

MINNESOTA



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Preservation Planner

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



The rehabilitated Winona Junior High School will find new life as senior housing.

A whirlwind tour Local preservation projects in the spotlight

In January the State Historic Preservation Office hosted a visit by National Park Service historical architect Audrey Tepper, who reviews Minnesota projects applying for federal investment tax credits. Over three jam-packed days, she toured more than a dozen projects in the Twin Cities, Red Wing and Winona, meeting with developers, architects, property owners and interested citizens. Join me now for an armchair tour of some of those projects; they'll give you a snapshot of local preservation efforts across the state.

Our first stops: three very large projects in the earliest stages of planning – the Theodore Hamm Brewing Company site in St. Paul, a district

encompassing 39 buildings; the massive Sears Roebuck and Company mail-order warehouse and retail store in Minneapolis; and the St. Paul Municipal Elevator and Sackhouse on the Mississippi riverfront.

To ensure successful rehabilitation of such complex projects as these, early consultation on historic preservation issues is a must. For all three projects, the first goal is to get the property listed on the National Register of Historic Places, a step necessary to qualify for the tax credits. Though the properties are now vacant and deteriorating, their developers envision exciting new uses,

Whirlwind tour continued on page 3

CALENDAR

MEETINGS AND WORKSHOPS

May 3-8: 33rd Annual National Historic Preservation Week. "New Frontiers in Preservation" is the theme of this year's week-long celebration. For tips on planning and promoting Preservation Week events, visit the National Trust for Historic Preservation web site at www.nthp.org. To publicize your events in a Minnesota Preservation Week calendar on the MNLOCALHISTORY listserv, e-mail Tim Glines at timothy.glines@mnhs.org. Include the event name, date, time, location, a brief description, sponsors and contact information.

May 4: "Whose House Was This?" 6 to 7:30 p.m., MHS Library, Minnesota History Center, 345 Kellogg Blvd. W., St. Paul. Learn how to use resources such as maps, city directories and photographs to uncover your house history. Cost: \$5 for MHS members, \$7 for nonmembers. Registration required; call 651-296-2143 or register online at www.mnhs.org/library/classes.

May 18: 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.

SAVED

Hennepin County: Loose-Wiles Biscuit Company Building (1910), Minneapolis. This seven-story, brick-and-reinforced-concrete building in the Minneapolis Warehouse Historic District was designed by Edwin Hewitt. It has been rehabilitated using federal preservation tax incentives. Work included repairing cracks in the masonry, installing new windows, refinishing wood floors, installing a new mechanical system and rehabilitating one of the baking ovens.



Loose-Wiles Biscuit Company Building before (left) and after rehabilitation.

Winona County: Winona County Courthouse (1889), Winona. Designed by the Winona firm of Charles Maybury & Son, the Richardsonian Romanesque courthouse was built of local stone. Rehabilitation of the deteriorating exterior, funded in part with a grant from the State Capital Projects Grants-in-Aid program, included cleaning the masonry and repointing all mortar joints.



Masonry surfaces on the Winona County Courthouse before (left) and after rehabilitation.

REGISTRATION

Recent additions to the National Register of Historic Places

Fillmore County: Preston Overlook (1937-38), on Minn. Hwy. 52, Preston. Prepared by Susan Granger, Scott Kelly and Kay Grossman.



Constructed by the Minnesota Department of Highways, the Preston Overlook has a commanding view of the scenic Root River Valley. A blend of manmade forms and natural features, the structure illustrates many basic precepts of the Rustic Style popularized by the National Park Service. Its 175-foot-long wall, the work of landscape architect Arthur R. Nichols, was built of random rubble limestone quarried onsite.



The Walnut Street Bridge, spanning the north branch of the Zumbro River, is a pin-connected, seven-panel, steel Pratt through truss on concrete piers. It is an outstanding example of the work of W. S. Hewett Co., an important Minnesota bridge-building firm based in Minneapolis during the late-19th and early-20th centuries. Originally used by vehicles, the bridge is now open only to pedestrians.

