



Chapter 5 - Historic Resources

Introduction

THE abundance of historic resources is a vital component of Stillwater’s character. The preservation, protection and use of historic properties is a public necessity due to their importance to the city’s sense of place and legacy. The city has worked over the past several years to record this valuable history. During the course of public visioning and goal setting, the public and city restated goals and objectives from the 1995 plan with updated program and implementation efforts to continue the work of preservation and public education towards this critical effort.

Goals, Objectives, Policies & Programs

Goal 1: Safeguard the heritage of the city by preserving historic properties which reflect Stillwater’s cultural, social, economic, political, visual, aesthetic or architectural history.

Goal 2: Protect and enhance the city’s appeal and attraction to residents, visitors and tourists, using historic properties as a support and stimulus to business and industry.

Goal 3: Enhance the visual and aesthetic character, diversity and interest of Stillwater.

Goals 4: Foster civic pride in the beauty and notable accomplishments of the past.

Objectives

Preserve the Downtown Stillwater Commercial Historic District and adjacent historic properties through the design review process and other means as they become available.

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Preserve and protect commercial and residential historic properties (buildings, sites, miscellaneous structures and districts).

Encourage compatible remodeling restoration, and/or reuse of historic buildings, including homes.

Preserve locally designated historic structures and protect governmental and public buildings throughout the city.

Determine which historic properties, identified by historic preservation surveys, are eligible for National Register of Historic Places designation or local designation.

Preserve the Stillwater/Houlton Interstate Bridge.

Consider developing preservation and restoration regulations.

Policies

Policy 1: Continue conducting historic preservation surveys based on historic contexts to identify and evaluate the significance of all historic properties within the city limits.

Policy 2: The city will continue to review site alteration permits for the downtown commercial historic district, the downtown plan and such other locally designated districts and properties in order to assure the preservation and restoration of historic properties.

Policy 3: The city and citizen advisory groups will coordinate local efforts to preserve and protect cultural, natural and historic resources in the community.

Policy 4: The Heritage Preservation Commission will continue to work to educate the community at large on cultural values and economic benefits of historic preservation.

Policy 5: The city will develop new standards for public improvement projects (i.e., streets, sidewalks, lights, utilities) which will be sensitive

to historic neighborhoods.

Policy 6: The plan for preserving Stillwater's historic resources will be developed in accordance with the Secretary of the Interior's Standards for Preservation Planning.

Policy 7: The city shall encourage cooperation from local lending institutions for financing a building renovation grant or loan program to assist in the rehabilitation and restoration of historic properties.

Programs

Program 1: Incorporate into decisions the designed historic contexts as the official overview of the history and development of the City of Stillwater.

Program 2: Historic preservation planning areas shall be developed as defined for the purposes of conducting historic preservation surveys (reconnaissance, followed by intensive identification and evaluation activities) of Stillwater neighborhoods as outlined by the HPPA as follows:

- 2010 North Hill HPPA
- 2011 South Hill HPPA
- 2012 and beyond: Forest Hills, Lily Lake, Sunny Slope, Fairmeadows, Croixwood, Oak Glen and Deerpath HPPA's

Program 3: The city shall locally designate those properties worthy of historic preservation.

“ . . . the purpose of Stillwater's preservation program is to safeguard historic resources while protecting and enhancing Stillwater's appeal and promoting preservation. . . ”

