

V. Heritage Preservation

A. VISION FOR THE HERITAGE PRESERVATION PLAN

The revised Heritage Preservation element of the Comprehensive Plan recognizes the success of the City preservation program by proposing the continuation of many successful policies, management practices, and procedures that have served the community well since the 1990s. Like the 1999 plan, the revised plan establishes broad program goals and policies for implementation that will be used to guide decision-making and measure program performance.

The plan advocates the development of new strategies for protecting heritage resources against the effects of natural and man-made disasters and places particular emphasis on a holistic, integrated approach to heritage resource management. It also assigns a higher priority to the consistent delivery of cost-effective preservation services and the use of heritage preservation as a community revitalization and economic development tool.

B. HISTORY OF PRESERVATION IN NEWPORT

- 1984: Milwaukee Road Railway Switching Tower saved from demolition, relocated to City Hall
- 1989: Newport Centennial Celebration
- 1992: Heritage preservation ordinance adopted, Heritage Preservation Commission (HPC) created
- 1993: Preservation planning consultant hired to staff the HPC
- 1994: Newport designated a Certified Local Government (CLG) under the National Historic Preservation Act
- 1995: First CLG grant used to fund City-wide reconnaissance survey
- 1997: Heritage Education Project (in cooperation with the City of Cottage Grove) develops "teaching with historic places" classroom kits for use in local schools
- 1998: Intensive surveys to document potential heritage landmark properties

- 1999: First comprehensive heritage preservation plan adopted; heritage preservation ordinance amended
- 2000: Historic neighborhoods reconnaissance survey
- 2001: Wakota Bridge/Highway 61 reconstruction underway
- 2002: Historic names placed on new street signs; heritage of women & children thematic survey
- 2003: First Newport Heritage Landmarks designated by City Council; first Betty Haugen Memorial Heritage Preservation Award presented during Preservation Month
- 2004: Rendezvous on the River/Grand Excursion event attracts several hundred to the Grove Street Overlook site; survey of historic landscapes and gardens
- 2005: Grove Street Overlook reopens as Riverfront Park; Red Rock Cemetery acquired for City's first "heritage park"
- 2006: Heritage site interpretation plan developed
- 2007: Work begins on revisions to comprehensive plan for heritage preservation

C. BASIC CONCEPTS

The philosophical underpinnings for the City heritage preservation program may be summarized as:

1. Historic buildings and sites represent a set of scarce, non-renewable cultural resources and should be treated as critical assets for community development.
2. Heritage preservation is an important public service and a legitimate responsibility of City government.
3. Not everything that is old is worth preserving: protective measures should focus on significant heritage resources that can be retained as functional parts of the City in the 21st century.
4. Saving significant heritage resources for the benefit of future generations is always in the public interest.
5. Effective heritage preservation policies are those which create a partnership between the owners of heritage resources and City government.

D. PROGRAM AREAS

The City heritage preservation program is organized around six core program areas:

Preservation planning - The process by which the City establishes goals, policies, procedures, management practices, and performance measures for the preservation, protection, and use of heritage resources.

Identification of heritage resources - Activities associated with the heritage resources survey, the ongoing study that locates and documents buildings, sites, structures, objects, and districts to produce an organized compilation of information about significant heritage resources within the City limits.

Evaluation of heritage resources - The process by which the City determines whether identified properties meet defined criteria of historical, architectural, archaeological, or cultural significance.

Designation of Newport Heritage Landmarks - A form of overlay zoning that indicates what properties have been determined historically significant and therefore worthy of preservation and consideration in the community development process.

Design review and compliance - The process by which the City reviews and certifies the appropriateness of certain types of projects requiring City building permits for their effects on heritage landmark properties, including review of development plans and public construction projects to identify and mitigate the potential adverse effects on significant heritage resources.

Public education - Activities that interpret the City's history, architecture, landscapes, and archaeology to residents and visitors, promote sound heritage resource management practices, and disseminate useful information about the City's heritage preservation program to property owners, educators, students, and the general public.

E. HERITAGE RESOURCES SURVEY

Since 1994, more than one hundred buildings, structures, sites, and objects have been identified by the City's heritage resources survey and recorded in the heritage resources inventory maintained by the Newport HPC (a database shared with the State Historic Preservation Office).

