UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
MIDWEST REGION
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OFFICIAL BUSINESS

READ ALL ABOUT IT: KUDOS TO YOU!

Congratulations and an early bon voyage to the S.S. Columbia steamship, currently docked in Ecorse, Michigan. Acquired in 2006 by the nonprofit S.S. Columbia Project (SSCP) with the assistance of the National Trust for Historic Preservation, the steamship is to undergo a full restoration for future use as a floating mobile museum and cultural events venue. When complete the restored NHL will have a permanent new berth in New York, where it will sail the Hudson River. Towards that $10,000,000 goal, the SSCP received a $350,000 New York State Environmental Protection Fund Challenge Grant in 2006 to secure the steamer. In addition, the New York University Stern School of Business MBA Program and the Columbia University's Business School's pro-bono consulting program awarded the SSCP assistance in the further development of business, marketing and fund-raising plans. The Browne & Company financial printer business has offered to print a 16-page storybook on the steamer, to be used to raise funds and visibility for the SSCP. The first step that will guide restoration work is documentation of the vessel's original fabric and any changes made over time. ◊

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Thank you for your hard work, dedication, and stewardship. You make the difference.

National Park Service
U.S. Department of the Interior

Office of Cultural Resources
Midwest Region

Exceptional Places

Archeological District in Minnesota Links Past and Present

By Vergil Noble

Resorts situated along the beautiful shores of Lake Mille Lacs in east central Minnesota, some two hours north of the Twin Cities, have drawn eager vacationers to the region for nearly 100 years. Centuries earlier, however, those same shores were dotted with countless Native American villages whose occupants exploited the lush fishery, abundant game, and bountiful stands of wild rice.

The chain of smaller lakes formed at the Rum River drainage, joining Lake Mille Lacs ultimately to the Mississippi River, was particularly attractive for Native settlers prior to the time of European contact. The French explorer Daniel Greysolon, Sieur DuLhut (Duluth), would encounter the Dakota here in 1679, but by the middle of the 18th century the region was occupied by Ojibwe groups driven west from their homelands by European expansion. An 1855 treaty established the 61,000-acre Mille Lacs Reservation, and today the Ojibwe still have a major presence on the southwest shore of the lake.

Archeologists investigate one of 17 contributing sites in the NHL district. Photo courtesy of Vergil Noble.

Secretary of the Interior Stuart Udall designated the Kathio Site Archeological District, comprising 17 related sites, a National Historic Landmark in 1964 for its potential to provide significant insights into the profound changes that were wrought among native peoples during the early Historic period. The district's nearly 13,000 acres include all of Mille Lacs Kathio State Park, a large portion of the Ojibwe Reservation, and several privately owned land parcels.

Stewardship of the NHL district has been exemplary among all parties, but particularly within the state park where managers have undertaken important resource preservation and interpretation efforts in recent years. Public programming, exhibits at the visitor center, a self-guided tour at one of the prominent archeological sites, and the new 1.5 –mile Landmark Trail all interpret the importance of this NHL to park visitors www.dnr.state.mn.us/state_parks/mille_lacs_kathio/index.html.

Visitors to the area can learn more about Native American history at the Mille Lacs Indian Museum, operated by the Minnesota Historical Society on the Ojibwe Reservation 12 miles north of Onamia www.mnhs.org/places/sites/mlim. Other information relating the history of this culturally significant area is available at the tribal website www.millelacsojibwe.org. ◊

Exceptional Places

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The Division of History and National Register Programs at the Midwest Regional Office of the National Park Service offers this newsletter as a forum of information for NHL owners and the public we serve. We hope you find our articles helpful and informative, and we welcome your suggestions for future issues.

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SPLINTERS FROM THE DUSTY NEWEL POST

This Masonry is for the Bees!

By Mark Chavez

Ever hear of masonry "honey-combing?" Here is an excellent example of this condition:

The Stonehaus, High Amana, Iowa. Partial south elevation. July 24, 2006.

This sandstone building, known as the Stonehaus, is located in one of Iowa's National Historic Landmark (NHL) districts, the Amana Colonies. The home was recently repointed and had portions of the lower walls parged.[1] Because of an incompatibility between the hard pointing/parging materials and the soft sandstone, plus the accelerated introduction of moisture to this area, the sandstone is "melting" away, leaving the harder mortar joints intact. This process produces the appearance of a honey comb.

