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Nat. Register of Historic Places  
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### National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

X  New Submission                      \_\_\_\_\_ Amended Submission

#### A. Name of Multiple Property Listing

Minnesota's Nineteenth-Century Masonry Ruins

#### B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- Masonry Construction in Minnesota, 1820-1900
- Initial United States Presence in Minnesota, 1820-1837
- Indian Communities and Reservations, 1837-1934
- St. Croix Triangle Lumbering, 1830s-1900s
- Early Agriculture and River Settlement in Minnesota, 1840-1870
- Railroads and Agricultural Development in Minnesota, 1862-1940
- Minnesota's Urban Centers, 1860-1940
- Minnesota's Iron Ore Industry, 1880s-1945

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#### D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Barbara Howard                      \_\_\_\_\_                      October 8, 2015  
 Signature of certifying official Barbara Mitchell Howard, Deputy SHPO, MNHS                      Title                      Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

A. D. D. D.                      \_\_\_\_\_                      12/1/15  
 Signature of the Keeper                      Date of Action

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 250 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503

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**STATEMENT OF HISTORIC CONTEXTS**

**MASONRY CONSTRUCTION IN MINNESOTA, 1820-1900**

Stone is as old as the hills. Masonry is the material which mankind instinctively thinks of when he considers historical works of art in architecture. Psychologically, masonry in a building conveys a sense of permanence, of its having been 'alive' when our forebears were living and of its survival, through the vicissitudes of generations to come.

That these impressions, spoken by architect S. Robert Anshen (1957:129) at a national conference on modern masonry in 1956, are well founded is reflected in recurring references to the endurance of masonry construction in various discourses pertaining to the topic, both historical and current. An 1868 U.S. Government report, for example, laments, "One feature unfavorable to the permanence and safety of the [Union Pacific line] is, the almost entire want of stone masonry in bridges and culverts" (Williams 1869:22), while a modern contractor extols the "image of a masonry building [as] one of excellence and permanence," noting that "no other material leaves as lasting an impression of strength, quality and substance as that conveyed by brick, block and stone" (VanWell Masonry Inc. 2013).

It is, therefore, not surprising that in the 1820s, masonry was selected as the primary means of construction for Fort Snelling, the first permanent United States presence within the future state of Minnesota. A stronghold meant to impart to observers a sense of both strength and durability, Fort Snelling incorporated a diamond-shaped stone enclosure punctuated at each of its four corners with a stone tower. Within this enclosure were located buildings primarily of the same stone, a limestone that conveniently could be quarried from the bluff upon which the fort was constructed (Torbert 1958; Minnesota Historical Society 2013a).

Locally available stone was also chosen by prominent fur traders Henry Hastings Sibley and John Baptiste Faribault as the material for their houses near Fort Snelling (Friends of the Sibley Historic Site 2000-2010a). Both residences were of ashlar masonry, Sibley's a basic but solid building of limestone obtained from a nearby quarry, and Faribault's a somewhat larger and slightly more elaborate affair of sandstone "quarried near the site or taken from nearby Pike Island" (Torbert 1958; Friends of the Sibley Historic Site 2000-2010b). These houses, along with others built in the 1830s, heralded permanent EuroAmerican occupation in Minnesota, which occurred over the next decade slowly but steadily, concentrated initially in the vicinity of the future Twin Cities and the St. Croix River valley, and then spreading rapidly within the southern half of the state, in response to land cession treaties between the United States and the Dakota and Ojibwe in 1837, 1847, and 1851.

By the time Minnesota became a state in 1858, its institutional identity was manifested by masonry buildings in its three primary population centers: the University of Minnesota in St. Anthony/Minneapolis, the territorial prison in Stillwater, and the Capitol in St. Paul. Though it sat unoccupied on the University grounds for ten years after its 1857 construction, the University's Old

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Main building was a three-story, neoclassical stone symbol of the regents' "dream of grandeur" (Gray 1958:27) for the future of higher learning in the state. The prison, which received its first inmates in 1853, was constructed of stone following a vote for the material by the Minnesota Board of Commissioners of Public Buildings (Dunn 1960:138). Locally quarried limestone formed a three-story prison house, a workshop, an office, and the 12-foot wall demarcating the grounds of the original prison. Stone was later used in the construction of additional buildings within the prison complex. The two-story Territorial/State Capitol was a relative rarity in Minnesota masonry buildings at the time it was completed in 1853, because it was built of brick. As of the early 1850s, the technological advancements that would allow for mechanized mass production of bricks had not come fully to fruition, production of brick on a large scale was not yet prevalent in Minnesota, and the railroad, by which mass-produced bricks were largely transported, had not reached the territory; thus stone continued to dominate as the material for masonry construction in Minnesota through the territorial period and into its early statehood.

In a nascent state largely unfamiliar to its newest residents and thus fraught with unpredictability, masonry construction instilled a sense of civic stability in grand hotels such as the four-story, limestone Winslow House in St. Anthony (1857); it represented the solidity of religious beliefs in churches such as the limestone Church of St. Peter in Mendota (1853); it illustrated the presence of the new government in American Indian agency buildings such as the brick Winnebago Agency in St. Clair (1855); it fostered feelings of security and separation from less-understood segments of the growing population through facilities such as the expansive, Kasota-stone State Hospital in St. Peter (1867); and it signaled the ability to achieve financial success through homes such as the imposing, grey limestone house built in St. Paul for James Burbank (1863).

Masonry construction, however, was not limited to statement architecture, nor were the reasons for its use entirely symbolic or psychological. For many of the buildings mentioned above, the expressed motives for using masonry construction were practical, such as the cost-efficiency and availability of local stone, or the ability of masonry construction relative to wood to withstand various natural and cultural forces (see, e.g., Minnesota Hospital for Insane - Board of Trustees and Officers 1868; Minnesota Historical Society 2013b). Due to this ability, particularly with reference to fire resistance, masonry construction "had replaced wood as the favored building material for commercial, industrial, and institutional buildings" (Millett 1992:41) in the Twin Cities by the 1860s.

Practicality certainly played a primary role in the choice of masonry for industrial buildings and structures in Minnesota's early history; for example, one of Minnesota's earliest industries, the production of quicklime through the reduction of limestone, required the construction of kilns using stone lined with brick to withstand the fire and intensive heat generated during the conversion process, as is exemplified by the lime kiln at Grey Cloud Island (ca. 1846). Another of Minnesota's earliest industries, and eventually its most important, flour and grist milling, turned to stone to ensure structural soundness in the high buildings needed to house the technological components and processes of grain milling, and to protect grain stores (Torbert 1958; Condit 1982:64). By the time Minnesota reached statehood, stone, multi-story mill buildings dotted waterways within central, east-

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central, and particularly southeastern Minnesota, such as the two-and-a-half-story Brown and Thompson mill in Riceford, Houston County; the four-story Pickwick Mill in Pickwick, Winona County; and the four-story Ramsey Mill in Hastings, Dakota County (Neill 1882:471; Rogers 1905:38; Pickwick Mill Association 2012). Other early Minnesota industrial concerns making use of stone construction included breweries, such as the Aiple Brewery, in Stillwater (ca. 1850); foundries, such as the one built by A. R. Morell in Hastings (1859); and, on occasion, lumber mills, such as the Hersey and Bean planing mill, also in Stillwater (ca. 1854).

The practicality of stone, of course, extended to the selection of the material for modest domestic buildings during Minnesota's early years, in regions where stone was locally available and therefore inexpensive and easy to transport. In Scott County, for example, stone houses were somewhat common in locations within the Minnesota River Valley, but relatively rare elsewhere (Gombach Group 1997-2013). Similarly, stone houses appear to have been more common in the Driftless Area of southeastern Minnesota than in other areas of the state. These comparisons suggest that personal preference was tempered by accessibility. Where accessibility to resources, however, was more or less equal, the use of stone reflected personal tastes. In many cases, the predilection for stone architecture was tied to ethnic background, whereby immigrant populations transferred familiar building techniques and styles from their homelands. England, France, the Netherlands, and Germany, for example, all have strong traditions of construction in stone (McAlester and McAlester 1993:38; Tishler 1986:142).

