on the market in that area; therefore, the houses would be easily accessible to take pictures. Morgan thinks it is important that St. Cloud was a company town with associated residences for employees. In addition to the industrial properties on 33rd Ave. and the properties whose owners expressed an interest in inclusion in the tour, Campion asked that the Commission select the remaining properties they would like included in the Pantown tour. Bartlow stated that although the owner of 3117 8th St. No. has expressed interest in inclusion in the tour, she noted that the house is quite different than the others and looks quite modified. Campion pointed out that the house looks much different when visiting it in person. She added that the property owner was very excited about being included in the tour. Bartlow suggested dropping 820 31st Ave. No, and Fischer agreed. Campion pointed out that the property owners of 3207 8th St. No. were not interested in including their property, but Hoisington said it would be a classic bungalow with exposed eaves. Morgan said he has quite a bit of information on 3201 8th St. No. Morgan commented that 3023 is a single story bungalow that is one of a kind. Campion stated

that she was surprised that 3023 8th St. No. was considered non-contributing in the National Register reports. Fischer asked if 3101 is one of a kind. Campion answered that it is and has a Dutch Colonial influence but has had significant alterations. Morgan said he believes the porch has been altered. Bartlow questioned why 3023 was non-contributing. Campion answered that it has been fully stuccoed, and there are aluminum storm windows on the house. Fischer moved to include the following properties in the Pantown audio tour: 2919 8th St. No., 3117 8th St. No., 3123 8th St. No., 3201 8th St. No., 3207 8th St. No., 3023 8th St. No. and the two Pan Motor Works buildings on 33rd Ave. in the Pantown audio tour. The motion was seconded by Morgan and carried unanimously.

River Walk Tour – Project Kick-Off: Campion noted that the River Walk Tour would feature about 20 sites. The tour should focus primarily on the river, and the sites selected should have an association with the river. She will contact the Stearns History Museum to see what sites should be included based on their knowledge about the river. Campion noted the list of possible sites to be included. There are several buildings on the SCSU campus that have beautiful architecture but don't know if they have any particular association with the river. A former owner of the Tileston house on 3rd Ave. (included on the Highbanks tour) died in the river. The 3rd Ave. So. ravine could tell the history of Lower, Middle and Upper Towns. She said she is unsure if the Bishop's residence or the properties along Riverside Dr. have any connection to the river. The creation of the hydroelectric dam may have changed the river. There are many stories about the river crossings. The Beaver Island and the Beaver Island Trail are connected to the scenic aspect of the river as well as the birds and other animal life that are associated with the river. Campion noted that there were three ferry locations, one for each town. Other associated topics would be Native American history, Zebulon Pike, the lumber mills, the railroad bridge, the WPA walls, and the McKelvey House. She stated that she is looking for suggestions from the Commission and would like to show the evolution of the river. Hoisington stated that sites can be selected based on the story of how the river has changed over the years. He said early history shows that the river was used for transportation as well as a source of power for industries. In later years, the value of the river was seen more from a scenic and

recreational point of view. Johnson pointed out an error in the listing. The new bridge is called Granite City Crossing rather than the DeSoto Bridge. Ludwig noted the following history related to the river. He pointed out that the river is currently as far west in St. Cloud as it has ever been; there are old channels going east beyond Hwy. 10. The hanging valley in Riverside Park is from the river's former course. There is a notch in the ridge at Talahi Woods and a pond below it. That pond is the plunge pool from the falls where the river went down to its present level. There was an intermittent settlement at the top of the ridge in Talahi up to 5,000 years ago; people settled there to either collect acorns or to fish in certain seasons. Ludwig stated that when Zebulon Pike came up the river, he named the Beaver Islands. The oxcart came up what was the Military Rd. on the west side of the river. A ferry was not necessary to cross the river because they would take the oxcart apart and use the wheels to make a boat to float across the river. The ravine ran to Lake George which created a division of the city. He assumes the University location on the river is because people crossed the river and claimed that property prior to the treaty of 1854. Therefore, there were ownership problems after that time which discouraged real estate investment in that part of the community. The Stearns House which was a hotel was unsuccessful because real estate development could not happen around it. Therefore, it was sold to the University and became the original building for the University. Ludwig stated that the dam was not originally hydroelectric. The Whitney's house was in that area. There was a coal fired power plant, and the Whitney's started NSP. The Whitney's house was built in 1920; they previously lived in Carol Hall and several other places prior to that. St. John's University was first located at the current Children's Home site. He noted that this section of the river is scenic, not wild. Morgan noted that in 1862, a stockade was built on the current site of Shoemaker Hall, thinking the Indians were going to come up/down the river. He stated that he has been involved in an archaeological dig every two years for the last eight years attempting to find the location of Jane Grey Swisshelm's printing shop. It is believed it was on the lawn of the current Shoemaker Hall. He added that her printing press was thrown in the river. Morgan stated that the Ramsey Adams house on 6th Ave. No. across from Cathedral High School is currently going through restoration. The newspaper

stated that there is an unobstructed view of Sauk Rapids from the tower of that house. Ramsey was a doctor. Morgan believed that the narrative should include the fact that history shows that it has turned its back on the river. Ludwig pointed out that up until 1975, the eight to ten blocks south of the University Bridge were industrial, e.g. power plant, businesses associated with the mill, slaughter houses and sewage treatment plant. Johnson stated that the original plan for the hospital was in the location of the current St. Benedict's Senior Community. The location changed due to lack of access to the population center. Bartlow asked if the hospital has historically turned its back on the river. Morgan stated that the current hospital site was the site of Sylvanus Lowry's log plantation house. Bartlow suggested that would be a good ending point for the tour. She asked about the footbridges in Hester Park. Champion responded that northern ravine separated Upper Town from Middle Town. She suggested that Hoisington first put together a story board with potential topics relating to the association with the river, and the site selection would follow. Hoisington suggested making DVDs of the existing podcasts that could be sold at the Stearns History Museum. He said he thinks the upcoming River Walk Tour would be valuable on DVD as well. Champion said the History Museum will be the source of many stories. Bartlow requested a draft map of the route.

Administrative HAP Approvals: Champion stated there have been two administrative HAP approvals since the December meeting. One request was for a new sign at 514 St. Germain St. W., and the other was for window replacement at 205 Ramsey Pl. So.

Election of Officers: Fischer moved that the current slate of officers serve another year in their current capacities (Chair – Berg; Vice-Chair – Bartlow; and, Secretary – Fischer). The motion died for lack of a second. Champion noted that Bartlow's term expires in April, and she is not sure if she is willing to serve another term. Morgan encouraged Bartlow to accept appointment to another term as the HPC is already two members short. Berg nominated Bartlow for Chair. Morgan seconded the motion, and it carried by a vote of 3-0-1 (Bartlow abstaining). Morgan nominated Berg for Vice-Chair. Bartlow seconded the motion, and it carried by a vote of 3-0-1 (Berg abstaining).

Morgan moved that Fischer continue as Secretary. The motion was seconded by Bartlow and carried by a vote of 3-0-1 (Fischer abstaining).

Adjournment: There being no further business, the meeting was adjourned at 4:23 p.m.

Tom Fischer, Secretary