Home and business owners with historic masonry buildings such as the Stonehaus often make this mistake. Wanting to keep their building sound, they undertake what they believe to be responsible preventative maintenance to keep the masonry (brick or stone) from deteriorating further. This is done, unfortunately, without a good knowledge of how a masonry building acts and reacts to various treatments and the weather over time; or how a masonry building "breathes." Plus, every hardware store in the country carries "quick-fix" remedies of all types for the "Do-it-Yourselfer." Included are pre-packaged mortar repair "kits." Unfortunately, these kits contain a high degree of portland cement, which produces a very hard surface.[2] This is fine for modern materials, and modern repair techniques, but is disastrous for older masonry buildings.

The Stonehaus, High Amana, Iowa. July 24, 2006.

Some historic masonry buildings -- particularly historic brick buildings -- are more susceptible to honey-combing mainly due to their age and types of materials used: both the masonry units and the mortar. In particular, historic bricks were fired much differently than those of today. Modern bricks are fired at much higher temperatures resulting in much harder units. The softer bricks (or stone) are just not compatible with high-content portland mortars, which produce very hard, and unforgiving, surfaces.[3] In addition, early mortars were much more forgiving, softer, and had a "healing" effect when dampened. Since early bricks were also fired "softer," the joining of these two materials was ideal. They performed in concert, breathed together, and moved at approximately the same rate.

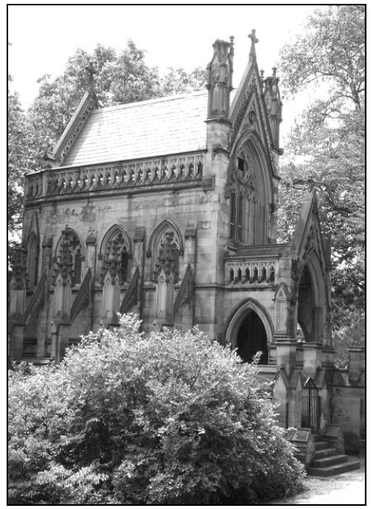
The new pointing mortar and parging material used on the Stonehaus contained a high degree of portland cement, verified by a physical test of these areas. Two problems contributing to the deterioration of the masonry immediately above the parged surface are apparent: 1) the parging - impervious to moisture - allowed ground water to "wick" up the masonry and concentrate immediately above the parged area. This action saturated the stone and began a process of breaking apart the chemical bonds holding the stone together, causing it to deteriorate; 2) the portland pointing mortar, which has a lower porosity than the sandstone, is much, much harder than the stone. As a building "moves" due to thermal expansion during the day and evening hours, the different hardness of adjacent materials causes one to "give" while the other remains constant. Another problem with the high portland

(Continued on page 6)

Adolph Strauch and Spring Grove Cemetery

By Geoff Burt

On March 29, 2007, Spring Grove Cemetery in Cincinnati, Ohio joined Laurel Hill Cemetery in Pennsylvania, Mount Auburn Cemetery in Massachusetts, and Green-Wood Cemetery in New York as one of few American "rural cemeteries" to be honored with designation as a National Historic Landmark. These cemeteries all share certain essential landscape characteristics, including a wide array of artistic and architectural marvels in the form of tombstones, monuments, vaults, mausoleums and sculptures, curving roads and pathways that tended to follow topographic contours, all manner of vegetation, including both indigenous and exotic trees (many identified as state champions for size and age), abundant shrubbery and a diversity of herbaceous plantings, lakes and ponds, and sweeping vistas.



Exterior view, Dexter Chapel, looking west. Bruce Clouette, photographer, August 2006

As defined in the National Register Bulletin "*How to Prepare National Historic Landmark Nominations*," cemeteries are one of several types of resources that typically would not be eligible for designation. However, NHL Criterion Exception 5 states that a cemetery may qualify if it "derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or an exceptionally significant event." Although there are many notable people buried in the cemeteries listed above, these places have been designated as having national significance for their distinctive design and the profound influence this had on future cemetery design and management, social attitudes toward death and cemetery usage, funerary architecture, and urban park design and planning.

