

## Draft Management Summary 4/6/22 (Draft Project Report)

In July 2021 Florence Township of Goodhue County, Minnesota hired Landscape Research LLC to complete the Old Frontenac Historic District Survey Revision Project. Carole Zellie conducted the survey and with Amy Lucas prepared the draft and final reports. During the process the consultant coordinated with the Old Frontenac Heritage Preservation Commission (HPC) and its project committee, local historian Lorry Wendland, and the Minnesota State Historic Preservation Office. The Geographic Information Systems Division of Goodhue County provided property information and Barr Engineering assisted in development of the project database and maps.

The Old Frontenac Historic District occupies approximately 266 acres of the unincorporated Frontenac townsite. It extends for 1.2 miles along the west shore of Lake Pepin and is surrounded by wooded bluffs and lands that are now part of Frontenac State Park. The district includes Frontenac Point, two bluff terraces, and a portion of the Lake Pepin shoreline.

The Old Frontenac Historic District was listed on the National Register of Historic Places (NRHP) in 1973 and was designated as a local historic district in 1974. The current project included survey and evaluation of the 12 properties included within the Old Frontenac Historic District as well as 70 additional properties located within district boundaries. The inventoried properties were constructed before 1971, reflecting the 50-year cut-off for NRHP listing. Inventoried properties include three parks, two cemeteries, two churches, 69 dwellings, and structures such as the Frontenac Point seawall and Winona Cottage stone wall. A total of 31 buildings date from the period 1857-1875, and four date from the period 1876-1900. St. Hubert's Lodge (1857) and Locust Lodge (1861), built by the townsite founders, remain exceptional examples of mid-19th-century architectural styles.

A total of XX properties are recommended as contributing to the historic district for their association with one or both Old Frontenac historic contexts and current level of historic integrity. *(To be reviewed with MnSHPO, about 85 percent of those inventoried. Percentage of total construction, 1857-2021, to be determined.)*

The historic contexts, **“Riverfront Townsite Planning in Goodhue County Minnesota, 1857-1875,”** and **“Tourism, Recreation, and the ‘Lure of Old Frontenac’ 1868-1950”** were used to evaluate the significance of the inventoried properties. The recommended period of significance under the Townsite Planning historic context is 1857 to 1875. The recommended period of significance for the Frontenac Tourism and Recreation historic context is 1868 to 1950.

As described in the Townsite Planning historic context, the townsite plat of 1857 by Israel Garrard and Evert Westervelt is significant for its provision of a street and linear park system that preserves views of the lake and terraced bluff setting. The 1867 South Extension by the Garrard family linked the parks and provided a central picturesque cemetery. The Frontenac landscape—including Frontenac Point and its riverine setting, tree canopy and vegetation, viewsheds to Lake Pepin, and designed parks and cemetery—retains a high level of significance and integrity.

The early “village” dwellings of the upper terrace, including many simple vernacular houses dating from ca. 1857-1875, are associated with the Townsite Planning context and also the Tourism and Recreation context because many of the village builders and residents sustained the economy of the hotel and its associated businesses. This includes those who were recruited by townsite founder Israel Garrard and who worked as carpenters, cooks, housekeepers, drivers, and farmers. House moving between village lots and Frontenac Point lots was very common.

The Tourism and Recreation context is associated with the growth of a well-equipped seasonal resort business that drew thousands of local, national, and international visitors who arrived by steamboat, rail,

and automobile. The quiet setting of the Lake-Side Hotel on Frontenac Point and the simply furnished hotel and cottages appealed to seekers of scenery as well as boating, hunting, and swimming. In 1938, after closing of the Lake-Side's Frontenac Inn successor, tourism and recreation continued until ca. 1950 with other businesses such as the Moccasin Inn and the construction of vacation cottages.

This study recommends revision of the NRHP district boundary to more closely follow the 1857 and 1867 townsite plats as well as the corrections shown on the C. M. Foote Plat Map of 1894. North of Frontenac Point, Block 13 and a portion of Block 15 of the original plat are recommended for addition to the district. This area, abutting Frontenac State Park, includes two early 20th-century lakeshore cottages as well as the site of the Frontenac lime kiln. South of Frontenac Point, inclusion of the shoreline blocks 3 through 9 recognizes the long association with recreation and early 20th-century summer cottage development as well as the early 20th-century clamming industry.

Extension of the district boundary to the south of Winona Avenue to include Villa Maria (primary building 1946) is not recommended. The property owner is studying this property for individual nomination to the NRHP under historic contexts more appropriate to the significance of the religious and educational institution.

The addition of Blocks 68 through 70 on the west side of Westervelt Avenue, north of Graham Street, is recommended. These blocks are shown on the original plat and the 1894 plat book. South of Graham Street, however, Blocks 65 through 67 appear on the 1857 Plat of Westervelt but were incorporated into the Westervelt Farm by 1894. Further study is required.

It is anticipated that the results of this project will be used to develop an updated National Register Nomination for the Old Frontenac Historic District.

This project followed guidelines established by the Secretary of the Interior for preservation planning, and the *Guidelines for History/Architecture Projects in Minnesota* (rev. 2017) provided by the Minnesota State Historic Preservation Office. The project was funded by a Certified Local Government Grant administered by the Minnesota State Historic Preservation Office.