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National Park Service
U.S. Department of the Interior



OBTAINING REAL PROPERTY FOR HISTORIC MONUMENT PURPOSES

APPLICATION & INSTRUCTIONS

Public Law 107-217

National Park Service
U.S. Department of the Interior



(Application for Obtaining Real Property for Historic Monument Purposes, rev. 05/03)



INTRODUCTION

The following information is designed to assist your completion of the Application for Obtaining Real Property for Historic Monument Purposes, under Public Law 107-217.

The Application for Obtaining Real Property for Historic Monument Purposes (Application) provides the National Park Service with information upon which approval is based. The Application identifies the surplus federal real property and the Applicant, and sets forth the terms and conditions which will be made a part of the deed transferring title to the property, upon approval by the National Park Service on behalf of the Secretary of the Interior. Some of the terms and conditions are restrictive, and will appear as conditions in the Deed of Conveyance.

The person having legal responsibility and/or authority to submit the Application and carry out the conditions of a deed must sign in the space following the conditions.

The "Acceptance by the United States of America" statement will be completed by the General Services Administration, signifying final acceptance of the Application.

- Included is the format for a resolution or certificate of authority identifying and certifying that the officials and Applicant are legally authorized to make an Application for the property.
- The National Park Service will maintain one complete copy of the Application and deed on file.
- The Application need not be bound, put in a binder, or otherwise elaborately packaged.
- Use of the electronic form requires software compatible with MS Word or Adobe Reader.
- Photographs must
 - be 35mm or digital images
 - digital images must be minimum two megapixels (1200 x 1600 pixel image) at 300 dpi
 - digital images must be printed and submitted on a CD
 - be black and white or color originals
 - be adequately labeled
 - be clear depictions of the subject

Submit **two (2) original** copies of this completed Application to the following address:

National Park Service, Mississippi National River and Recreation Area
Chief, Resource Management
111 East Kellogg Boulevard, Suite 105
Saint Paul, MN

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APPLICATION

To: General Services Administration
Great Lakes Region (5), Real Property Utilization
and Disposal, Chicago Operations Branch
Through 12/2012: 77 West Jackson St.,
Room 425, Chicago IL 60604
Permanent address from 1/2013: 230 S. Dearborn
St., Suite 3774, Chicago IL 60604

Through: NPS Mississippi National River and
Recreation Area
111 Kellogg Boulevard East, Suite 105
Saint Paul, Minnesota 55101-1256

GSA Control Number: V-Minn-402L (141 acres transferred under the Lands to Parks program on August 17, 1971)

The undersigned State of Minnesota Department of Natural Resources hereinafter referred to as the Applicant or Grantee, acting by and through Tom Landwehr, Commissioner at 500 Lafayette Road, Saint Paul MN 55155 of the State of Minnesota Department of Natural Resources hereby applies for the conveyance, without monetary consideration, for use for historic monument purposes, from the United States of America pursuant to Section 203(k)(3) of the Federal Property and Administrative Services Act of 1949, as amended [40 U.S.C. 484(k)(3)], and in accordance with the rules and regulations of the General Services Administration, hereinafter referred to as the Administration, the following described property: Fort Snelling Upper Post, 141 acres

This property is more fully described in the "Program of Preservation and Utilization," attached hereto and made a part hereof.

Enclosed herewith is a resolution or certification as to the authority of the undersigned to execute this Application and to do all other acts necessary to consummate the transaction.

The undersigned agrees that this Application is made subject to the following terms and conditions:

1. This Application and its acceptance by the Administration shall constitute the entire agreement between the Applicant and the Administration, unless modified in writing by both parties.
2. The descriptions of the property set forth above are believed to be correct, but any error or omission shall not constitute ground or reason for nonperformance of the agreement resulting from the acceptance of this Application.
3. It is understood that the property is to be conveyed "As Is" and "Where Is" without representation, warranty, or guaranty as to quantity, quality, character, condition, size or kind, or that the same is in condition or fit to be used for the purpose intended, and no claim for any adjustments upon such grounds will be considered after this Application has been accepted.
4. The Applicant agrees to assume possession of the property within 15 days of any written request given by the Administration after acceptance of this Application. Should the Applicant fail to take actual possession within such period, it shall nonetheless be charged with constructive possession commencing at 12:01 a.m., local time, of the 16th day after such request by the Administration. The word "possession" shall mean either actual physical possession or constructive possession.
5. As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the Applicant shall assume responsibility for any general and special real and personal property taxes which may have been or may be assessed on the property, and shall pay its part of the pro-ration of any sums paid, or due to be paid by the Government in lieu of taxes.

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6. As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the Applicant shall assume responsibility for care and handling and all risks of loss or damage to the property and have all obligations and liabilities of ownership.

7. In support of eligibility to acquire the property for historic monument purposes, the undersigned submits a proposal entitled "Program of Preservation and Utilization" attached hereto. The "Program of Preservation and Utilization" may be amended from time to time at the request of either the Applicant or the Government, with the written concurrence of the other party. Such amendments will be added to, and become a part of, the original "Program of Preservation and Utilization." As part of the review of any amendments, the National Park Service is required to comply with Section 106 of the National Historic Preservation Act, as amended, and the National Environmental Policy Act, as amended. The Applicant further agrees that it will furnish such data, maps, reports, and information as may be requested by the Secretary of the Interior to comply with these, and any other, laws as required.

8. Conveyance of the Property shall be accomplished by an instrument, or instruments, in form satisfactory to the Administration, without warranty, express or implied, and shall contain reservations, restrictions, and conditions substantially as follows:

- a. That the Grantee shall forever use the property in accordance with its Application and the approved program attached thereto entitled "Program of Preservation and Utilization."
- b. Other than as provided for in the approved "Program of Preservation and Utilization" (a) above, the property shall not be sold, leased, assigned, or otherwise disposed of, except to another eligible government agency that the Secretary of the Interior is satisfied can assure the continued use and maintenance of the property for historic monument purposes. The assurance of the Secretary must be obtained prior to the execution of any agreement and must be in writing. The Grantee may, however, enter into lease agreements with any individual or entity if the lease agreement is compatible with the approved program (a) above, and provided the prior concurrence of the Secretary of the Interior, or his/her designee, is obtained in writing prior to the execution of such agreements. Any lessee who develops or rehabilitates the property on behalf of the Grantee shall also be required to provide the same information for the Biennial Reports as the Grantee (see 8.c below).
- c. The Grantee shall prepare biennial reports setting forth the use made of the property during the preceding two-year period, and submit them to the Secretary of the Interior at: MWRO-HNRP 601 N Riverfront Dr., Omaha, NE, 68102. If the Administrator of the General Services Administration has authorized revenue-producing activities, the Grantee shall file with the Secretary of the Interior at the same address every two years the following reports:

1) Financial Report. The Financial Report shall include the following:

- a) Statement of income from all sources during the reporting period.
- b) Statement of expenses classified according to the following categories:
 - i) repair, rehabilitation, and restoration costs;
 - ii) recurring maintenance requirements costs; and
 - iii) administration and operations costs.
- c) Statement of disposition of excess income.

The financial report will cover two accounting years, whether fiscal or calendar, as mutually agreed by the Grantee and the Secretary of the Interior and will be submitted within 90 days after the close of the accounting year.



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- 2) Audit Report. The Audit Report will consist of a report produced by an independent audit firm summarizing the results of the biennial audit in sufficient detail to disclose the financial position of the Grantee validity of the accounting procedures.

The Secretary of the Interior shall have the right, at his/her discretion, to audit such financial records, to examine such other records, and to inspect such portions of the granted property as may, in his/her judgment, be necessary to safeguard the interests of the United States.

- d. Title to the property transferred shall revert to the United States at its option in the event of noncompliance with any of the terms and conditions of disposal.
9. Any title evidence which may be desired by the Applicant shall be procured by the Applicant at its sole cost and expense. The Government shall, however, cooperate with the Applicant or its authorized agent in this connection, and shall permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and property involved, as it may have available. It is understood that the Government shall not be obligated to pay for any expense incurred in connection with title matters or survey of the property.
10. The Applicant shall pay all taxes imposed on this transaction and shall obtain at its own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be placed on record in the manner prescribed by local recording statutes at the Applicant's expense.
11. The approved Applicant covenants and agrees for itself, its successors and assigns, to be subject in all respects to all Federal laws and regulations relating to nondiscrimination in connection with any use, operation, program, or activity on or related to the property requested in this Application, including but not limited to:
- a. All requirements imposed by or pursuant to the regulations of the U.S. Department of the Interior (43 C.F.R. Part 17);
 - b. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d-1), which prohibits discrimination on the basis of race, color, or national origin;
 - c. The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age;
 - d. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicap;
 - e. The Architectural Barriers Act of 1968, as amended (42 U.S.C. § 4151), which requires facilities located on the property to be accessible to the physically handicapped; and
 - f. The Americans With Disabilities Act of 1990 (42 U.S.C. § 12101 et seq.), which requires that no otherwise qualified handicapped individual shall, solely by reason of his or her handicap, be excluded from the participation in, be denied benefits of, or be subject to discrimination under any program or activity receiving Federal financial assistance.

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12. The Grantee shall, within a period of six months from the date of the signing of the Deed of Conveyance, erect and maintain a sign of compatible scale and materials near the principal access to the property stating that: "The (name of building/property) was acquired by (local government entity) from the Federal Government through the General Services Administration as Historic Surplus Property on (date). This public benefit program is administered by the National Park Service." Additional information may also be included, such as names of local officials, etc. This sign shall be maintained in perpetuity. A temporary sign may be erected during any rehabilitation work. The final design and text of the sign must be included in the "Program of Preservation and Utilization."
13. The instrument effecting the transfer to the Applicant of any property covered by this Application shall contain provisions satisfactory to the United States, incorporating the substance of the foregoing agreement such provisions to consist of:
 - a. A condition, coupled with a right reserved to the United States to cause the property to revert to the United States in the event of any breach of such condition; and
 - b. A covenant running with the land.
14. The Applicant shall promptly take and continue to take such actions as may be necessary to effectuate this agreement.
15. The United States shall have the right to seek judicial enforcement of this agreement.

Signed in acceptance of the foregoing conditions this ____ day of _____, 20__.

By:

Applicant Signature

Tom Landwehr

Name – printed

Commissioner, State of Minnesota Department of Natural
Resources

Title

500 Lafayette Road

Address of Applicant

Saint Paul MN 55155

City, State, Zip

National Park Service
U.S. Department of the Interior



ACCEPTED BY THE UNITED STATES OF AMERICA

Accepted by and on behalf of the United States of America this ____ day of _____, 20__.

Comment [DS1]: I'm checking with GSA to see if this needs to be signed, as DNR already owns the land, or if NPS might be the more appropriate signatory.

GENERAL SERVICES ADMINISTRATION

By:

Signature

Name – printed

Title



PROGRAM OF PRESERVATION & UTILIZATION

1) APPLICANT:

1a. Name of Agency: State of Minnesota Department of Natural Resources

1b. Agency Representative: Tom Landwehr, Commissioner

1c. Agency Street Address: 500 Lafayette Road

1d. City: Saint Paul

1e. State: MN

1f. Zip Code: 55155

1g. Day telephone: (651) 296-6157

2) PROPERTY:

2a. Name of Property: Fort Snelling Upper Post

2b. Street address: Fort Snelling State Park, east of Bloomington Road to bluff, including Minnehaha and Taylor Avenues

2c. City: Unincorporated

2d. County: Hennepin

2e. State: MN

2f. Zip Code: 55111

2g. Name of historic district, if applicable: Fort Snelling Historic District (National Historic Landmark)

2h. Include as part of the Application a copy of the National Register nomination form or determination of eligibility, obtainable from the State Historic Preservation Officer or from the National Register of Historic Places, National Park Service, 1849 C Street, NW (Org. Code 2280), Washington, DC 20240-0001.

Check all applicable designations:

☐

Local listing

☐

Certified Local Government

☐

State listing

☒

National Register Listed

☐

National Register Eligible



3) DESCRIPTION OF PROPERTY:

3a. Acreage: 141 acres

3b. Legal Description:

Property situated in Sections Twenty (20) and Twenty-nine (29), Township Twenty-eight (28) North, Range Twenty-three (23) West of the Fourth Principal Meridian, Hennepin County, State of Minnesota, and more particularly described as follows:

Commencing at a concrete monument with an aluminum disk marking the southwest corner of Section Twenty (20); thence S 0°16'33" E along the west line of Section Twenty-nine (29) 771.38 feet; thence S 60°34'28" E 2326.03 feet; thence S 46°14'26" E 166.37 feet; thence N 37°44'49" E 229.13 feet to an iron pipe; thence S 60°34'28" E 30.08 feet to the point of beginning;

Thence S 60°34'28" E 2375 feet, more or less, to a point in the west right-of-way boundary of State Highway Number 5;

Thence in a northeasterly and northwesterly direction along said boundary to its point of intersection with the west boundary of the right-of-way of Bloomington Road;

Thence S 37°44'49" E 3197 feet, more or less, along the said west boundary of Bloomington Road to the point of beginning, containing 141 acres, more or less, and being a portion of the Veterans Administration Hospital Reservation, Fort Snelling, Minnesota;

Consisting of four separate areas, known respectively as the "Golf Course," the "Polo Grounds," "Officer's Row," and "Area J."