Spring Grove stands unique due to the involvement and oversight of Prussian-born "landscape gardener" Adolph Strauch. Mount Auburn, Laurel Hill, and Green-Wood, established in 1831, 1836, and 1838, respectively, were known as "rural cemeteries" and were considered naturalistic, "picturesque" settings that possessed the qualities mentioned above. In 1845 John Notman, designer of Laurel Hill, completed a design for Spring Grove, which was subsequently carried out by Howard Daniels. The original plan was for Spring Grove to develop as a rural cemetery, but over the next ten years it began to veer away from this intent, due to an accumulation of excessive clutter and lack of scenic uniformity caused by the whims and tastes of individual plot owners.

Appointed superintendent in 1855, Strauch convinced Spring Grove's ruling board that if certain basic tenets were adhered to, the cemetery would successfully evolve from an undisciplined appearance and management approach to a new model, which he termed the "landscape lawn plan." By assuming sole control and oversight of the design and management of Spring Grove, Strauch established a policy that may have initially met with some resistance, but which soon gave way to respectful acceptance. Strauch instituted guidelines that included removal of scattered graveside embellishments, private plantings, board and low iron fences, gaudy grave markers and headstones, limitations on visitors and sightseers, and bans on dogs, firearms, refreshments, and unattended children. He also set rules on the placement, height and style of headstones and monuments, oversaw all grading, planting schemes, and new construction, and orchestrated the overall unification of his desired effect.

The result was a resounding success. Spring Grove attracted thousands of visitors annually, and formed a distinctive template for subsequent urban park designs. According to notable landscape gardener O.C. Simonds, who later incorporated Strauch's principles in his own work at historic Graceland Cemetery in Chicago, "perhaps no man in the United States since A.J. Downing's time has done more for the correction and cultivation of public taste in landscape gardening than Adolph Strauch." Frederick Law Olmsted Sr., widely regarded as the nation's most influential pioneer landscape architect, stated that Spring Grove was a highly superior work of landscape gardening. Some 150 years after Strauch established his "lawn plan" ideology for this seminal landscape, its legacy and integrity remains a testament to his progressive ideas. ◊

Exterior view, Historic Office, looking east. Bruce Clouette, photographer, August 2005

Rabideau continued from page 3:

columns, installing additional floor joist supports, and adding skirting that hid the new foundation details. The design was sensitively developed following the *Secretary of the Interior's Standards for Rehabilitation*, ensuring that the new foundation system met current building codes yet did not destroy the officers quarters' integrity.

The recreation hall is receiving even more extensive treatment. Restoration work on this building began in the summer of 2007 and also requires temporarily raising it in order to install a similar foundation system, and strengthening the structural system. Beyond this, the National Forest will restore an exterior double-door entrance, replace in-kind rotted or otherwise destroyed materials, and remove interior partitions installed after 1941.

The Chippewa National Forest is actively working with partners to determine new uses for the camp that will ensure its long-term viability while preserving its unique character. According to Heritage Program Manager and Forest Archeologist Andrea LeVasseur, a group of representatives from the Minnesota Conservation Corps, Leech Lake Area Boys and Girls Club, Cass Lake-Bena School District, the Cass lake Tourism Partnership and other organizations are exploring the reuse of Camp Rabideau.

The group of organizations is proposing to establish a Conservation Academy and Learning Center to provide opportunities for youth and young adults to connect to the natural environment, explore careers in resource conservation fields as well as skilled trades, and experience outdoor recreational activities. The camp would be operated under a special use permit with the Forest Service. If you would like more information on the Rabideau CCC camp, please contact Ms. LeVasseur at 218-335-8671. ◊

* Mount Morrison CCC Camp in Colorado may compliment the Rabideau CCC Camp property in representing the diversity of New Deal relief pro-

Masonry continued from page 2:

content parging is that it cannot breathe (or allow the masonry behind it to breathe), moisture will be trapped in the stone behind this coating, causing the masonry to deteriorate at a highly accelerated rate. If we removed the portland parging, we would most likely find very poor quality sandstone, or perhaps only sandstone powder.

The action of freeze-thaw has begun to deteriorate the mortar in this wall.