Although stone was a frequently preferred and more accessible material for masonry construction during Minnesota's formative years, this is not to say that brick construction was absent. The Winnebago Agency in St. Clair and the first Territorial/State Capitol, as noted above, were constructed of brick, as was Minnesota's first lighthouse at Minnesota Point. At the time the latter was built, from 1856 to 1858, brick construction was fairly standard for lighthouses; those for the lighthouse at Minnesota Point in Duluth were brought by ship from Cleveland, Ohio (Lighthousefriends.com 2001-2013). Imported brick, in this case from Milwaukee, also was used for the house of fur trader Hypolite Dupuis, built in 1854 (Friends of the Sibley Historic Site 2000-2010c). As these cases illustrate, early brick construction in Minnesota frequently required a funding source or above-average means to cover the cost of procuring bricks. Alternately, the combination of proximity to a clay source and either knowledge of brick production or the presence of a local brick manufacturer could render brick construction affordable and accessible. Missionary Gideon Pond, for example, built his house (1856) in Bloomington using bricks manufactured from clay extracted from the Minnesota River bottom below the bluff upon which the house was located (City of Bloomington 2013). As with stone, brick was a matter of personal preference when cost and material accessibility allowed.

The accessibility and popularity of brick would rise tremendously in the decades following the acceptance of Minnesota as a state, thanks to the overlapping of two ongoing developments: mechanization and other technological advances in brick production, which began in the decades prior to statehood, and the construction of railroads, which began in the decade after (Davis 1895:19-20; McKee 1973:44; Plumridge and Meulenkamp 1993:46). As brick manufacturing became easier and

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faster and the method for transporting mass-produced brick became more efficient, the cost-effectiveness of brick increased. This increase, combined with the needs of the state's quickly growing population, resulted in an increase in brick masonry construction during the latter part of the nineteenth century. With new technologies and transportation at their disposal, and bolstered by rising demand, Minnesotans began manufacturing brick in earnest, and regional production centers arose or expanded in places like Chaska, Red Wing, St. Cloud, and Springfield. Although stone remained a popular and common choice for masonry construction in buildings of all functional types, whether industrial, institutional, commercial, or residential, brick construction thus became more prevalent throughout the state. Minneapolis, for example, which historically had typically seen stone used in its industrial construction, witnessed brick buildings such as the Crown Roller Mill (1878-1880) and the Standard Mill (1879) come to occupy the milling district beside their stone counterparts. The city of Wabasha witnessed a spike in the construction of high-style Italianate brick homes after the railroad arrived in 1871, facilitating the transportation not just of materials but also of eastern-U.S. ideas about architectural style (Larson 1987). Lanesboro's commercial district continues to exhibit several brick commercial buildings that were constructed alongside stone and frame construction in the decade or so after the Southern Minnesota Railroad reached it in 1868.

While the expansion of railroads into new locations resulted in the greater dispersal of brick construction throughout the state, one of its other nineteenth-century masonry construction byproducts was the sprinkling of the landscape with stone arch bridges. Having the necessary financial backing and being the transportation for the construction material, railroads were responsible for the majority of the stone arch bridges constructed in Minnesota (Gardner 2008:27), with the *pièce de résistance* being the Stone Arch Bridge constructed by James J. Hill's Minneapolis Union Railway Company in 1883. Although stone arch bridges of the railroad variety were the most common during the nineteenth century, other bridges constructed entirely of stone were built outside of the railroads' purview, including the Point Douglas-St. Louis River Road Bridge, a stone arch bridge constructed in 1863 along the military road near Stillwater; the stone-arch Lyndale Avenue Bridge over Minnehaha Creek completed in 1892 (razed); and several, more discreet structures in urban, rural, and park settings. As with most stone construction, the latter tended to be located in areas where the raw material was locally obtainable (Gardner 2008:36-37).

Stone bridges were but one infrastructural use of masonry construction by railroad companies in nineteenth-century Minnesota. Depots, engine houses, freighthouses, pumphouses, and other railroad facilities were built of brick or stone. At the federal, state, and civic levels, a variety of masonry infrastructural property types were constructed during the latter part of the nineteenth century, including the stone arch dam on the Root River in Lanesboro (1868), the limestone water tower in Kasson (1895), the brick municipal power plant in Springfield (1894), and the brick light station in Two Harbors (1891). Masonry construction was additionally used in the infrastructure of various industrial concerns. Stone dams and other infrastructural elements of mill complexes were built to withstand the relentless force of moving water. For any number of industries, ancillary buildings that benefited from fire resistance, such as boiler houses, engine houses, and foundries, were often constructed of brick or stone.

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Despite the overwhelming use of stone and brick in all types of masonry construction in Minnesota during the nineteenth century, the search for alternative and innovative building materials, whether for masonry or another type of construction, had been underway in the United States for some time by the turn of the century. The use of cast iron, for example, began to progress in the country during the mid nineteenth century, as did structural steel and reinforced concrete in the decades to follow (Condit 1982:79-86, 123-130). In 1900, the first patent was issued for a concrete-block-making machine, invented by Harmon Palmer, which allowed for the block to be more easily produced, initializing the success of a viable and soon-to-be popular alternative to brick and stone in masonry construction (Simpson 1999:11). All material innovations were not immediately, uniformly, or pervasively adopted in Minnesota, and brick and stone masonry construction remained common in the state into the twentieth century. The year 1900, however, is useful as a transitional marker because it signals, in Minnesota, the increased adoption of other types of construction which resulted in the diminished use of brick and stone masonry.

The statewide historic contexts presented in summary fashion below were developed for the Minnesota State Historic Preservation Office (MnSHPO) in 1993 (Dobbs 1993; MnSHPO 1993). As developed by the MnSHPO, these include "Initial United States Presence, 1803-1837," "Indian Communities and Reservations, 1837-1934," "St. Croix Triangle Lumbering, 1830s-1900s," "Early Agriculture and River Settlement, 1840-1870," "Railroads and Agricultural Development, 1870-1940," "Urban Centers, 1870-1940," and "Minnesota's Iron Ore Industry, 1880s-1945." With regard to masonry ruins, the date ranges associated with these contexts have been modified slightly. Most notably, while the existing context for the "Initial United States Presence" begins in 1803, because the earliest masonry construction in the state occurred with the erection of Fort Snelling, the beginning date for this context is revised to 1820. Evaluation of a masonry ruin, should consider the relevant regional history when determining which of the following contexts provides an appropriate framework for determining its historical significance.

**INITIAL UNITED STATES PRESENCE IN MINNESOTA, 1820-1837**

"Initial United States Presence in Minnesota, 1820-1837" begins with the construction of Fort Snelling at the confluence of the Minnesota and Mississippi Rivers in 1820, a benchmark in United States expansionism which constituted the first permanent United States Government occupation in the future state of Minnesota. The fort was established primarily to safeguard United States interests in the fur trade, which were focused in the Great Lakes region after the depletion of desired animal species elsewhere. The relative abundance of furs to be had, of course, meant that private fur traders were also putting down roots in the area. Competition between the Government and the private sector for the patronage of American Indian fur trappers, combined with increasing contact between Dakota and Ojibwe groups and between American Indians and members of various other ethnic groups as they all participated in the fur trade made for a period of complex interactions and conflict, which fort personnel, including Indian Agent Lawrence Taliaferro, attempted to mediate. Despite the functioning, albeit occasionally violent, co-existence of all of these groups early in the fort's history, overhunting and a loss of demand resulted in the collapse of the fur trade. As the Government and powerful private traders looked to other natural resources Minnesota had to offer, a series of treaties

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were initiated beginning in 1837 that would both codify U.S. ownership of lands and eventually remove American Indians from those lands to reservations. Although the treaties marked the onset of legal settlement for non-Native peoples, some individuals, including missionaries and their families, government farmers, traders, and the like were permitted to take up residence in the future state prior to their enactment. This period, then, witnessed the beginning of alterations to the landscape through the depletion of wildlife; clearing of land for Fort Snelling, new residences in the vicinity of the fort, and early farming; and associated changes to the built environment.