Subject to any and all existing reservations, easements and rights-of-way, recorded and unrecorded, for public roads and highways, railroads, pipelines, drainage ditches, sanitary and storm sewer systems, water mains, gas mains, communication conduits and electrical distribution systems for power, light and signal facilities including a reservation to the Grantor of the right to use the three foot by six foot government-owned interceptor sewer to serve contiguous facilities of Grantor not conveyed herewith.

3c. Map: See Figure 3.1 in appendix.

4) NARRATIVE DESCRIPTION:

The Upper Post is bounded by Minnesota Highway 55 on the north, which separates it from the original fort (Lower Post) that was established in 1820 on a dramatic bluff overlooking the juncture of the Mississippi and Minnesota Rivers. The only direct connection between the posts is the Bloomington Road underpass at the Upper Post's northwest corner. Bloomington Road serves as the western boundary of the Upper Post, although property west of Bloomington Road was historically associated with the post. Bloomington Road terminates at the Minneapolis-Saint Paul International Airport, which edges the Upper Post to the south. The post's eastern border, Minnesota Highway 5, is at a lower elevation than most of the post, which is on a bluff overlooking the Minnesota River Valley.

The Upper Post is crossed by two main roads, Taylor and Minnehaha Avenues. Minnehaha, which is also known as CSAH 204 and Colville Avenue, has a 24-foot-wide roadway and is owned by Hennepin County. The roadway of



Taylor Avenue, which is owned by the Minnesota Department of Natural Resources (DNR), is 36 feet wide, as is Bloomington Road (CSAH 205), another county road.

Most of the post's buildings are aligned with Taylor, which runs generally north-south. It is bisected by Minnehaha, which extends perpendicularly to the west and continues beyond Bloomington Road into the City of Minneapolis. South of Minnehaha, Taylor Avenue is lined to the west by a series of single and double houses known as Officers' Row. Large infantry barracks are across from Officers' Row. An array of administrative and support buildings, including the Headquarters Building near the Minnehaha intersection, extends to the north. The property east of Taylor is collectively known as Area J. Minnehaha Avenue runs between two areas historically used as drill fields by the artillery to the north and the infantry to the south. The Upper Post's Parade Grounds were directly south of Minnehaha, edged to the south by Leavenworth Avenue.

During the twentieth century, the northern field was adapted into Polo Grounds, while the field to the south became the Golf Course after airport and highway expansion forced the extension of this activity across Leavenworth Avenue. The Parade Grounds and most of Leavenworth have been incorporated into the nine-hole, par 35 Golf Course, which comprises about 50 acres. A modern Club House is west of Officers' Row. The Polo Grounds now hold athletic fields for the Neiman Sports Complex, which the Minneapolis Park and Recreation Board opened in 2003.

Other than the bluff to the east, the Upper Post is relatively flat. Most of the trees and shrubs, which include both native and non-native species, appear to date from the twentieth century. Taylor Avenue currently has few trees along the boulevard, but historically it was lined with large elms that provided a canopy over the road. The grass-covered sports fields on the Polo Grounds are void of trees. Trees are scattered throughout the Golf Course, with a double row marking the former alignment of Leavenworth Avenue. While Officers' Row, Area J, and the slope to the east have become overgrown since the buildings were vacated, recent efforts to remove the volunteer understory are aimed at reestablishing the well-groomed appearance that the grounds historically displayed.

The streets in the Upper Post are asphalt-surfaced and generally in a poor state of repair. Taylor Avenue is a wide, two-lane road flanked by remnants of granite curbing. Some early twentieth-century streetlights survive and most of the metal lamps have been removed and are in storage for safekeeping; the cast-concrete posts feature exposed aggregate. Concrete sidewalks edge Taylor Avenue and link the buildings beside it.

Surface drainage was installed in the area, with a major campaign in the 1930s, and limestone lined drainage ditches are still in place behind Buildings 102 and 103. A swale to collect storm runoff is a water hazard for the Golf Course's seventh hole.

In addition to Taylor and Minnehaha Avenues, there are two minor, paved streets in Area J that connect with Taylor Avenue at various points. Sibley Street runs east of the infantry barracks (101,102,103). Ramsey Street is behind the buildings north of Minnehaha, running from Building 53 to Building 65. The streets provide access to paved parking areas near the buildings. A streetcar line once ran behind the buildings in Area J, but a series of street lights and a slight rise in grade provide the only evidence of that today. There were once recreational facilities behind Building 103, but only the concrete slab of the tennis courts survives. A narrow drive runs behind the houses on Officers' Row to provide access to the garages to the west.

To combat deterioration and vandalism until plans for redeveloping the Upper Post are implemented, the Minnesota Department of Natural Resources (DNR) has worked to monitor and mothball the buildings in Area J and Officers' Row. Area J has been fenced to restrict vehicular and pedestrian access. As funding has allowed, the DNR has:

- a. Secured doors and windows of buildings to restrict access;
- b. Provided venting that will permit natural air exchange for humidity control;
- c. Repaired roofs to protect building interiors;



- d. Restored masonry exteriors; and
- e. Mowed, trimmed tree, and done other landscape maintenance to protect building exteriors from damage.

A more detailed overview of specific areas follows. A table with information on building dimensions and floor area is included as Figure 4.1 in the appendix.

Area J

Area J holds administrative and other buildings that have supported the functions of the fort. At the south end, across Taylor Avenue from the Officers' Row, are three of the barracks erected to house enlisted infantrymen. Area J buildings were constructed between 1879 and 1939, with the large majority built in the late nineteenth and early twentieth centuries. The structures appear to have solid masonry bearing walls, but structural systems have not been assessed for each building. Smaller buildings generally appear to have solid masonry load-bearing exterior walls with wood-frame partitions, floors, and roofs; while the larger buildings appear to employ interior structures of either steel or concrete columns and beams. There are wood-sided additions to the rear of many of the buildings.

The exteriors of Buildings 53, 56, 64, and 76 are red brick with white trim. The remaining buildings in Area J are buff colored brick with white trim, except for Building 62, which has dark brown trim. A large number of the buildings have slate roofs, but many have asphalt shingles.

The buildings in Area J are a mixture of one to two-and-one-half stories. All have basements, and the Post Hospital (No. 55) and Band Barracks (No. 57) have finished attics. Many have porches, including Buildings 56, 57, 62, 65, and 66, although only those at Buildings 57 and 65 appear original, and the porches on Building 57 have been enclosed on the first floor. Historic photographs and physical evidence on the brick facades of Buildings 55, 101, 102, and 103 indicate that porches have been removed. One-story dayrooms have been taken off the each end of the Medical Detachment Barracks (No. 54), a conclusion reinforced by historic drawings and photographs as well as physical evidence.

The buildings were designed to serve a wide variety of functions. As such, they range in size from small specialized structures such as the Dead House (No. 62) and Fire Station (No. 64) to larger structures such as the Hospital (No. 55) and the double Infantry Barracks (Nos. 101, 102, and 103).

Although built and altered over a period of sixty years, the structures in Area J primarily display the Colonial Revival style, which was popular in the United States from about 1880 through the first decades of the twentieth century. Straightforward Colonial Revival examples include Buildings 56, 62, 66, 76, 101, 102, 103, and 112. The red brick Gymnasium (No. 53) is Georgian Revival. The Medical Detachment Barracks (No. 54) and Post Hospital (No. 55) have both Georgian and Neoclassical elements, although the impact of the design on the latter has been somewhat diminished by the removal of the original full-width porch and central entrance. The Band Barracks (No. 57) has strong Classical Revival elements with its large, gable roofed, 2-1/2 story entrance porch, and Palladian windows. Historic photographs show the influence of the Italianate style on the Fire Station (No. 64), which had a prominent hose-drying/siren tower, bracketed eaves, and segmental-arch windows, but the addition of a second floor and extensions on the south side radically altered its appearance. The Post Guard House (No. 65), which has a steep, hipped roof extending over a full-width porch, appears influenced by the French Colonial style. The visual centerpiece of the Upper Post, the Administration Building (No. 67), features classic Italianate styling with its low-pitched roof, bracketed eaves, and tall, narrow, segmental-arch windows. The clock tower, added a few years later, has a mansard roof that reflects the Second Empire style.

The Quartermaster Shops (No. 63) suffered from deterioration that gradually compromised its structure. It has collapsed. While other buildings have also deteriorated, stabilization work by Sentence to Serve crews since 2006 (see [Section 8: Preservation Plan](#)) has helped other buildings avoid this fate.



Officers' Row

In general, Officers' Row comprises ten residential buildings west of Taylor Avenue that housed either married or bachelor officers. The residential structures were constructed between 1879 and 1904, with the garages behind them dating from the 1920s and later. The houses and the Bachelor Officers' Quarters (BOQ—No. 151) generally have solid masonry load-bearing exterior walls with wood partitions, floors, and roofs. Some have wood-sided rear additions that appear to be wood-framed.

The exteriors of the single residences are buff-colored brick with red asphalt-shingled roofs and gray/beige trim. The double residence is a similar brick and trim color, but appears to have a gray slate roof. A similar roof appears on the BOQ, which has red brick walls and white trim.

The buildings of Officers' Row are two to two-and-one-half stories with basements and unfinished attics. They all have porches, although some of the porches are not original. Only Building Nos. 156 and 157 appear to have their original porches; evidence of the original porches at Buildings 152, 153, 154, 155, 158, 159, 160, and 161 is apparent in the brickwork on the front facades. The majority of the residences were designed as single-family houses with approximately 1,400 square feet per floor. However, Building 157 was designed as a double house, with each side having just over 1,500 square feet per floor. The design of many of the buildings is identical and was presumably based on standard plans, which the army increasingly adopted in the last half of the nineteenth century. The BOQ, also probably designed from a standard plan, had approximately 7,000 square feet per floor.

Stylistically, the buildings of Officers' Row are more cohesive than those of Area J because they were generally built over a shorter time period and for a single function, namely housing. Also, because this use was maintained, for the most part, until the buildings were vacated, they are less altered. The design of the first wave of construction in 1879-1880 (Nos. 152, 154, 156, 158, and 160) is particularly influenced by the Queen Anne style, which was popular for domestic construction in the United States during the last decades of the nineteenth century. Identifying features of this style include steeply pitched roofs of irregular shape, often with a dominant front-facing gable or dormer; bays, projections, or other ornamentation to create a varied wall plane; and an asymmetrical facade with a porch, usually one story high, extending along all or part of one or more facades. Gables often are trimmed with decorative bargeboards. Some of the ornamental woodwork that the buildings once displayed is no longer extant. Features of Buildings 154, 158, and 160 also show the influence of the earlier Second Empire and Italianate styles: mansard roofs; tall, narrow windows with elaborate crowns, often arched; and decorative brackets under the eaves.

The single-family residences from the second construction campaign in 1892 (Nos. 153, 155, 159, and 161) show residual traces of the Queen Anne in their massing and details, particularly the eyebrow dormer, but they fall more into the Colonial Revival style. This is even more apparent in the design of the double residence (No. 157) and the symmetrical BOQ (No. 151). The latter features red-brick exterior walls and a low hipped roof bisected by a gabled-roof entry bay centered in the front facade. The central bay is flanked by full-width, flat-roofed porches that were originally wood and were later rebuilt in brick.

By the late 1930s, there were five long, rectangular buildings behind (west of) the residences that front on Taylor Avenue (Nos. 178, T-178, T-180, T-181, and T-182). Accessed by a service drive that ran between the buildings and the residences, they were apparently all garages built in the 1920s-1930s. T-178 and 182 survive. Both have low-sloped shed roofs and are oriented to the east. The structure of T-178 is cast-in-place concrete. The wood and glass doors that once filled the ten car bays have been replaced, although some of the overhead tracks and hardware survive, and some of the openings have been altered. Building 182 is a concrete-block structure that once had eight car bays. Two of the openings have been filled in. One of the remaining openings has a single hinged door, and the remaining five have overhead garage doors.

These garages have been joined to the south by a more modern, wood-frame double garage with a low, asphalt-shingled, gable roof. It is clad in wide shiplap siding. At the north and south ends of the service drive there are two



small, identical, concrete-block structures that have pyramidal-hipped roofs with exposed rafter tails. Although the southern one does not appear on a 1939 map, it appears to be a contemporary of the northern one, Building 186, a 64-square-foot Transformer Vault dating from 1939. Just west of Building 186 is a largely underground concrete-block structure, accessed by a stairway entered through an above-ground door. All of the buildings along the service drive remain in use; most appear to hold materials and equipment for the Golf Course and other facilities operated by the Minneapolis Park and Recreation Board.

Golf Course

The Golf Course's Club House (No. 175) is west of Building T-178, one of the garages behind the Officers' Row residences. The mid-twentieth-century Club House has a low, pyramidal-hipped roof with an addition to the north. The walls have vertical wood siding. A flagpole stands near the door that opens into the parking lot on the building's east facade. The parking lot continues north of the Club House, with a driveway that extends north to Leavenworth Avenue. A garage/storage structure edges the parking lot northeast of the Club House.