Two additional sources or causes of masonry decay in historic masonry buildings should be noted here. The first is freeze-thaw action – where moisture enters masonry and in the winter freezes, causing an unwanted expansion of the masonry units, the mortar or both. The second is an action called "rising damp," caused by moisture wicking up masonry walls through capillary action (the dryer portions of the masonry attract moisture much like a sponge).[4]

An example of rising damp. The whitish deposits are soluble salts, referred to as "efflorescence."

Often seen in these cases (such as basements) is a "high tide" line – the junction between the rising damp and the dry wall above, often occurring 3- to 4-feet above basement floor level. The deposition of soluble salts or "efflorescence" can often be seen at this tide line – a whitish, fuzzy layer which can be brushed off. These soluble salts are carried by evaporating moisture moving to the surface of the masonry and deposited there. The problem with masonry in this condition is that moisture has started to break down the chemical bonds which actually hold the masonry together. Delamination, surface chipping, or disintegration can occur. Uncorrected, this action will render individual masonry units or a whole wall of historic masonry inadequate to carry the weight of the wall - the end result being collapse.

Accelerated decay like this is not only unattractive, but in the case of the hidden masonry wall behind the parging, the structural integrity might be compromised without anyone knowing about it in time to prevent collapse.

As with living organisms, historic masonry buildings must be allowed to breathe. When repairs are considered, coating with an impervious material such as high-content portland cement is *never* recommended. If pointing is considered, a

[1]Also known as "parget," a mixture such as plaster or cement used to waterproof outer walls and line chimneys.

[2]"A History of Cement," The Portland Cement Association, http://www.cement.org/index.asp

[3]For more information please refer to NPS Preservation Brief No. 2, "Repointing Mortar Joints in Historic Masonry Buildings," Robert C. Mack, FAIA, and John P. Speweik; and NPS Preservation Brief No. 39, "Holding the Line: Controlling Unwanted Moisture in Historic Buildings, Sharon C. Park, AIA. National Park Service, Technical Preservation Services, http://www.nps.gov/history/hps/TPS/briefs/brief02.htm / ... brief39.htm

[4] Capillary action occurs when moisture in saturated porous building materials, such as masonry, wicks up or travels vertically as it evaporates to the surface. In capillary attraction, liquid in the material is attracted to the solid surface of the pore structure causing it to rise vertically; thus, it is often called "rising damp," particularly when found in conjunction with ground moisture.

[5] The Secretary of the Interior's Standards for the Treatment of Historic Properties, masonry guidelines, http://www.nps.gov/history/hps/tps/standguide/preserve/preserve_masonry.htm

Renewal in the Forest

By Dena Sanford

Foundation stabilization in progress. Photograph courtesy of the Chippewa National Forest

When the Rabideau Civilian Conservation Corps camp in north central Minnesota was designated a National Historic Landmark in 2006, that status hinged on the remarkably unchanged nature of the property. Between 1933 and 1942 approximately 4,500 of these New Deal era camps were built in the United States. Only a handful remain today, and Rabideau (1935-1941) is one of only two to retain an outstanding collection of resources that remain largely unaltered and in their near-pristine original setting.* Visitors to the camp can still easily imagine the bustling activity generated by nearly 200 youthful male enrollees hired to work on conservation and construction projects in the adjacent area.

This is not to say that the buildings are all in pristine condition. Neither designed nor intended for long-term use, in the 66 years since the last CCC enrollee left camp, subsequent uses, deterioration, demolition and fire have left their mark. Of the original 25 buildings constructed, 13 remain standing –thanks largely to the commitment of the Chippewa National Forest staff and the efforts of many preservation partners, including the Minnesota Preservation Alliance, the Minnesota State Historic Preservation Office, the Minnesota Conservation Corps, and numerous volunteers.

In the past year, the most recent preservation efforts have targeted two of the surviving buildings. Another five still await sorely-needed preservation work. Stabilization work on the officers quarters and the recreation hall were funded in part through a Scenic Byways grant, with matching funds provided by the Chippewa National Forest. On both buildings, the critical needs addressed the design and creation of permanent foundations and installation of structural reinforcements.