**INDIAN COMMUNITIES AND RESERVATIONS, 1837-1934**

"Indian Communities and Reservations 1837-1934" begins with the cession of lands by the Dakota and Ojibwe through two treaties that put the United States in possession of lands between the Mississippi and St. Croix rivers from approximately Hastings north to a line running roughly due east from the confluence of the Mississippi and Crow rivers. From this point forward during the nineteenth-century, American Indian lifeways underwent extensive changes as the United States successively appropriated lands, disrupted traditional practices, and along with various religious interests, intensified its efforts to acculturate American Indians. Agencies were established to administer the terms of the treaties and federal policies and to "oversee" Indian populations, thereby embodying their newly found loss of independence, and to teach and promote European-based agricultural practices. White missionaries took it upon themselves to try to Christianize, with varying success, American Indians, while the United States Government eventually banned traditional religious practices, with the same intent. The Government also established Indian boarding schools, with the purpose of separating children both spatially and through "educational" measures from their Indian identities. The tensions engendered by the severe imbalance of power were widespread in both American Indian and EuroAmerican communities during the nineteenth century, but most strongly were manifested in the U.S.-Dakota War of 1862. With this war perceived by the United States as an added justification, practices to remove the cultures of American Indians were carried on well into the twentieth century, continuing patterns of accumulating cultural change.

**ST. CROIX TRIANGLE LUMBERING, 1830s-1900s**

"St. Croix Triangle Lumbering, 1830s-1900s" is focused on the period after the treaties of 1837 were ratified, giving the United States an area rife with white pine forests advantageously situated in proximity to the Mississippi, St. Croix, and Rum rivers, which could be used to transport logs to and provide power for the lumber mills that were built along them. Once the door was opened to new settlement in this area, people of European descent flooded in from overseas and the eastern United States in pursuit of fortunes to be made not only through lumberjacking and milling, but also in support of these industries. In August of 1839, the first commercial lumber mill in Minnesota was completed in the future city of Marine-on-St. Croix, and less than five years after that, the first lumber mill was operating in Stillwater. As these and other mills were built, towns and their attendant industries, commercial outfits, and public and private institutions developed around them, constituting the future state's earliest EuroAmerican settlements and its economic core. Stillwater, the largest of these towns, was the uncontested center of Minnesota lumber milling for the next approximately two decades. Although this honor shifted to Minneapolis by 1870, the St. Croix Triangle's lumber industry

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was by no means diminished and in fact saw substantial growth, along with its other economic bases and its population, following the entrée of railroads in the early 1870s. Railroads gave birth to a multitude of lumber-related manufacturing enterprises because they provided efficient transportation of finished goods from the St. Croix Triangle to their final destination, whereby previously, sawn lumber had to be "raft[ed] downriver to other markets for processing" (Landscape Research 2011:13). The result was that the St. Croix Triangle reached its economic peak with regard to the lumber industry during the last decade of the nineteenth century, after which it began a downward trajectory due to the depletion of white pine.

**EARLY AGRICULTURE AND RIVER SETTLEMENT IN MINNESOTA, 1840-1870**

"Early Agriculture and River Settlement in Minnesota, 1840-1870" concerns the period prior to intensive railroad construction in the state, when rivers constituted the major transportation conduits, and agriculture found its beginnings as an economic base for Minnesota. Early in this period, farming was limited to the area that had been opened by the 1837 treaties, occurring largely in the cutover. With additional land cession treaties, however, agriculture-based settlements by immigrants in the newly opened lands skyrocketed in the central, south, and southeast parts of the state during the 1850s, concentrating near rivers. In rural areas, family farms were built and operated, as were supporting institutions, such as churches and schools, with members of a given ethnic group often spatially concentrating to form communities. The farms provided grain for local milling interests, which began to multiply rapidly along rivers and tributaries, and other raw products for shipment to non-local markets. Rural residents, making their start in relatively undeveloped areas, created a market for building materials and finished goods. The need for some of these materials and goods, such as quicklime, gave rise to local industries, but many others needed to be shipped in. Locations with natural river landings, therefore, became commercial hubs for the exchange of unprocessed materials and finished goods, providing a foundation for the population centers, and the accompanying institutions and industrial concerns, which grew up around them. These river-based population centers were among Minnesota's most densely occupied areas until the railroad allowed for the efficient transportation of people, materials, and goods to and from more inland areas of the state.

**RAILROADS AND AGRICULTURAL DEVELOPMENT IN MINNESOTA, 1862-1940**

"Railroads and Agricultural Development in Minnesota, 1862-1940" is concerned with the advent and interaction of railroads with communities outside of urban centers whose economic survival, directly or indirectly, was tied to agriculture; those associated with the advent and interaction of railroads with regard to Minnesota's other major industries, lumber milling and iron mining, are covered under other contexts. When railroads multiplied in tendril-like fashion across Minnesota over the mid to late nineteenth century, they opened up to new settlements all but the north-central-most region of the state, which railroads reached after 1900. In most of these regions, agriculture was the economic foundation. In opening up the state, railroads created local patterns of settlement and economic symbiosis as occurred between rural and more developed areas under "Early Agriculture and River Settlement, 1840-1870," but also parallel patterns on a much larger scale. Wheat from bonanza farms in the Red River Valley, for example, supplied the immense flour milling operations in Minneapolis and provided a market for their flour and the finished goods of other Minneapolis-based industries.

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Minnesota, similarly, became a supplier of agricultural goods and products, and served as a market for, other states and countries. Considering the state as a whole, this context frames the most widespread and intensive development of Minnesota during the nineteenth century. Entire regions witnessed new population influxes and settlements, which created residences, institutions, businesses, industrial operations, infrastructural elements, and other accompanying elements of the built environment, as railroads made transportation to and from a multitude of locations efficient.

**MINNESOTA'S URBAN CENTERS, 1860-1940**

"Minnesota's Urban Centers, 1860-1940," as its title implies, centers on the history of Minnesota's primary combined population and industrial centers. In 1860, the state's capital city of St. Paul reached a population of 10,000, and two years later, the state's first railroad connected it to St. Anthony, another quickly growing community established near the St. Anthony Falls. This community was ultimately subsumed into Minneapolis in 1872, after that city's population had surpassed 13,000 residents. By 1900, St. Paul and Minneapolis were urban centers in every sense, with a combined population of over 365,000. Minneapolis was the capital of flour milling in the United States, while St. Paul, situated at the head of navigation for steamboats on the Mississippi River and a major terminal for multiple railroads, was an immense transportation and distribution center. Transportation and distribution also played primary roles in the development of the port cities of Duluth and Winona, and of other secondary urban centers that fulfilled regional needs within the state: Mankato in the south, Moorhead in the northwest, Rochester in the southeast, and St. Cloud in the center. Though they did not all operate at the same scale, Minnesota's nineteenth-century urban centers were cores of settlement for large populations with diverse social and economic backgrounds, who lived and interacted in a multitude of residential, industrial, and institutional settings, creating significant impacts to the physical and cultural landscape of the state.

**MINNESOTA'S IRON ORE INDUSTRY, 1880s-1945**

"Minnesota's Iron Ore Industry, 1880s-1945" frames the period of iron mining and associated development in northern Minnesota. The beginning of this period coincides with the construction of railroads into the iron range, because these were necessary to carry the amount of ore generated from commercial mining. When the first Duluth and Iron Range Railroad line was built into the Vermilion Range in 1884, connecting the Soudan Mine to a port that would eventually become Two Harbors, iron mining in Minnesota had begun. A connection to Duluth was established within two years, followed by a multitude of branch lines to serve the continual opening of new mines. In 1890, iron ore was discovered on the Mesabi Range, prompting the construction of the first trackage of the Duluth Missabe and Northern Railway Company from the Mountain Iron Mine in 1892. Iron mining effected unprecedented change in the landscape of northern Minnesota, not only through the removal of material, but also through the built environment. Although the lumber industry had previously encouraged new settlers to Minnesota's iron range, it was not until the mining industry took hold that substantial settlements were established. These settlements included the relatively ephemeral mining locations, typically employing frame construction, which were residential enclaves situated near mines on company-owned land, and more permanent town sites. European immigrants populated the majority of these settlements, having come to northern Minnesota to gain work in the mines. Mining

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activity itself also affected the built environment, as necessary support building, structures, and equipment were erected in the vicinity of mines. At the end of the nineteenth century, mining's place in the state's industrial history was solidified as Minnesota overtook Michigan to become the leading producer of iron ore in the United States.

