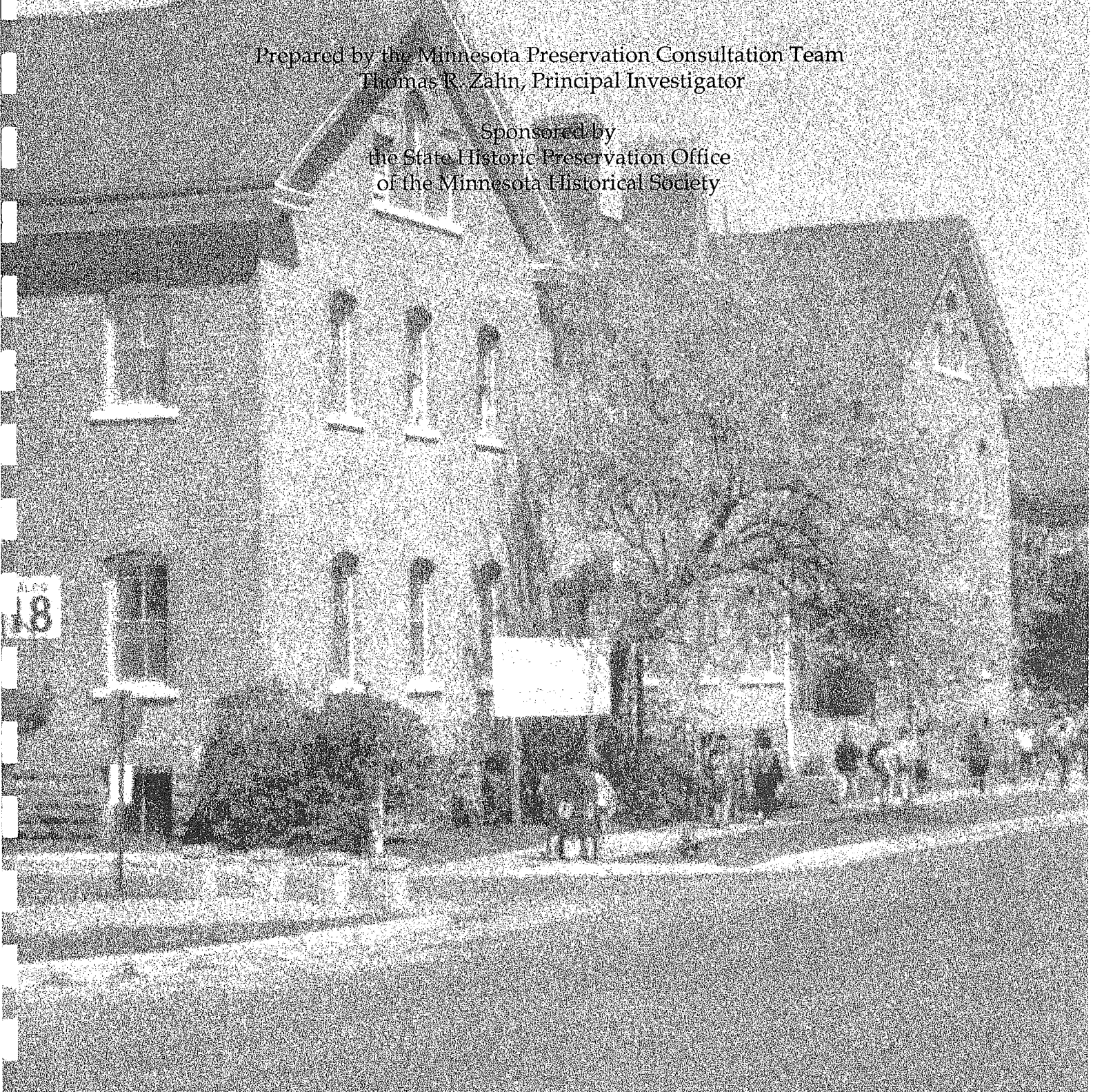


Cavalry Barracks, Buildings 17 & 18 Study

Prepared by the Minnesota Preservation Consultation Team
Thomas R. Zahn, Principal Investigator

Sponsored by
the State Historic Preservation Office
of the Minnesota Historical Society



July 1993

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Prepared by
Thomas R. Zahn & Associates, Inc.
Historical Design, Research & Preservation Consultants

Sponsored by
the State Historic Preservation Office
of the Minnesota Historical Society

Members of the consultation team were:

Larry Granger
Bloomington Historical Society

Interpretive Specialist

John Grossman
City of Hastings

Military and Planning Specialist

Charles Liddy
Miller-Dunwiddie-Associates

Preservation Architect

Charles W. Nelson
State Historic Preservation Office
Minnesota Historical Society

Historical Architect

Thomas Zahn
Thomas R. Zahn & Associates, Inc.

Principal Investigator

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Executive Summary

Under the sponsorship of the *State Historic Preservation Office of the Minnesota Historical Society*, in late-February, 1993, a team of four consultants and the Historical Architect of the *State Historic Preservation Office* met at the History Center of Historic Fort Snelling. The consultation was called to determine if the Cavalry Barracks (Buildings 17 & 18), now in ownership of the Minnesota Historical Society, should be demolished to provide for a more accurate interpretation of the historic fort and its environs, or be preserved with a viable reuse as part of the remaining fabric of the greater Fort Snelling history. Constructed in 1904, the now-vacant barracks are located directly between the Society's History Center, designed for the interpretation of the nineteenth-century fort, and the historic fort itself.

After touring the site, conducting interviews, and analyzing the background information, the consultant team developed the following list of issues that need to be addressed in making sound recommendations on the Cavalry Barracks.

Issues

- The importance of returning the area around the reconstructed fort to its 19th-century context.
- The importance of Buildings 17 & 18 to the historic fabric of the greater Fort Snelling campus.
- The future of the remaining 20th-century Fort Snelling buildings.
- The loss of historic context for Buildings 17 & 18 through major demolition and construction.
- The interpretive value of Buildings 17 & 18 to the Historical Society.
- The Minnesota Historical Society program funding priorities and the availability of funds for demolition of Buildings 17 & 18.
- The potential for a viable reuse for Buildings 17 & 18.
- The potential for disruption to the historic fort from reuse generated pedestrian and vehicular traffic.
- The complexity of contractual cooperation between multiple parties to realize a "mixed use" for Buildings 17 & 18.
- The need for support from state level political leaders and potential donors for an appropriate reuse.