The following properties have been designated Newport Heritage Landmarks by City Council resolution:

- Eyah-Shah (Red Rock), 1596 - 11th Avenue. American Indian sacred site at Red Rock Prairie associated with Kaposia (Little Crow's) Village, circa 1805-1840; also significant for its association with 19th century Methodist camp meetings.
- Kaposia Mission Building (Kavanaugh Log Cabin), 1596 - 11th Avenue. Hewn log building constructed circa 1840 at the Kaposia Indian mission; later incorporated into the Red Rock camp meeting grounds.
- Chicago, Milwaukee & St. Paul Railway Switching Tower, 600 7th Avenue. Two-story dispatcher tower erected in 1904 and in continuous use until circa 1980; architecturally significant as a rare surviving example of an important railway structure type.
- Newport Baptist Church (Newport Public Library), 405 7th Avenue. Church built in 1867 and converted to public library in 1897; provides evidence of the cultural history of the community and the pivotal role of the Newport Woman's Club (est. 1892) in the history of the library.
- Red Rock Cemetery, off Cemetery Road. Rural cemetery first used as a family burial ground in the 1860s, later associated with the Red Rock camp meetings (1869-1937); an important rural historic landscape and the City's first designated heritage park.
- Armstrong-Yelland House (Dilaram Cottage), 480 2nd Avenue. Rare surviving example of a Red Rock campground cottage, built in 1911 as a camp cottage for the Armstrong family from St. Paul; significant for its association with the Red Rock camp revival meetings (1868-1937) and the career of Frances C. J. Armstrong, a prominent teacher and librarian, who resided here from 1948 until her death in 1985.
- James H. Hugin House, 597 4th Avenue. Vernacular cottage with Queen Anne style detailing built circa 1890 for James H. Hugin (1818-1901), a prominent local merchant and one of the original proprietors of the Newport townsite (platted 1857).
- F. A. Marko Riverfront, 121 10th Street. Historically important example of vernacular landscape architecture built on the home grounds of Frank A. Marko (1889-1976), a prominent local businessman and early power boat enthusiast, between 1921 and 1938.

The following properties have been determined eligible for landmark designation:

- William R. Brown House I, 331 7th Street. Probably the oldest standing structure in Newport, the core of the home built by William R. Brown (1816-1874) may date from as early as 1842; primarily significant for its association with Brown, a prominent early settler.

- William R. Brown House II, 330 7th Street. Built by William R. Brown circa 1865, this house is historically significant as a well preserved, early example of vernacular architecture.
- Ruel Parker House, 311 7th Avenue. Notable, well preserved example of a 19th century vernacular cottage dwelling, built circa 1870 by an early Newport pioneer.
- Grove Street Overlook, 10th Street at the Mississippi River. Ruins of a riverfront park designed and constructed by the Works Progress Administration 1938-39.
- 12th Street Overlook, 12th Street at the Mississippi River. Historically important example of WPA rustic landscape architecture, designed and constructed by the Works Progress Administration 1938-39.
- Park Place Overlook, Park Place at the Mississippi River. Historically important example of WPA rustic landscape architecture, designed and constructed by the Works Progress Administration 1938-39.
- Pioneer Memorial Park, bounded by 4th Avenue, 6th Street, 2nd Avenue, and Park Place. Newport's first public park, acquired by the village in 1937; also associated with local improvements undertaken by the Works Progress Administration circa 1938-41.
- Newport Elementary School, 851 6th Avenue. Notable example of a Modern style public school building, constructed in 1928 with additions in 1948 and 1955; designed by Toltz, King and Day; the site has been occupied by a schoolhouse continuously since 1860.
- Farmers Terminal State Bank Building, 2104 Hastings Avenue. Built in 1919 by the Farmers Terminal Packing Company (1915-23) with an addition in 1949, this two-story brick commercial building shows the influence of the highway and modern commercial architecture; provides evidence of the business history of the community as well as a physical record of the Farmers Terminal State Bank (1926-70).
- J. V. Bailey House (Bailey Nurseries Office), 1325 Bailey Road. Original foursquare style farmhouse constructed in 1902 by market gardener and nursery founder John Vincent Bailey (1873-1943); served as the seat of the Bailey family for several generations and the headquarters of Bailey Nurseries since the 1980s.
- Newport Village Hall, 610 7th Avenue. Village hall built in 1914; shows the history and development of municipal government; also significant for its association with local political history and community life.
- Mill Pond Site, on Mississippi River south of 10th Street. Riparian landscape shaped by historical processes of land use that retains features indicative of changes in the river environment since the mid-19th century; also contains the ruins of the Shelton-

Irish-Durand Mill, an early lumber and flour manufacturing facility (water- and steam-powered) that operated from 1857 until circa 1900.