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**ASSOCIATED PROPERTY TYPES**

**MINNESOTA'S NINETEENTH-CENTURY MASONRY RUINS**

As its name indicates, this property type is limited to masonry ruins located in Minnesota that were constructed prior to 1900, though the historical building or structure with which they were associated may have been used beyond that year. A masonry ruin is defined as a former building or structure that no longer possesses original design or structural integrity (NPS 2002:4) and meets the following conditions:

- 1) It can no longer serve its original or similar function due to the loss of a major structural element, such as a roof, exterior wall, or floor, and it has not been restored, reconstructed, or integrated into more recent construction so as to replace the lost element and/or recapture functionality;
- 2) The superstructure was of brick and/or stone masonry construction, and not of wood, concrete block, cast stone, structural tile, or cinder block, nor was only a minor element (e.g., a façade) made using brick or stone masonry; and
- 3) A portion of the superstructure is intact and present above the existing ground surface, and this portion provides sufficient visual evidence that it can be identified as a recognizable part of the historical building or structure through comparison with historical photographs or other visual media, or if such media cannot be located for a specific ruin, the portion could realistically still be identified were such media to surface in the future; foundations alone, even if above ground level, do not constitute ruins. In the case of bridges, piers and abutments are considered to be the foundations for the superstructure; therefore masonry piers and abutments do not constitute ruins.

Ruins of historic buildings and structures are classified under National Register guidelines as "sites," which the National Park Service (NPS) (2002:5) defines as "the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, *ruined*, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure" [emphasis added]; therefore, Minnesota's nineteenth-century masonry ruins will, under NPS guidelines, be registered as sites.

Although the NPS definition of sites includes archaeological sites, it is neither limited to nor synonymous with archaeological sites, as it also includes historical or cultural sites that may not have associated material culture. Given that such an association may be absent from masonry ruins sites, masonry ruins should be assigned history/architecture inventory numbers. While any identified archaeological site might include ruins as a feature within the site, in the same way that the eligibility of a complete building or structure would be evaluated as a history/architecture property whether it overlies or is spatially within an archaeological site, so too ruins of these buildings or structures must be evaluated separate from any present archaeological site.

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***Common Elements of Masonry Ruins***

The common elements of masonry ruins in Minnesota are defined with regard to two overarching categories: building ruins and structural ruins. As defined by the NPS (2002:4), buildings are functional constructions "created principally to shelter any form of human activity," such as a house, mill building, or fort, while structures are "those functional constructions usually for purposes other than creating human shelter," such as bridges, dams, or kilns. Elements of masonry ruins can occur singularly or in various combinations at any given ruins site.

**Building Ruin Elements**

The common elements of building ruins are high walls, high wall fragments, low walls, and low wall fragments. Appurtenances such as chimneys may be attached to these and should be noted in recording ruins, but are not considered ruins in and of themselves.

***High Walls and High Wall Fragments***

A high wall is defined as any exterior or interior wall that is one story (eight feet) or greater in height and reflects its original, full horizontal extent with continuity. Continuity need only occur in a portion of the wall; if the lower courses of the wall are continuous, but spaces exist between vertical portions of the wall in the upper courses, for example, where lintels have failed and the stone or brick above them is therefore absent, the element would still be considered a wall (Figure 1). In their current state, for example, the ruins of the main Oxford Mill building consist entirely of high walls.

A high wall fragment is defined as any portion of an exterior or interior wall that is one story or greater in height, but which does not reflect its original, full horizontal extent with continuity. Even if the original, full horizontal extent of the wall is visible, if the parts of that wall are fully vertically separated in one or more places, these constitute a series of high wall fragments, and not high walls (see Figure 1). In their current state, for example, the ruins of the Ramsey Mill building consist entirely of high wall fragments.

In those cases where walls or wall fragments are variable in height, if the maximum height extends to eight or more feet, the element should be considered as a high wall (fragment) and not a low wall (fragment).

***Low Walls and Low Wall Fragments***

A low wall is defined as any exterior or interior wall with a maximum height of less than one story (eight feet) and that reflects its original, full horizontal extent with continuity. As with high walls, continuity need only occur in a portion of the wall (see Figure 1). In their current state, for example, the ruins of the Joseph R. Brown house include low walls along with a high wall.

A low wall fragment is defined as any portion of an exterior or interior wall with a maximum height of less than one story, but which does not reflect its original, full horizontal extent with continuity. Even if the original, full horizontal extent of the wall is visible, if the parts of that wall are fully vertically

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WALLS



WALL FRAGMENTS

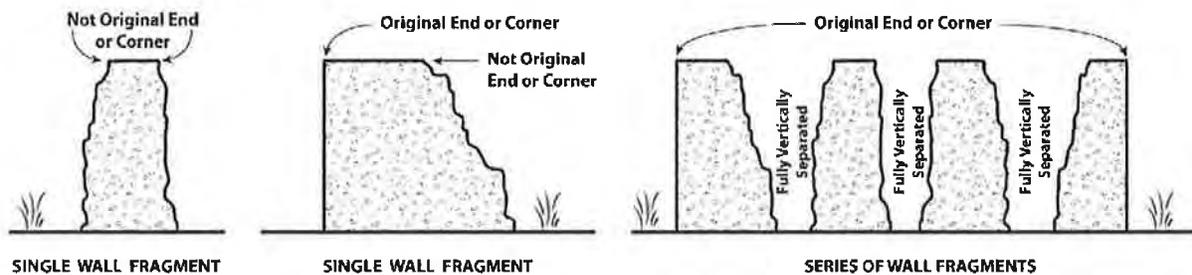


Figure 1. Examples of walls and wall fragments

separated in one or more places, these constitute a series of low wall fragments, and not low walls (see Figure 1). In their current state, for example, the ruins of the Ehmler farmstead (SC-LOU-007) consist entirely of low wall fragments.

Structural Ruin Elements

Common structural ruin elements are dictated by the type of structure with which they are associated. Elements of a lime kiln ruin, for example, would typically include exterior kiln walls, fireplace arches, interior lining walls, or fragments of any of these. When they all occur together, as at the Carey Lime Kiln Ruins (FL-SVT-004) in their current state, where only the top portion of the kiln is missing, the element present would be the lower portion of the lime kiln. At a mill ruin, beyond the building, elements such as sluice-way walls are likely to be present. A water tower (the tower consisting of the portion that supports the tank) ruin would only occur as either a tower fragment or the lower portion of the tower. In many cases, however, where an element is termed as a wall, it must incorporate continuity as described for building ruin walls above; otherwise, it should be termed a wall fragment.

Significance

This Multiple Property Documentation Form (MPDF) is intended for the evaluation of masonry ruins associated with buildings or structures that were constructed during the nineteenth century. The specific conditions for the significance of masonry ruins under each of the National Register criteria are

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presented within the registration requirements, below. Although the achievement of significance typically began at or near the time of construction, based on continued significant use of the former building or structure, the period of significance may extend into the twentieth century.

Two notable exceptions to the significance of masonry ruins being tied to the construction and use of the former building or structure, and therefore to the discussion of significance presented below are the Ramsey Mill (DK-HTC-101, 21DK0061) and the Joseph R. Brown House Ruins (RN-SHT-002, 21RN0015). Although significant in association with its construction and operation as a flour mill, the Ramsey Mill is also significant under Criterion A as a ruin in the area of entertainment/recreation. After the mill was destroyed by fire in 1894, it became a high-profile tourist attraction touted for its picturesque setting, and “rapidly became the subject of commercial postcards, souvenir publications, and newspaper accounts,” (Henning 1997:8-8-9) leading to a successful local campaign to preserve the ruin within a park in 1925. Other ruins may be locally significant under Criterion A in cases where it is determined that the preservation of a ruin is the result of a targeted campaign or movement that occurred more than 50 years ago and not happenstance. In such cases, while the associated *Area of Significance* might be Entertainment/Recreation, depending on the reasons for the campaign, it is more likely to be conservation.

The Joseph R. Brown House Ruins are significant for a number of reasons pertaining to the construction and use of the house, but also for their association with “events which precipitated and marked the beginning of the Dakota War of 1862” (Granger 1985). Other ruins may be significant at the local, state, or national level under Criterion A in cases where it is determined that the ruins are a direct result of and strongly represent a historically significant event, under the area(s) of significance associated with the event.

Because brick masonry and stone masonry have been used in Minnesota buildings and structures since 1820, the historic associations for masonry ruins that are significant in association with the construction and use of the former buildings and structures that they represent are many and varied; so, therefore, are the potential applicable *Areas of Significance*. The significance of masonry ruins may be linked to any of the historic contexts presented in Section E, and may occur at either the local, state, or national level, as outlined in the registration requirements.