The course's first hole begins southeast of the Club House. It goes south, then curves to the west along the course's south border, which parallels a runway of the Minneapolis-Saint Paul International Airport. The par-3 course includes nine tightly arranged holes. Many of the fairways are lined by trees. A row of trees delineates the original orientation of Leavenworth Avenue. There is a water feature at the seventh hole near the intersection of Taylor Avenue and the remaining east end of Leavenworth Avenue. The land is generally flat.

Polo Grounds

Sports fields occupy the Polo Grounds, which was once an artillery drill field. The area was extensively renovated by the Minneapolis Park and Recreation Board in the early twenty-first century and opened as an athletic facility in 2003. There are two baseball fields in the northeast corner and two youth fast-pitch softball fields in the northwest corner. All are surrounded by black chain-link fencing and have dugouts, bleachers, and lighting. The remaining area is occupied by eight soccer fields, six of which have tall poles with lights for evening games. (The park board's Neiman Sports Complex also includes an adult softball field and indoor and outdoor tennis courts on the west side of Bloomington Road.)

A concrete sidewalk rings the fields to the north, west, and south. A narrow parking lot stretches across the entire south end along Minnehaha Avenue, and a smaller lot is at the northeast corner, accessed from Taylor Avenue. Two small, single-story, gable-roofed, red-brick buildings (Artillery Work Shops, Buildings 205 and 206) north of the baseball fields were moved from the artillery area that was once west of Bloomington Road. The wood-framed stables and storage sheds in this area, which was developed in the early twentieth century, have been demolished.

5) UTILITIES:

As part of the lease signed with the Minneapolis Park and Recreation Board for redevelopment of the athletic fields on the Polo Grounds, a new looped water system was installed in 2001. It is maintained by the City of Minneapolis, which has received a utility easement for this purpose from the DNR. The Minneapolis Water Department will authorize and permit new service connections to this system by redevelopment tenants in the Upper Post, and will bill all users in the area for water service. Redevelopment tenants in the Upper Post will be required to share the installation cost of the new watermain loop.

Hennepin County subsequently commissioned an engineering firm to evaluate the utilities of the Upper Post. The resulting report, "Fort Snelling Upper Post Utility Assessment," was issued by WSB and Associates on October 19, 2010 (WSB Project No. 1822-00). Copies of the report are available from Hennepin County Housing, Community Works and Transit. The report's executive summary, which follows, references several zones. Zone B is Officers' Row,



Zone C is Area J, and Zone D is the Polo Grounds. Zones A and E are currently part of the Golf Course; Zone E was historically the Parade Grounds. The zones are illustrated in Figure 5.1 appended to this PPU.

Executive Summary

This project . . . includes the area bounded by Highway 5 on the east, Highway 55 on the north, Bloomington Avenue on the west and the Minneapolis/St. Paul International Airport property on the south. The project scope includes an evaluation of the condition of existing sanitary sewer, storm sewer, water main, electric, gas, and telephone utilities within the study area and recommended improvements to provide service to Zones A, B, and C of the County's Fort Snelling Light Rail Transit and Upper Post Master Plan.

Televising of existing sanitary sewer and storm was conducted by Pipe Service Company in the months of April 2011 and August 2010. The televising reports show that the structural condition of the existing sanitary sewer is in relatively good condition. However, existing sanitary sewer pipes do have a few offset joints, cracked segments, dips with solids deposition, root intrusion and mineral deposits that would require the sewers to be rehabilitated before they could be reused for future service. Once rehabilitated, the existing sanitary sewer system would have sufficient capacity to carry estimate peak hour flows generated by the proposed study area.

A new storm sewer system is recommended to serve the proposed development. The majority of the existing storm sewer system should be removed or abandoned. The existing storm sewer within the study area is in relatively good condition, but is smaller in diameter than current storm sewer design standards suggest and storm sewer improvements would need to include water quality and filtration/infiltration improvements.

A 12-inch watermain loop was constructed through the Upper Post area in 2001. Watermain extensions from this 12-inch loop would provide water service to proposed development with in the area. Electric, gas, or phone service were abandoned to the existing buildings within Zone B and Zone C. New electric, gas and phone service would need to be provided when development of the study area occurs.

The estimated total project cost for sanitary sewer improvements and watermain improvements would be \$1,391,000 (cost is being updated in current study by Stonebrooke Engineering). Estimated costs for rehabilitation of the existing storm sewer are \$208,800. However, as discussed previously a new storm sewer system has not been estimated as it would be dependent on development, street layout, and requirements of the watershed district.

6) RELATED PERSONAL PROPERTY:

N/A

7) SIGNIFICANCE

Part of Fort Snelling, including the Upper Post east of Bloomington Road, was designated a National Historic Landmark in 1960. A larger area of Fort Snelling, again including the Upper Post, was listed in the National Register in 1970. A map showing the boundaries of these districts is in Figure 7.1 in the appendix. The fort's significance is summarized in the National Register nomination:



Fort Snelling, in the nineteenth century, represented the “guardian of the northwest frontier.” Located at the confluence of two major waterways, which until the coming of the railroads were the only means of commerce and of most travel, the fort controlled the traffic moving north-south on the Mississippi and from there northwest on the Minnesota and Red Rivers. By controlling this hub of transportation, the fort could potentially regulate Indian migrations, trade, commerce and white settlement over a vast area. The site was chosen precisely for these reasons. During the period of internal expansion in our history (1805-1898), the fort occupied a strategic location in the military sense, extending its zone of operations to the areas along the Canadian border, including what is now Minnesota, the Dakotas, Montana, northwest Wisconsin and also northern Iowa.

Construction of Fort Snelling, originally known as Fort Saint Anthony, was begun in 1820. The fort’s first buildings were situated on a bluff overlooking the junction of the Mississippi and Minnesota Rivers. This area would later be known as Old Fort Snelling or the Lower Post. The fort’s original purpose was “to control the principle avenues of communication, provide support for the Indian agency,” quell conflicts among local Indian tribes, and deter Euro-American settlement in Indian territories. When the original fort was completed, it was surrounded by four stone walls.

By the mid-nineteenth century, the American frontier had moved well beyond the Mississippi River and Fort Snelling became a garrison where troops gathered to embark to other locations. The government decommissioned the fort in 1856 and sold the property the following year to a developer who platted the City of Fort Snelling. Had he been successful, the new community would have occupied the entire bluff.

With the onset of the Civil War in 1861 and conflicts with American Indians to the west, the fort was again commandeered by the military, which initiated the first major expansion of facilities beyond the walls of the original fort. Barracks, stables, and other buildings were erected west of the fort along the bluffs overlooking the Mississippi.

Beginning in the late 1870s, Fort Snelling’s Upper Post was developed to the south of the original fort along the Minnesota River bluffs. The impetus for this expansion was the army’s decision to expand the post, which included moving the headquarters of the Department of Dakota there from Saint Paul. The department, which had been established in 1866, oversaw all military activities and forts within Minnesota and the territories of Dakota and Montana. Congress appropriated funding for the department’s new headquarters in 1879. The “clock tower” building (No. 67) represents a clear transition to the Upper Post. Construction of the Second Empire style brick building, a landmark on Taylor Avenue, was begun sometime in 1880 and largely completed the following year. During this same period, a new Officers’ Row, consisting of single-family brick residences, was erected along Taylor Avenue. By 1885, the walls surrounding the old fort had been demolished and only two towers remained in place. The Lower Post had been almost completely superseded by the Upper Post.

The Upper Post experienced another major expansion at the beginning of the twentieth century. During this period, the entire army was reorganized under the leadership of Secretary of War Elihu Root, who adopted a corporate model. His emphasis on efficiency resulted in the standardization of building plans, which had been introduced in the army in the 1860s but not used universally. The number and location of military posts was also under scrutiny, and Fort Snelling’s future was in doubt. Saved by politics, the fort was ultimately expanded rather than closed.

This brought cavalry and artillery units to the fort, which had been primarily an infantry post. New barracks, stables, and other buildings were erected north and west of the Parade Grounds to house these units. After intense activity in support of the military effort during World War I, Fort Snelling became known as the army’s “country club.” The conversion of the Parade Grounds into polo fields was one sign of this transformation.

When the country plunged into economic depression in the 1930s, work relief programs further shaped the Upper Post. WPA workers, for example, replaced wood porches on most of the buildings on Officers Row with brick porches on concrete foundations, and other laborers raised the elevation of the polo fields with wheelbarrow loads of dirt.



World War II brought much activity to the fort, but no permanent new construction in the Upper Post. The fort was decommissioned by the army in 1946, and the buildings have served a number of government and civilian uses since that time.

The upgrading of Highway 55 in the mid-twentieth century destroyed some early twentieth-century buildings and severed connections between the Upper and Lower Posts. Expansion of the airport at around the same time to accommodate newly introduced jet aircraft led to wholesale demolition of the south end of Officers' Row and several infantry barracks and isolated the 1930s-era Officers' Club to the southeast. Subsequent demolition has removed more buildings. Regardless, the significance of Fort Snelling to the expansion of the American frontier in the nineteenth-century and its ongoing role for the U.S. Army through World War II has made it worthy of designation as both a National Historic Landmark and a National Register Historic District. The Minnesota Historical Society operates the Lower Post as a living history museum.

Section 8 **Preservation and Architectural Use Plan**

Preservation and Architectural plan. Note: All work must be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. (Provide records of existing architectural conditions and proposed alterations. Existing conditions may be shown by original construction drawings which include subsequent modifications, by current record drawings, or by newly prepared measured drawings; existing decorative elements may be documented by detailed photographs. Interior elements, such as decorative plaster work, wainscots, and major spaces, should be documented. Plans for the repair, rehabilitation, restoration, and maintenance of the historic area should be set forth in graphic and narrative form. The impact of incorporation of modern utilities or other modifications should be indicated. For archeological areas describe necessary security and maintenance to stabilize the site, control vegetal growth, or avoid damage. Describe work on the site, including parking, underground utility lines, landscaping, etc. List the increments and time schedules for phased work and the estimated cost of each increment. Detailed expected, but it must be clear that the applicant has fully recognized areas of historic significance and will plan proposed work to minimize the impact on these significant areas.)

This Preservation and Architectural Use Plan is a general plan that establishes the Department of Natural Resources' (DNR) intentions for future treatment of the 27 structures in Area J and Officers Row and of the full 141 acres of land covered by this PPU. The DNR plans to lease the buildings, and require that the lessees then carry out rehabilitation/restoration work; the lessees will either occupy the space or sublease their buildings. Prior to signature of leases, and pursuant to the terms of the deed, all leases will be submitted to the NPS to ensure compliance with the Historic Surplus Property program and this PPU. Before the DNR signs any lease, the DNR will submit the lessee's proposed treatment, use and financial plan to the NPS and SHPO, as required by the PA. The DNR's submittal will provide the reviewers with specific descriptions of project work, existing conditions, detailed uses and financial plans, including such supporting documentation as drawings, schematics, and photographs. With approval by the NPS and concurrence by the SHPO, those documents will be considered amendments to the PPU. The NPS will write an approval letter to the lessee, DNR, and other Joint Powers organizations, after the review is complete. The letter will note that the drawings have been added to and filed with the PPU as an amendment.

While detailed preservation and use plans cannot therefore be addressed in this document, all of the work that will be performed will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. To ensure that the Secretary of the Interior's Standards are applied consistently throughout the complex, all tenants will be required to rehabilitate and maintain their premises in accordance with the PPU and related preservation documents. The related preservation documents include: the Programmatic Agreement (PA) negotiated according to guidelines established with in the National Historical Preservation Act, as amended; the "Fort Snelling Upper Post Open Space and Landscape Development Guidelines" (Summer 2008), the "Fort Snelling State Park Area J and Officer's Row Development Design Guidelines" (Winter 2003), and applicable portions of the "Design Guidelines for Minneapolis Park and Recreation Board Development at Fort Snelling" (April 1999). These guideline documents



were developed in consultation with the SHPO and a team of professionals trained and experienced in the restoration, rehabilitation and reuse of historically significant structures and landscapes. The DNR will provide any potential lessees with digital copies of these guidelines.

Some changes to the land and buildings have occurred since the guidelines were published, but the guidelines still address the significant architectural elements and landscapes that must be protected, preserved or restored at the fort. In no instance are the guidelines intended to create a situation which endangers public safety. However, it is expected that code and safety requirements will be met in a manner which also respects the requirements of these guidelines.

In general, the Upper Bluff area south from Minnehaha Avenue will probably need to incorporate exterior to interior noise control into their architectural plans, due to the proximity of the Minneapolis-Saint Paul International Airport. This usually means application of acoustic building techniques, not necessarily additional materials; an acoustic engineer should be involved with the development of architectural plans. These same types of noise control measures may need to be considered in the remainder of the Upper Bluff area depending upon the noise sensitivity of the proposed use and the "quality" experience desired.