Alternatives

Given consideration of the above issues, the team reviewed the following alternatives:

- **Demolition of Buildings 17 & 18** as presented in the 1970s Master Plan for the interpretation of the historic fort.
- **Mothballing of Buildings 17 & 18** until definitive action is taken by the Metropolitan Airport Commission (MAC) and the Minnesota State Legislature on the possible expansion of airport services onto the upper bluff area of Fort Snelling.

-
- **Mothballing of Buildings 17 & 18** until after a comprehensive study is completed to determine the relative historic value of Buildings 17 & 18 to the remaining 20th-century buildings on the upper bluff.
 - **Reusing one or both of Buildings 17 & 18** for a broader interpretation of military life at Fort Snelling. This alternative disregards airport expansion onto the upper bluff of Fort Snelling.
 - **Reusing one or both of Buildings 17 & 18** for a compatible function other than historic interpretation. This alternative disregards airport expansion onto the upper bluff.

Recommendations

After reviewing the complexity of issues and the alternatives listed above, the team makes the following recommendations.

- *MHS should seek funding to develop a comprehensive preservation plan for the Fort Snelling National Register Historic District. The plan should evaluate the potential for broader historic period interpretation and determine which of the remaining buildings are historically significant and best represent early 20th-century Fort Snelling. Funding for the plan should be sought from the Metropolitan Council and/or the Federal Aviation Administration (FAA) as part of their comprehensive land-use study efforts now underway.*
- *MHS should not demolish Buildings 17 & 18 until after the completion of the formal MAC study and the completion of the recommended preservation plan for the entire Fort Snelling complex. The recommendations of these studies will help determine the relative significance of Buildings 17 & 18.*
- *MHS should secure the services of a qualified abatement consultant to determine the scope of work and expenditure necessary to either reuse Buildings 17 & 18, or use the land once they are demolished.*
- *MHS should take action to stop existing roof leakage, secure existing doors and window openings accessible from the ground, and provide minimal heat (40 degrees F) heat. The costs for implementing this proposal can be found on page 30.*
- *If no feasible reuse is found for Buildings 17 & 18, the Minnesota Historical Society should provide funding for a Level I Historic American Buildings Survey (HABS) documentation prior to their demolition.*

Introduction

Study Concept

The Minnesota Preservation Consultation Team is a technical assistance program styled after the Preservation Advisory Services Team (PAST) program of the Midwest Regional Office of the National Trust for Historic Preservation. The Minnesota Team was developed to provide preservation consultation to determine the feasibility of reuse for threatened historic buildings. The composition of the team varies, based on the constraints and opportunities presented by the property, but the core team is usually made up of a principal investigator, a preservation architect, reuse-related professionals, and a representative of the State Historic Preservation Office.

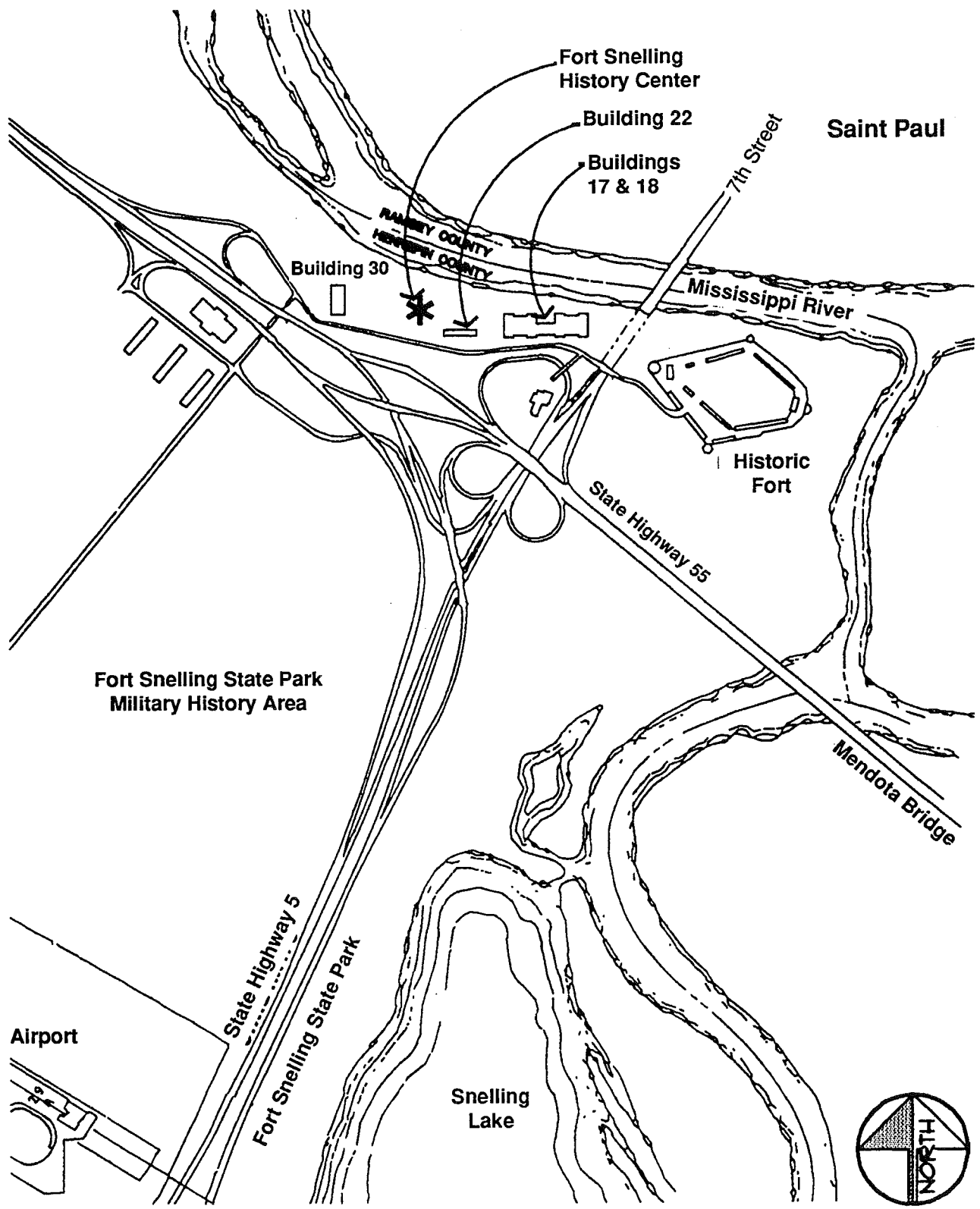
Since the Minnesota Team's inception, the consultation study concept has been applied to the Sherburne County Courthouse, Elk River (1988); the Tettegouche Camp, Silver Bay (1989); the Joyce Estate near Grand Rapids (1989), the Old Main at the University of Minnesota-Duluth (1989); the WCCO Elevator Houses No. 2 & No. 3, Minneapolis (1989); the West Wing of the Gillette Children's Hospital, Saint Paul (1989); the George Washington Armstrong House in Saint Paul (1990); the Mannheimer-Goodkind House, Saint Paul (1990); the Thorstein Veblen Farmstead in Rice County (1990); and the Gideon H. Pond and Agnes Hopkins Pond House and Farm, Bloomington (1992).