The period of the context “**Initial United States Presence in Minnesota, 1820-1837**” marks the onset of the transition from primarily American Indian settlements to primarily EuroAmerican settlements throughout the future state of Minnesota. During this era, masonry construction was used in buildings and structures associated with military installations, missions, American Indian agencies, and United States-based fur trading; in houses and hotels built by the first EuroAmericans; and in industrial buildings and structures in support of these occupations, such as the stone government flour mill at Fort Snelling. The most likely *Areas of Significance* for masonry ruins associated with this context, therefore, are Ethnic Heritage (e.g., houses), Exploration/Settlement (e.g., houses, industrial structures, missions), Industry (e.g., industrial buildings/structures), and Military (e.g., military installations). No masonry ruins associated with this context have been identified to date.

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**"Indian Communities and Reservations, 1837-1934"** finds overlap with the context of the initial United States presence in Minnesota because it addresses the history of American Indian communities in the wake of EuroAmerican intrusion. Masonry construction associated with this context was generally within the purview of the EuroAmerican government, in buildings and structures tied to American Indian agencies, missions, and boarding schools. The most likely *Areas of Significance* for masonry ruins associated with this context, therefore, are Education (e.g., boarding schools), Ethnic Heritage (e.g., residences), Military (e.g., military installations), Politics/Government (e.g., agency buildings), and Religion (churches). Ethnic Heritage and Politics/Government are likely to be widely applicable to ruins with this contextual association. Previously listed or eligible masonry ruins associated with this context are:

- Powder Magazine Ruins (listed as contributing property to Old Fort Ripley site [21MO0127])
- Joseph R. Brown House Ruins (RN-SHT-002, 21RN0015; listed)

**"St Croix Triangle Lumbering, 1830s-1900s"** is limited to the east-central area of Minnesota, where lumbering dominated the economy from the late 1830s through the early twentieth century. During this period, masonry construction was used in the St. Croix Triangle in residences; institutional and commercial buildings that affirmed the permanency of new settlements and provided for the educational, social, spiritual, physical, and consumer needs of the booming population associated with the success of the lumber industry; lumber mills and associated buildings and structures; industrial buildings or structures used in the manufacture of items not related to lumbering but necessary to the survival and comfort of residents; and possibly in elements of the newly established communities' infrastructure. In association with this context, the most likely *Areas of Significance* for masonry ruins are Education (e.g., schoolhouses), Ethnic Heritage (e.g., houses, industrial buildings/structures, churches), Health/Medicine (e.g., hospitals), Industry (lumbering-related and other industrial buildings/structures), Politics/Government (e.g., town halls), Religion (churches), Social History (e.g., fraternal halls), and Transportation (e.g., railroad facilities, railroad bridges). The only previously listed or eligible masonry ruin associated with this context is:

- Hersey and Bean Planing Mill Ruins (21WA0092; eligible as contributing to the Stillwater South Main Street Archaeological District)

**"Early Agriculture and River Settlement in Minnesota, 1840-1870"** frames the early history of population centers that were initiated and flourished due to an advantageous situation along a river, hinterland agricultural operations, and agriculture-related industries, all of which used rivers for major transportation needs, prior to the arrival of railroads into their regions. In the built environment of this era, masonry construction was used in farmhouses and associated outbuildings; institutional and commercial buildings that affirmed the permanency of new settlements and accommodated the educational, social, spiritual, physical, and consumer needs of their residents; flour mills, grist mills, and other industrial facilities that processed and/or used agricultural products; industrial buildings or structures used in the manufacture of items not related to agriculture but necessary to the survival and

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comfort of residents; and possibly in elements of the newly established communities' infrastructure. In association with this context, the most likely *Areas of Significance* for masonry ruins are Agriculture (e.g., farmstead buildings/structures, agriculture-related industrial buildings/structures), Education (e.g., schoolhouses), Ethnic Heritage (e.g., houses, farmstead buildings/structures, industrial buildings/structures, churches), Industry (industrial buildings/ structures), Politics/Government (e.g., town halls), and Religion (churches). Previously listed or eligible masonry ruins associated with this context are:

- Ramsey Mill Ruins (DK-HTC-101, 21DK0061; listed)
- Wasioja Seminary Ruins (DO-WAS-004; listed as contributing to the Wasioja Historic District)
- Mantorville Brewery Ruins (DO-MTC-024; listed as contributing to the Mantorville Historic District)
- LeRoy Mill spillway ruins (eligible as part of LeRoy Mill Site [21MW0034])
- Strunk-Nyssen Brewery ruins (SC-JAC-002; eligible)

**“Railroads and Agricultural Development in Minnesota, 1862-1940”** encompasses the first decades of Minnesota’s railroad age, which occurred in the midst of the American Industrial Revolution and witnessed unprecedented population growth in the state. Affecting and affected by this growth and technological development were agriculture and related industries, which became the primary economic basis of the state and are therefore given particular attention under this context. Masonry construction was widespread from 1870 to 1900, extending to nearly all functional categories of the built environment. In association with this context, the most likely *Areas of Significance* for masonry ruins are Agriculture (e.g., farmstead buildings/structures, agriculture-related industrial buildings/structures), Community Planning and Development (e.g., city dams, water towers), Education (e.g., schoolhouses), Ethnic Heritage (e.g., houses, farmstead buildings/structures, industrial buildings/structures, churches), Health/Medicine (e.g., asylums, hospitals), Industry (industrial buildings/structures), Politics/Government (e.g., town halls), Religion (churches), Social History (e.g., asylums, fraternal halls), and Transportation (e.g., railroad facilities, railroad bridges). Previously listed or eligible masonry ruins associated with this context are:

- Oxford Mill Ruins (GD-STN-010, 21GD0172; listed)
- Archibald Mill Ruins (RC-DNC-009; listed)

Covering the same period as the previous context, **“Urban Centers in Minnesota, 1860-1940”** is focused specifically on the development of the primary urban centers of Minneapolis and St. Paul, and the secondary urban centers of Duluth, Mankato, Moorhead, Rochester, St. Cloud, and Winona. By and large, therefore, the *Areas of Significance* for masonry ruins are the same as those for “Railroads and Agricultural Development in Minnesota, 1862-1940.” The only previously listed or eligible masonry ruin associated with this context is:

- Washburn A Mill Ruins (HE-MPC-178; listed as contributing to the St. Anthony Falls Historic District)

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The context "**Minnesota's Iron Ore Industry, 1880s-1945**" is geographically limited to Minnesota's iron ranges and locations that directly supported the iron mining industry, such as Duluth, which served as the major shipping point. With regard to the iron ranges, nineteenth-century masonry ruins would occur only in association with the Vermilion and Mesabi ranges, as the development of the mining industry on the Cuyuna Range post-dates 1900. Within this contextual framework, masonry construction was used in buildings and structures at mining facilities, but also in the full complement of built-environment functional categories in the cities and towns that developed hand in hand with the mining industry, and in the buildings and facilities of the railroads that served it. The most likely *Areas of Significance* for masonry ruins under this context are Community Planning and Development (e.g., water works), Education (e.g., schoolhouses), Ethnic Heritage (e.g., houses), Health/Medicine (e.g., hospitals), Industry (e.g., mining-related buildings and structures, other industrial buildings/structures), Politics/Government (e.g., town halls), Religion (e.g., churches), Social History (e.g., fraternal halls), and Transportation (e.g. railroad facilities). No masonry ruins associated with this context have been identified to date.

### ***Integrity***

In the paragraphs that follow, the seven aspects of integrity as defined by the NPS are discussed as they pertain to all of Minnesota's nineteenth-century masonry ruins. Additional integrity requirements specific to sub-type are presented in their respective sections.

### **Materials**

The materials of masonry ruins consist of brick or stone structural elements, usually bound by mortar, of a former building or structure's superstructure. In the case of masonry ruins, the materials define the property type. To qualify, therefore, for listing in the National Register, a masonry ruin must retain excellent integrity of materials, as evidenced by the retention of a portion of the laid stone and/or brick which constituted the superstructure during its period of significance.