Preserving the historic character of the Fort Snelling Upper Post is critical to both the Federal Government and the State of Minnesota. Federal and State laws and policies emphasize the preservation of significant historic sites. Historic properties transferred under the Historic Surplus Property Program, the NPS stresses, "are physical reminders of our nation's diverse heritage and reflect our Federal history..." This is why the NPS retains some oversight of the property through the PPU. Minnesota Statute 138.5 states that "It is in the public interest to provide for the preservation of historic sites, buildings, structures, and antiquities of state and national significance for the inspiration, use, and benefit of the people of the state." This is especially true for National Historic Landmarks, like Fort Snelling.

The historical significance of the buildings is primarily derived from their interrelationships as a group, rather than from individual buildings. Fort Snelling was originally much larger, and the remaining buildings represent only a fraction of what once existed. For this reason, retention of all historic buildings is imperative and maintaining the overall setting critical. Any new construction or additions to buildings must take this into consideration, as must any proposals affecting the general landscape between and around the buildings.

The above referenced PA was developed during the amending and re-deeding process to switch the federal program from "Federal Lands-to-Parks" to "Historic Surplus Property." It establishes the roles and responsibilities of the signatories for actions that fall outside of the undertakings approved in the PPU and for the process of preparing amendments to the PPU. It allows for compliance with Section 106 of the PA via a streamlined process, so long as the signatories agree that certain uses and treatments have a low potential to cause adverse effects.

Most of the Upper Post buildings have been vacant for years. All have experienced varying degrees deterioration, with the worst case represented by the collapse of Building 63. Since 2006, the DNR has used Sentence to Serve (STS) work crews to stabilize and mothball the buildings. This initiative has been financially supported by Hennepin County, state bond funds, and a National Park Service Save America's Treasures grant, as well as by DNR funds. During the same period, the county has commissioned historic context studies for the Upper Post as well as a master plan for the broader Fort Snelling area.

The building conditions vary but are in generally good condition. A detailed analysis of each building's exterior, interior, and key structural element conditions is provided in the "Fort Snelling 'Upper Bluff' Reuse Study," as updated in 2006 by Miller Dunwiddie Architecture. (Thomas R. Zahn & Associates, Miller-Dunwiddie, and others completed the original study in 1998.) The Miller Dunwiddie update also provides details on the key architectural elements for the Upper Post overall and for individual buildings. This study, including all its appendices, is available digitally from the DNR or NPS.



The DNR will accept applications for new construction only after all the historic structures have been rehabilitated. If an applicant submits a proposal for rehabilitating one or more of the vacant historic buildings, then the DNR may consider new construction commensurate with the extant of an adaptive reuse. Any addition to a historic building that is necessary to comply with handicapped accessibility requirements and necessary to make adaptive reuse viable can be accepted, as long as the additions meet the Secretary of the Interior's Standards and the related preservation documents for the Upper Post.

Where new construction of any kind will require excavating outside the footprints of the existing buildings, the DNR will require that the potential for archeological sites be considered and addressed as provided for in the PPU and PA. As context for the Upper Post's archeological potential, see Christina Harrison's "Before the Fort: Native American Presence at the Confluence of the Mississippi and Mississippi Rivers" (June 2002) available digitally from the DNR or NPS upon request.

The golf course covers approximately 40 acres and was reconfigured as a result of airport construction to the south. The reconfigured golf course blocked off Leavenworth Avenue and occupied what was the historic parade ground in front of the Department of the Dakotas Headquarters Building. The PPU allows for the possibility that the golf course could close and Leavenworth Avenue and the parade grounds could be restored.

The historic athletic grounds and polo field cover approximately 41 acres. This area was adaptively reconfigured for soccer fields and baseball fields in 2000-2001 by the Minneapolis Park and Recreation Board, which currently leases the land from the DNR. No changes are planned for this area.

While buildings remain empty, the DNR will continue to monitor and protect the complex. If a building or buildings are not leased and rehabilitated/restored, the DNR will, within the limits of available funding, provide moth balling in accordance with the Secretary's Standards, as follows:

- a. Fence unoccupied portions to restrict vehicular and pedestrian access
- b. Secure doors and windows of each building to restrict access
- c. Provide venting that will permit natural air exchange for humidity control
- d. Provide roof repairs to protect Building interiors
- e. Provide vegetative management such as mowing and tree maintenance to protect building exteriors from damage.

Section 9 Use Plan

Background

This PPU represents a change from the "Federal Lands-to-Parks Program" to the "Historic Surplus Property Program" (formerly known as the "Historic Monuments" program). The Upper Post was originally transferred to the State of Minnesota under the Lands-to-Parks Program in 1971.

The Parks Program did not encourage adaptive reuse of the historic buildings, and the Upper Post's 27 buildings stood empty for many years. Therefore, the DNR plans to manage the Upper Post under the Historic Surplus Property Program. The basic distinction between the Parks Program and the Surplus Property Program is the reuse plan. Under the terms of the Parks Program, historic properties must be used exclusively for parks and recreation activities. With the Historic Surplus Property Program, a greater range of uses is allowed; this includes revenue-generating options.

For example, adaptively reused buildings at Fort Vancouver, Washington, have offices for federal and state representatives and senators, a restaurant, psychologists' offices, and the offices for counselors, lawyers, marketing companies, non-profit foundations, the Vancouver Business Journal, accounting companies, insurance companies and



more. Although not transferred under the Historic Surplus Property Program, the Cavalry Parade Building (# 201) at Fort Snelling has been beautifully rehabilitated and smartly reused by the Boy Scouts of America as their first urban base camp.

The Upper Post is ideally located. It lies within one of the region's major metropolitan areas and is bordered by Minneapolis, Saint Paul and the International Airport. It is also within Fort Snelling State Park, and is a short distance to the Mall of American and the Minnesota Valley National Wildlife Refuge. The NPS now owns and manages the 29-acre Coldwater Spring property about a mile away. Coldwater Spring was Fort Snelling's primary water source for more than 100 years. The number and variety of buildings on the Upper Post provide the opportunity for multiple development options, based on size and use, increasing marketability and draw of the site.

Given the size and design of many of the buildings, the site plan, and the location of the Upper Post area lends itself to developments such as an educational campus. The DNR intends to seek reuse options that are consistent with the DNR "Conservation Agenda", with a focus on environmental education, historic and cultural preservation, sustainable development and sustainable energy use, and introducing new users to outdoor recreation. Or it lends itself to individual uses like those mentioned for Fort Vancouver.

From time to time, the DNR plans to issue Requests for Proposals (RFPs) to garner applications for the reuse of the Upper Post buildings and related lands. Those proposals that conform to the requirements of this PPU may be granted a lease from the DNR. The DNR will consider a wide variety of uses as long as they are compatible to the program and the resource.

Under a Joint Powers Agreement signed by the DNR, NPS, Hennepin County, Minnesota Historical Society, and the Minneapolis Park and Recreation Board, the parties have agreed to consult with each other concerning RFPs. Each of the Joint Power Agreement parties owns land or has an oversight role for lands at Fort Snelling. The goal is to further the overall preservation and reuse of Fort Snelling.

Leases can be for revenue-producing activities. The primary financial objective is to preserve Upper Post and make the property self-supporting. Any income received by the DNR in excess of costs required to preserve the property will be used for public preservation or park and recreation purposes at Fort Snelling.

As part of the financial plan, the lessee of any buildings or lands on the Upper Post will have to describe their long-term financial plan. A portion of the finances must be applied to the maintenance and preservation of the building and site as discussed in Section 10 of the PPU.

The "Fort Snelling Light Rail Transit and Upper Post Master Plan" (February 2011) addresses the Upper Post area and lands west of Bloomington Avenue over to the Hiawatha Light Rail Line. The master plan breaks land use at the 141-acre Upper Post into the following categories: 51.3 acres of development area, 13.3 acres of right-of-way, 62 acres of public park, and 14.5 acres of historic open space.

For development considerations, the master plan subdivides the Upper Post into five zones, which generally adopt the boundaries described sections above. Officers' Row is Zone B, Area J is Zone C, and the Polo Grounds are Zone D. The exception is the Golf Course, which is bisected by a potential reinstating of Leavenworth Avenue, to reestablish the former Parade Grounds north of Leavenworth (Zone E). The area south of Leavenworth is Zone A.

The historic buildings in the Upper Post contain a total of 355,717 square feet. Approximately 490,297 square feet of new development could occur based on the potential development areas identified in the "Fort Snelling Upper Post Open Space and Landscape Development Guidelines," bringing the total building area of the Upper Post to 846,014 square feet.



No change in use is planned for the soccer fields and baseball fields. However, the PPU allows for the possibility that the golf course could close and Leavenworth Avenue and the parade grounds could be restored. This would open the potential for new construction in the southern portion of the golf course.

New construction is addressed in Section 8 above.

Interpreting the history of the Upper Post is critical to understanding why historic preservation is paramount here. Lessees will work with the DNR and NPS to carryout interpretation in the buildings and on lands they lease based on Thomas R. Zahn & Associates' report entitled "Fort Snelling Upper Post Interpretive Plan" (November 2006). As more is learned about the Upper Post's history -- especially about American Indian history -- it should be incorporated into the site's interpretation.

In the first six months after conveyance, the DNR will erect and maintain a sign stating that the Upper Post was acquired by the Minnesota Department of Natural Resources from the Federal Government through the General Services Administration as Historic Surplus Property and indicating the date on which this occurred. The sign will state that the program is administered by the NPS. The design and content of the sign will be submitted to the NPS for review within six-months after the conveyance.

10) FINANCIAL PLAN:

10a. Analysis of projected income from all sources:

Income will be derived from tenant leases. Tenants will be responsible for all building and site renovation costs. They will pay base rent and operating fees for municipal services. Rates have not yet been established. It is anticipated that development will be structured in such a way as to allow lessees to utilize available historic tax credits and other financial incentives.

10b. Analysis of projected expenses for:

i) repair, rehabilitation and restoration:

Total redevelopment cost for the Upper Post is estimated at \$77.9 million.

ii) recurring maintenance requirements:

Lessees will be responsible for maintaining their buildings and the immediate site around buildings. Various alternatives for providing municipal services such as streets, water supply, and sewage disposal are currently being considered. The cost of municipal services will be covered by operating fees assessed to lessees or property tax revenue generated by lessees. Municipal services may be supplied through contract services or directly through a legislatively-created service district.

iii) administration and operation:

See *ii)* above.

10c. Provisions for disposition of excess income:

The DNR and Joint Powers agencies will use any excess lease revenues from historic properties (land and buildings) for historic preservation purposes at Fort Snelling after operational expenses have been satisfied.



10d. Description of accounting and financial procedures:

Pursuant to Minnesota Statutes 85.34, sub. 4: "all receipts derived from the leasing or operation of the property . . . shall be deposited in the state treasury and credited to the state parks working capital account described in Minnesota Statutes section 85.22, subdivision 1. Receipts and expenses from the leasing and operation of the property . . . shall be tracked separately within the account."

11) CAPABILITY:

DNR's authority to lease the property to tenants is provided by Minn. Stat. 85.34, subd. 1. Administration of tenant leases may be accomplished directly by DNR or through a contracted property manager. All rehabilitation work will be done in consultation with other Joint Powers partner agencies. If the Joint Powers structure is replaced in the future by another governmental structure that is authorized by federal or state law to own property, DNR will cooperate with other partner agencies to transfer ownership to the appropriate governmental entity if such a transfer best accomplishes ongoing historic preservation and operation of the area.

12) RESOLUTION:

Attach a certified copy of a resolution or certificate of legal authority to take necessary action ---see sample format on following page---from the appropriate governing body or official. At a minimum, the document should contain the following:

12a. Identification of the name, location, GSA control number and acreage of the property for which you are applying;

12b. An authorization of the Application for and acquisition of the specified property for historic monument purposes;

12c. A designation by title of a specific official to act as the authorized representative in all matters pertaining to the transfer of the property;

12d. A statement that the Application is being made for acquisition of the property under the provision of section 203 (k)(3) of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 484(k)(3), and regulations and procedures promulgated thereunder;

12e. Where applicable, certification that the Applicant is authorized, willing, and able to conduct compatible revenue-producing activities, and that regardless of any revenues derived from such activities, the Applicant is financially able to utilize said property for historic monument purposes as set forth in its "Program of Preservation and Utilization" and in accordance with the requirement of said Act and regulations and procedures promulgated thereunder;

12f. Where applicable, certification that any income in excess of costs of repair, rehabilitation, restoration, and maintenance shall be used by the Applicant only for public historic preservation, park or recreational purposes as enunciated in the "Program of Preservation and Utilization";

12g. Certification that the Applicant is willing and authorized to pay the administrative expenses incident to the transfer; and

12h. Certification that the Applicant is authorized, willing, and in a position to assume immediate care and maintenance of the property.



