





## Chapter 10

# HISTORICAL RESOURCES

This plan provides a vision for preserving historic resources in Maplewood. Historic resources include significant architectural, historic, archaeological, arts and cultural resources, including the stories of people that have lived, worked, and visited our city.

## **ROLES OF HERITAGE PRESERVATION COMMISSION VERSUS HISTORICAL SOCIETY**

The City of Maplewood is fortunate to have both a Heritage Preservation Commission and an independent, non-profit Historical Society. While there are opportunities for collaboration between the two entities, it is important to recognize the different roles that the organizations play in the community.

Heritage Preservation Commissions (HPCs) are provided for in state statutes to facilitate the city's preservation and promotion of its historic resources through the designation of sites and establishment of rules regarding their modification.

In contrast, Historical Societies are non-profit organizations that are established to preserve and interpret the history of an area. Historical Societies generally offer programs, exhibits, and may also own historic sites.

# Purpose

Historic resources help create a unique sense of place in a community, provide beauty and interest, enhance the quality of life, and connect the people of today to the people and events of the past. Preservation of historic sites and structures can also be a tool for economic development, neighborhood revitalization, and environmental sustainability.

# Existing Conditions

Through its Heritage Preservation Ordinance and by the power of the Heritage Preservation Commission, Maplewood is on its way to ensuring awareness and preservation of its historic resources. The following member bodies, organizations, programs, statutes, and studies form the basis for how and why historic resources are recorded and preserved in the city. Some of the existing historic resources in the city are also listed in the text below.

## Heritage Preservation Ordinance

The Heritage Preservation Ordinance (City Code, Chapter 2, Article IV, Division 6) defines the purpose and duties of the Heritage Preservation Commission, and sets forth standards and guidelines for designating historic landmarks and for reviewing alterations to historic landmarks.

## Heritage Preservation Commission (HPC)

The HPC is a seven-member commission charged with preserving significant historic resources in Maplewood. It makes recommendations to the City Council. The HPC's primary focus is preservation of historic sites and structures through designating historic landmarks and providing design review for alterations to historic landmarks that are formally designated through the City's Heritage Landmark Program or are listed on the National Register of Historic Places.

## Certified Local Government Status

In 2011, the City attained Certified Local Government (CLG) status. The goal of this program is *Preservation through Partnership* – local, state, and federal governments working together to preserve the historic character of communities. To maintain its status as a CLG, the City must meet annual requirements, such as maintaining an inventory of historic sites, designating one historic site each year and attending the state preservation conference. The benefits of being a CLG include eligibility for federal grants and technical assistance.



Caption

# Maplewood Area Historical Society

The Maplewood Area Historical Society (MAHS) was established in 1997 as a non-profit organization to preserve and interpret the history of Maplewood through collections, events, exhibits, and programs. MAHS's home base is the Bruentrup Heritage Farm, which includes several historic buildings and exhibits. MAHS has a strong partnership with the City and the HPC. The Society maintains a database of historic documents.

## Minnesota State Historic Preservation Office

The National Historic Preservation Act of 1966 provided for a network of historic preservation offices in every state. Minnesota's State Historic Preservation Office (SHPO) was created by state statute in 1969 to provide statewide leadership. The SHPO fulfills its mission to preserve and promote Minnesota history by working to:

- » Identify, evaluate, register and protect Minnesota's historic and archaeological properties,
- » Encourage the development of local history organizations and activities, and
- » Assist government agencies in carrying out their historic preservation responsibilities.

Maplewood submits its local designations and nominations to the National Register to SHPO. SHPO is also our contract for Certified Local Government grants and activities.

## Historic Context Study

Historic contexts provide a framework for evaluating the relative significance of historic resources. They are broad, over arching themes that provide the City with a means to organize and evaluate its history and historic resources. In 2014, Maplewood completed the City of Maplewood Historic Context Study. The study identified the following contexts:

- » Native American and Early Settlement
- » Agriculture and Farming
- » Transportation: Wagon Wheels, Iron Rails, and Automobiles
- » Cultural Life: Religion, Social Activities, Tourism, and Recreation
- » Civic Life
- » Commerce and Industry
- » Residential Architecture

In addition to providing a brief history of Maplewood related to each context, the study identifies existing historic resources.

## Inventory of Historic Resources

The City and HPC maintain a list of properties that may be historically significant. (See *Appendix B for List of Potentially Historic Properties*) These properties should be further researched to determine if they meet criteria for designation as a Maplewood Heritage Landmark or for nomination to the National Register.