Study Purpose

The Cavalry Barracks, Buildings 17 & 18, originally part of the cavalry compound at Fort Snelling, were built in 1904 to house the fort's two cavalry companies. However, since that time Fort Snelling has gone through dramatic change in use and landscape. The original context of the barracks buildings has changed substantially. Most of the supporting cavalry buildings were demolished over time and the barracks themselves being converted for other uses. Although the site once contained a whole cavalry complex, the barracks buildings now find themselves physically isolated from the remaining 20th-century fort buildings by Highway 55, and located directly between the History Center, constructed for the interpretation of the early fort, and the reconstructed fort itself. The purpose of this study is to determine if the buildings, now in ownership of the Minnesota Historical Society, should be demolished to provide for a better interpretation of the historic fort and its environs, or be preserved with a viable reuse as part of the remaining fabric of the greater Fort Snelling history.

Consultation Team

The Minnesota Preservation Consultation Team assembled for this study included a variety of professional disciplines. The variety of team disciplines and interests was dictated by the complexity of questions surrounding the future of the barracks buildings due to their loss of historic context and master planning for the original fort. Consequently, team disciplines included historic resource planning, preservation architecture, military history, and historic site interpretation. The team convened at Fort Snelling to determine if there were any



Buildings 17 & 18 current environs.

No Scale

potential new uses and users for the structures and more importantly, if the loss of original context for the buildings justified their demolition for the enhancement of the interpretation of the 1820s historic fort.

The consultation team was made up of:

Larry Granger	Interpretive Specialist, <i>Bloomington Historical Society</i>
John Grossman	Military Historian and Planner, <i>City of Hastings</i>
Charles Liddy	Preservation Architect, <i>Miller-Dunwiddie-Associates</i>
Charles W. Nelson	Historical Architect, <i>State Historic Preservation Office, Minnesota Historical Society</i>
Thomas Zahn	Principal Investigator/Writer, <i>Thomas R. Zahn & Associates</i>

Study Process

Each member of the consulting team was supplied with an information packet prior to the consultation. The packets contained pertinent information about the buildings' location, structural condition, and photographic documentation. The packets also included materials providing perspectives on the history of the Cavalry Barracks and Historic Fort Snelling.

On Wednesday, February 24, 1993, the team began the consultation with a walking tour of the barrack buildings and the historic fort. Following the tour, the team spent the major portion of the three-day consultation interviewing 15 people (listed below) who had knowledge of the interpretation or historic Fort Snelling and/or potential interest in the reuse of the barracks. The following people were interviewed, in the listed order, by the Minnesota Preservation Consultation Team:

Ian Stewart	Deputy Director for Interpretive Programs, MHS
Patricia Leonard-Mayer	Department of Military Affairs
Rae VanWyhe	Minnesota Office of Tourism
Brooks Cavin	Preservation architect
Dennis Gimmetad	Government Programs and Compliance Officer, MHS
Stephen Osman	Site Manager of Historic Fort Snelling, MHS
John Ferguson	Restoration/Construction Manager-Historic Sites Division, MHS
Thomas Shaw	Assistant Site Manager for Historic Fort Snelling, MHS
Cheryl Lewis-Field	Veteran's Incentive Project
Clement Kachelmyer	Retired, Minnesota Department of Transportation
Sam Morgan	Member, Fort Snelling State Park Association
JoAnn Kyrol	Superintendent, Mississippi National River and Recreation Area, National Park Service

John Hackett
Tom Buckley
John Keri

Manager of Historic Sites Operations Division, MHS
Military Historian from the University of Minnesota
Metropolitan Council Transportation Planner

At the completion of the interview process and following a driving tour of the greater Fort Snelling, the consultants developed the list of issues/considerations that impact the disposition of the barracks buildings. After reviewing the issues developed through the interview process the team developed subsequent recommendations.

Chronology

Fort Snelling, and the Cavalry Barracks, Buildings 17 & 18

The following is a listing of significant events, in chronological order, which led to the completion of this report for the Cavalry Barracks at Fort Snelling.

- 1805 Lieutenant Zebulon Pike bought from the Dakota Indians the site at the confluence of the St. Peters (Minnesota) and Mississippi rivers for a future fort site.
- 1820 Colonel Josiah Snelling arrived at the site in August and began planning for the construction of a fort.
- The cornerstone for the fort was laid in September of 1820.
- ca. 1825 Construction of the original fort was completed.
- 1858 After the establishment of Fort Ripley (1849), Fort Ridgley (1853), and Fort Abercrombie (1857), the original fort and its land reserve were sold. Franklin Steele purchased the site through friends in the U.S. Senate.
- 1858-61 The old fort stood vacant.
- 1861-65 With the outbreak of the Civil War and the Dakota War of 1862 the old fort was reactivated.
- 1866 The Army repossessed the fort for use as Headquarters for the Military Department of Dakota.
- 1879 General Alfred H. Terry requested the construction of buildings west of the old fort for officers and men of the Department of Dakota.
- 1879-1900 Thirty new brick buildings were built on the upper bluff along Taylor Avenue outside the walls of the original fort.
- 1903-1907 New barracks, officer quarters, stables, warehouses, artillery gun sheds and workshops were constructed.
- 1904 The Cavalry Barracks (Buildings 17 & 18) were constructed on at a cost of approximately \$54,000 each on the edge of the bluff over the Minnesota River and adjacent to the original fort site. They were used as cavalry barracks from 1904- 1911.
- 1944 During World War II Buildings 17 & 18 housed Japanese Americans, and students of the Military Intelligence Service Language School.