RESOLUTION/CERTIFICATE OF AUTHORITY (SAMPLE)

Where, certain real property owned by the United States, located in the County of Hennepin, State of Minnesota has been declared surplus and at the discretion of the Administrator of the General Services Administration (Administrator), may be conveyed for historic monument purposes to a State, political subdivision, instrumentalities thereof, or municipality, under the provisions of Section 203(k)(3) of the Federal Property and Administrative Services Act of 1949, as amended [40 U.S.C. 484(k)(3)], and rules and regulations promulgated pursuant thereto, more particularly described as follows:

Property situated in Sections Twenty (20) and Twenty-nine (29), Township Twenty-eight (28) North, Range Twenty-three (23) West of the Fourth Principal Meridian, Hennepin County, State of Minnesota, and more particularly described as follows:

Commencing at a concrete monument with an aluminum disk marking the southwest corner of Section Twenty (20); thence S 0°16'33" E along the west line of Section Twenty-nine (29) 771.38 feet; thence S 60°34'28" E 2326.03 feet; thence S 46°14'26" E 166.37 feet; thence N 37°44'49" E 229.13 feet to an iron pipe; thence S 60°34'28" E 30.08 feet to the point of beginning;

Thence S 60°34'28" E 2375 feet, more or less, to a point in the west right-of-way boundary of State Highway Number 5;

Thence in a northeasterly and northwesterly direction along said boundary to its point of intersection with the west boundary of the right-of-way of Bloomington Road;

Thence S 37°44'49" E 3197 feet, more or less, along the said west boundary of Bloomington Road to the point of beginning, containing 141 acres, more or less, and being a portion of the Veterans Administration Hospital Reservation, Fort Snelling, Minnesota;

Consisting of four separate areas, known respectively as the "Golf Course," the "Polo Grounds," "Officer's Row," and "Area J."

Subject to any and all existing reservations, easements and rights-of-way, recorded and unrecorded, for public roads and highways, railroads, pipelines, drainage ditches, sanitary and storm sewer systems, water mains, gas mains, communication conduits and electrical distribution systems for power, light and signal facilities including a reservation to the Grantor of the right to use the three foot by six foot government-owned interceptor sewer to serve contiguous facilities of Grantor not conveyed herewith.

Consisting of 141 acres, more or less.

GSA control number V-Minn-402L (141 acres transferred under the Lands to Parks program on August 17, 1971).

Whereas, State of Minnesota Department of Natural Resources needs and will utilize said property in perpetuity for historic monument purposes as set forth in its Application and in accordance with the requirements of said Act and the rules and regulations promulgated thereunder; and

Whereas, the Applicant is authorized, willing and able to conduct compatible revenue-producing activities, and that regardless of any revenues derived from such activities, Applicant is financially able to utilize said property for historic monument purposes as set forth in its "Program of Preservation and Utilization" and in accordance with the requirements of said Act and regulations and procedures promulgated thereunder; and

Whereas, the Applicant agrees that any income in excess of costs of repair, rehabilitation, restoration and maintenance shall be used by the Applicant only for public historic preservation, park or recreational purposes as enunciated in its "Program of Preservation and Utilization";



Now, Therefore, Be It Resolved, that State of Minnesota Department of Natural Resources shall make Application to the Administrator for and secure the transfer to it of the above-mentioned property for said use upon and subject to such exceptions, reservation, terms, covenants, agreements, conditions, and restrictions as the Secretary of the Interior, and the Administrator, or their authorized representatives, may require in connection with the disposal of said property under said Act and the rules and regulations issued pursuant thereto; and Be It Further Resolved that State of Minnesota Department of Natural Resources has legal authority, is willing, and is in a position to assume immediate care and maintenance of the property, and that Tom Landwehr, Commissioner be and he/she is hereby authorized, for and on behalf of the State of Minnesota Department of Natural Resources to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, Applications, reports, and other documents; the execution, acceptance, delivery, and recordation of reports, and other documents; the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including the filing of copies of the Application and the conveyance documents in the records of the governing body, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for survey, title searches, recordation of instruments, or other costs identified with the Federal surplus property acquisition.

State of Minnesota Department of Natural Resources
(legal title of governing body of Applicant)
500 Lafayette Road, Saint Paul MN 55155
(Address)

I, Name of Certifying Officer , hereby certify that I am the title of Certifying Officer of the Title of Governing Body of Applicant and that the foregoing resolution is a true and correct copy of the resolution adopted by the vote of a majority of the members of said Title of Governing Body of Applicant present at a meeting of said body on the ____ day of _____, 20__ , at which a quorum was present.

(original signature of Certifying Official)

Fort Snelling Upper Post
Program of Preservation and Utilization
GSA Control Number V-Minn-402L
January 2013

3c. MAP

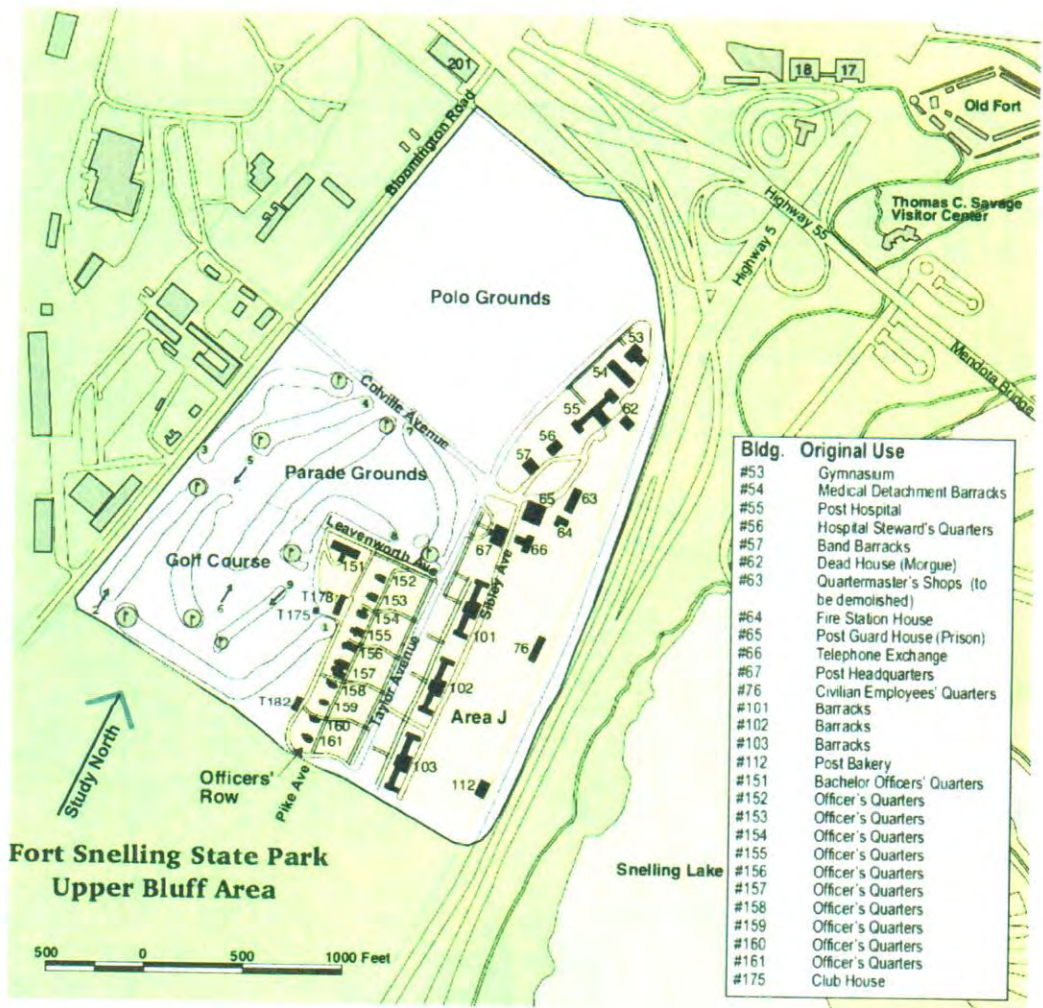


Figure 3.1: Upper Post Site Map
(provided by Miller Dunwiddie Architects)

This base map appeared in "Fort Snelling Upper Post Open Space and Landscape Development Guidelines." Properties added to this map for the PPU use the numbering system from Section 8 (Preservation Plan).

4. NARRATIVE DESCRIPTION

Figure 4.1—Buildings/Dimensions

Building #	Name	Dimensions (square footage of floor plate in parenthesis)	Floor Area (sq. ft.)
53	Gymnasium/Service Club	43' x 89'-5" (5,250 sf)	15,750
54	Medical Detachment Barracks	39' x 155' (5,900 sf)	17,700
55	Post Hospital	45' x 54' original structure; 14,575 sf today	51,013
56	Hospital Steward's Quarters	20' x 28' (900 sf)	2,700
57	Band Barracks	34' x 58' (2,800 sf)	9,800
62	Morgue (Dead House)	16'-6" x 32'-4" (1,600 sf)	3,200
63	Quartermaster Shops	32' x 132'	
64	Fire Station	24' x 44' (1,800 sf)	5,400
65	Prison (Post Guard House)	60' x 85'-2" (8,500 sf)	17,000
66	Telephone Building (Telephone Exchange)	22'-2" x 57'-2" (4,900 sf)	9,800
67	Post Headquarters (Administration Building, Clock Tower Building)	63'-5" x 90'-9" (6,300 sf)	18,900
76	Civilian Employees' Quarters	29'-8" x 148' (5,900 sf)	11,800
101	Infantry Barracks	49' x 301' (14,600 sf)	43,800
102	Infantry Barracks	49' x 301' (14,600 sf)	43,800
103	Infantry Barracks	49' x 301' (14,600 sf)	43,800
112	Post Bakery	30'-10" x 60'-10" (1,900 sf)	3,800
151	Bachelor Officers' Quarters	33' x 180' (6,800 sf)	20,400
152	Officer's Quarters	32' x 52' (1,400 sf)	4,200
153	Officer's Quarters	36' x 60' (1,400 sf)	4,200
154	Officer's Quarters	32' x 56' (1,600 sf)	4,800
155	Officer's Quarters	32' x 52' (1,440 sf)	4,320
156	Officer's Quarters	38' x 56' (1,440 sf)	4,320
157	Officers' Quarters (duplex)	24'-4" x 66'-4" (3,500 sf)	10,050
158 (A-6)	Officer's Quarters	32' x 56' (1,600 sf)	4,800
159 (A-7)	Officer's Quarters	36' x 60' (1,400 sf)	4,200
160 (A-8)	Officer's Quarters	32' x 56' (1,600 sf)	4,800
161 (A-9)	Officer's Quarters	36' x 60' (1,400 sf)	4,200

<i>Building #</i>	<i>Name</i>	<i>Dimensions (square footage of floor plate in parenthesis)</i>	<i>Floor Area (sq. ft.)</i>
175	Golf Course Club House	1,296 sf	
188	Golf Course Restrooms		
	Golf Course		
178	Garage (10 stalls)	100' x 21'	
T-182	Garage (8 stalls)	80' x 22'	
	Double Garage		
186	Transformer Vault	8' x 8'	
	Transformer Vault	8' x 8'	
	Underground Structure		
205	Artillery Work Shop	20' x 45'	
206	Arfillery Work Shop	20' x 45'	
	Polo Grounds		

