

Request for Letter of Interest

Historic Shoddy Mill Buildings Available to Public Agencies

The Minnesota Department of Transportation is seeking a public agency to take ownership of and provide a location for two historic buildings known as the Bergstein Shoddy Mill, currently located on Stagecoach Road in Oak Park Heights. The buildings are eligible for the National Register of Historic Places and are significant for their association with early Jewish settlement and entrepreneurship in Minnesota. The buildings will be impacted by the proposed St. Croix River Crossing at Trunk Highway 35 and Trunk Highway 95.

The buildings include an 18' by 12' shed-roof rubble stone building, formerly used as the location of a shoddy mill. The stone building is currently empty. A full two-story 21' by 27'6" lumber and timber-framed warehouse was formerly used for the manufacture of mattresses and a business office. The main floor is a large unbroken space and the second floor retains an historic pulley system, but is otherwise an open space.

MnDOT will move the buildings and place each on a new concrete foundation to the frost line (42") and will stabilize and secure them. The buildings must be re-located together and must retain a similar configuration and orientation to the road/street at the new site. The buildings will require a 150' by 150' site with cleared, relatively flat, well-drained slopes. The new site should be accessible from adjacent roadways. The new site must be reviewed and approved by the appropriate agencies for any environmental, social, or economic impacts and any city ordinance requirements will apply to the relocated properties unless a variance is granted by the city. The new site must meet the Secretary of Interior's Guidelines for the Treatment of Historic Properties, that is, it should provide a setting compatible to the understanding of the historic property.

The buildings will be passed on with a preservation easement and the new owners will be required to consult with the State Historic Preservation Office to ensure that any future plans for the repair or rehabilitation of the buildings meet the Secretary of Interior's Standards for the Treatment of Historic Properties. That is, no changes to the building will be made that will adversely effect the National Register Qualities of the properties. Re-use of the building is restricted only insofar as it will not adversely affect the historic characteristics of the building. Interested parties will ultimately need to show that they have a suitable site for the buildings, a viable re-use for the buildings, and the resources to maintain it into the reasonable future. The buildings will need to meet current city building codes on the new location. Public agencies are encouraged to partner with other interested parties in this endeavor.

Enclosed with this letter you will find two reports: *Phase III Historical Documentation of the Moritz and Bertha Bergstein House, Shoddy Mill and Waste Materials Yard*, May 1997 and *Relocation Feasibility Report*, March 2005.

Further details regarding the existing site and buildings can be found on MnDOT's project website: <http://www.dot.state.mn.us/metro/projects/stcroix/documents.html>

Please send letters of interest to: Bergstein Shoddy Mill Move
Attn: Jackie Sluss
MnDOT Cultural Resources Unit MS 620
395 John Ireland Boulevard
St. Paul MN 55155-1899

Responses to this solicitation should be postmarked by May 20, 2005.

This letter has been sent to the following public agencies:

City of Oak Park Heights
Eric Johnson, City Administrator
14168 Oak Park Blvd, Box 2007
Oak Park Heights, MN 55082

City of Stillwater
Larry Hanson, City Administrator
216 North Fourth Street
Stillwater, MN 55082

City of Bayport
Mike McGuire, City Administrator
294 North 3rd Street
Bayport, MN 55003

Washington County
Don Theisen, Deputy Director of Public Works
Dept. of Transportation & Physical Development
11660 Myeron Road North
Stillwater, MN 55082

In addition to the above public agencies, the following historical organizations are being notified as potential partners:

Washington County Historical Society
602 North Main Street (museum)
PO Box 167 (mailing)
Stillwater, MN 55082
651.439-5956
Brent Peterson, Executive Director

Stillwater Heritage Preservation Commission
Stillwater City Hall
216 No. 4th Street
Stillwater MN 55082
651.430.8800
Sue Fitzgerald, Staff person

Jewish Historical Society of the Upper Midwest
4330 S. Cedar Lake Road
Mpls. MN 55416
952.381.3360
Linda Schloff, Director