

4

HISTORIC PRESERVATION

Chapter 4: Historic Preservation in the City of Cottage Grove is intended to be the guide to be used by city officials and citizens responsible for implementing the City's historic preservation program. The chapter includes goals and policies to promote historic preservation and inventories existing historic resources, both of local and national significance.



INTRODUCTION

The residents of Cottage Grove are heirs to a legacy of historic sites and landmarks, which together form a unique set of heritage resources. These heritage resources are scarce and they are non-renewable. The mission of the City historic preservation program is to protect and enhance Cottage Grove's significant heritage resources for the benefit of present and future generations.

This plan for historic preservation in the City of Cottage Grove is intended to be the guide to be used by city officials and citizens responsible for implementing the City historic preservation program. Authorized under Title 9 Chapter 9 of the City Code, the plan provides the basis for integrating historic preservation with other community development planning and establishes goals and policies for preserving, protecting, and using the City's significant heritage resources.

The City preservation code provides for design review of development projects and compliance with established preservation treatment standards. Whenever a property listed in, or eligible for inclusion in, the City Register will be affected by a development project, the City will explore ways to mitigate the effects on the heritage resource.

The National Historic Preservation Act of 1966, as amended, provides for the certification of local government historic preservation programs by the Secretary of the Interior. The City historic preservation program was certified in 1985 and as a Certified Local Government (CLG).

Since the City enacted its first historic preservation ordinance in 1981, the heritage resources inventory list includes many historic buildings, sites, structures, objects, and districts within the city limits, of which more than forty had been evaluated as significant and eligible for historic site designation. Figure 4-1 illustrates the Cordenio Severance House (Cedarhurst Mansion) which is listed on the National Register of Historic Places and on the City's Register of Historic Sites and Landmarks.

The City historic preservation plan integrates heritage resource management into community development planning by establishing goals, policies, and procedures as part of the comprehensive planning process. Properties that can be shown to represent significant heritage resources may be listed in the City Register of Historic Sites and Landmarks by City Council resolution. Wherever possible, the City advises and assists property owners, developers, and contractors in historic preservation matters; provides public information and education in historic preservation; and cooperates with other units of government in the national preservation program.

Figure 4-1: Cedarhurst Mansion



Source: Cedarhurst Mansion

GOALS AND POLICIES

Goal 1: The City will be actively involved in the documentation, promotion, and preservation of history of the community.

- POLICY 4.1 The City Historic Preservation Program will be coordinated with the general public, the State Historic Preservation Office, Washington County, other government entities, regional non-profit preservation organizations and neighboring communities.
- POLICY 4.2 Historic preservation policies will be implemented through integration with other city activities and projects.
- POLICY 4.3 To be effective and focus on preservation of documented significant resources.

Goal 2: The City will periodically review all historical, architectural, archaeological, and cultural resources within the city limits and integrate data into the preservation archiving and planning process

- POLICY 4.4 Thorough and systematic background research, including archival research, will precede all field surveys. Whenever possible, identification of heritage resources will be based upon primary, rather than secondary sources of documentary information, or field surveys, or both.
- POLICY 4.5 A heritage resources inventory will be maintained by the City and made accessible through the City's website.
- POLICY 4.6 Public access to information on the precise location of archaeological sites and Native American traditional cultural properties will be restricted in cases where the City has reason to believe that the integrity of the resource may be threatened by the release of that information.
- POLICY 4.7 In evaluating the significance of an historic property, the Advisory Committee on Historic Preservation shall apply the City's Register of Historic Sites and Landmarks eligibility criteria contained in City Code Title 9, Chapter 9.
- POLICY 4.8 The Advisory Committee on Historic Preservation shall issue a Finding of Significance in relation to any heritage resource which it determines eligible for nomination to the City Register of Historic Sites and Landmarks.

Goal 3: Historic properties that have been evaluated as significant by the Advisory Committee on Historic Preservation are nominated to the City Register of Historic Sites and Landmarks. Dual listing of historic properties in the City Register of Historic Sites and Landmarks and the National Register of Historic Places is encouraged, but not required.

- POLICY 4.9 Properties considered for nomination to the City's Register of Historic Sites and Landmarks must meet the established criteria for evaluation. To qualify, a property must represent a significant facet of local history, and must retain integrity of the physical characteristics necessary to convey its historic significance.
- POLICY 4.10 Prior to a City Council resolution designating a heritage resource as an Historic Site or Landmark, the City Historic Preservation Officer shall prepare a Preservation Planning Report that documents supporting evidence for the registration. Whenever appropriate, the Preservation Planning Report will also include site-specific design review and treatment recommendations which may guide decision makers in the future. These recommendations will be based upon existing city policies and procedures required by City ordinances.

Goal 4: Every public or private application for a city permit for planning, zoning, demolition, or exterior building work on a property that is eligible for or listed in the City Register of Historic Sites and Landmarks shall be reviewed by the City Historic Preservation Officer for determination of appropriate action by the City.

- POLICY 4.11 Building permits for minor work may be reviewed administratively by City staff and a Certificate of Appropriateness issued by the City Historic Preservation Officer.
- POLICY 4.12 In cases involving historic properties that are eligible for listing in the City Register of Historic Sites and Landmarks, a reasonable effort will be made to preserve and protect or at a minimum document historical, architectural, archaeological, and cultural resources through the administrative process.
- POLICY 4.13 In cases involving historic properties which are listed in the City Register of Historic Sites and Landmarks, all efforts will be made to preserve and protect historical, architectural, archaeological, and cultural resources through a Public Hearing process conducted before the City Council.