- Point Douglas and Fort Ripley Military Road (Newport Segment), Military and Bailey Roads. Route of the first public road system, laid out in 1851-58 and later included in the state aid highway system; historically significant transportation corridor associated with early settlement and agricultural development.
- Newport Cemetery, off US 61. Rural cemetery in use continuously since 1855; an important example of a platted burial ground showing the influence of the Rural Cemetery Movement; also important for the artistic value of constituent structures and monuments.
- Main Street Levee and Diamond Joe Steamboat Landing Site, 6th Street at the Mississippi River. Historically important riverboat landing, believed to have been in continuous use from the 1840s until the 1940s; may contain an important archaeological component associated with the steamboat era on the Upper Mississippi River.
- Mary Keck-Lillian Trevette House, 821 7th Avenue. Residence of sisters Mary Keck (d. 1951) and Lillian Trevette (1861-1930); historically significant for its association with two of Newport's earliest and most influential female entrepreneurs and civic leaders.

The heritage resources survey is ongoing and includes both the physical search for and recording of heritage resources as well as documentary research. Between now and the year 2030, survey work will focus primarily on increasing our understanding of the historical significance and heritage landmark potential of properties that have been previously recorded but not thoroughly analyzed. High priority will be given to evaluating the significance of homes built between roughly 1890 and 1940, with special emphasis on identifying cohesive streetscapes and neighborhoods, and to predicting the general location of archaeological sites associated with the cultural heritage of American Indians and early Euro-American settlers.

The HPC also plans to sponsor original research to delineate new historic contexts applicable to types of properties that are not well represented in the current heritage resources inventory, such as post-World War II housing and commercial buildings, properties associated with boat building and recreational use of the Mississippi River, and the remains of historic landscape features created by 19th and early 20th century agriculture and other rural land use practices.

F. HISTORIC CONTEXTS

For a property to qualify for designation as a Newport Heritage Landmark, it must meet one of the established criteria for significance in history, architecture, archaeology, engineering, or culture by being associated with an important historic context. Historic contexts are an organizational concept based on historical patterns, trends, and themes reflecting the current state of knowledge of Newport's physical development--these study units are unique to the community, but are related to certain broad patterns in regional history. The following historic contexts provide the conceptual framework for linking individual properties to important events or persons, architectural designs, building forms, or landscape features, and archaeological research questions:

- The American Indian Presence in the Newport Area, 10,000 BC to AD 1862
- Kaposia and the Red Rock Mission, 1837 to circa 1850
- Early Euro-American Settlement at Red Rock and Newport, circa 1838 to 1889
- Red Rock Camp Meetings, 1868 to 1937
- Railroads and Related Development, 1869 to 1945
- Highways and Related Development, 1849 to 1959
- Residential Architecture, Landscapes and Neighborhoods, 1841 to 1964
- Public Buildings and Spaces, 1887 to 1964
- Commercial and Industrial Development, 1840 to 1954
- Euro-American Cemeteries, 1841 to 1950
- Newport Women and Children, 1840s to 50 years before the present
- The WPA in Newport, 1935 to 1941
- Horticulture and Gardening, 1850s to 50 years before the present
- Mississippi River Landscapes, 10,000 BC to 1965

Historic contexts are part of a dynamic preservation planning process and are always being refined, modified, added to, and elaborated on as the ongoing heritage resources survey generates new information and interpretations.

G. GENERAL PRESERVATION GOALS FOR THE 2030 COMPREHENSIVE PLAN

It shall be the goal of the City heritage preservation program to:

1. Ensure that no significant heritage resources are destroyed or damaged as a result of any undertaking permitted, assisted, or funded by the City of Newport.
2. Identify significant heritage resources that give the community its special character and that can contribute to the quality of life enjoyed by present and future residents of the City.
3. Protect and preserve properties of historical, architectural, archaeological, and cultural significance by designating buildings, sites, structures, and districts as Newport Heritage Landmarks.
4. Support original research and the dissemination of information about heritage preservation.
5. Adopt a flexible, performance-based, "best management practices" approach to the preservation, protection, and use of heritage resources.
6. Maintain City-owned heritage resources in good condition and interpret them for public understanding and enjoyment.
7. Use heritage preservation as an economic development and community revitalization tool.
8. Encourage broad citizen participation in all areas of the City's heritage preservation program to empower a diverse and growing constituency for heritage preservation.
9. Integrate heritage preservation goals and policies with other City planning, i.e., land use, code enforcement, capital improvements planning, economic development, housing, parks and recreation, public works, emergency preparedness, and natural resources protection.
10. Develop revitalization and redevelopment strategies that capitalize on the existing value of heritage resources, including individual properties and neighborhoods.
11. Provide the public with ready access to information about heritage resources and appropriate treatment measures.
12. Retain the City's status as a Certified Local Government and continue to actively participate in the federal-state-local government preservation partnership.