1946	Fort Snelling was decommissioned following the end of World War II and turned over to the Veteran's Administration.
Late 1960s	The Minnesota Department of Conservation (now the Department of Natural Resources) prepared a master plan, including a "program of utilization", as part of the state's application to acquire Fort Snelling. This included the polo field, Taylor Avenue, the clock tower area, and the original fort area (including the horse barns and Buildings 17, 18 and 22).
October 1, 1969	Tracts E and F were conveyed to the state under the provision of the Surplus Property Act of 1944 and the Federal Property and Administrative Services Act of 1949. Tract E of this conveyance retained Buildings 17, 18 and 22 for use by the Veterans Administration.
1970s	<p>Many of the fort's buildings, having been released by the Veterans Administration, were mothballed.</p> <p>The Minnesota Historical Society developed a master plan that called for the removal of Buildings 17 & 18 to restore the "historic" environment of the original fort area. The plan called for prairie grass, a small cemetery, garden and trails. Building 22 is to be preserved.</p>
1970s-80s	Buildings 17 & 18 served as Veteran's Administration outpatient clinics.
1991	The Government Services Administration expressed the wish to convey tract E, containing the now vacant Buildings 17, 18 and 22, to the state.
1993, February 24-26	The Minnesota Preservation Consultation Team held a consultation on the fate of Buildings 17 & 18.
1993, April 24-25	Buildings 17 & 18 were broken into and stripped of copper wiring and fittings.
1993, May 6	The Consultation Team reconvened at the site to evaluate the damage and determine if the recent vandalism would affect the earlier generated cost estimates.
1993, July	<i>Cavalry Barracks, Buildings 17 & 18 Study</i> completed.

Background/Summary of Existing Conditions

Historic Overview

1819-1858

Colonel Josiah Snelling selected the site and designed the original fort on the point above the Mississippi and Minnesota rivers in the fall of 1820. Upon completion, about 1825, the fort consisted of twelve buildings and four towers. While the stone wall around the fort protected the most valuable material and was the line of defense in time of war, several essentials had to be procured or stored outside. Stables for draft animals and riding horses stood just outside the gate. Vast piles of firewood needed to warm buildings and to cook were stacked west of the Round Tower. Beyond the woodpiles, vegetable gardens were cultivated by each company. The post cemetery was beside the road from the fort to St. Anthony Falls, about the present location of the history center. Further west, including the area of the present reserve center, grain and hay were raised to feed men, horses and beef cattle. (*See map 1, page 37*)

Fort Snelling was one of several forts built to secure the new Indian frontier after the War of 1812. The Secretary of War, responsible for military, Indian and fur trade affairs, anticipated another war with Great Britain. The forts on the water highways of trade made a statement to the tribes: the English in Canada will not be able to support you; henceforth keep the peace with us. During the 1820s and 1830s the soldiers policed traders and tribesmen. Beginning in the late 1830s, settlers complicated the army's duties. Some settlers moved into Indian territory too soon, and some natives continued to return to lands they had given up. Both had to be returned to their own sides of the Mississippi River. In the late 1840s D company of the 1st Dragoons was stationed here to show the flag further west, on the Minnesota and Red Rivers and the Canadian border. The dragoon stable was built approximately where Building 18 now stands. (*See map 2, page 38*)

Settlers crossed the Mississippi in Minnesota in the early 1850s. The Dakota and the Ojibwe sold their lands and accepted reservations and annuities. Forts Ridgely and Ripley were built adjacent to the reservations, leaving Fort Snelling behind. The fort and its land reserve were sold in 1858. Plans for the City of Fort Snelling were drawn. This area may have become the center of a single city except that a financial crash stopped land development; then the Civil War intervened.

1861-1878

During the Civil War, Minnesota volunteer regiments were mustered, trained and equipped at the fort before leaving for the frontier forts or the campaigns in the south. New barracks, barns, warehouses and kitchens were built outside the wall north and west along the river bluff. One of these, Building 14, a commissary warehouse, survived until the early 1970s. It was taken down when

the fort wall was reconstructed. About 22,000 volunteers were mustered, trained and discharged at the fort during those four years. (*See map 3, page 39*)

Even though the Civil War ended in 1865, the U. S. Government-Dakota War, which started in 1862, flickered on and off for decades. Fort Snelling, except for 1,500 acres (now parts of Minneapolis, Richfield and Bloomington) was repossessed by the army and designated Headquarters for the Military Department of Dakota in 1866. The Department included Minnesota, North Dakota and Montana and all the units therein.

The appearance of the fort did not change substantially during these years because the old fort and Civil War buildings continued to be used. Some were demolished after a fire in 1868; the Round Tower, already thought of as a symbol of the passing frontier, was repaired. A few buildings were built of stone taken from the fort walls when they were torn down in 1878. Among them is Building 22, an ordnance storehouse, still standing beside the history center. (*See map 4, page 40*)

1879-1900

This was the first period of permanent construction outside the original fort. Thirty new brick buildings, including the headquarters, and some of the officer quarters, were built along Taylor Avenue. This would be a regimental post during this period. Among those in garrison were the black 25th Infantry, the "Old Guard" 3rd Infantry and, for a few months, two companies of the 7th Cavalry.

In 1889 the troops finally moved into modern brick barracks built south of the headquarters on Taylor Avenue. Maps suggest that most or all of the temporary Civil War barracks and stables west of the Round Tower were torn down by that time. There were still a few officers, enlisted staff and the regimental band living around the parade at the old post at the turn of the century. (*See map 5, page 41*)

Two historic events toward the end of this period are reflected in the history of army posts: with the passing of the frontier a multitude of tiny forts scattered across the west were abandoned, and after the Spanish American War, the first U.S. Army posts were established overseas.