Preservation conference set for Sept. 23-24

Mark your calendars now for Minnesota's 25th Annual Statewide Historic Preservation Conference, to be held Thursday and Friday, Sept. 23-24, at the historic Paramount Theater in St. Cloud.

Sponsored by the State Historic Preservation Office, the conference will be hosted by the City of St. Cloud, the St. Cloud Heritage Preservation Commission, the St. Cloud Downtown Council and the Stearns History Museum.

The program will feature two days of lectures, working sessions and walking and bus tours of the local area.

Watch for a postcard about the conference to be mailed later this spring. Further details will be available in the summer. For more information, call SHPO at 651-296-5434 or e-mail mnshpo@mnhs.org.



CLTArchitects

St. Cloud's Paramount Theater, site of this year's Statewide Historic Preservation Conference, was built in 1921 and restored in 1998.

Whirlwind tour *continued from page 1*

from multi-component housing, restaurants and mixed commercial uses to a proposed school and an interpretive center.

Next stop on the tour: St. Paul's Lowertown, to visit the John Wann/

Straus Building rehabilitation project – an innovative affordable-housing project nearing completion. While in St. Paul, Tepper and the SHPO staff explored the challenge of integrating Amtrak service back into the Union Depot – an intriguing concept now in the discussion stage.

Downriver, the rehabilitation of the Cogel and Phelps Buildings in Red Wing's commercial historic district is also nearing completion. The buildings are slated for mixed use, with an apartment and offices atop a restaurant and a new home for the Chamber of Commerce. During a stop in Winona, we visited Winona High School and Winona Junior High School, being readied for conversion to senior housing.

We topped off our tour with visits

to several recently completed and highly successful projects. The rehabilitation of Dammon Round Barn in Goodhue County has gained renown across the country after being featured by the National Park Service. Also in the spotlight in recent months was the successful rehabilitation of the Minneapolis Brewing Company (better known as the Grain Belt Brewery), now home to RSP Architects and the Pierre Bottineau Library. And HGA Architects made its new home in the rehabilitated Loose-Wiles Biscuit Company Building, featured in this issue on page 2.

I promise to keep you posted as these and other ambitious historic preservation initiatives around the state come to fruition.

*– Britta L. Bloomberg, Deputy
State Historic Preservation Officer*



Developer Jeff Allman (left), Audrey Tepper of the National Park Service and Minnesota SHPO historical architect Charles Nelson review plans inside Red Wing's Cogel and Phelps Buildings.

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For address corrections call Michele Decker at 651-296-5434 or e-mail michele.decker@mnhs.org.

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SHPO reduces hours

Since January the State Historic Preservation Office (SHPO) of the Minnesota Historical Society has operated under reduced hours – a change necessitated by a shortage in the federal appropriation to the Historic Preservation Fund, which provides the SHPO with a majority of its funding.

Through Sept. 30, 2004, when the federal fiscal year ends, the SHPO is closed every other Monday, including the following dates: March 8, 22; April 5, 19; May 3, 17; June 14, 28; July 12, 26; Aug. 9, 23; and Sept. 13, 27. These closings are in addition to Monday holidays on May 31, July 5 and Sept. 6.

During this period some SHPO services are curtailed:

- Staff will be less available for onsite inspections, training and meetings in the field.
- No new National Register or survey contracts will be initiated by the SHPO.

- The annual spring seminar for state and federal agency staff and preservation consultants will not be held this year.
- Training for local heritage preservation commissions will be consolidated with the state's annual preservation conference in September.

A revised plan for historic preservation functions at the Society will be developed as the federal funding picture becomes clearer. "Despite diminished resources, the SHPO remains steadfast in our commitment to all our preservation partners," says Britta Bloomberg, deputy state historic preservation officer. "We will continue to meet all federal preservation requirements, including acting on National Register nominations submitted to us."

If you have specific questions or concerns, call Bloomberg at 651-296-5471 or e-mail mnshpo@mnhs.org.

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