### **Location**

The locations of masonry ruins are the places where the former buildings or structures were constructed. For masonry ruins that are historically significant under Criterion A, location is intrinsic to the historical importance of construction or the activities that followed as part of a broader pattern, or to the occurrence of an important event. For masonry ruins that are significant under Criterion B, location is a key component of the circumstances or conditions under which historically significant individuals lived or participated in the acts/activities that made them important. A masonry ruin must therefore retain excellent integrity of location to qualify for listing in the National Register under Criterion A or B. If a masonry ruin is significant under Criterion C or D, integrity of location is not necessary except in those cases where its significance is tied to its situation within a particular landscape or environmental setting.

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### Setting

Evaluation of the integrity of setting for a masonry ruin should consider the parcel upon which it is located and properties within its immediate viewshed. Because masonry ruins, by definition, have had some portion of their historical fabric removed, setting takes on added importance in the ability of ruins to convey their historical significance under Criterion A or B. To retain integrity of setting, land uses within the parcel and the immediate viewshed must generally reflect those present during the period of significance. If, for example, historical land usage was primarily undeveloped, current land usage must be largely natural or at least rural. If the surrounding built environment was tied to a specific industry, such as mining, during the period of significance, either period elements of that environment, whether or not they are currently used for the historically present industry, or more recent industrial elements, preferably associated with the historical industry, must be present. Additionally, if a natural feature was essential to the functioning of the former building or structure, that feature or vestiges of that feature must be present. If a mill, for example, was located on a creek that provided it with power, and that creek has since been undergrounded or re-routed, and vestiges of the original channel are no longer visible, the ruin would have reduced integrity of setting. A masonry ruin must retain good to excellent integrity of setting to qualify for listing in the National Register under Criterion A or B. If a masonry ruin is significant under Criterion C or D, integrity of setting is not necessary except in those cases where its significance is tied to its situation within a particular landscape or environmental setting.

### Association

Association is the direct link between an important historical event, activity, or person and a historic property. As with setting, this aspect of integrity is of heightened importance in the ability of masonry ruins to convey their historical significance under Criterion A or B. The National Park Service (2002:45) states that a property "retains association if it is the place where the event or activity occurred and it is sufficiently intact to convey that relationship to an observer." With regard to the first condition, retention of integrity of association is dependent on integrity of location. Assessing the second condition is more subjective but will be directly related to the type of former building or structure represented by the masonry ruins and the reasons for its historical significance. If the former building was a four-story flour mill, built at that height to accommodate new technologies during the rise of Minnesota's flour-milling industry, a one-foot-high low wall is not likely to convey the relationship of the property to the historic activity. Similarly, an isolated high wall of one of the first houses built in a burgeoning settlement from which house size or plan cannot be visually extrapolated cannot convey the manner in which the early settlers lived in that house. A masonry ruin must retain good to excellent integrity of association to qualify for listing in the National Register under Criterion A or B. If a masonry ruin is significant under Criterion C or D, integrity of association is not necessary except in those cases where its significance is tied to its situation within a particular landscape or environmental setting.

### Feeling

Feeling is the ability of a masonry ruin to evoke the historical sense of its period of significance. In some respects, ruins benefit from their incompleteness with regard to feeling because they readily call

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forth the past by their instant evincing of the progress of time; yet evocation of the past is not necessarily evocation of the period of significance. Achievement of the latter is largely dependent on the appearance and situation of the ruin and the character of its surroundings, and therefore directly relies on integrity of materials, location, setting, and association. A ruin that qualifies for listing in the National Register under Criterion A or B must have integrity in all four of these aspects, thus it will automatically have integrity of feeling. If a masonry ruin is significant under Criterion C or D, integrity of feeling is not necessary except in those cases where its significance is tied to its situation within a particular landscape or environmental setting.

### **Workmanship**

With regard to masonry ruins, workmanship is the evidence of the technological practices and aesthetic principles of historical-period stone or brick masonry construction. Masonry ruins that are eligible under Criterion C or that are eligible under Criterion D for their ability to provide information on historical construction, including both its technological and aesthetic aspects, must have excellent integrity of workmanship. Integrity of workmanship need not be considered in evaluating the eligibility of masonry ruins under Criterion A or B, or in evaluating the eligibility under Criterion D of masonry ruins whose significance lies in their ability to provide important information on activities not related to construction.

### **Design**

The design of masonry ruins consists of the physical and spatial elements of the former building or structure, in many cases in tandem with those of the surrounding natural and built environments, which resulted from "conscious decisions made during the original conception and planning of a property" (NPS 2002:44). Masonry ruins that are eligible under Criterion C or D must have excellent integrity of design. Integrity of design need not be considered in evaluating the eligibility of masonry ruins under Criterion A or B.

### **Registration Requirements**

Minnesota's nineteenth-century masonry ruins are most likely to qualify for listing in the National Register under Criterion A or B in relation to the functions they served historically as buildings or structures, which can be extrapolated to five property subtypes presented below: industrial ruins, institutional ruins, infrastructural ruins, residential ruins, and commercial ruins.

Under Criterion C, Minnesota's nineteenth-century masonry ruins may qualify for listing in the National Register if the extant construction meets one of the standard conditions for architectural significance, i.e., embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or constitute a district that represents a significant and distinguishable entity whose components lack individual distinction (NPS 2002:17). A masonry ruin, for example, that has sufficient remaining construction to embody the construction methods of stone stagecoach stop buildings in mid nineteenth-century rural southeastern Minnesota, would meet the first condition, while several of these identified over the region could meet the last.

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In another example, assuming sufficient remaining construction, ruins that clearly demonstrate the design and workmanship employed by a master stonemason would meet the condition of representing the work of a master, either if the stonemason can be identified and is recognized as such, or if the stonemason cannot be identified but “the work rises above the level of workmanship of other similar or thematically-related properties” (NPS 2002:26).

Masonry ruins in Minnesota are least likely to possess high artistic value, which the NPS (2000:26) notes, “must fully express an aesthetic ideal of a particular concept of design,” not only in and of a property itself, but also in comparison with similar properties; therefore, although ruins may be picturesque within a landscape, unless they were intentionally incorporated into that landscape as part of a specific design, they would not meet the condition of high artistic value. The NPS cites the “well-preserved ruins of a building that was used as a hospital and still has intact walls covered with pictures and graffiti drawn by Civil War soldiers who stayed there” as an example of ruins that would meet this condition, presumably because the building was conceptualized as a hospital and the art has a direct relationship to its use as such.

Minnesota’s nineteenth-century masonry ruins may qualify for listing in the National Register under Criterion D if they meet two conditions. The first condition is that the extant construction retains features that can provide information either on activities that occurred historically within the building or structure, or on historical construction techniques or design specific to the individual building or structure, or the building or structure type, and the ruins are the only source for this information. The second condition is that the ruins qualify under at least one of the other three National Register significance criteria; if an association with historically significant patterns/events, persons, or design/construction is not present, then information on the activities or construction techniques associated with the ruins would not be important to history. The ruins of an 1860s Cannon River valley flour mill that was designed to operate using a technology unique to flour milling or to that time period or region (Criterion A), and with sufficient remaining construction for its elements to show how some or all of that operation occurred, constitutes one example of masonry ruins that may qualify for listing in the National Register under Criterion D.

**Sub-Type: Industrial Ruins**

The sub-type “industrial ruins” is defined as the ruins of buildings or structures whose primary historical function was associated with extractive, processing, and/or manufacturing operations. Included in this sub-type are the ruins of mills, kilns, breweries, factories, farmsteads, mining-related facilities, and any other buildings and structures, including infrastructural elements, associated with extractive, processing, or manufacturing operations.

Previously listed or eligible industrial masonry ruins in Minnesota are:

- Ramsey Mill Ruins (DK-HTC-101, 21DK0061; listed)
- Mantorville Brewery Ruins (DO-MTC-024; listed as contributing to the Mantorville Historic District)

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- Oxford Mill Ruins (GD-STN-010, 21GD0172; listed)
- Washburn A Mill Ruins (HE-MPC-178; listed as contributing to the St. Anthony Falls Historic District)
- LeRoy Mill spillway ruins (eligible as part of LeRoy Mill Site [21MW0034])
- Archibald Mill Ruins (RC-DNC-009; listed)
- Strunk-Nyssen Brewery Ruins (SC-JAC-002; eligible)
- Hersey and Bean Planing Mill (21WA0092; eligible as contributing to the Stillwater South Main Street Archaeological District)

Although the Jordan Brewery Ruins (SA-JRC-002) and the V-shaped Dam Wall Ruins (HE-MPC-296) were also identified, the former have since been completely integrated into an apartment building, and the latter have been integrated into existing lock and dam construction. Both are therefore no longer considered to be ruins.