Adopted September 9, 2019



*Carver Lake School, built in 1897, is today a single family home*



*Ramsey County Poor Farm Barn  
Listed on National Register of Historic Places*



*Century Homes Program can include any home in Maplewood over 100 years old*



*Gerten's Greenhouses Truck, Courtesy of  
Maplewood Area Historical Society*

## ACCOMPLISHMENTS OF THE 2030 PLAN

- Revised Heritage Preservation Ordinance
- Received Certified Local Government status, which makes the City eligible for federal preservation grants
- Completed an Historic Context Study
- Re-invigorated the Century Homes Program
- Developed procedures for local designation of historic sites
- Designated Gladstone Savanna as a local historic site
- Partnered with Maplewood Area Historical Society to create **60 Stories of Maplewood History**
- Celebrated history at Maplewood's 60th anniversary
- Developed interpretive signage for three projects

## Historic Landmarks

Maplewood has three programs that help preserve and honor historic structures:

### Century Homes Program

The Century Homes Program celebrates homes over 100 years old. In 2016, the city had 136 homes over 100 years old. Owners receive a certificate from the City and there are no restrictions on what they can do to their home.

### The Maplewood Heritage Landmark Program

This program celebrates properties that are at least 50 years old and meet criteria for historic or architectural significance. The goal is to preserve the historic integrity of buildings and sites while ensuring they continue to maintain functionality. Landmarks in this program are subjected to design review by the HPC prior to being altered. Currently there are no tax incentives for participation in this program. In 2017, Maplewood had two sites designated locally as Maplewood Heritage Landmarks.

- » The Bruentrup Heritage Farm
- » Gladstone Savanna Neighborhood Preserve

### The National Register of Historic Places

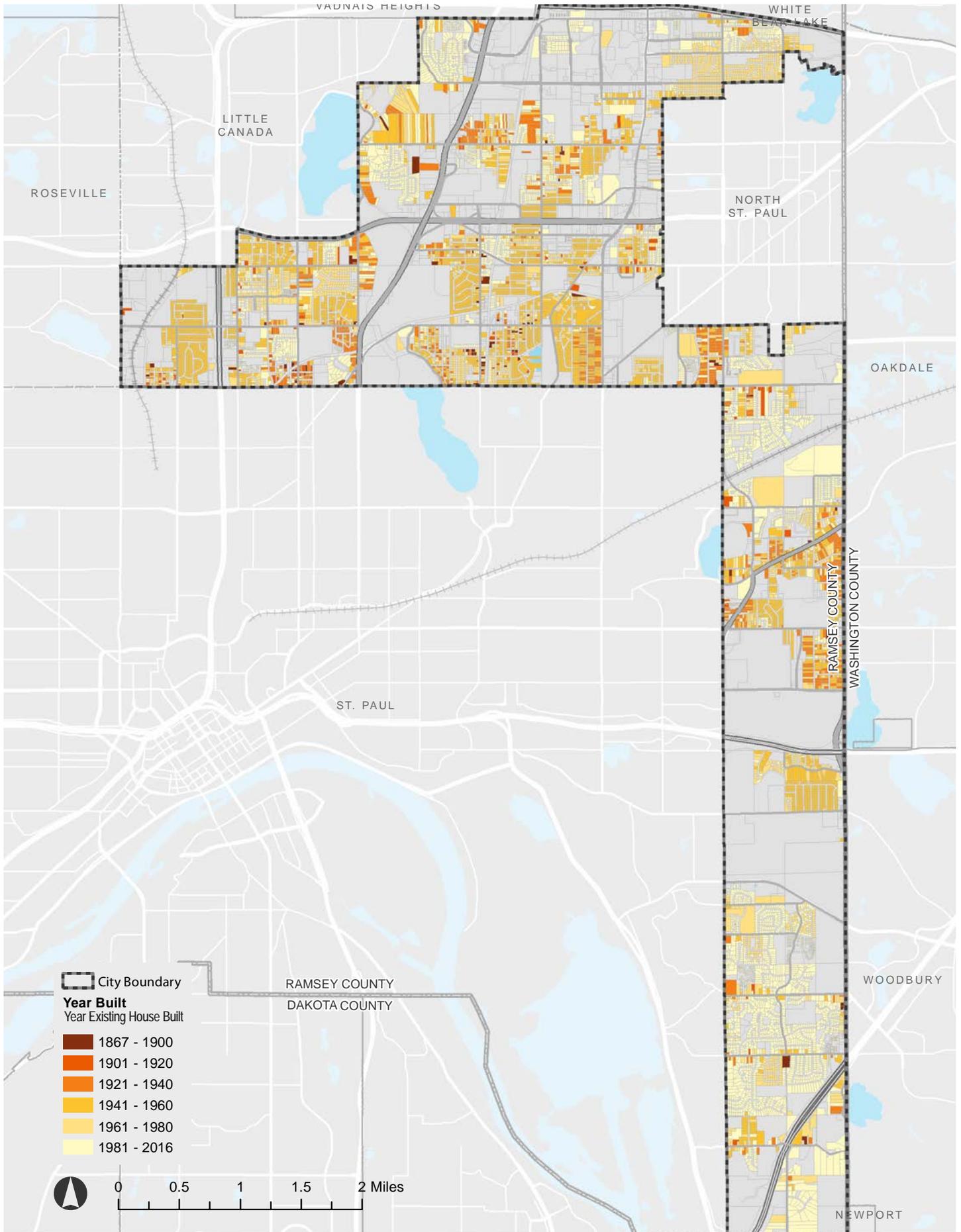
The National Register is the list of the nation's historic sites that are worthy of preservation. In 2017, one site in Maplewood was on the National Register – the Ramsey County Poor Farm Barn. There are tax incentives and restoration grants available to owners for preservation of their property. Nominations for the National Register are submitted through the Minnesota State Preservation Office.