1901-1946

The change of military policy was followed by another major construction period at the fort. The regular army consolidated units in fewer but larger posts throughout the country. About two million dollars were spent on more new barracks, officers quarters, stables, warehouses, artillery gun sheds and workshops between 1903 and 1907. The result of this expansion brought the fort to its largest number of permanent buildings and its most attractive appearance.

With the exception of the Round Tower, Hexagonal Tower, Commandant's House and Officer's Quarters, the old fort was gone, and the latter two were remodeled beyond recognition in a two story Mission style (a trophy of the Spanish war) which they retained until the 1970s reconstruction.

Fort Snelling was to garrison eight companies of infantry, two of artillery and two of cavalry. Buildings 17 & 18 were built in 1904 for the cavalry; each to hold two troops of 85 men. At the same time, four brick stables for cavalry horses were built to the west. One of them, Building 30, remains; the others were removed for the history center parking lot. The old post cemetery was in the midst of the cavalry area, so it was moved to the site of the present National Cemetery. The barracks faced Tower Avenue, which joined Taylor Avenue in front of Building 17. Streetcar tracks which connected Minneapolis and St. Paul ran down the center of Tower Avenue. (*See map 6, page 42*)

The muster rolls of the fort show Companies G and H, 3rd U.S. Cavalry in garrison from June through November 1905. They were presumably the first occupants of these barracks. The St. Paul Dispatch reported they were ordered to the Philippines. Then Companies I, K, L and M of the 2nd U.S. Cavalry arrived (from the Philippines) in March of 1906. They were replaced by Companies E, F, G and H of the 4th U.S. Cavalry in August of 1907. The 4th, which appears to have been the last cavalry unit to serve at the fort, departed in March of 1911.

In 1917 the fort was filled with recruits and draftees. A huge induction center of small wood buildings rose at the end of Taylor Avenue, in the area of today's airport hangers and parking. After the war, the fort was designated one of the general hospitals for the returning disabled soldiers.

During the 1920s and 1930s, officers played polo on the north end of the parade, and golf on the south end, giving the fort its reputation as "the country club of the army." The 3rd Infantry, having been stationed at Fort Snelling since 1888, was welcomed home as Minnesota's own. Citizens of Minneapolis and St. Paul raised the funds for a new post chapel in 1928. (*See map 7, page 43*)

During World War II, the induction center was again filled with draftees on their way to training camps, and those passing through to other units. Over 300,000 men were inducted by a permanent staff of around 1,000. Buildings 17 & 18 had the distinction of housing Japanese Americans, Nisei, students of the Military Intelligence Service language School, who moved to Fort Snelling in 1944. After the war the fort "separated" thousands of GI's from the service. In October, 1946, Fort Snelling was decommissioned; it was too small to become one of the huge divisional posts of the future.

1947-1989

Part of the north end of Taylor Avenue was demolished for the interstate highway and part of the south end for international airport construction. The remainder of the fort was used and maintained by the Veterans' Administration and the Army Reserve. However, when new construction on the parade was proposed by G.S.A., Minnesota asked for the Taylor Avenue and parade property and received it from the federal government. Many buildings turned over by the V.A. in the early 1970s were mothballed, but not used or maintained. (See map 8, page 44)

The Minnesota River bottoms became a wildlife refuge and state park due primarily to the efforts of the Fort Snelling State Park Association. At the urging of the Association and the Minnesota Historical Society, the Legislature funded the re-creation of Colonel Snelling's fort in great detail between 1966 and 1979, as an historic monument of early Minnesota and for the education of visitors and the entertainment of tourists.

Adaptive reuse by the Veterans Administration and the Army Reserve preserved many buildings until they moved out, a few buildings at a time, through the 1970s and 1980s. The cost of maintaining the buildings and replacing the utilities, as well as the dated designs of the buildings and the changes of agency missions and programs, justified new construction for the V.A. and the Reserves. During this period Buildings 17 & 18 served as the V.A. outpatient clinic.

The state sought the Fort Snelling reserve property to further its goals to preserve a natural area as park land in the middle of the metropolitan area, and to preserve the site and setting of Snelling's fort. With the land, which was wanted, came hundreds of buildings, which were not. The team does not know of a plan to preserve all the fort buildings which were occupied by federal agencies when the land was transferred. Since then there have been many studies, some proposals and a few serious efforts by the Minnesota National Guard and the US Army Reserves to use some of the buildings. A few buildings are still occupied by the Reserves, and a few by the Bureau of Mines. As far as the team can determine, there have been no successful reuses once a building has been vacated. And now some of the vacant buildings are unsafe and falling down.

Historic Significance

The cavalry barracks are associated with the restructuring of the army after the closing of the frontier and the opening of overseas expansion, and with World Wars I and II. These buildings share those national associations with perhaps thousands of buildings around the country. There is a potential state or regional significance in that these may someday be among the last buildings of World Wars I and II Fort Snelling. The buildings' appearance is not symbolic, such as a Quonset hut, nor the site of a pivotal event or activity, such as atomic bomb development.

The buildings were home to many soldiers over the years, but not strongly identified with a specific unit, tradition or personality. Cavalry units were stationed here for seven years, but Fort Snelling was not a notable cavalry post. The only known unusual activity or unit related to these buildings is the Language School and the Japanese American soldiers, and that had a relatively brief existence at this location.

The buildings are distinctly a type of regular army barracks of the 1890-1910 period built and designed by the federal government. The same type was built at other posts, regardless of location and climate. The plans would likely have been drawn as standard barracks under direction of the Quartermaster Department in Washington D.C. and the construction would typically have been contracted to the lowest bidder and supervised by a local Quartermaster officer.

The style, typical of military barracks of the period, is not unique from a national perspective as there are other forts composed of similar buildings. A number of other forts, including Fort Robinson in Nebraska, were noted as examples during the interviews. There do not seem to be any design features specifically meant for use by cavalry.