***Criterion A***

Industrial ruins are eligible under Criterion A in the area of Agriculture or Industry if the operations that occurred at the former buildings or structures played an important role in an industry at the state or national level, or served as an important economic foundation for a community or region, either alone or in conjunction with other operations of the same type (e.g., brick manufactories in Chaska). Additionally, industrial ruins would be eligible in the area of Agriculture or Industry if an event important to the history of that industry occurred at the former building or structure.

Industrial ruins are eligible under Criterion A in the area of Ethnic Heritage at the local level if they represent a pattern of a specific industry being carried out by members of an ethnic group which defined or strongly contributed to the success of an ethnic settlement or established an important economic niche for ethnic group members as a subset of a larger community.

Industrial ruins are eligible under Criterion A in the area of Exploration/Settlement at the local level if the operations that occurred at the former building or structure were of outstanding importance to the establishment or survival of a new community.

***Criterion B***

Industrial ruins will only be eligible under Criterion B in the area of Agriculture or Industry. For industrial ruins to be eligible under Criterion B, historical operations at the associated building or structure must have been established and at least initially carried out by an individual of historical significance to an industry that is important at the local, state, or national level, and participation in the operations must have formed or solidified his or her significance in that industry. Further, another property must not exist that better represents his or her historical significance, either because it is more closely associated with his or her significant activities or because it is a more intact example.

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***Additional Integrity Requirements***

To qualify for listing in the National Register, industrial ruins that are eligible under Criterion A or B must include the ruins of the primary functioning element of the property present historically. In some instances, as with a factory, the primary functioning element will have been the only functioning element. If, however, the property comprised a complex of masonry buildings and structures and the ruins of the primary building/structure are not present, the ancillary ruins cannot stand alone as eligible. By way of example, if a brewery operation incorporated the main brewery building, an ice house, and a warehouse, but only the ruins of the ice house and warehouse remain, the ruins do not qualify for listing in the National Register. Likewise, if the ruins of either the house or barn are not present on a farmstead, the ruins of the remaining outbuildings and structures do not qualify for listing in the National Register.

If an industrial operation historically comprised a complex of masonry buildings and structures that worked relatively equally in the operation, then the complex as a whole is considered to be the primary functioning element, and hence the ruins of a majority of the historical buildings and structures must be present. For a granite quarrying operation, for example, that incorporated a building for cutting, one for polishing, one for carving monuments, a crusher plant, and a blacksmith shop to retain integrity, the ruins of at least three of the buildings (or a combination of ruins and extant buildings) would need to be present.

**Sub-Type: Infrastructural Ruins**

The sub-type "infrastructural ruins" is defined as the ruins of buildings or structures that historically functioned as facilities or components of the fundamental systems of civic, county, state, or federal entities, including transportation, communication, power and water supply, waste management, and military. Although privately owned, stagecoach- and railroad-related ruins would also be included in this category, as these historically constituted fundamental transportation systems for civic, county, state, and federal entities. This sub-type excludes the ruins of built infrastructural elements of industrial operations, which are evaluated under the sub-type "industrial ruins." An exception to this exclusion is an infrastructural element that served both a public entity and an industry, for example, a dam that provided electrical power to a town but was also used to power mills should be evaluated under both sub-types.

Previously listed or eligible infrastructural masonry ruins in Minnesota are:

- Minnesota Point Lighthouse Ruin (SL-DUL-2377; listed)
- Powder magazine ruins (listed as contributing to Old Fort Ripley Site [21MO0127]).

***Criterion A***

Infrastructural ruins will be eligible under Criterion A in the area of Community Planning and Development at the local level if the former building or structure was integral to the establishment of a fundamental system within a community, such as a water tower within a community's first water works, or a city dam that made it possible for residents to have electrical power.

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Infrastructural ruins will be eligible under Criterion A in the area of Exploration/Settlement at the local level if the purpose served by the former building or structure was of outstanding importance to the establishment or survival of a new community, or at the local or state level if the purpose served was of outstanding importance to opening a region for new settlements.

Infrastructural ruins will be eligible under Criterion A in the area of Military at the state or national level if the former building or structure was constructed under the purview of or used by the U.S. military and given one of the following conditions are met:

- An important event in U.S. military history occurred in direct relationship to the former building(s) or structure(s)
- The ruins represent an installation that was constructed or occupied as part of a significant pattern of historical events at the state or national level

Infrastructural ruins will be eligible under Criterion A in the area of Transportation if the former building or structure meets at least one of the following conditions:

- It was a bridge that provided a connection of outstanding importance to commerce, industry, or passengers at the local, state, or national level; it is noted, however, that eligible masonry bridge ruins will be rare, as a bridge making a connection of outstanding importance will typically be extant or have been replaced in the same location
- It was a stagecoach stop building on a line that provided an important mode of transportation at the local or state level prior to the arrival of railroads
- It is associated with a railroad station that meets the Criterion A registration requirements for railroad station historic districts in the National Register MPDF "Railroads in Minnesota, 1862-1956," i.e., it was a significant contributor to the economic growth of surrounding commercial or industrial operations; it served as a significant regional distribution center for commercial or industrial products; or it served as a significant regional transportation center for passengers (Schmidt et al. 2007:207)
- It is associated with a railroad yard that meets the Criterion A registration requirements for railroad yard historic districts in the National Register MPDF "Railroads in Minnesota, 1862-1956," i.e., it provided freight car classification services on a historically significant railroad corridor or it provided facilities for the construction, maintenance, service, or storage of railroad motive power or rolling stock on a historically significant railroad corridor (Schmidt et al. 2007:214)

**Criterion B**

The only infrastructural ruins that would qualify for listing in the National Register under Criterion B are those occurring at military-related properties, which would be significant under the *Military Area of Significance* at the state or national level if both of the following conditions are met:

- A battle or other event occurred at the installation, during which an individual historically significant in U.S. military history gained their historical importance; and

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- The individual's activities during the event occurred in direct relation to the former building(s) or structure(s) represented by the ruin(s)

The day-to-day presence of an individual at a military installation is not sufficient for eligibility under Criterion B, given that likely that all military installations have been home to at least one historically important individual, and the significance of such individuals is typically achieved through their actions in combat, thus battle sites would better represent their military significance.

Infrastructural ruins otherwise will not qualify for listing in the National Register under Criterion B. By definition, non-military infrastructural buildings and structures are constructed for use by the masses, and therefore do not have a meaningful association with a specific individual beyond the architect or builder. Significance with regard to an architect or builder would fall under Criterion C, and is not applicable to masonry ruins.

***Additional Integrity Requirements***

With regard to the ruins of railroad stations and railroad yards, ruins that qualify for listing in the National Register under Criterion A or B must retain the ruins of the primary functioning element. In the case of railroad stations, this element consists of the depot, and in the case of railroad yards, it consists of the engine house.

**Sub-Type: Institutional Ruins**

The sub-type "institutional ruins" is defined as the ruins of buildings and associated structures whose primary historical function was associated with the activities of "an organization, establishment, foundation, society, or the like, devoted to the promotion of a particular cause or program, especially one of a public, educational, or charitable character" (Random House 1996:988). It includes the ruins of such buildings as churches, schools, missions, prisons, hospitals and asylums, governmental buildings, and fraternal halls.

The only previously listed or eligible institutional masonry ruin in Minnesota is:

- Wasioja Seminary Ruin (DO-WAS-004; listed as contributing to the Wasioja Historic District)

***Criterion A***

Institutional ruins will be eligible under Criterion A in any of the *Areas of Significance* discussed within this section, if the former building or complex was the site of a historically important event relevant to that *Area of Significance*.

Institutional ruins will be eligible under Criterion A at the local, state, or national level in the area of Education, Health/Medicine, or various aspects of Social History if the former building or complex is directly associated with the development of an important movement or practice in the relevant field/aspect.