As befit a "temporary" portable camp, all of Rabideau's buildings had been minimally designed following a design specified by the U.S. Army. Such portable camps were intended to be dismantled, transported and re-erected if needed. To facilitate this option, the buildings had been set on log posts set directly in the ground. This situation, and particularly the lack of permanent foundations that could accommodate the cyclical freezes of Minnesota's climate, exacted a toll on the buildings. Over the years they had begun to resemble oversized caterpillars.

Work on the officers quarters — which sat on a hill that itself was sliding

(Continued on page 6)

An Update from the Chief

By Donald L. Stevens, Jr.

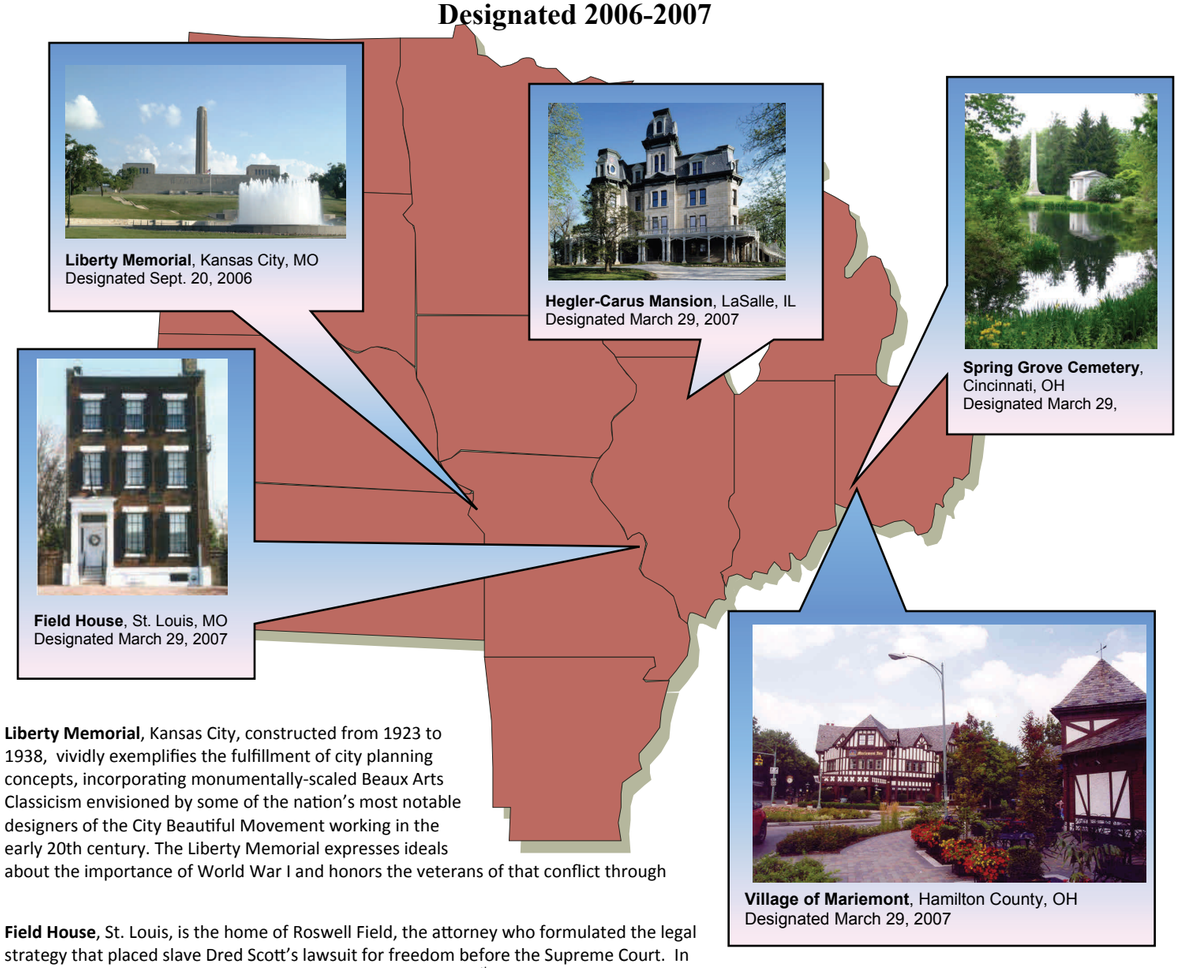
More than time advanced in the year since you received the first edition of *Exceptional Places*. Two friends and colleagues, Carol Ahlgren and Brian McCutchen, left our Midwest Region National Historic Landmarks (NHL) program for new opportunities. Two new faces, Geoff Burt and Stephen Rogers, joined the program. Geoff, a historical landscape architect has nine years experience with the National Park Service in addition to a number of years with the U.S. Army Corps of Engineers and in private practice. He will provide technical assistance for historic landscape issues throughout the region and will serve as the NHL coordinator for the State of Ohio. Stephen, an architectural historian, managed the South Dakota Historic Preservation Office where he worked for eleven years. He is the NHL coordinator for Illinois and North and South Dakota. In December the NHL program will welcome Michele Curran, formerly a landscape historian with the National Park Service's Santa Fe Office. Michele will serve as NHL coordinator for the states of Wisconsin and Indiana.