WHAT WE'VE HEARD  
“*Bruentrup Heritage Farm is a gem!*”



*Bruentrup Heritage Farm*

Figure 10-1. Year Existing House Built



# Issues and Opportunities

Maplewood is in the early stages of developing a strong historic preservation program.

Key challenges include:



» The City has very little documentation or knowledge of historic sites and structures within our boundaries.

» Owners of historic structures often do not know the significance of their site and special practices that should be considered when making alterations or repairs.



» Redevelopment plans often do not include evaluation of historic structures.

» Preservation requires funding and professionals with specialized knowledge and training.

» Maplewood does not have a lot of structures that the general public would see as historic.

Opportunities include:



» Maplewood is a certified local government, and is thus eligible for some federal grants.

» Maplewood is eligible for state grants through the Arts and Culture Heritage Fund.



» The non-profit Maplewood Area Historical Society is a strong partner of the City and has strong leadership for its programming, which includes: maintaining the Bruentrup Heritage Farm, researching and archiving Maplewood history, and hosting educational programs.



» Structures built in the mid-20th century (Mid-century modern) are now historic. Much of Maplewood developed in that era and we have an opportunity to identify those structures that may be significant and educate residents about historic resources of this era.



**HEALTH**



**RESILIENCE**



**EQUITY**



**AGE-FRIENDLINESS**

The Icons above are used to reference the guiding principles, which describe community values that are intended to be achieved through the implementation of the Comprehensive Plan.

See Chapter 3: Guiding Principles for further description of each.

# Implementation

The following goals, policies and actions are meant to build on the accomplishments from the 2030 Comprehensive Plan. Updates to the Plan's Historical Resources chapter has been guided by the City's Heritage Preservation Commission.

# Goals and Policies

## 1. Integrate preservation into City planning and procedures.

- 1.1 Integrate historic preservation planning into city planning for parks, recreation, land use, economic development, public safety, public works, environmental sustainability, and education.
- 1.2 In redevelopment projects led by the City, identify all structures over 50 years old. If the City has existing documentation indicating a structure may have historic significance, staff will consider whether there is potential for restoration or rehabilitation.

## 2. Identify and designate significant historic structures and sites.

- 2.1 Maintain an inventory of significant historic resources.
- 2.2 Identify and designate significant historic resources as Maplewood Heritage Landmarks using criteria specified in the Secretary of Interior's standards, and following procedures established by the HPC and the City.
- 2.3 Nominate appropriate properties or resources for listing on the National Register of Historic Places, using criteria specified in the Secretary of Interior's standards, and following procedures established by HPC and by City.
- 2.4 Identify, evaluate, and protect archeological resources.

## 3. Protect city-owned heritage resources and designated historic structures and sites.

- 3.1 Review all applications or permits for the demolition, moving, or remodeling of designated Maplewood Heritage Landmarks or of properties on the National Register of Historic Places to determine the possible impacts on significant heritage resources.
- 3.2 Maintain significant historic resources owned by the City according to accepted preservation standards.

## 4. Increase knowledge of Maplewood history.

- 4.1 Collaborate with Maplewood Area Historical Society and other partners to research and document Maplewood history, with the understanding that there may be multiple viewpoints contributing to this history.