Heritage Preservation Commission

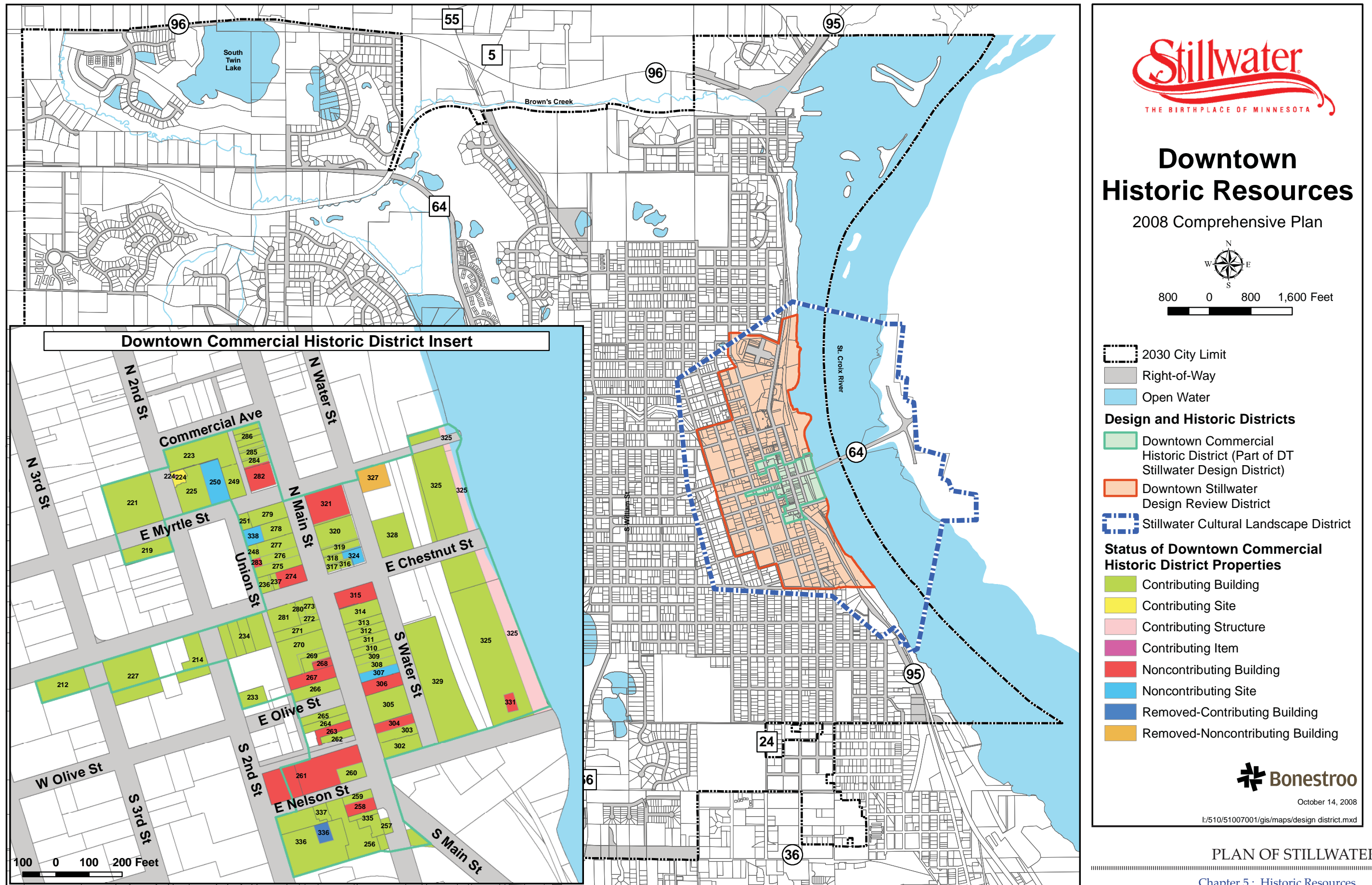
The Heritage Preservation Commission was formed by the City of Stillwater in 1980. The city was designated a Certified Local Government by the State Historic Preservation Office on January 29, 1988. The purpose of the Commission is two fold. First, to safeguard the heritage of the city by working toward the preservation of historical sites and structures. Second, to promote the community’s rich architectural and cultural history through research and education.

The Commission is responsible for review of applications for new development or renovations to existing sites in the Downtown Historic District and the Neighborhood Conservation District. This review is to ensure conformance to design guidelines in each of these areas. Additionally, the Commission acts as the city’s Architectural Review Board for the West Stillwater Business Park and the Village Commercial area in Liberty on the Lake.

In its research and education roll, the Commission has completed two context studies, 10 neighborhood studies, and one working report since 1989. The Commission has also completed the first phase of the “Heirloom and Landmark Sites Program”, which is an effort to honor property owners who maintain the historical character of their building or site. More discussion on this program is provided as follows.



Figure 5.1 : Downtown Historic Resources



Preservation Planning Efforts

Stillwater has an active preservation program. The purpose of the program is to safeguard historic resources while protecting and enhancing Stillwater's appeal and promoting preservation. Through the years, the City of Stillwater in cooperation with various federal and state partners, has completed reports on the history of Stillwater neighborhoods and commercial areas. The first effort was the 1989 intensive National Registry Survey that resulted in the establishment of the 1992 "Stillwater Commercial Historic District." This area encompasses the Stillwater Commercial Historic District as show on Figure 5.1 Downtown Historic Resources. The downtown/commercial historic district contains 57 contributing buildings, two contributing sites, three contributing structures and one contributing object. To protect this area the city developed a design manual for the Commercial Historic District and the surrounding Central Business District as is shown on Figure 5.1.