5. UTILITIES

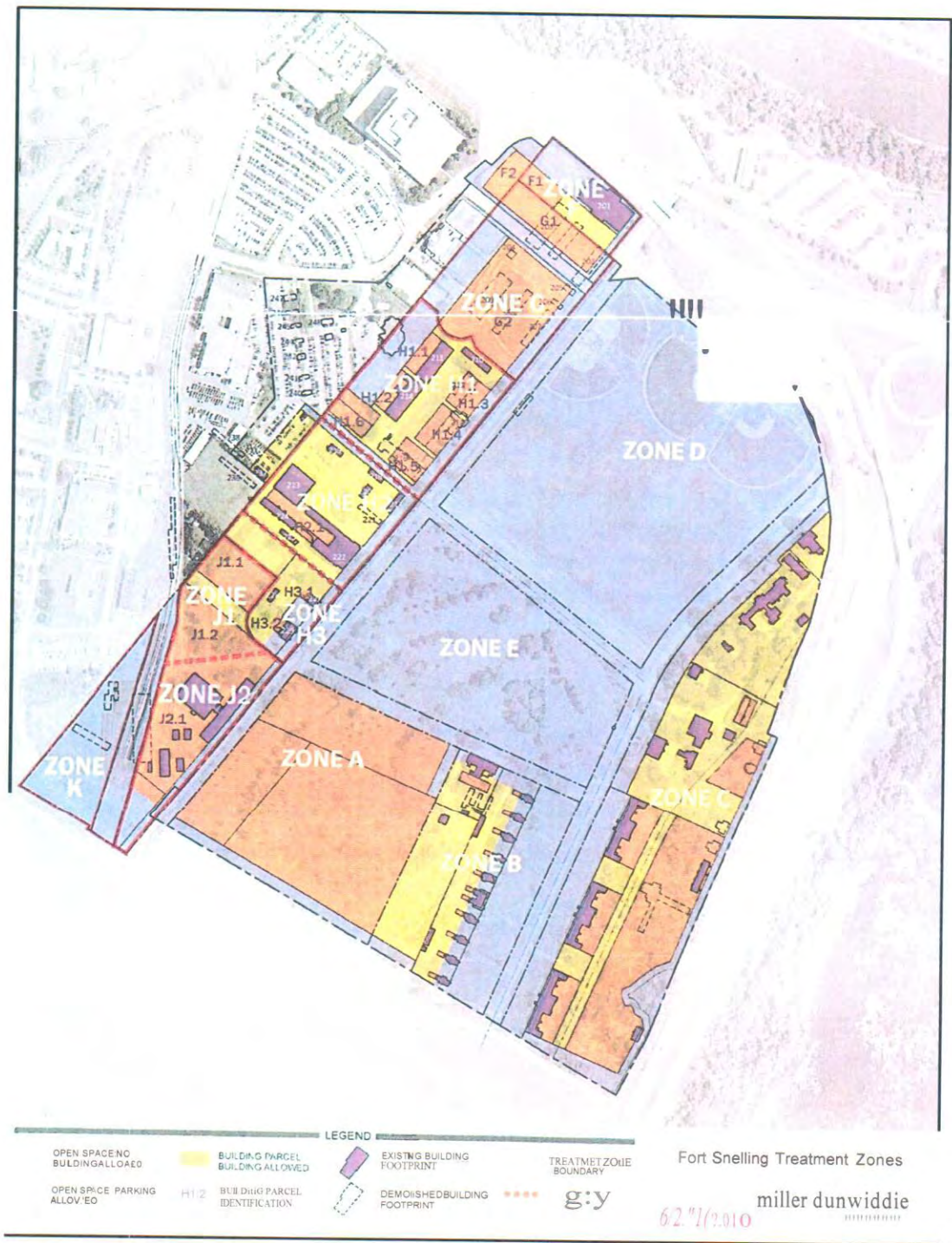
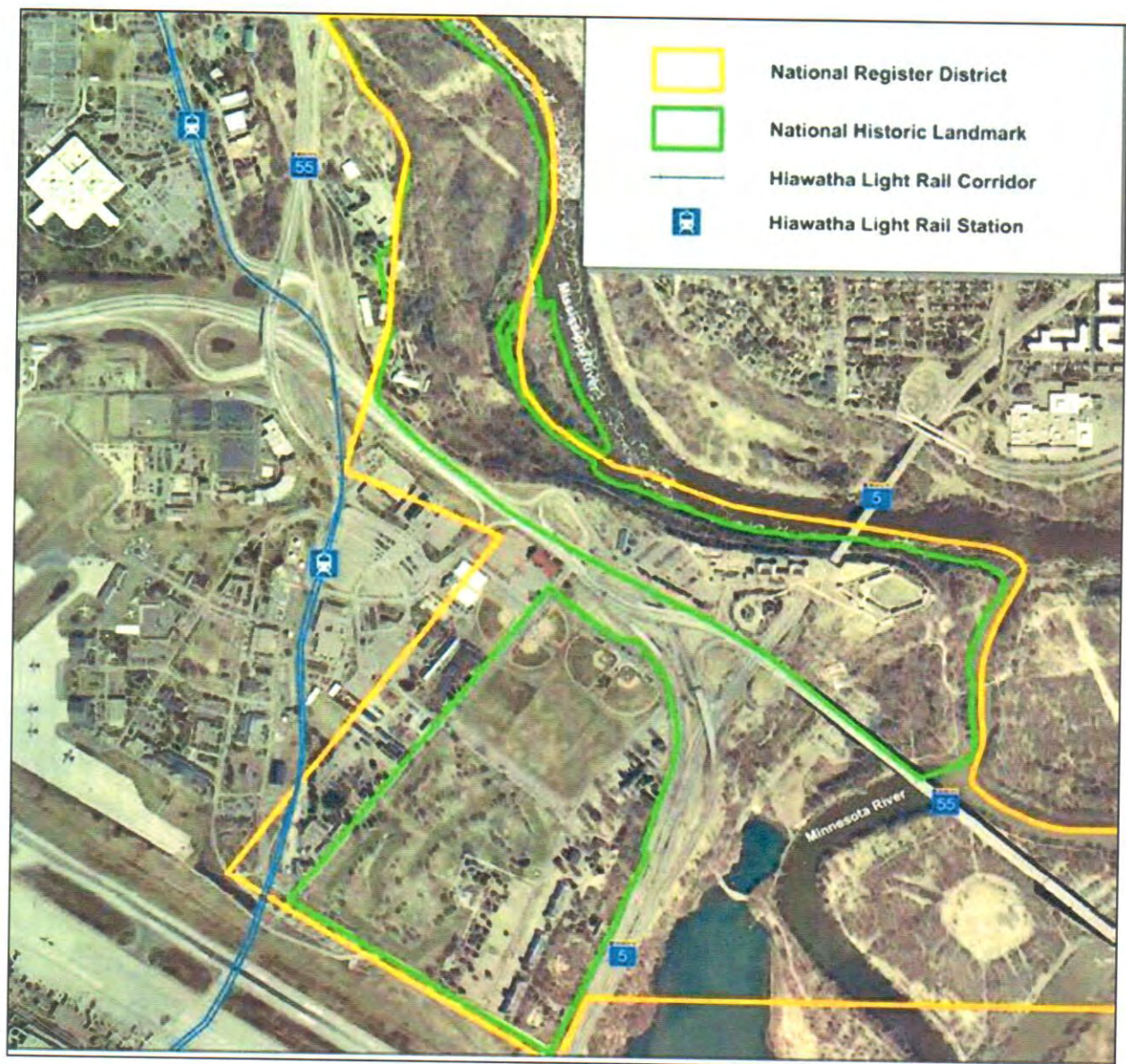


Figure 5.1: Fort Snelling Treatment Zones
(from "Fort Snelling Upper Post Utility Assessment"
October 19, 2010, prepared by WSB and Associates)



*Figure 7.1: Fort Snelling National Historic Landmark and
National Register Historic District Boundaries
(prepared by Hennepin County Department of Housing, Community Works and Transit)*

8. PRESERVATION PLAN

The following section provides information on specific Upper Post buildings. Sources include:

- Robert Alan Clouse and Elizabeth Knudson Steiner, "All That Remains: A Study of Historic Structures at Fort Snelling, Minnesota" (draft), 1996, prepared by the Archaeology Department, Minnesota Historical Society, for the Minnesota Department of Natural Resources.
- Fort Snelling State Park Upper Bluff Consultation Team and Thomas R. Zahn and Associates, "Fort Snelling State Park Upper Bluff Reuse Study," November 1998, prepared for the Minnesota Department of Natural Resources in cooperation with the Minnesota Historical Society.
- Miller Dunwiddie Architecture, Damon Farber Associates, Frank Edgerton Martin, and Thomas R. Zahn and Associates, "Fort Snelling Upper Post Open Space and Landscape Development Guidelines," Summer 2008, prepared for the Minnesota Department of Natural Resources and Hennepin County.
- Stephen E. Osman, *Fort Snelling Then and Now: The World War II Years* (Saint Paul: Friends of Fort Snelling, 2011).

Building 53: Gymnasium/Service Club



- 8a. Approximate date of construction: 1903
- 8b. Approximate date(s) of alterations: Remodeled during World War II with ballroom on second floor, billiard room and lounge on first floor, bowling alleys and post exchange in basement.
- 8c. Description and condition: Built in 1903 as a recreation center, this Georgian Revival structure also held the post exchange. It was remodeled into a "service club" during World War II to include a ballroom on the second floor, a billiard room and lounge on the first floor, and a bowling alley and post exchange in the basement. Bands of projecting brick on this two-story structure imitate quoins at the corners and ashlar on other wall surfaces. The red-brick facades are accented with keystones, a main entry surround, string courses, and window sills of beige limestone. The hipped roof on the front section of the building's T-shaped plan holds metal ventilators. The soffit of the projecting eaves has mutules with guttae. The exterior of the structure is one of the least altered of the fort buildings. It was

vacated in 1993. Foundation: stone and buff brick. Walls: brick. Roof: slate.
Condition: fair.

8d. Proposed work and impact on the feature: Rehab; no additions.

8e. Photo: See above.

8f. Drawing number(s): N/A

Building 54: Medical Detachment Barracks (6281 Taylor Avenue)



8a. Approximate date of construction: 1939

8b. Approximate date(s) of alterations: Dayrooms at ends of buildings removed, date unknown.

8c. Description and condition: The Medical Detachment Barracks is one of the most recent buildings that remains at Fort Snelling. This two-and-one-half-story, yellow-brick building was constructed next to the hospital to provide housing for the approximately 75 men assigned to hospital duty. The structure is identified as a hospital annex in an undated U.S. Army document. The hipped roof contains gable-roofed dormers on the front and back. Unlike its neighbors along Taylor Avenue, its facade fronts south towards the hospital rather than west towards the street. The main entry has a stone surround. Single-story dayrooms were apparently located where there are now open verandas on the building's east and west ends. It was vacated in 1997. Foundation: stone. Walls: brick. Roof: slate. Condition: fair.

8d. Proposed work and impact on the feature: Rehab; no additions.

8e. Photo: See above.

8f. Drawing number(s): N/A

Building 55: Post Hospital (6301 Taylor Avenue)



- 8a. Approximate date of construction: 1898
- 8b. Approximate date(s) of alterations: Additions in 1905, 1910, 1935, 1944.
- 8c. Description and condition: The original section of this two-and-one-half-story, yellow-brick structure was one of eight hospitals built with dedicated congressional funds in 1898. Originally measuring 45 feet by 54 feet, it received additions in 1905, 1910, and 1935. With the last addition, the facility's capacity reached 150 beds and it also held isolation wards, surgery facilities, a kitchen, dental facilities, and a dispensary. A wood-frame "Victory Wing" was added to the back of the building in 1944. Subsequent alterations include the removal of a one-story entry porch in the central, projecting bay as well as the two-story wood porches that flanked it. Gabled roofs with hip-roofed dormers and metal ventilators extend between the central, hip-roofed bay and gable-front bays at each end of the front facade. It was vacated in 1992. Foundation: stone. Walls: brick. Roof: slate and asphalt shingles. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 56: Hospital Steward's Quarters (6321 Taylor Avenue)



- 8a. Approximate date of construction: 1900
- 8b. Approximate date(s) of alterations: Original full-width wood-frame porch replaced by brick porch with concrete-block foundation, probably in 1930s; small single-story rear addition, date unknown.
- 8c. Description and condition: This two-story, red-brick, Colonial Revival building next to the hospital was initially constructed to house the hospital's principal non-commissioned officer and his family. The structure has a hipped roof with one chimney on the south roof slope. The original full-width wood porch has been replaced by a brick one with a rusticated concrete-block foundation. The front door is asymmetrically placed. The window openings have segmental-arch lintels. There is a small, single-story 14-foot square addition off the northeastern corner of the house, which was vacated in 1993. Foundation: stone. Walls: brick. Roof: asphalt shingles. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 57: Band Barracks (6341 Taylor Avenue)



- 8a. Approximate date of construction: 1903
- 8b. Approximate date(s) of alterations: Porches filled in on first floor, date unknown.
- 8c. Description and condition: This two-and-one-half story, yellow-brick Classical Revival building with a three-story central projecting bay was initially designed as housing for the military band. It was built near the fort flagstaff and central administration building since the band played for guard mounts, retreats, and other scheduled ceremonies. During the early 1920s, it served as an isolation hospital. It has a two-story porch on either side of the projecting bay with Doric columns supporting the roof. The lower portion of each of the porches has been closed in. The gables on either end of the building contain Palladian windows. The windows and doors have segmental-arch lintels. Metal ventilators are attached to the roof. The building was vacated in 1993. Foundation: stone. Walls: brick. Roof: slate. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 62: Morgue



- 8a. Approximate date of construction: 1904-1905
- 8b. Approximate date(s) of alterations: Doubled in size in 1933; full-width porch added after 1933; 16'-6" addition to north side at unknown date.
- 8c. Description and condition: This single-story, yellow-brick building was originally constructed as the morgue (dead house). It is thought that this structure served as storage for corpses during months when the ground was too frozen to allow interment. In 1933 it was essentially doubled in size. It was converted into living quarters in 1938 and vacated in 1997. Foundation: stone. Walls: brick. Roof: slate. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 63: Quartermaster Shops



- 8a. Approximate date of construction: 1879-1880
- 8b. Approximate date(s) of alterations:
- 8c. Description and condition: Roof failed and building has collapsed.