As long as barracks of this period are preserved somewhere in the country, preferably in relatively intact settings, Buildings 17 & 18 are not highly significant as a type of military building. The continued deterioration of the Taylor Avenue complex, including Barracks 101 and 102, could eventually make Buildings 17 & 18 the last of their type in Minnesota. Collection of documentary material on the history, appearance, use and construction of these buildings has been started and can be completed.

The fort was one of a world-wide network of posts and bases and is therefore associated with, and in a general way representative of, the military trends of the time, but without being an outstanding example of a specific activity. If forts were given army medals, Fort Snelling would get just one, a good conduct award.

Architecture

Both buildings are identical in overall size and arrangement. The buildings were built in 1904 as Cavalry Barracks for troops stationed at Fort Snelling. Each building housed approximately 170 men (two troops of 85 men each.).

In recent years, the buildings have been converted by the Veterans Administration for use as medical offices and clinic space. With the completion of the new Veterans Administration Hospital nearby, the buildings are now vacant. Building 18 is partially used for storage by the Minnesota Historical Society.

Buildings 17 & 18 are two-story structures with full basements. Each building is U-shaped in plan, with a front block and two wings projecting to the rear. What was once an open courtyard has been filled in with a one-story addition and basement. The overall dimensions of the front block are 39' x 150'. Each of the wings measures 39' x 59'. The one-story addition is approximately 72' x 59'.

Two-story wood porches that used to extend across the entire front facades of the buildings have been removed. Similarly, one-story wood porches at the rear of the two side wings have been removed. A two-story connecting link has been added between the two buildings.

Each building contains approximately 26,700 square feet on the first floor and second floors.

The exterior of the building is of buff brick with a red slate roof. Foundation walls are of rock-faced Kettle River sandstone above grade. Local Platteville limestone was used for foundation walls below grade. Kettle River sandstone has also been used for window sills. Foundations of later additions are of concrete block with cement parging. Windows are two-over-two-light wood double-hung sash. Exterior doors are of wood-panel construction. Gutters and downspouts are of galvanized iron.

The structure of the building consists of masonry load-bearing construction for the exterior walls with wood framing used for the floor, ceiling, roof and interior partition construction. The floor joists are supported by heavy timber interior beams resting on round cast iron columns.

Stylistically, Buildings 17 & 18 represent a turn of the century Georgian Revival vernacular which was to become the most widely accepted style for both residential and public buildings throughout the country. Characteristic features of the style called for symmetry, gabled roofs with simple eave returns and Palladian windows, brick or wood exteriors, and white-painted fenestration and ornament. Buildings 17 & 18 exemplify these characteristics in pattern-book fashion. Unfortunately, two-story colonnaded porches which extended across the full extent of the principal facade of each building have been removed, giving each an un-complimentary sense of massiveness which is amplified by the great, now-un-articulated expanse of two stories of brick which comprises the primary material for construction of these two large structures. Essentially, reconstruction of the colonnaded porches would return the "human scale" to the buildings and restore them to period appearance.

The interiors of Buildings 17 & 18 are essentially in sound condition, however, the lack of heating over the previous two years has contributed to loss of paint on walls and ceilings and broken pipes from an un-drained heating system has

resulted in accumulation of water on the lower level. None of these situations has structurally affected the buildings and damages to date have been primarily cosmetic.

The interior space has been altered from its original use as a cavalry barracks by addition of partitions. An elevator has been added to serve all floors of Building 17. These alterations were necessitated in adapting the buildings for use as an outpatient clinics for the Veterans Administration Medical Facility. With completion of a new V.A. hospital and clinic outside of the confines of Fort Snelling, Buildings 17 & 18 were vacated. cursory inspection of the interior suggests that none of the alterations affect the structural bearing systems and as such, these alterations could be easily removed to create flexible space for adaptive uses. There are no distinguishing historic design features or treatments remaining in the buildings which would be clearly associated to their original use as barracks.

Over the years, a number of buildings which once comprised the cavalry area of Fort Snelling have been removed. These buildings included two duplexes, a number of brick stables, and minor support-function buildings. In addition to Buildings 17 & 18, Building 30, which functioned as a stable, has been preserved and is currently used for storage by the Minnesota Historical Society. Another structure, Building 22, dating from 1880 and constructed of locally quarried gray limestone, has been incorporated into the Fort Snelling History Center and currently functions as offices and storage. Buildings 22 and 30 are in good condition.

Integrity and context

The exterior appearance has been changed most noticeably by removing the two-story porches on front and back, probably after 1946. In 1936 additional living space was built between the wings on the ground floor and basement levels. The interior appears to retain structural elements and some layout of barrack buildings, but postwar remodeling for the outpatient clinic created many new walls, passages and rooms. Still, the buildings retain a great deal of the original design and most of the original material.

The surroundings of Buildings 17 & 18 have been changed beyond recognition, attested by the number of World War II veterans who return, but cannot find the scenes of their youth. Demolition of buildings and cutting and filling for Minnesota Highway 5 and U.S. 55 construction changed appearances the most. Reconstruction of the old fort and construction of the history center also removed officers quarters, barns, warehouses and streets. The chapel sits in a cloverleaf island. The freeway restricts access to and views of the fort from the west. Taylor and Tower avenues have disappeared. The bridge which carried the streetcar was replaced. You cannot see the parade and Taylor Avenue from ground level in front of these buildings. After Buildings 17 & 18 were built, only four buildings of the old fort remained.

Exterior

Generally, the exterior of the building is in good condition. The slate roof is in need of some repairs, although no leaks were noted in the interior of Building 18. The wood soffits are in need of some repair and replacement. The exterior brickwork and stonework are in need of spot repointing in a number of places.

Structure

The building is structurally in good condition. Some repairs will be required to the stone foundation walls in the basement.

The mechanical systems in the buildings consist of gas-fired boilers and steam radiators. For reuse a new ventilating and air-conditioning system would need to be added. Existing plumbing piping should be repaired and/or replaced as required, but most plumbing fixtures need to be replaced. A fire sprinkler system should be installed in the basement. The existing sanitary sewer system serving the building is suspect. The odor of sewer gas permeates the entire building. The system's condition and capacity should be investigated. The water service to the building should also be checked for capacity and condition.