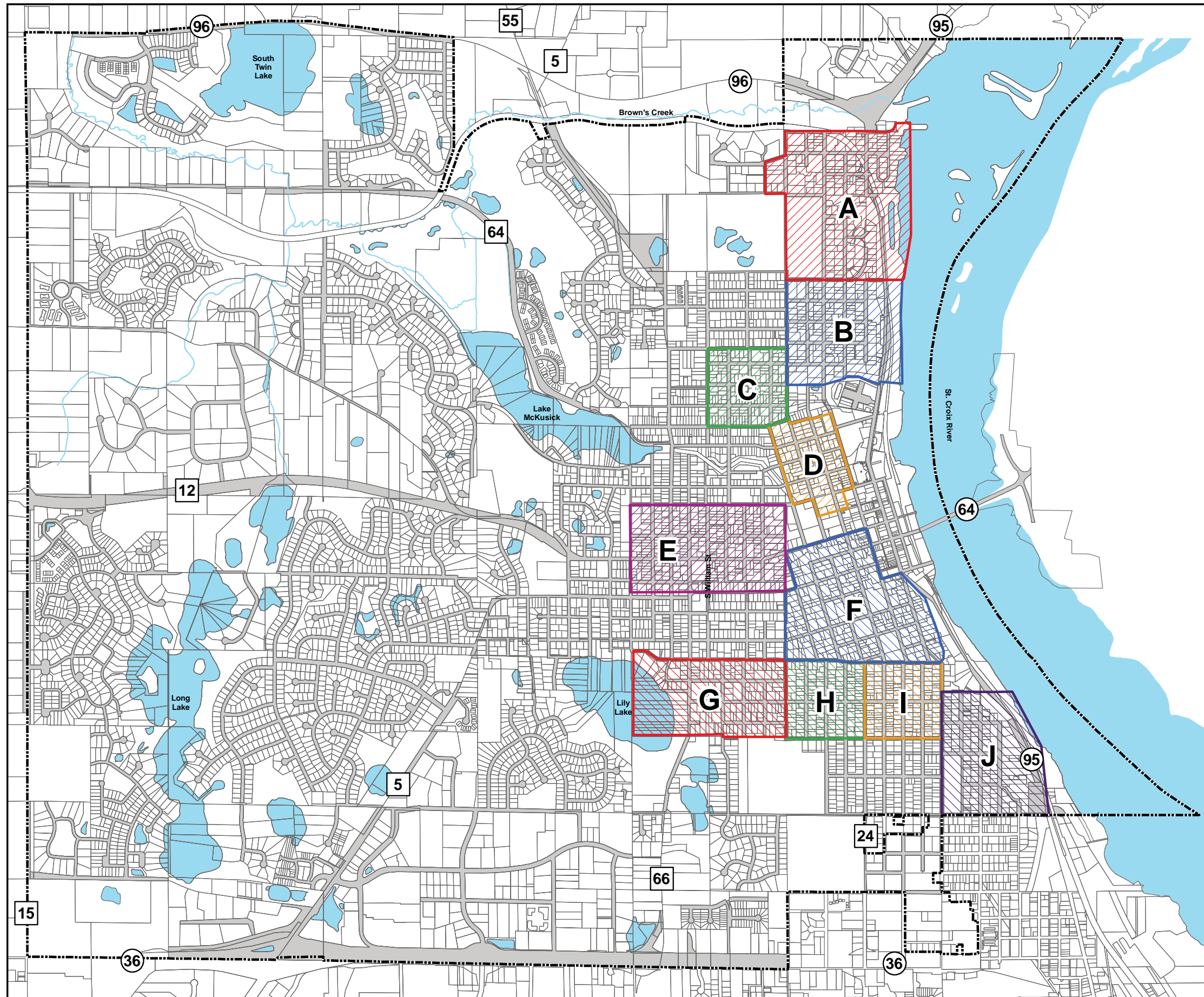
In 1993 the Heritage Preservation Commission contracted with Robert Vogel, historian, to prepare a study that initiated a comprehensive historic preservation planning process for the City of Stillwater. Vogel's historic context document was compiled in accordance with the Secretary of the Interior's Standards for preservation planning, which call for the establishment of historic contexts and the use of these contexts to develop goals and ultimately register those that qualify on the national or local historic register. The context study divided Stillwater into 16 neighborhoods, each was suggested to be surveyed later in detail.

To date, the city has received ten grants from the Minnesota State Historical Society (Certified Local Government Grants –CLG), with matching and in-kind funding from the city to survey neighborhoods.