- 8d. Proposed work and impact on the feature: Remove building ruins from site.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 64: Fire Station



- 8a. Approximate date of construction: 1903
- 8b. Approximate date(s) of alterations: Two doors for fire engines widened in 1931; tower removed and second story added before 1933; one-story addition to south in 1933.
- 8c. Description and condition: This brick structure was built to house two fire engines. The tower at the rear of the structure may have held a fire siren. At some point prior to 1933, a second story was added with living quarters for fire personnel. A single-story addition was constructed on the south side of the building in 1933. The building was vacated in 1980. Foundation: stone. Walls: brick. Roof: single. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 65: Post Guard House/Prison



- 8a. Approximate date of construction: 1891
- 8b. Approximate date(s) of alterations: Brick additions in 1908 and 1912; hipped dormers removed at unknown date.
- 8c. Description and condition: The post guard house was initially constructed as a one-story brick building to hold the daily guard as well as prisoners. In 1908, a brick addition was built on the south side increasing the capacity to 65 prisoners. A second brick addition was made in 1912 for a dining room and kitchen. After the fort closed in 1946, the structure was used by the Veterans Administration Fire Department until it was vacated in 1980. This building has a full-width porch on the west side and metal-wood ventilators on the roof. The exterior has been stabilized recently. Foundation: stone. Walls: brick. Roof: asphalt shingles. Condition: good.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 66: Telephone Building



- 8a. Approximate date of construction: 1927
- 8b. Approximate date(s) of alterations: 27-foot by 80.5-foot addition in 1939.
- 8c. Description and condition: This one-story, red-brick building replaced a wood structure that originally served the communication needs of the fort. The building was added to in 1939 to house troops assigned to this facility. It also housed a photography laboratory and a film library. It was vacated in 1995. Foundation: concrete. Walls: brick. Roof: asphalt shingle. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 67: Post Headquarters (6401 Taylor Avenue)



- 8a. Approximate date of construction: 1880
- 8b. Approximate date(s) of alterations: Clock tower added in 1883.
- 8c. Description and condition: Centered in the line of buildings along Taylor Avenue, Building 67 is a focal point of the Upper Post. The building's visibility is reinforced by the mansard-roofed clock tower that was added to the brick, two-story, Italianate building in 1883 and by a flagpole on the other side of Taylor Avenue. The building was originally constructed to be the headquarters of the Department of Dakota when that department was moved here from downtown Saint Paul in 1879. After the department returned to Saint Paul in 1886, the building became the post headquarters, a role it maintained until the fort closed in 1946. It was vacated in 1997. Foundation: stone. Walls: brick. Roof: asphalt sheets, metal. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 76: Civilian Employees' Quarters



- 8a. Approximate date of construction: 1879-1880 or later
- 8b. Approximate date(s) of alterations: Remodeled in 1912; two wood porches added in 1933 were later replaced with two brick porches.
- 8c. Description and condition: There is conflicting information regarding the construction date of this building. A 31-foot by 148-foot brick structure was built in this location in 1879 as family housing for four employees. It was rebuilt or extensively remodeled in 1912 and/or 1938. (Today its width is given as 29.67 feet rather than 31 feet.) The building was vacated in 1987. Foundation: stone. Walls: brick. Roof: shingle. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 101: Infantry Barracks (6451 Taylor Avenue)



- 8a. Approximate date of construction: 1885-1889

- 8b. Approximate date(s) of alterations: One-story shed-roofed veranda across front facade and two-story rear porch removed at unknown date; two two-story additions to rear in 1935-1936.
- 8c. Description and condition: This building is one of what was a row of four identical infantry double barracks. While Buildings 101, 102, and 103 survive, the fourth structure and two additional barracks to the south were demolished when the airport was enlarged in the late 1950s. Construction of the barracks was part of a post expansion begun in 1879 for the Department of Dakota headquarters and the military's efforts at consolidation. The structure is two-and-one-half stories with yellow-brick walls. The main section of the building, which measures 49 feet by 301 feet and is aligned on a north-south axis, has a gable roof with a dormer on each side and ventilators at the ridge. The center pavilion, which contains separate entrances for each side of the building, has a mansard roof with two dormers. Wings at both ends measure 22 feet by 88 feet and have hipped roofs with three dormers. All dormers on the structure have hipped roofs. A single-story, shed-roofed verandah that once extended across the front facade has been removed. A two-story porch that once covered the rear wall is also gone, and a single-story section extends from this side. In 1935-1936, the Works Progress Administration (WPA) made two two-story additions to the back of the wings to house an additional 53 men in each room. These additions have concrete foundations. The building was vacated in 1981. Foundation: stone and concrete. Walls: brick. Roof: slate. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

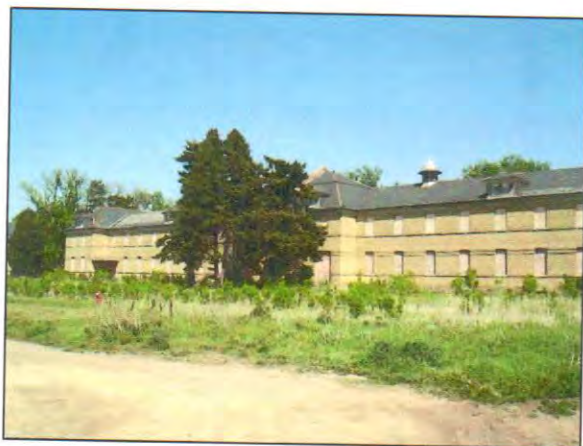
Building 102: Infantry Barracks



- 8a. Approximate date of construction: 1885-1889
- 8b. Approximate date(s) of alterations: One-story shed-roofed veranda across front facade and two-story rear porch removed at unknown date; two two-story additions to rear in 1935-1936.

- 8c. Description and condition: This building is one of what was a row of four identical infantry double barracks. While Buildings 101, 102, and 103 survive, the fourth structure and two additional barracks to the south were demolished when the airport was enlarged in the late 1950s. Construction of the barracks was part of a post expansion begun in 1879 for the Department of Dakota headquarters and the military's efforts at consolidation. The structure is two-and-one-half stories with yellow-brick walls. The main section of the building, which measures 49 feet by 301 feet and is aligned on a north-south axis, has a gable roof with a dormer on each side and ventilators at the ridge. The center pavilion, which contains separate entrances for each side of the building, has a mansard roof with two dormers. Wings at both ends measure 22 feet by 88 feet and have hipped roofs with three dormers. All dormers on the structure have hipped roofs. A single-story, shed-roofed verandah that once extended across the front facade has been removed. A two-story porch that once covered the rear wall is also gone, and a single-story section extends from this side. In 1935-1936, the Works Progress Administration (WPA) made two two-story additions to the back of the wings to house an additional 53 men in each room. These additions have concrete foundations. The building was vacated in 1981. Foundation: stone and concrete. Walls: brick. Roof: slate. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 103: Infantry Barracks



- 8a. Approximate date of construction: 1885-1889
- 8b. Approximate date(s) of alterations: One-story shed-roofed veranda across front facade and two-story rear porch removed at unknown date; two two-story additions to rear in 1936. Vacated 1981.
- 8c. Description and condition: This building is one of what was a row of four identical infantry double barracks. While Buildings 101, 102, and 103 survive, the fourth structure and two additional barracks to the south were demolished when the airport was enlarged in the late 1950s. Construction of the barracks was part

of a post expansion begun in 1879 for the Department of Dakota headquarters and the military's efforts at consolidation. The structure is two-and-one-half stories with yellow-brick walls. The main section of the building, which measures 49 feet by 301 feet and is aligned on a north-south axis, has a gable roof with a dormer on each side and ventilators at the ridge. The center pavilion, which contains separate entrances for each side of the building, has a mansard roof with two dormers. Wings at both ends measure 22 feet by 88 feet and have hipped roofs with three dormers. All dormers on the structure have hipped roofs. A single-story, shed-roofed verandah that once extended across the front facade has been removed. A two-story porch that once covered the rear wall is also gone, and a single-story section extends from this side. In 1935-1936, the Works Progress Administration (WPA) made two two-story additions to the back of the wings to house an additional 53 men in each room. These additions have concrete foundations. The building was vacated in 1981. Foundation: stone and concrete. Walls: brick. Roof: slate. Condition: fair.

- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 112: Post Bakery



- 8a. Approximate date of construction: 1891
- 8b. Approximate date(s) of alterations: Some window openings filled in with brick at unknown date; two original chimneys removed; one added in 1936.
- 8c. Description and condition: This single-story building is constructed of yellow brick. The hipped roof originally was sheathed in metal, but this was replaced with slate in 1907-1908 and later with asphalt shingles. The roof has a small gable over the front door. The window and door openings originally had flat-arch lintels of brick, but now are segmental-arch lintels. Some window openings have been filled in with brick. Between 1910 and 1927, a "cantonment building [was] attached as [quarters] for married men." It had a sitting room, kitchen, two bedrooms, and a hall. Perhaps this housed the baker and his family. New baking equipment was installed in the 1930s, so it was apparently still operating as the

post bakery at that time. At an unknown date, the chimney on the north side of the building was removed. In 1936, the smokestack visible in the current photo was installed; the remaining chimney and roof vent visible in historic photos were probably removed at that time. The building was vacated in 1987. Foundation: stone. Walls: brick. Roof: single. Condition: fair.

8d. Proposed work and impact on the feature: Rehab; no additions.

8e. Photo: See above.

8f. Drawing number(s): N/A

Building 151: Bachelor Officers' Quarters



8a. Approximate date of construction: 1904

8b. Approximate date(s) of alterations: Two two-story additions, each about 12' square, attached to rear in 1929; two-story wood-frame porches across front of wings flanking center bay replaced in brick, probably in 1930s; concrete addition to rear for boiler in 1936.

8c. Description and condition: This red-brick Colonial Revival building has a hipped roof with a gable-roofed bay projecting from the center of the facade. A recessed entry porch in the first story of the bay is edged by four brick columns. The structure originally had two two-story wood porches with flat roofs on either side of the central bay; they were later rebuilt in brick. The windows have stone sills and jack-arch lintels. The structure initially measured 33 feet by 140 feet with a 33-foot by 45-foot wing. Several additions were made subsequently, increasing the capacity of the building, which was designed to house ten officers, to thirty-eight officers and four married officers by the 1940s. The building held an officers' club starting in 1905. The structure was vacated in 1980. Foundation: stone. Walls: brick. Roof: slate. Condition: fair.

8d. Proposed work and impact on the feature: Rehab; possible 12,372 square-foot addition.

8e. Photo: See above.

8f. Drawing number(s): N/A

Building 152: Officer's Quarters (6450 Taylor Avenue)



- 8a. Approximate date of construction: 1879-1880
- 8b. Approximate date(s) of alterations: One-story full-width wood-frame porch replaced with smaller brick porch, probably in the 1930s.
- 8c. Description and condition: When Officers' Row was constructed, this was one of the five houses built with this plan, but it is now the only one remaining. Its asymmetrical design is typical of the Queen Anne style of architecture. It has a cross-hipped roof. Lower cross-gables on the north, south, and east sides are trimmed with ornamental bargeboards. The original single-story wood porch was replaced by a smaller brick porch. There is a bay window on the south side of the house. On the north side, a pair of windows has a hipped pent roof. The building was vacated in 1970. Foundation: stone. Walls: brick. Roof: asphalt shingle. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; possible 1,400 square-foot addition.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 153: Officer's Quarters (6460 Taylor Avenue)



- 8a. Approximate date of construction: 1892
- 8b. Approximate date(s) of alterations: One-story full-width wood-frame porch replaced with smaller brick porch, probably in the 1930s; chimneys replaced at unknown date.
- 8c. Description and condition: When Officers' Row was constructed, this was one of seven houses built with this plan. Four remain. This yellow-brick house displays a simple Colonial Revival style with a cross-hipped roof with hipped dormers on the east and south sides and an eyebrow dormer on the north side. The original single-story, full-width wood porch was replaced by a smaller brick porch. A single-story bay projects from the house on the south side. The windows have stone lintels and sills. The structure originally had patterned-masonry chimneys on the roof slope, but these were replaced by simpler chimneys. The building was vacated in 1970. Foundation: stone. Walls: brick. Roof: single. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; possible 1,400 square-foot addition.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 154: Officer's Quarters (6470 Taylor Avenue)



- 8a. Approximate date of construction: 1879-1880
- 8b. Approximate date(s) of alterations: One-story full-width wood-frame porch replaced with smaller brick porch, probably in the 1930s; chimney replaced at unknown date.
- 8c. Description and condition: This yellow-brick house is in the Queen Anne style with some characteristics of the Second Empire Style, such as the mansard-like deck-on-hip roof and brackets below the eaves. As was common in the Queen Anne style, the roof of the asymmetrical design also has lower cross gables with decorated bargeboards. The gable on the front facade originally had a finial. The original single-story, decorated, wood porch that extended across that facade was replaced by a smaller brick porch. Single-story bays project from the house on the north and south sides. The bay on the north side of the house was once topped with a decorative balustrade. The windows have ornamented flat stone lintels, and a stone stringcourse incorporates the sills for the front and some side windows. The structure originally had a patterned-masonry chimney on the roof slope, but this was replaced by a simpler chimney. The house was vacated in 1970.
Foundation: stone. Walls: brick. Roof: shingle. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; possible 1,400 square-foot addition.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 155: Officer's Quarters (6480 Taylor Avenue)



- 8a. Approximate date of construction: 1892
- 8b. Approximate date(s) of alterations: One-story full-width wood-frame porch replaced with smaller brick porch, probably in the 1930s; chimneys replaced at unknown date.
- 8c. Description and condition: When Officers' Row was constructed, this was one of seven houses built with this plan. Four remain. This yellow-brick house displays a simple Colonial Revival style with a cross-hipped roof with hipped dormers on the east and south sides and an eyebrow dormer on the north side. The original single-story, full-width wood porch was replaced by a smaller brick porch. A single-story bay projects from the house on the south side. The windows have stone lintels and sills. The structure originally had patterned-masonry chimneys on the roof slope, but these were replaced by simpler chimneys. The building was vacated in 1970. Foundation: stone. Walls: brick. Roof: single. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; possible 1,400 square-foot addition.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 156: Officer's Quarters (6490 Taylor Avenue)