The electrical systems within the building have been up graded but would require review for repair and replacement. In addition, a modern fire detection and alarm system would need to be installed in the building.

Issues / Consideration Analysis

Planning Issues

The Master Plan for Historic Fort Snelling emphasizes the mission of interpreting frontier Minnesota in the 1820s and 1830s from the reconstructed fort and its surroundings. Buildings 17 & 18 are in conflict with this mission and stand in the way of completing the interpretive plan.

Impact of the buildings on views from near and far

From the beginning of the reconstruction the Historical Society was concerned about creating a setting which would not detract from the visitor's experience of Colonel Snelling's fort. The plans therefore called for the removal of buildings immediately outside the reconstructed fort or visible from inside. They included Building 14, the Civil War commissary and World War II post exchange, two red brick officers quarters, the horse barns and Buildings 17 & 18. The Fort Snelling Association, a private citizen initiative, led several successful campaigns to control views around the fort. They persuaded the computer plant on Shepard Road (Univac at the time) to limit the height and subdue the appearance of its sign. They persuaded the City of St. Paul to purchase property, at large expense, along the north bank of the Mississippi to prevent the construction of high-rise condos. The tall buildings would have been highly visible from the fort, and would have intruded on the panorama of wilderness highways still evoked by the Mississippi and Minnesota Rivers within their wooded valleys. The Association would not have been successful if other interests had not conceded that the views from and to the fort have value as an historic landscape.

From a distance, on the Mendota Bridge, Highway 55, Shepard Road, and Highway 5, Buildings 17 & 18 dominate the skyline. The stone walls and buildings of the old fort rise only slightly above the crest and almost blend into the limestone bluff. Except for Buildings 17 & 18, views of the reconstructed fort look very similar to the views of mid-19th-century paintings, such as J.C. Wild's painting in 1844.

From inside the walls, approximately from the Sutler Store east, Building 17 is visible over the wall near the Round Tower. With that exception, a visitor standing on the parade can see only buildings of early 19th-century design, scale and materials. Buildings 17 & 18 are the only buildings of more than one story above the grade within approximately 1,500 yards of the Round Tower. The other buildings within a short walk or casual view of the fort are all relatively the same size and shape: Building 22, beside the History Center, Building 30, the horse barn, and the buildings of the fort itself.

Impact of the buildings' condition on the historic site

Without maintenance and stabilization, the buildings will deteriorate, invite vandalism, and threaten public health and safety. While the Society may have difficulty finding the funds to either maintain or demolish, long term neglect of these highly visible buildings will increase the distracting influence of Buildings 17 & 18 on visitation to the historic fort site. Visitors to this well known site include scholars and officials as well as tourists and students. In this case, demolition, unlike neglect, can be justified by a public purpose and plan.

Impact of the buildings on visitors to the historic site

These buildings seriously confuse and interrupt pedestrian and vehicle traffic, to the detriment of the visitors' experience and safety. The Society built the History Center, parking lots, road, walks and paths in their present locations, knowing that they would not function as efficiently as they should until Buildings 17 & 18 were demolished as planned.

Visitors leaving the History Center cannot see the fort until rounding the corner of Building 18. Going and coming, they miss the view of the Mississippi because the buildings make the route along the top of the bluff inconvenient and obscure. Many use the street instead of the sidewalk, because it appears to be the most direct route to the fort.

Persons driving to the site naturally get as close as they can before parking. They frequently miss the History Center and orientation by driving past Buildings 17 & 18, thinking that the fort's parking lot would logically be beyond them.

The Master Plan calls for more pronounced separation and screening of the road between the parking lot and the entrance to the bridge connecting to the chapel. The walking paths between the History Center and the fort would be obvious and convenient to the visitor and would lead them along the bluff and beside interpretive settings.

If the buildings are demolished as called for, the visitor's view of and approach to the fort would be something like coming down the road from St. Anthony Falls in the late 1820s. The visitor would approach on foot, on a path along rail fences through a natural prairie landscape, past the recreated fields, cemetery, gardens and wood piles to the gate.

Historic Context of Buildings 17 & 18

The Fort Snelling historic district which contains 125 buildings (and over 600 at one time) will undergo a continuing series of land use and environmental pressures over at least the next quarter century. Such pressures will be caused by the following situations.

1. Portions of the historical district land and structures may come under private ownership due to sales to private parties of federally owned land which has been declared as surplus. Such sales would eliminate or considerably reduce the opportunity to tell the full military history of Fort Snelling.
2. Portions of the Fort Snelling Historic District may be destroyed or substantially modified as part of the expansion of Minneapolis Saint Paul International Airport— *(if the expansion of the airport at the current site is chosen)*. This would eliminate or substantially reduce the as yet un-exercised option of interpreting such buildings and their role in the history of Fort Snelling.
3. The Minnesota Historical Society could in the FUTURE make a policy decision to interpret multiple periods of history at Fort Snelling rather than only the 1820-1840 time period as is currently done. Under this scenario, buildings on the upper Fort Snelling campus and additional buildings on the lower campus would likely be required for this programming.
4. A coalition of land owners in the Fort Snelling historic district could at some point in the FUTURE determine that the Fort Snelling Historic District would be an appropriate location for a combination of military museums, interpretive programs and hospitality services directed toward a visitor/tourist audience linked to or interested in military heritage. Partners in this coalition might include the Minnesota Historical Society, the United States Government and the Minnesota Department of Natural Resources.
5. The potential future relocation of the Minneapolis Saint Paul International Airport would likely solidify the future existence of the upper Fort Snelling campus as an open space devoted to public use, the nature of which would likely be determined by the availability of financial resources for development and a commitment by one or more public or non-profit agencies to assume long-term management. (The future preservation or loss of historic resources on the upper campus will impact the degree of historical value for Buildings 17 & 18 on the lower campus.)