- North Hill Original Town (7/31/95)
- South Hill Original Town (7/31/96)
- Greeley Addition (7/31/97)
- Dutchtown District (7/31/98)
- Holcombe District (7/31/99)
- Hersey Staples & Co.(7/31/00)
- Carli & Schulenburg's Addition (7/31/01)
- Churchill, Nelson & Slaughter-West Half (7/31/02)
- Churchill, Nelson & Slaughter-East Half (7/31/03)
- Staples and Mays Addition (7/31/05)

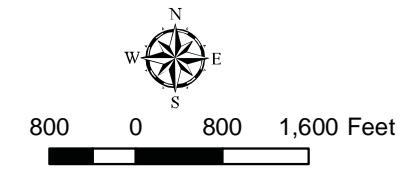
Each of the neighborhoods is displayed on Figure 5.2 Neighborhood Architecture Survey. The completed historical neighborhood studies are available along with a full Stillwater Historic Context prepared in 1993 on the city's web site at www.ci.stillwater.mn.us

Figure 5.2 : Neighborhood Architectural Survey



Neighborhood Architectural Survey

2008 Comprehensive Plan



- 2030 City Limit
- Right-of-Way
- Open Water
- A, Dutchtown Addition
- B, Carli and Schulenburg Addition
- C, Staples and Mays Addition
- D, North Hill (Original Town)
- E, Greeley Addition
- F, South Hill
- G, Holcombe Addition
- H, West Half of the Churchill, Nelson, Slaughter Addition
- I, East Half of the Churchill, Nelson, Slaughter Addition
- J, Hersey Staples Addition



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Design Guidelines

As mentioned previously two separate design guidelines have been prepared, one for the Commercial Historic District and one for the residential area known as the Stillwater Neighborhood Conservation District. Each of these has extensive guidelines and recommendations for new development and redevelopment and require a design review approval by the City. The Commercial Historic District also requires design review by the City on the renovation of existing sites in the district.

Commercial Historic District Design Manual

The Design Manual for the Commercial Historic District was prepared to guide the new development and renovation of buildings and sites in the Commercial Historic District and surrounding downtown area of Stillwater. The guidelines are designed to be flexible to allow for creative and imaginative design while preserving the historic attributes and maintaining the pedestrian character of downtown Stillwater.

All exterior renovation projects require a design review permit that is reviewed and approved by the Commission. The design guidelines touch on all aspects of a site and structure including setbacks, building facades, roofs, materials, color, lighting, signs and graphics and landscaping. The design manual is comprehensive and includes a background for each topic describing the intent along with narrative and graphic details for each of the design elements.