- 8a. Approximate date of construction: 1880
- 8b. Approximate date(s) of alterations: Two-story hip-roofed addition to southwest corner at unknown date.
- 8c. Description and condition: This yellow-brick house is in the Queen Anne style with some characteristics of the Second Empire Style, such as the mansard-like deck-on-hip roof and brackets below the eaves. As was common in the Queen Anne style, the roof of the asymmetrical design also has lower cross gables with decorated bargeboards. The gable on the front facade originally had a finial. The original single-story, decorated, wood porch that extended across that facade appears to survive, but is partially enclosed with clapboards. Single-story bays project from the house on the north and south sides. The bay on the north side of the house was once topped with a decorative balustrade. The windows have ornamented flat stone lintels, and a stone stringcourse incorporates the sills for the front and some side windows. The structure originally had a patterned-masonry chimney on the roof slope, but this was replaced by a simpler chimney. The house was vacated in 1970. Foundation: stone. Walls: brick. Roof: shingle. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; possible 1,400 square-foot addition.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 157: Officers' Quarters (Duplex) (6500 Taylor Avenue)



- 8a. Approximate date of construction: 1905
- 8b. Approximate date(s) of alterations:
- 8c. Description and condition: This two-and-one-half story yellow-brick double house has a cross-gable roof with cornice returns. The roof was originally covered in slate but now has asphalt shingles. The plan is U-shaped, with a symmetrical facade and two wings behind. Most of the windows have segmental-arch brick lintels and were once flanked by shutters. A pair of semi-circular-arched windows fills the front gable, and there are Palladian windows in each side gable. A denticular cornice runs beneath the gables. One-story porches wrap around the front corners and have Colonial Revival columns. Each porch also once had a denticular cornice. There is also a single-story porch on the rear wall. The building was vacated in 1970. Walls: brick. Roof: shingle. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; possible 2,800 square-foot addition.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 158: Officer's Quarters (6510 Taylor Avenue)



- 8a. Approximate date of construction: 1879-1880
- 8b. Approximate date(s) of alterations: One-story full-width wood-frame porch replaced with smaller brick porch, probably in the 1930s; chimney replaced at unknown date.
- 8c. Description and condition: This yellow-brick house is in the Queen Anne style with some characteristics of the Second Empire Style, such as the mansard-like deck-on-hip roof and brackets below the eaves. As was common in the Queen Anne style, the roof of the asymmetrical design also has lower cross gables with decorated bargeboards. The gable on the front facade originally had a finial. The original single-story, decorated, wood porch that extended across that facade was replaced by a smaller brick porch. Single-story bays project from the house on the north and south sides. The bay on the north side of the house was once topped with a decorative balustrade. The windows have ornamented flat stone lintels, and a stone stringcourse incorporates the sills for the front and some side windows. The structure originally had a patterned-masonry chimney on the roof slope, but this was replaced by a simpler chimney. The house was vacated in 1970. Foundation: stone. Walls: brick. Roof: shingle. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; possible 1,400 square-foot addition.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 159: Officer's Quarters (6520 Taylor Avenue)



- 8a. Approximate date of construction: 1892
- 8b. Approximate date(s) of alterations: One-story full-width wood-frame porch replaced with smaller brick porch, probably in the 1930s; chimneys replaced at unknown date.
- 8c. Description and condition: When Officers' Row was constructed, this was one of seven houses built with this plan. Four remain. This yellow-brick house displays a simple Colonial Revival style with a cross-hipped roof with hipped dormers on the east and south sides and an eyebrow dormer on the north side. The original single-story, full-width wood porch was replaced by a smaller brick porch. A single-story bay projects from the house on the south side. The windows have stone lintels and sills. The structure originally had patterned-masonry chimneys on the roof slope, but these were replaced by simpler chimneys. The building was vacated in 1970. Foundation: stone. Walls: brick. Roof: single. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; possible 1,400 square-foot addition.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 160: Officer's Quarters (6530 Taylor Avenue)



- 8a. Approximate date of construction: 1879-1880
- 8b. Approximate date(s) of alterations: One-story full-width wood-frame porch replaced with smaller brick porch, probably in the 1930s; chimney replaced at unknown date.
- 8c. Description and condition: This yellow-brick house is in the Queen Anne style with some characteristics of the Second Empire Style, such as the mansard-like deck-on-hip roof and brackets below the eaves. As was common in the Queen Anne style, the roof of the asymmetrical design also has lower cross gables with decorated bargeboards. The gable on the front facade originally had a finial. The original single-story, decorated, wood porch that extended across that facade was replaced by a smaller brick porch. Single-story bays project from the house on the north and south sides. The bay on the north side of the house was once topped with a decorative balustrade. The windows have ornamented flat stone lintels, and a stone stringcourse incorporates the sills for the front and some side windows. The structure originally had a patterned-masonry chimney on the roof slope, but this was replaced by a simpler chimney. The house was vacated in 1970. Foundation: stone. Walls: brick. Roof: shingle. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; possible 1,400 square-foot addition.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 161: Officers' Quarters (6540 Taylor Avenue)



- 8a. Approximate date of construction: 1892
- 8b. Approximate date(s) of alterations: One-story full-width wood-frame porch replaced with smaller brick porch, probably in the 1930s; chimneys replaced at unknown date.
- 8c. Description and condition: When Officers' Row was constructed, this was one of seven houses built with this plan. Four remain. This yellow-brick house displays a simple Colonial Revival style with a cross-hipped roof with hipped dormers on the east and south sides and an eyebrow dormer on the north side. The original single-story, full-width wood porch was replaced by a smaller brick porch. A single-story bay projects from the house on the south side. The windows have stone lintels and sills. The structure originally had patterned-masonry chimneys on the roof slope, but these were replaced by simpler chimneys. The building was vacated in 1970. Foundation: stone. Walls: brick. Roof: single. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; possible 1,400 square-foot addition.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A.

Building 175: Golf Course Club House



- 8a. Approximate date of construction: 1940-1941
- 8b. Approximate date(s) of alterations: Shed-roofed addition on north side, date unknown.
- 8c. Description and condition: This single-story, wood-frame structure is topped with a low-sloped, pyramidal shingled roof. Bands of windows on the south, east, and west walls provide views of the golf course. The addition on the north side is sheathed with vertical wood siding. Walls: wood. Roof: asphalt shingle.
Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab or demolish.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Golf Course Restrooms



- 8a. Approximate date of construction: 1930
- 8b. Approximate date(s) of alterations:
- 8c. Description and condition: This concrete-block structure has a shingled, hipped roof. The solid concrete-block walls are interrupted by a few small, high windows

and two doors to access the men's and women's toilets. Although some records provide a construction date of 1930, it is possible that the building was erected a decade later at the same time as the club house (Building 175) to the south.

Condition: fair.

8d. Proposed work and impact on the feature: Rehab or demolish.

8e. Photo: See above.

8f. Drawing number(s): N/A.

Golf Course:



8a. Approximate date of construction: circa 1920s

8b. Approximate date(s) of alterations: 1950s, 1960s

8c. Description and condition: A nine-hole golf course was established at Fort Snelling within a decade after World War I. The original course extended south from Leavenworth Avenue to the south end of Taylor Avenue, then eastward to the bluff and south along the bluff. Improvements to Trunk Highway 5 cut through the east side of the course in the late 1950s, and the southern part of the course was consumed by the expansion of the airport in the 1960s. The current nine-hole course was subsequently created. The shorter course retains none of the holes from the earlier configuration. Condition: good.

8d. Proposed work and impact on the feature: New development site.

8e. Photo: See above.

8f. Drawing number(s): N/A

Building 178: Garage (10 stalls)



- 8a. Approximate date of construction: 1927
- 8b. Approximate date(s) of alterations:
- 8c. Description and condition: There are ten garage bays on the east side on this single-story, shed-roofed building. Most of the trifold doors have been replaced, but some of the exterior overhead tracks and hardware are extant. Foundation: concrete. Walls: cast-in-place concrete. Roof: asphalt. Condition: fair.
- 8d. Proposed work and impact on the feature: Retain or demolish.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building T-182: Garage (8 stalls)



- 8a. Approximate date of construction: 1928
- 8b. Approximate date(s) of alterations: Unknown.
- 8c. Description and condition: The east wall of this shed-roofed, concrete-block garage originally had eight bays; the three northernmost bays have been filled in and a single, hinged door is in this area. The remaining five bays have modern

- overhead garage doors. Foundation: concrete. Walls: concrete block. Roof: asphalt. Condition: fair.
- 8d. Proposed work and impact on the feature: Retain or demolish.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Double Garage:



- 8a. Approximate date of construction:
- 8b. Approximate date(s) of alterations:
- 8c. Description and condition: This wood-frame, gable-roofed, double-car garage does not appear on a 1939 map of Fort Snelling. Foundation: concrete. Walls: wood. Roof: corrugated metal. Condition: fair.
- 8d. Proposed work and impact on the feature: Retain or demolish.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 186: Transformer Vault



- 8a. Approximate date of construction: 1939

8b. Approximate date(s) of alterations:

8c. Description and condition: This one-story, 64-square-foot structure has a pyramidal hipped roof with exposed rafter tails. Built to house an electrical transformer, the windowless building has a paneled wood door on its east wall. Foundation: concrete. Walls: concrete block. Roof: asphalt shingles. Condition: fair.

8d. Proposed work and impact on the feature: Retain or demolish.

8e. Photo: See above.

8f. Drawing number(s): N/A

Transformer Vault:



8a. Approximate date of construction: circa 1939

8b. Approximate date(s) of alterations:

8c. Description and condition: Although there is no information available on this one-story structure, it appears identical to Building 186 to the north, which was built in 1939 to house an electrical transformer. It has a pyramidal hipped roof with exposed rafter tails, no window openings, and a doorway on its east wall; the door has been removed. Foundation: concrete. Walls: concrete block. Roof: asphalt shingles. Condition: fair.

8d. Proposed work and impact on the feature: Retain or demolish.

8e. Photo: See above.

8f. Drawing number(s): N/A



- 8a. Approximate date of construction:
- 8b. Approximate date(s) of alterations:
- 8c. Description and condition: The construction date and function of this structure are not known. It was perhaps associated with a temporary building (T-177) that appears in this vicinity on a 1939 map. Walls: concrete block. Roof: concrete. Condition: fair.
- 8d. Proposed work and impact on the feature: Retain or demolish.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 205: Artillery Work Shop



- 8a. Approximate date of construction: 1903
- 8b. Approximate date(s) of alterations: Large double doors on the side of the building were filled in with brick, and windows and the brick chimney was replaced with a metal smokestack; both alterations were at an unknown date; the building was moved about 2002.
- 8c. Description and condition: This single-story, gable-roofed building was part of an early twentieth-century artillery complex on the west side of Bloomington Road that is no longer extant. The work shop building and its neighbor, Building 206,

were moved to the north end of the athletic fields on the Polo Grounds and stabilized in the early twenty-first century. Foundation: concrete. Walls: brick. Roof: slate. Condition: fair.

- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Building 206: Artillery Work Shop



- 8a. Approximate date of construction: 1903
- 8b. Approximate date(s) of alterations: Large double doors on the side of the building were filled in with brick and windows, a window on the end was converted into a large door, and the brick chimney was replaced with a metal smokestack; these alterations were at an unknown date; the building was moved in about 2002.
- 8c. Description and condition: This single-story, gable-roofed building was part of an early twentieth-century artillery complex on the west side of Bloomington Road that is no longer extant. The work shop building and its neighbor, Building 205, were moved to the north end of the athletic fields on the Polo Grounds and stabilized in the early twenty-first century. Foundation: concrete. Walls: brick. Roof: slate. Condition: fair.
- 8d. Proposed work and impact on the feature: Rehab; no additions.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A

Polo Grounds:



- 8a. Approximate date of construction:
- 8b. Approximate date(s) of alterations:
- 8c. Description and condition: Repurposed from its original function as an infantry drill field to an artillery and cavalry drill field in the early twentieth century, this area was transformed into polo and athletic fields after World War I. Highway 55 expanded into the field after World War II, removing two cavalry barracks that had stood at the north end. The Minneapolis Park and Recreation Board opened the existing athletic fields, part of the Neiman Sports Complex, in 2003.
Condition: good.
- 8d. Proposed work and impact on the feature: The recreational use of the polo grounds will continue. The athletic fields developed and operated by the Minneapolis Park and Recreation Board will be enhanced by other facilities west of Bloomington Road, including the Fred Wells Tennis and Education Center, the Boy Scouts' Robert S. Davis Base Camp, and new public park spaces in the LRT Triangle and West District, as well as by the restoration of the Parade Grounds south of Minnehaha Avenue.
- 8e. Photo: See above.
- 8f. Drawing number(s): N/A