H. GENERAL PRESERVATION POLICIES FOR THE 2030 COMPREHENSIVE PLAN

In regards to heritage preservation, it is the policy of the City of Newport to:

1. Implement the heritage preservation plan through integration with other City planning and the delivery of municipal services.
2. Coordinate the heritage preservation plan with preservation plans developed by federal, state, and local government agencies.
3. Use the Secretary of the Interior's standards for archaeology and historic preservation as the basic framework for heritage preservation planning decisions.
4. Conduct surveys to identify and evaluate the significance of all historic buildings, structures, archaeological sites, historic landscapes, and districts within the City limits.
5. Maintain an inventory of significant heritage resources worthy of preservation (including all properties designated or determined eligible for designation as Newport Heritage Landmarks) and make this information readily available to City officials and the general public.
6. Adopt a preservation plan of treatment with property-specific management practices and design review guidelines for each Newport Heritage Landmark; said plans of treatment to be periodically reviewed and updated by the HPC in consultation with the property owners and other interested parties.
7. Record the locations of all Newport Heritage Landmarks on the official zoning map of the City of Newport.
8. Review all applications for City permits for demolition, moving a building, excavation, and new construction in relation to designated heritage landmarks to determine their potential effects on significant heritage resources; no City permit for these undertakings will be issued without a Certificate of Appropriateness approved by the HPC.
9. Provide the HPC a reasonable opportunity to review and comment on all applications and plans for plats, conditional use permits, changes in zoning, amendments to the comprehensive plan, public works construction, and other community development projects for their potential effects on significant heritage resources.

10. Base design review decisions on the Secretary of the Interior's standards for the treatment of historic properties, guided by property-specific management plans.
11. Encourage voluntary compliance with heritage preservation standards, even when the projects are not subject to regulation under the City Code.
12. Demand excellence in design for new construction in historic neighborhoods and in the stewardship of City-owned heritage resources.
13. Use the heritage preservation program to educate citizens of all ages and backgrounds and to foster civic pride.
14. Provide information and training in heritage preservation to City officials, property owners, and the general public.
15. Advise schools and teachers in the development of curricula and educational programs that focus on Newport heritage and preservation resources.
16. Provide the HPC with paid professional staff.

Together with the general goals for preservation, these policies define the basic operating plan and management strategy for the City's heritage preservation program.

I. STRATEGIES FOR IMPLEMENTATION, 2010-2030

The strategic objectives for implementing the Comprehensive Plan may be summarized by the following list of program benchmarks and priorities:

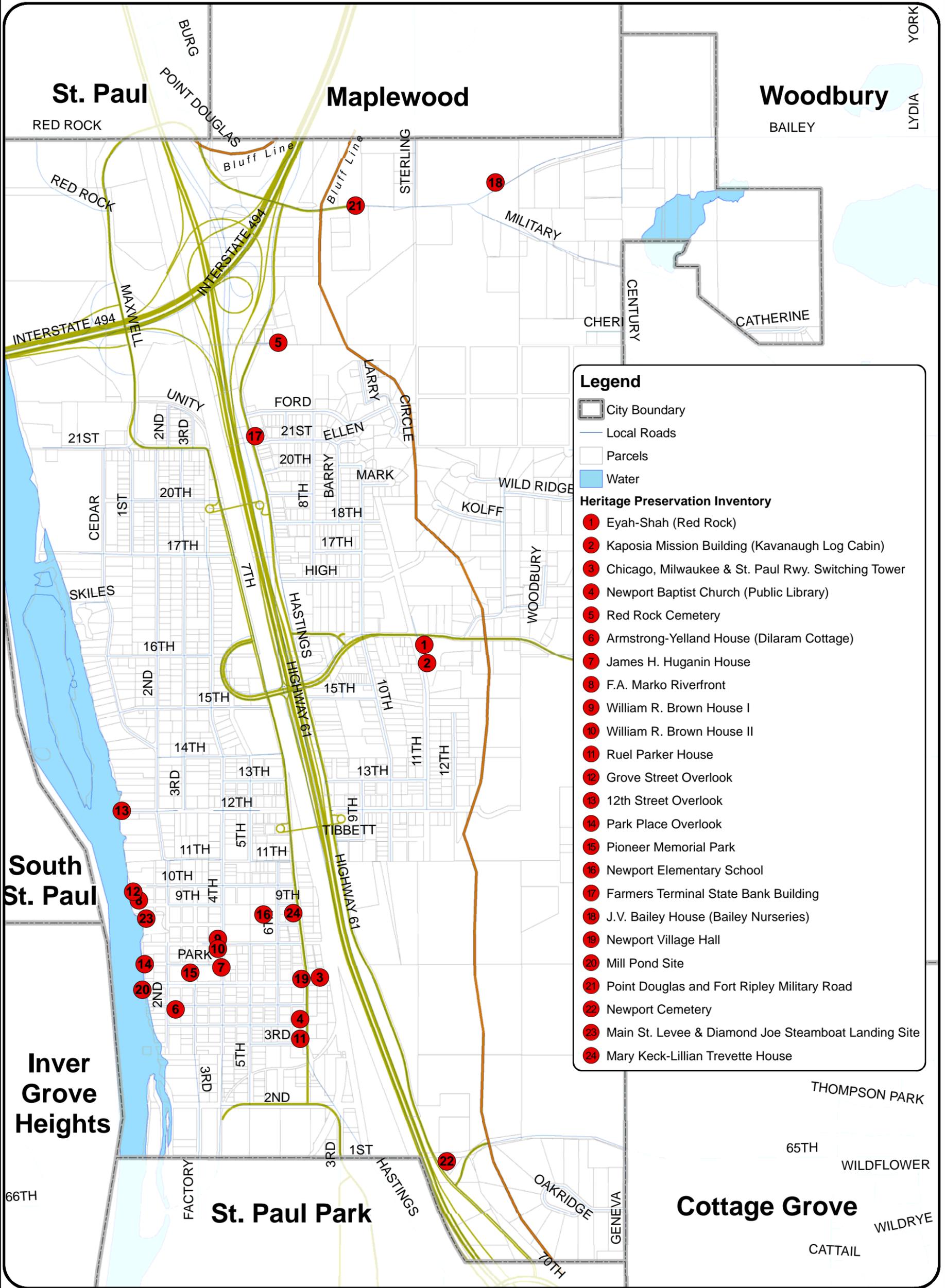
- Complete survey and evaluation of all buildings, sites, structures, objects, and neighborhoods over 50 years old to determine which heritage resources are significant and therefore worthy of preservation.
- Designate between 15 and 25 additional properties as Newport Heritage Landmarks.
- Develop and implement a heritage resource disaster management plan that will lead to improved emergency preparedness, more efficient assessment of damages, and improved protection for heritage resources before, during, and after a disaster occurs.
- Develop voluntary, non-regulatory guidelines for the treatment of heritage resources (applicable to projects that do not require design review by the HPC).

- Develop management plans for all City-owned heritage resources and make preservation a priority in master planning for all of the City's heritage parks.
- Complete an adaptive reuse study of the Newport Library.
- Complete an adaptive reuse study of the Newport Village Hall.
- Implement the recommendations of the interpretation plan.
- Develop architectural standards for new construction in the Old Town and Hastings Avenue districts.
- Study the feasibility of relocating the Eyah-Shah (Red Rock) and Kaposia Mission Building to a site with compatible surroundings at or near their original (circa 1805/1840) locations on the Mississippi River.
- Promote heritage tourism and the development of cultural and recreational enterprises based on local heritage resources.
- Apply GIS, GPS, and other digital data technologies in concert with traditional preservation planning methods to improving heritage resource management.
- Develop user-friendly, sustainable financial assistance and incentive programs for the rehabilitation, maintenance, enhancement, and adaptive reuse of significant heritage resources.
- Conduct an audit of the performance of the City preservation program at regular intervals (5-10 years) to measure overall program effectiveness.



City of Newport Heritage Resources Inventory

Comprehensive Plan - Draft



Legend

- City Boundary
- Local Roads
- Parcels
- Water

Heritage Preservation Inventory

- 1 Eyah-Shah (Red Rock)
- 2 Kaposia Mission Building (Kavanaugh Log Cabin)
- 3 Chicago, Milwaukee & St. Paul Rwy. Switching Tower
- 4 Newport Baptist Church (Public Library)
- 5 Red Rock Cemetery
- 6 Armstrong-Yelland House (Dilaram Cottage)
- 7 James H. Huginin House
- 8 F.A. Marko Riverfront
- 9 William R. Brown House I
- 10 William R. Brown House II
- 11 Ruel Parker House
- 12 Grove Street Overlook
- 13 12th Street Overlook
- 14 Park Place Overlook
- 15 Pioneer Memorial Park
- 16 Newport Elementary School
- 17 Farmers Terminal State Bank Building
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- 24 Mary Keck-Lillian Trevette House

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Data sources include the Heritage Preservation Committee, City of Newport, Metropolitan Council and TKDA.