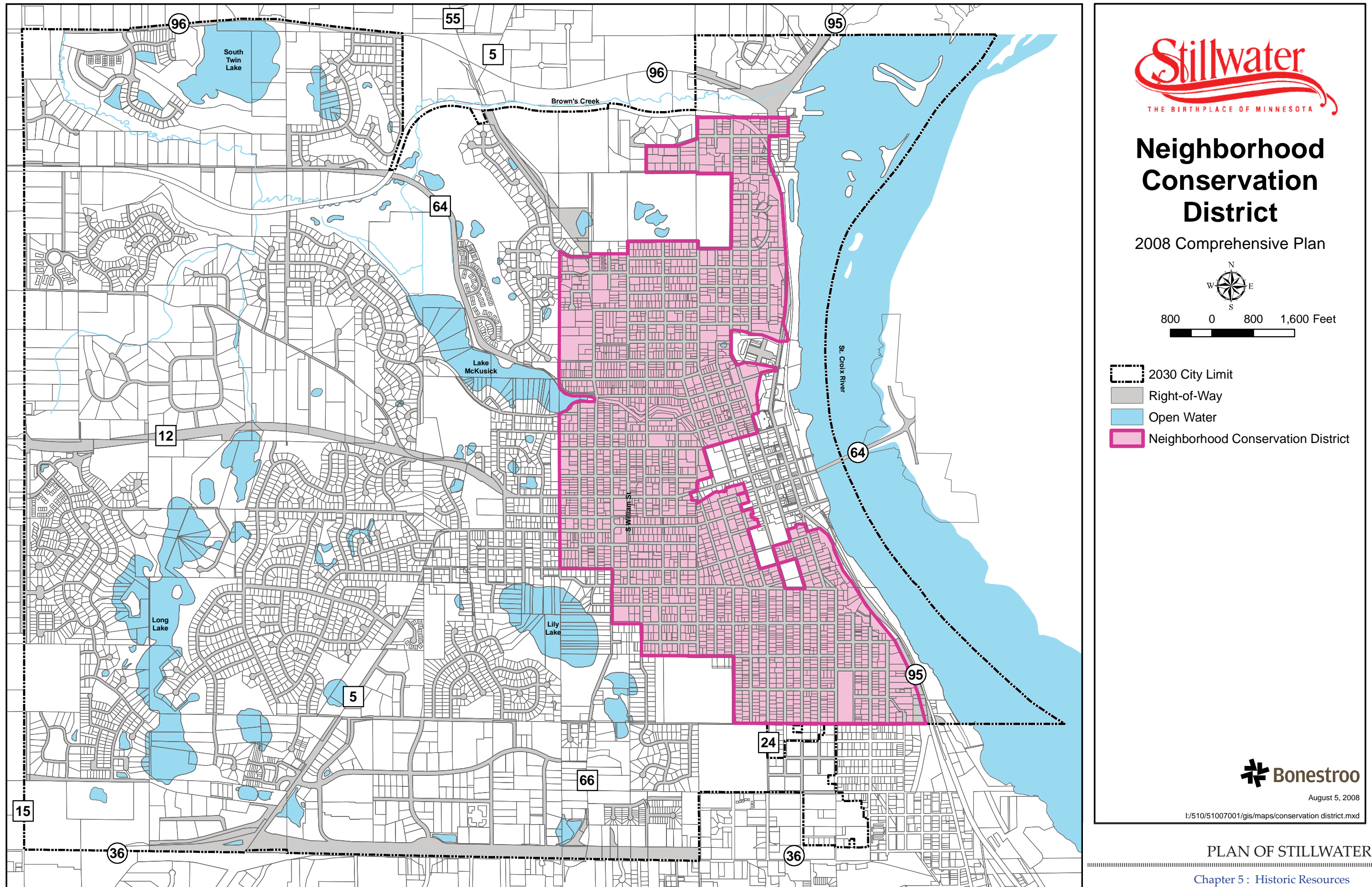
Stillwater Neighborhood Conservation District Design Guidelines

A residential Neighborhood Conservation District has been established to help protect and preserve the unique character of Stillwater's historic residential neighborhoods, by regulating and providing design guidelines for new infill development within the district. Its purpose is to conserve the traditional neighborhood fabric, guide future infill development and discourage unnecessary demolition of structures that contribute to the district's character. The following Figure 5.3 Neighborhood Conservation District displays the boundaries of the district.

Guidelines require any new construction projects to be reviewed using standards that emphasize compatible development in terms of size, massing, and relationship to the larger neighborhood context. However, additions and alterations to existing buildings are not yet subject to design review. It is hoped, however; by some members of the community, that the design guidelines will eventually be used for all additions and alterations given that such changes and improvements may impact adjacent residences, the streetscape and the neighborhood.

The Design Guidelines are comprehensive in nature covering all aspects to infill including massing, setbacks and placement on the lot in regards to existing trees, slopes, etc. Design aspects of the entire home are covered including building height, roof design, location of the garage, front porches, façade design, windows, building materials, etc. Review and approval must be made by the Commission prior to issuance of a building permit.

Figure 5.3 : Neighborhood Conservation District



Existing Historic Resources

The Stillwater Commercial Historic District is a National Registry of Historic Places district. The district contains 57 contributing buildings, two contributing sites, three contributing structures and one contributing object.

In addition to the Stillwater Commercial Historic District, the city also has several individual buildings and sites listed on the National Register of Historic Places. The National Register of Historic Places is a listing of historic properties maintained by the National Park Service upon recommendation by the State Historic Preservation Office (SHPO) and the city. The following properties are on the national register and displayed on Figure 5.4 National Register of Historic Homes.