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Institutional ruins will be eligible under Criterion A in the area of Ethnic Heritage if the former building or complex housed the activities of an institution important in the history of an ethnic community and was developed by that community for their use (local level), such as an ethnically associated fraternal hall that was the primary social center for the ethnic community; or if it was an institution important in the history of an ethnic group as part of a broader pattern of their institutional history (local, state, or national level), such as an Ojibwe boarding school.

Institutional ruins will be eligible under Criterion A in the area of Politics/Government at the local level if the former building served as the main political center, e.g., a town hall, for a community. No ruins exist for the first two state capitol buildings, and it is unlikely that the ruins of any other buildings of state-level political or governmental significance exist.

Institutional ruins will be eligible under Criterion A at the local, state, or national level in the area of Religion if the former building or complex is associated with an important pattern or event in the history of religion that is recognized from a secular scholarly perspective or with the importance of a particular religious group in the social, cultural, economic, or political history of an area. Such ruins must meet the requirements of National Register Criteria Consideration A (see below).

For all *Areas of Significance* presented above, the historical association must not be better represented by another property at the applicable level of significance, either due to a closer association with the movement/practice/activities/pattern or because it is intact.

***Criterion B***

Institutional ruins will be eligible under Criterion B in the areas of Education, Health/Medicine, Politics/Government, Religion, or Social History if an individual with historical significance in an associated discipline, field, or organization formed or solidified their historical importance through activities or events at the former building and if another property does not exist that better represents his or her historical significance, either because it is more closely associated with his or her significant activities or because it is a more intact example. The level of significance will correspond to the level at which the individual was significant. Per Criteria Consideration A (see below), if the *Area of Significance* is Religion, the individual's significance in religious history must transcend religious recognition or extend to other historic contexts.

***Additional Integrity Requirements***

Similar to industrial ruins, institutional ruins that are eligible under Criterion A or B must include the ruins of the primary institutional building present historically. If the institution comprised a complex of masonry buildings and structures, and the ruins of the primary building are not present, the ancillary ruins cannot stand alone as eligible.

If an institution historically comprised a complex of masonry buildings and structures that worked fairly equally in the operation, then the complex as a whole is considered to be the primary functioning element, and hence the ruins of a majority of the historical buildings and structures must be present.

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**Sub-Type: Residential Ruins**

The sub-type "residential ruins" is defined as the ruins of houses. It is noted that while the ruins of farmhouses are included under industrial ruins as parts of farmsteads, they may also be considered on their own merits as residences, particularly if no other evidence of the built environment of the farmstead remains. It is noted, however, that the ruins of farmhouses without any associated outbuildings or outbuilding ruins will not qualify for listing in the National Register in the area of agriculture under Criterion A because they would not be able to convey their significant association. While an individual responsible for important agricultural developments may have contemplated or designed these in the home, such an association with the *Agriculture Area of Significance* would come under Criterion B. Similarly, residences serving dual or multiple functions, such as mission houses, should be evaluated under all applicable sub-types.

The only previously listed or eligible residential ruin in Minnesota is:

- Joseph R. Brown House Ruins (RN-SHT-002, 21RN0015; listed).

**Criterion A**

Residential ruins will be eligible under Criterion A in the area of Ethnic Heritage at the local level if the former house is associated with a demonstrable community-specific pattern of ethnic settlement incorporating masonry construction.

Residential ruins will be eligible under Criterion A in the area of Exploration/Settlement at the state or local level if the former house is one of the first established in the development of a community or particular region of the state.

**Criterion B**

Residential ruins will be eligible under Criterion B in any number of potential *Areas of Significance* at either the local, state, or national level, given that an individual of demonstrated historical significance occupied the former house and provided the following conditions are met:

- The former house was occupied by the significant individual during the period in which (s)he achieved historic significance
- Another property does not exist that better represents his or her historical significance, either because it is more closely associated with his or her significant activities or because it is a more intact example

**Additional Integrity Requirements**

No additional integrity requirements apply to residential ruins.

**Sub-Type: Commercial Ruins**

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The sub-type "commercial ruins" is defined as the ruins of buildings whose primary historical function was the furnishing of goods or services for profit. It includes the ruins of such buildings as stores, office buildings, commercial warehouses, service establishments, and entertainment venues. No commercial ruins have been identified in Minnesota to date.

***Criterion A***

Commercial ruins will be eligible at the local level under Criterion A in the area of Commerce if the enterprise housed in the former building initiated or anchored important commercial development within a community. Similarly, if the enterprise housed in a building initiated the commercial development within a community, the associated ruins will be eligible at the local level under Criterion A in the area of Exploration/Settlement.

Commercial ruins will be eligible under Criterion A at the local level in the area of Entertainment/Recreation if the venue with which the ruins are associated served as the primary entertainment/recreation facility for a community and fostered a sense of that community. If that community was defined by their ethnic heritage, then the area of Ethnic Heritage would also apply.

Although the individual eligibility of masonry ruins under Criterion A as outlined above is possible, masonry ruins fitting these conditions are likely to be rare. Commercial ruins will most likely be eligible under Criterion A as contributing properties to historic commercial districts.

***Criterion B***

Commercial ruins will only be eligible under Criterion B in the area of Commerce. For commercial ruins to be eligible under Criterion B, the historical enterprise at the associated building or structure must have been established and at least initially carried out by an individual historically significant in commerce at the local, state, or national level, and participation in the enterprise must have formed or solidified his or her significance in the world of commerce. Further, another property must not exist that better represents his or her historical significance, either because it is more closely associated with his or her significant activities or because it is a more intact example. The level of significance will correspond to the level at which the individual was significant.

***Additional Integrity Requirements***

No additional integrity requirements apply to commercial ruins.

***Criteria Considerations***

The National Register Criteria Considerations B-G will not apply to Minnesota's nineteenth-century masonry ruins. Criterion Consideration A applies to a masonry ruin if the former building or structure was constructed by a religious institution, is owned now or was owned during the period of significance by a religious institution, is used now or was used during the period of significance for religious purposes, or if Religion is the *Area of Significance* (National Park Service 2002:26). In order to meet the requirements of Criteria Consideration A, a masonry ruin must be associated with a specific important event or pattern in the history of religion or under another historic context; illustrate the

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importance of a particular religious group in the social, cultural, economic, or political history of an area; or be associated with a person whose significance in religious history transcends religious recognition or extends to other historic contexts.

***Periods of Significance***

The periods of significance for masonry ruins will vary, as the period of significance for any given masonry ruin will consist of the year(s) in which the historically significant activities, events, or associations occurred. It is noted that although this MPDF is intended for properties whose achievement of significance began during the nineteenth century, the end of the period of significance should extend past 1900 if the reason for a ruin's historical significance continued beyond that year.

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## SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

### IDENTIFICATION

Identification of Minnesota's National Register-listed nineteenth-century masonry ruins occurred through queries of the National Register online database and the Minnesota Historical Society's online search for National Register properties, as well as a review of *The National Register of Historic Places in Minnesota: A Guide* (Nord 2003). The identification of non-listed masonry ruins was conducted through queries of the Minnesota State Historic Preservation Office and the Office of the State Archaeologist databases; requests for information from county historical societies and the state's professional cultural resource community; an online search for relevant properties; and personal communications during a representative survey of such ruins. In most cases, follow-up research consisting of reviews of state architectural history inventory forms and archaeology site forms, historical maps, online visual media, and secondary historical sources was necessary to confirm whether ruins were of masonry or constructed during the nineteenth century.

### EVALUATION

National Register evaluations were not conducted during the creation of the MPDF. A field survey, however, of a representative sample of identified masonry ruins was conducted to document and assess the range of elements, characteristics, and current conditions of masonry ruins in Minnesota. Information obtained during this survey would contribute to National Register evaluations of the properties surveyed.

The evaluation process developed in this MPDF provides guidelines that address the significance of masonry ruins in two ways. The first is based on the construction and use of the former buildings and structures with which masonry ruins are associated, under which ruins are considered under four inclusive functional categories. Because brick masonry and stone masonry have been used in a wide variety of Minnesota buildings and structures since 1820, the historic associations for masonry ruins that are significant in this way are many and varied; so, therefore, are the potential applicable *Areas of Significance*, historic contexts and levels of significance. The second is based on ruins in their ruination state, under which they are considered significant either for their representation of the historically significant event that led to their existence or of preservation that occurred as the result of a targeted campaign or movement that occurred more than 50 years ago.

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