Goal 5: To the extent possible, the City will proactively assist private property owners in their efforts to preserve and enhance significant heritage resources.

- POLICY 4.14 The City shall provide owners of historic properties with information, guidelines, education, and training in the preservation, rehabilitation, restoration, and reconstruction of historic buildings, structures, and sites.
- POLICY 4.15 The City has adopted the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation as an informative guide for historic preservation program decisions. The standards and guidelines are worded in a flexible manner and are neither technical nor prescriptive.
- POLICY 4.16 Like the Secretary of the Interior's standards, the local guidelines cannot, in and of themselves, be used to make essential decisions about heritage resource management.
- POLICY 4.17 The use of modern construction materials and methods is encouraged when the historical design or purpose is effectively conveyed.

Figure 4-2: John P. Furber House



Source: City of Cottage Grove

INVENTORY

Sites of National Significance

There are four sites in Cottage Grove listed on the National Register of Historic Places. These sites include two homes, one lime kiln, and one archaeological site. They are described below.

Cordenio Severance House (Cedarhurst Mansion)
6940 Keats Ave. S.
Listed: June 3, 1976

The Cordenio Severance House, also known as the Cedarhurst Mansion, is located on ten acres of land in Cottage Grove. The estate served as the summer home of Cordenio Severance, a prominent attorney and political figure, in the early 1900s. The home was designed in the classical revival style in 1868 and remodeled by Cass Gilbert in 1917. The home currently serves as an event venue for weddings and events.

John P. Furber House
7310 Lamar Ave.
Listed: April 20, 1982

The Furber house, built in 1871, is one of the first homes in the original village of Cottage Grove. It was occupied by John Furber and his family, notable town residents at the time. In 1871, Furber surveyed and platted the official village of Cottage Grove, a forty acre settlement adjacent to the town. The house is illustrated in Figure 4-2.

Grey Cloud Lime Kiln
Grey Cloud Island Trail
Listed: December 18, 1978

The Grey Cloud Limestone kiln built in the 1850s was for the processing of lime. The materials burned in the kiln were used in building construction throughout the region.

Schilling Archaeological District
Listed: December 22, 1978

This archaeological site includes a series of 34 conical mounds, a settlement site from the Woodland Period (1000 BCE to 1700 CE). Through numerous archaeological surveys, pot sherds, stone tools, and fire cracked rocks were discovered. Fire and refuse pits have also been discovered at the site. Archaeologists believe that the site was occupied through many periods and climatic shifts.

Sites of Local Significance

There are a number of sites throughout Cottage Grove that have been listed on the City's Register of Historic Sites and Landmarks. These sites are listed below:

- Atkinson Cemetery; next to McDonald's Restaurant (1982)
- Cottage Grove Town Hall; 9540 Islay Avenue South (1982)
- Old People's Home of the Northwest (Church of God) Cemetery Historic Site, Section 7 (1982)
- Arthur H. Steen House/Forest Home; 7405 Lamar Avenue South (1983)
- John Watson House; 8919 – 70th Street South (1984). See Figure 4-3.
- Historic First Congregational Church/Accacia Lodge No. 51; 11094 – 70th Street South (1987)
- William W. Furber House; 7697 Lamar Avenue South (1987)
- Cottage Grove Cemetery; Sections 2 and 11 (1989)
- Roberts House; 8348 Keats Avenue South (1998)
- Hope Glen Farm/Healy House; 10287 Point Douglas Road South (2001)
- Grey Cloud Lime Kiln Historic Site, 10398 Grey Cloud Trail South (1982)
- John P. Furber House, 7310 Lamar Avenue South (1983)
- First Congressional Church Historic Site, 11094 70th Street South (1987)
- Harry Roberts House, 8394 Keats Avenue South (1998)
- Cedarhurst District, 6940 Keats Avenue South (2001)
- Shepard Farm Historic District, 8896 70th Street South (2017)

Figure 4-3: Lamar House



Source: City of Cottage Grove

The City is exploring unique opportunities to protect the character of the Old Cottage Grove area that contains the John Watson House and other homes.

FUTURE PRESERVATION VISION 2040

The City of Cottage Grove historic preservation program is a successful local preservation program, and it reflects the past and present and ideologies of the community. The education of the general public about the significance of people, places and events of the past will be a key factor in the success in the future of our history and should be planned for.

It is expected that the City and its residents will continue to shape a vision of where their historic preservation program is going and the steps necessary to carry this vision forward. The goals and policies outlined earlier in this chapter will help to implement this vision. In the future, Cottage Grove will be a thriving community with a connection to its rich history. The following outcomes will guide preservation activities as the city continues to grow and change.

- Historic preservation will continue to stress empowerment of individuals and the community through stewardship, advocacy, education, and partnership.
- Cottage Grove will be a distinctive and recognizable community where preserved historic buildings and sites provide physical links to the past and foster a sense of community and personal identity.
- Core historic preservation program areas will continue to emphasize comprehensive planning, identification and evaluation of heritage resources, the City Register of Historic Sites and Landmarks, and design review, with important initiatives in the areas of heritage education and tourism, economic development, and treatment of historic properties.
- Historic buildings will be preserved as functional, useful parts of the modern city and will be a focus for important education, edification, recreation, and economic development activities (Figure 4-4).

Figure 4-4: Hope Glen Farm



Source: City of Cottage Grove