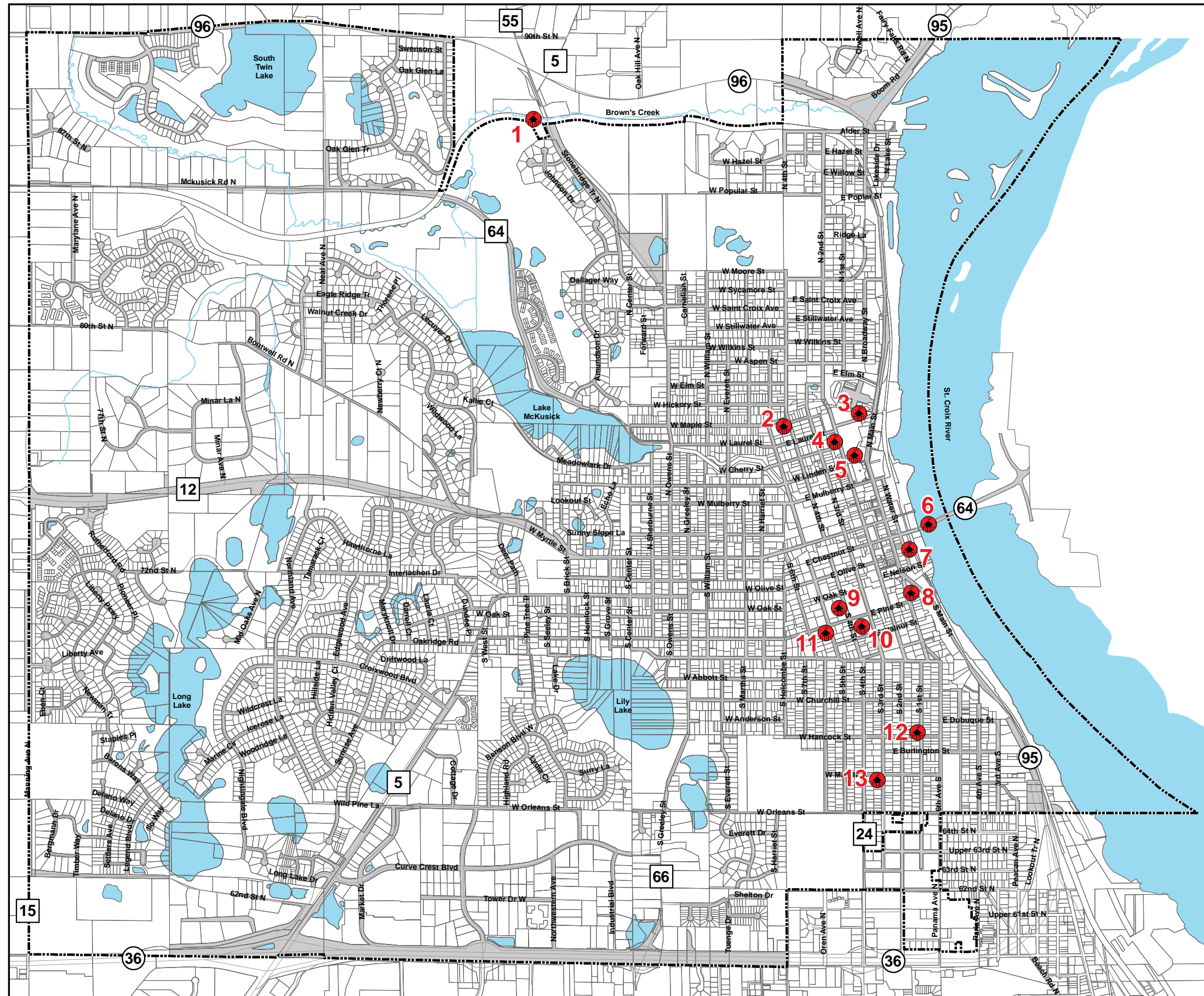
- Chicago Millwaukee and St. Paul Depot and Freight House:
233 and 235 Water Street
- Hersey Roscoe House:
416 South Fourth Street
- Jenks, Austin House:
504 South Fifth Street
- Lammers, Albert House:
1306 South Third Street
- McKusick, Ivory House:
504 North Second Street
- Nelson School:
1018 South First Street
- Sauntry, William Mansion and B & B:
626 North Fourth Street
- St. Croix Lumber Mills/Stillwater Manufacturing:
318 North Main Street
- Territorial/State Prison Warden's house:
602 North Main Street
- Washington County Historic Courthouse:
100 West Pine Street
- Webster, Mortimer house:
435 South Broadway Street
- Territorial/State Prison (removed)

Stillwater's Heirloom and Landmark Sites Program

In 2007 the City of Stillwater and the Heritage Preservation Commission (HPC) began development of a program to honor property owners who maintain the historic character of their building or site. The goals of the program are to:

- Acknowledge property owners who have voluntarily preserved or restored their historic home, building or site.
- Showcase historic homes on Stillwater's Heirlooms Homes and Landmark Sites Program website.
- Educate the general public about historic properties in Stillwater.
- Help property owners learn how to preserve their historic homes by providing technical assistance that shows homeowners how to maintain the historical character of their homes while also updating them to meet the demands of the twenty-first century.
- Preserve Stillwater's historic neighborhoods to ensure that the community maintains its identity and appeal as a historic river city and tourist destination.