Politics contributed more uncertainty in a year of transition. The authorization for the Secretary of the Interior's National Park System Advisory Board expired without Congressional action, and this postponed the consideration of new NHL's. The Advisory Board meets twice a year to review and recommend new NHLs for designation by the Secretary of the Interior. It last met in the fall of 2006, and the Secretary followed the Board's advice and designated five new NHLs in the Midwest Region. Language to reauthorize the Advisory Board is in the Department of Interior appropriation bill for fiscal year 2008. We suspect that spring is the earliest that a new Board will convene.

In the Midwest Region, we have eight or more NHL documentation projects underway. Our previous newsletter highlighted the assessment of significance study of eleven National Homes for Disabled Volunteer Soldiers and four of these, the Northern Branch (Milwaukee, WI); the Western Branch (Leavenworth, KS); the Mountain Branch (Mountain Home/ Johnson City, TN); and the Battle Mountain Sanitarium (Hot Springs, SD), are being evaluated as NHLs. We also initiated a NHL study of the Central Branch (Dayton, OH).

MIDWEST REGION'S NEW NATIONAL HISTORIC LANDMARKS

Designated 2006-2007



Liberty Memorial, Kansas City, constructed from 1923 to 1938, vividly exemplifies the fulfillment of city planning concepts, incorporating monumentally-scaled Beaux Arts Classicism envisioned by some of the nation's most notable designers of the City Beautiful Movement working in the early 20th century. The Liberty Memorial expresses ideals about the importance of World War I and honors the veterans of that conflict through

Field House, St. Louis, is the home of Roswell Field, the attorney who formulated the legal strategy that placed slave Dred Scott's lawsuit for freedom before the Supreme Court. In *Scott v. Sanford,* one of the most controversial cases of the 19th century, Supreme Court Justice Roger B. Taney declared that slaves were not U.S. citizens and that the Missouri Compromise of 1820 abolishing slavery in the territories was unconstitutional. Anger over Taney's decision energized the Republican party and led the nation's first antislavery political party to victory in 1860. It took the Civil War and post-war constitutional amendments to overturn the Dred Scott decision.

The Hegler-Carus Mansion, La Salle, Ill., is a rare surviving example of the residential work of noted Chicago architect W.W. Boyington, who was among the most important early architects of Chicago. Boyington designed the 7-level, 57-room Second Empire residence for Edward Hegler, who made a fortune in the zinc smelting business. Hegeler and son-in-law Paul Carus operated the well-renowned Open Court Publishing Company on the ground floor to the house.

Spring Grove Cemetery, Cincinnati, is nationally significant as the original site and model for the landscape-lawn concept that dominated American cemetery design from the mid-19th century into the 20th century. Located four miles north of Cincinnati's central business district, the 345-acre property is the creation of cemetery superintendent and landscape gardener Adolph Strauch.

The Village of Mariemont, Hamilton County, Ohio, is a premier model of an ideal planned community following Garden City principles inspired by Ebenezer Howard, leader of the Garden City movement in England and designer of Letchworth, a few miles north of London. Mariemont Village was a model of an American Garden City design. It is nationally significant for its association with the history of planning in the United States and for architecture and landscape architecture.