## 5. Promote understanding and appreciation of Maplewood history and historic preservation.

- 5.1 Work with federal, state, and local agencies and non-profits to educate the public about Maplewood history and to promote preservation of historic resources.
- 5.2 Interpret City-owned historic resources for public understanding and enjoyment.
- 5.3 Present the Maplewood Heritage Award each year.

## VISION

Maplewood, its residents, businesses, and partners work together to preserve significant historic resources, which create a sense of place, instill community identity, and connect us to the people and events of the past.

## GUIDING PRINCIPLES

- » Historic properties are scarce, non-renewable community resources that foster community identity and civic pride and deserve protection. When they are destroyed they are gone forever.
- » Heritage preservation is an important public service and a legitimate responsibility of city government. City programs and regulations should encourage and support preservation of significant historic resources.
- » Not everything that is old is worth preserving. The City's preservation efforts should focus on resources that meet criteria for historic significance and that can be retained as functional buildings or sites.
- » Effective heritage preservation is a shared responsibility and requires a partnership between the owner of the heritage resource and City government.
- » Rehabilitating historic properties has less negative impact on the environment than demolishing a building and reconstructing.

## 6. Collaborate with partners to achieve preservation goals and activities.

- 6.1 Support Maplewood Area Historical Society's activities of research, archiving, exhibits, events and education.
- 6.2 Seek grant funding for history and historic preservation projects.
- 6.3 Continue to meet requirements for Certified Local Government status, including but not limited to maintaining a list of historic resources, designating historic sites, and attending annual state conference.

## Actions

### ***Planning and Procedures***



1. Develop and implement procedures so property owners applying for permits are notified if their structure is over 50 years old.
2. Develop voluntary, non-regulatory guidelines to support property owners as they invest in non-Landmark designated heritage resources that are not required to be reviewed by the HPC .
3. Review City ordinances and policy and amend them as needed to reflect the goals and objectives for historic preservation.
4. Develop guidelines for public improvement projects (i.e., streets, sidewalks, lights, utilities, etc.) that encourage protection of significant historic resources or patterns.
5. Identify patterns within single-family home residential neighborhoods that contribute to the historic character of the neighborhood, such as lot size, setbacks, sidewalks, location of garage, etc. Encourage continuance of these patterns when a home is being rebuilt or added onto.
6. Provide City disaster management staff with information on heritage resources and preservation priorities.
7. Develop management plans for City-owned heritage resources, including disaster management.
8. As Maplewood designates more historic sites and gains more understanding of historic preservation, the City shall develop its own design guidelines.
9. Investigate tax and financial incentives for preservation and restoration efforts.

## **HISTORIC PRESERVATION IN DEVELOPED COMMUNITIES**

As an established community, Maplewood has entered into a period of reinvestment and redevelopment. While preserving historic resources is a priority, preservation of all structures and landscapes is not possible, nor necessarily desirable. While some sites may be more than 50 years old, they may not be significant historically or architecturally. Sometimes redevelopment of a property will be necessary to fulfill other City goals and priorities.

## **Survey and Inventory**

10. Complete a reconnaissance survey of historic structures and sites in the City. This type of survey is a broad overview and identifies potentially significant historic resources.
11. Identify priorities for additional survey work, if needed, such as historic farm houses of post-World War II housing. These resources may be increasingly threatened due to lack of awareness or information necessary to evaluate their significance.

## **Designation of Heritage Landmarks**

12. Continue the Century Homes Program, offering certificates to owners of 100+ year old homes every two to five years.
13. Each year designate a Maplewood Heritage Landmark or prepare a nomination for the National Register of Historic Places.

## **Research**

14. Set research priorities and work with partners such as Maplewood Area Historical Society to research Maplewood history, including people, events, sites and structures.
15. Conduct additional archeological investigations in the Fish Creek area.

## **Education, Outreach, and Celebration**

16. Develop materials and educate staff, officials, and the public about Maplewood history, the value of historic resources, and how to preserve and maintain historic structures. Use a variety of media including website, signage, brochures, film, and social media.
17. Develop materials and educate staff, commissioners, and the community in mid-century modern architecture and Post World War II housing and development patterns.
18. Establish a self-guided tour of historic sites.
19. Create interpretive signage or information for city-owned historic resources.
20. Work in partnership with Parks and Recreation and Natural Resources to respond to needs for educational programming that integrates arts with promotion of environmental stewardship and the history of Maplewood.



*The Mystery of the Missing Groves, Courtesy of Maplewood Area Historical Society*