Figure 5.4 : National Register of Historic Homes



National Register of Historic Places

2008 Comprehensive Plan



800 0 800 1,600 Feet

- 2030 City Limit
- Right-of-Way
- Open Water

National Register Historic Places

- 1, Old Stone Bridge
- 2, Sauntry, William Mansion and B&B
- 3, Territorial Prison Site & Warden's House
- 4, McKusick, Ivory House
- 5, Staples Mill
- 6, Lift Bridge
- 7, Chicago Milwaukee & St. Paul Depot & Freight House
- 8, Webster, Mortimer House
- 9, Hersey, Roscoe House
- 10, Washington County Historic Courthouse
- 11, Jenks, Austin House
- 12, Nelson School
- 13, Lammers, Albert House



August 6, 2008

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The program is voluntary and highlights homes that were constructed in the older part of Stillwater prior to World War II and that have retained their historical character and integrity. So far 69 homeowners (as of August 2008) are participating in the program and their locations are shown on Figure 5.5 Heirloom Homes. In total approximately 776 homes are potentially eligible to be listed in the Heirloom Homes program. Resources are available to assist homeowners focus on best practices when considering renovations and restoration of a home. This includes discussion on materials, siding, window, roofs, porches and room additions. These externally visible elements of the home are important historical features to repair correctly in order to maintain the integrity of the design. Extensive information and resources are available on the city's website to make home owners research and decision making easy. The city will continue to market this valuable program and help provide city-wide recognition to owners preserving their homes but also keep the public interest high in supporting this effort.

Building Demolition Ordinance

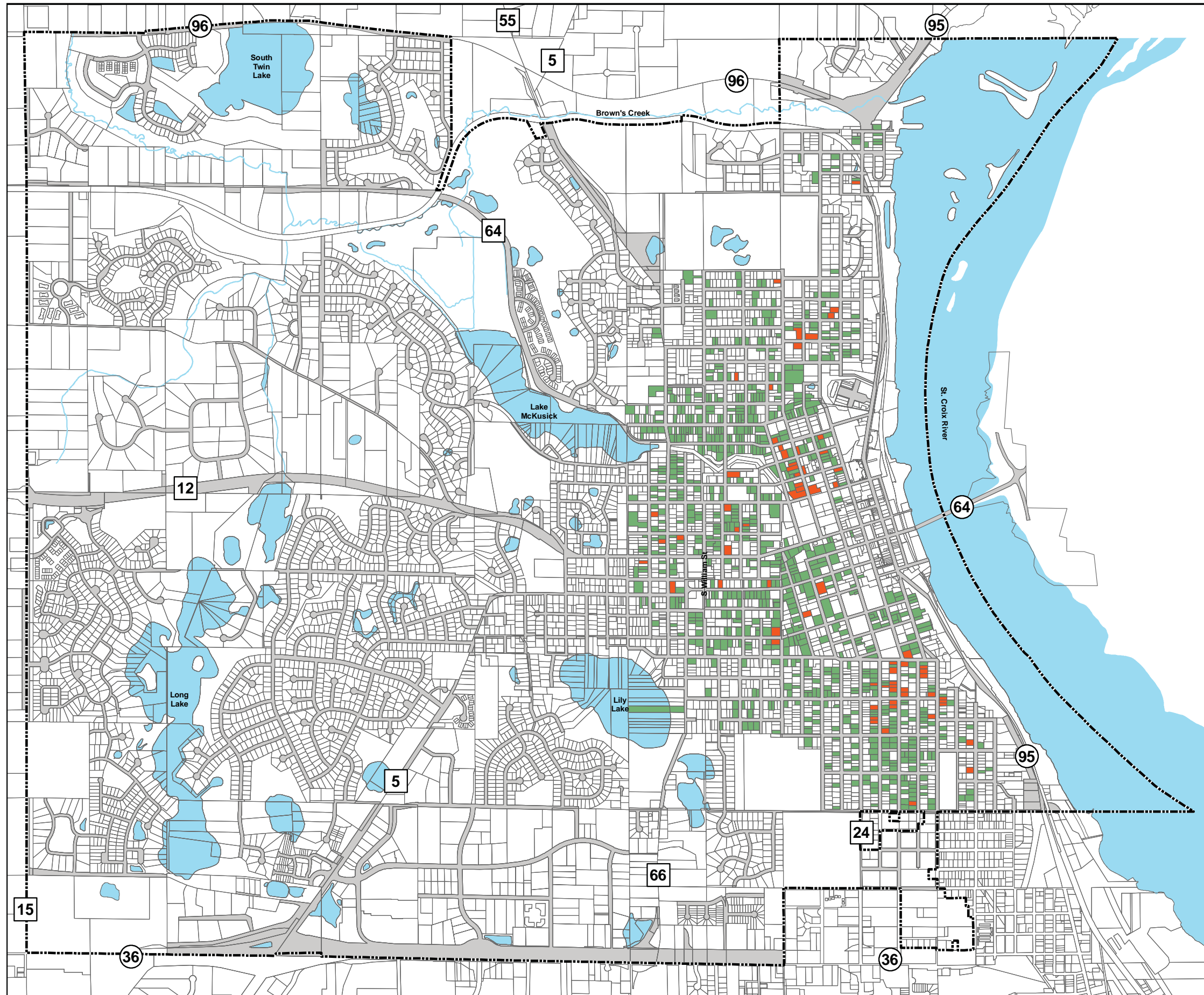
The city has implemented a demolition ordinance in order to protect the historic and aesthetic qualities of the city by preserving, rehabilitating or restoring, when reasonable, buildings or structures which constitute or reflect distinctive features or architectural or historical resources of the city. Currently, all structures or portions of structures, which are 50 years of age or older that are proposed to be demolished are required to be reviewed by the Commission prior to the city issuing a building permit. Not only does this ordinance promote the protection of the city's historic and aesthetic qualities but it also protects some of the city's most affordable housing.