Photos courtesy of NPS Photo Archives

Easements Protect West Baden Springs Hotel

By Tom Duda

Photo courtesy of NPS slide collection

Developer Lee W. Sinclair's West Baden Springs, Indiana Hotel opened in September 1902 to effusive coverage in both the Indiana and national press, soon acquiring its popular title as the "eighth wonder of the world." Noted for its 200-foot diameter atrium, 130-foot height steel and glass dome, 16-sided exterior, and six-story reinforced concrete and brick structure, the hotel featured "an Olympian combination of styles" intended to capture the imaginations of elite visitors. Notable guests included General John J. Pershing, Mayor William "Big Bill" Thompson of Chicago, New York Governor and Presidential Candidate Alfred E. Smith, and many others.

Financial trouble associated with the Great Depression led the hotel to close in 1932. Between 1934 and 1964, the building served as a Jesuit seminary before the Northwood Institute, a private school of business management, acquired the building in 1966. In 1983, Northwood Institute closed its West Baden Springs, Indiana campus and ownership of the property transferred to a real estate developer.

At the time of its designation as a National Historic Landmark on February 27, 1987, the West Baden Springs Hotel had an uncertain future. Over the next few years, the building stood vacant and decaying while changes in ownership and a bankruptcy dimmed hopes that it would find a respectful steward.

In July 1996, Historic Landmarks Foundation of Indiana (HLFI) purchased the building with donated funds and began working assertively to find a new owner who would rehabilitate the 508 room hotel. Cook Group, Incorporated, a medical device manufacturing company, worked closely with HLFI to fund an extensive $35 million restoration that began in 1996 and continued until 2004. In 2006, following the Indiana State Legislature's approval of a casino license for a facility near the West Baden Springs Hotel site, hotel use again became economically viable. A grand opening in June 2007 celebrated the completion of the hotel's protracted renovation project. Today, the West Baden Springs Hotel and the adjacent historic French Lick Springs Hotel operate as part of a $342 million casino and resort complex. HLFI provides daily tours of the West Baden Springs hotel and grounds.

To guarantee the building's continued preservation, the West Baden Springs Hotel has a preservation easement monitored by HLFI. Under the easement agreement's binding terms, the hotel's current and future owners will maintain the building's character defining features in perpetuity and HLFI will perform annual inspections. Administrative and legal costs associated with this monitoring are considerable, so HLFI requires easement donors to contribute an amount commensurate with the size of the easement to ensure appropriate resources for monitoring.

Building owners benefit financially from easement donations to HLFI, as federal tax laws allow easement donors to make an income tax deduction for the difference in the fair market value of a property before and after the easement. In many cases, this difference can be significant, as an historic property subject to competing development pressures might lose market value when subject to binding legal restrictions on its use.

At the West Baden Springs Hotel property, HLFI amended its standard easement document and worked for many years with the Cook Group to define the specific terms of agreement. Initially, both parties expressed concern that standard easement restrictions would depress developer interest in rehabilitating and operating the property as a hotel. Both parties finally agreed that the easement should protect the main hotel building's exterior, outbuildings, garden, landscaping, two interior lobby spaces, and domed atrium. In addition, the easement allowed developers to reconstruct an historic natatorium that existed on the site until 1920. During the renovation, architects reoriented the hotel's service entrance to become the main entrance, ensuring accessibility underneath a new construction porte cochere. In addition, developers reduced the number of guest rooms from 508 to 240 so that guests would have more spacious accommodations.

HLFI annually monitors conditions at its approximately 400 easement properties across Indiana through active communication with current building owners and staff-conducted conditions assessments. In rare cases where owners alter a property and ignore the terms of an easement, HLFI pursues court cases to maintain compliance. ◊

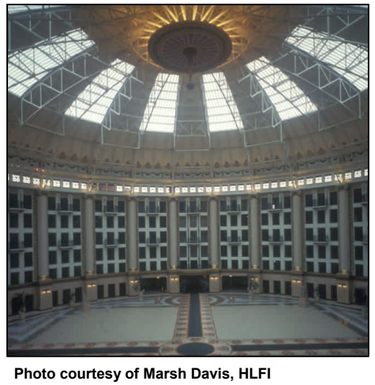


Photo courtesy of Marsh Davis, HLFI