Stillwater Cultural Landscape District

During the cultural resource review for the St. Croix River Crossing Project, the Stillwater Cultural Landscape District was identified as a resource eligible for listing on the National Register of Historic Places (NRHP) in 1999. The Stillwater Cultural Landscape District is located primarily within Stillwater, but also partly within St. Croix County, Wisconsin. It is approximately 260 acres in size. In Minnesota, the boundaries of the district essentially coincide with the 1848 Original Town Plat (O.T.P.) for Stillwater and an adjacent strip of land along the waterfront extending south of town. On the Wisconsin side of the St. Croix River, the Stillwater Cultural Landscape District boundaries follow the boundaries of Kolliner Park. The Cultural Landscape District also includes the Lift Bridge and the earthen causeway that connects the bridge to the Wisconsin shore.

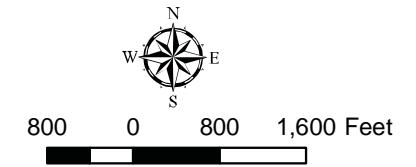
The Stillwater Cultural Landscape District contains 250 properties that contribute to its significance, including residences and commercial buildings as well as public stairways, parks, and an archaeological site. A subset of the Stillwater Cultural Landscape District is the Stillwater Commercial Historic District. Among the 250 properties that contribute to the Stillwater Cultural Landscape District, the Stillwater Commercial Historic District includes 12 properties that are individually listed in the National Register of Historic Places, and 82 properties that are considered contributing properties. The Stillwater Cultural Landscape District also includes 187 properties that are noncontributing to the district's significance.

Figure 5.5 : Heirloom Homes



Heirloom Homes

2008 Comprehensive Plan



- 2030 City Limit
- Right-of-Way
- Open Water
- Heirloom Home (as of August 2008)
- Potential Heirloom Home



August 5, 2008

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Implementation

To implement the historic resource preservation efforts, the city will consider the following measures:

Incorporate into decisions the designated historic contexts as the official overview of the history and development in the City of Stillwater. (Program 1)

Through June of 2010 the city plans to continue to expand the Heirloom Home program. Starting in June of 2010 through June of 2011 the city plans to develop the Landmark Sites Program.

Once the Heirloom and Landmark Sites program is completed, the city plans to consider developing a local historic designation district for the eastern residential district.

Continue conducting historic preservation surveys (reconnaissance, followed by intensive identification and evaluation activities) of Stillwater neighborhoods. This includes the completion (or resurvey) of the following neighborhoods:

- 2011: Sabin's Addition and HR Murdock's Addition
- 2012: Wilkin's Addition
- 2013: Churchill Nelson 2nd Addition and Marsh's Addition
- 2014: South Hill
- 2015: North Hill
- 2016 and beyond: Forest Hills, Lily Lake, Sunny Slope, Fairmeadows, Croixwood, Oak Glen and Deerpath HPPAs. (Program 2)

Revise the Neighborhood Conservation District Design Guidelines to be applicable to existing home renovations, additions and repairs to ensure historic integrity is maintained.

Seek funds, public or through private lenders, to be used to repair/restore architecturally significant homes or sites.