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6. The current Historic Fort Snelling of the 1820s time period involves an interpretive program and set of physical structures that require continual review and renewal. A strong case can be made from a program standpoint that the funding necessary to maintain Historic Fort Snelling as a "world class: living history site" should be provided prior to program expansion to other historic periods and buildings within the Fort Snelling complex. This includes funding for such periodic needs as replacing the wood elements of the fort which decay every 20 years or so, redoing masonry joints which were roughly constructed in the manner of the work of soldiers rather than masons, replacing of furniture reproductions and regular upgrading of exhibits.
 7. Future policy decisions of the Minnesota Historical Society could also alter the nature and time period of the interpretive programming at Fort Snelling. For example, if the Sibley House at nearby Mendota is acquired and opened as a MHS historic site for the time period of 1837, it could prove desirable to adjust the interpreted time period at Fort Snelling to the same period to permit joint programming. This would increase programming emphasis on the fur trade and conflicts between the Dakota and Ojibwe. Such a programming change would require substantial investments in research, costume changes, expanded interpreter staff and staff training. This potential programming change would compete for funding with opening of other buildings for interpretation on the Fort Snelling campus and would appear to have a higher priority.
 8. Future expanded marketing efforts by the Minnesota Historical Society may expand the uses of historic sites in order to increase revenues and attract new audiences. Under this direction, buildings under the control of the Minnesota Historical Society may be opened for related or compatible uses. This could include food service facilities, site rental for special events, and shops and sales not competitive with the MHS museum stores. Unused buildings on historic sites might take on an increased value if this direction was actively pursued.
 9. The current portion of the Fort Snelling Master Plan which calls for demolition of Buildings 17 & 18 could potentially be altered in a number of directions for the 21st century. The existing intent to replace Buildings 17 & 18 with prairie, gardens and a cemetery reproduction could potentially be altered to keep such space open for special events in accordance with possible institutional desires to increase attendance and revenues. If the historic period of the Fort is changed to the late 1830s and early 1840s to permit coordination with the Sibley House

programming, a case may be made for reconstructing the stables from the 1840-60 period which occupied the space now utilized by Building 18.

10. The long term development of the Mississippi National River and Recreation Area program of the National Park Service which is developing several interpretative sites along the Mississippi River within the Twin City area may develop linkages to Fort Snelling for programming or publicity purposes. Buildings within the Fort Snelling campus could at some point be considered for development as a National Park Service interpretive center, although this is not likely to happen in the near future. The National Park Service would appear to be a desirable future partner for the Minnesota Historical Society to work with in joint programming, as called for in the MHS Vision Statement adopted in 1992.

Depending upon which of the above situations develop, and the timing of that development, Buildings 17 & 18 have differing degrees of value. Given the level of public investment in the reconstruction of the historic fort, its reputation as a unique and quality living history program, and the Society's desire to see the fullest possible enjoyment of the site by growing numbers of visitors, it is clear that any reuse of Buildings 17 & 18 must be appropriate, i.e. compatible with the interpretation of the historic fort.

An appropriate use could enhance, not detract from, the visitor's experience. Enhancements can fall in a number of areas: interpretive, service and support. In the interpretive area, such uses as rotating or permanent displays and seating for a variety of presentations, come easily to mind. Services could include a large sales area for products of a historic interest, a comfortable seating and food preparation area, rest rooms and other visitor conveniences. Support uses could include offices, storage or workshops. The buildings would have to be more or less rehabilitated for any of these uses. A request for funds would be hard to justify in view of the fact that the History Center was planned for and currently does serve these uses, with the exception of food service.

There are other restraints which narrow the reuse possibilities. If the use required fairly large amounts of parking on weekends, such as National Guards or Reserves, it would conflict with visitor parking for the fort. Access to public transportation is currently limited. The area is not easily reached by passing traffic - visitors have to make a special effort to get there - which lessens its appeal for retail, lodging or dining. Assuming the Society would not give up title out of concern for the future of the historic site, private investment would be more difficult.

If done today, a Master Plan for Fort Snelling might call for reuse of existing buildings for the orientation, support and service functions related to the old fort. The existing Master Plan, now nearly completed, makes Buildings 17 & 18 practically unusable without compromising the program of the historic site in some way.

Loss of Historic Context for Buildings 17 & 18

Although Buildings 17 & 18 remain basically intact, except for the removal of their front and back porches, the historical context of the Cavalry Barracks has been dramatically altered. The cavalry compound once consisted of four brick stables for the cavalry horses as well as the barracks which housed 170 men each.

With the acceptance of a master plan calling for the demolition of the Cavalry Barracks came the demolition of three of the stables and the construction of the History Center and its parking lot. Only Building 30 remains of the stable structures.

The Cavalry Barracks now stand isolated from their historic context and in juxtaposition to the reconstructed historic fort and its interpretive center. In context, the barracks relate more strongly to the other 20th-century buildings on the upper bluff than to their immediate neighbors.

Consequently any contextual relationship and historic importance for the barracks would require a contextual interpretation with the greater Fort Snelling campus.

The story telling significance of Buildings 17 & 18 is consequently bound up in many other programming decisions relating to the future direction of Historic Fort Snelling and the entire Fort Snelling complex. The buildings themselves do not make a compelling case for interpretation in much the same way as their architectural significance does not make a compelling case for preservation. Their future value would be within the context of expanded interpretive programming at Fort Snelling; and depending on the nature of this interpretation, the buildings could play a variety of roles on a free standing or combined basis with other buildings.

*Potential Reuses for
Buildings 17 & 18*

A generally accepted criterion for new uses of Buildings 17 & 18 is that such uses must not negatively impact the interpretation programming and special events conducted at Historic Fort Snelling. Negative uses would likely have such features as:

- Sound interference with the historic sounds of the site, especially the human voices of living history interpreters (not withstanding existing sound interference from vehicular and air traffic).
- Visual contrast which confuses visitors as to the historic period being interpreted at Historic Fort Snelling
- Pedestrian traffic of such frequency and/or disruptive character which actually or perceptually prevents visitors from visiting Historic Fort Snelling, extending their stay on site or returning for repeat visits.
- Commercial activity in the form of high levels of customer and visitor traffic, advertising signage and amplified sound.

Potential Building Uses By The Minnesota Historical Society - which would not require a change in ownership status.

1. As an adjunct space for the Fort Snelling History Center or Minnesota History Center for such program related purposes as:
 - Storage space for MHS program and exhibit materials
 - Classrooms for MHS classes and programs
 - Community history library and research center, a specialty service of MHS Field Services

(This *use* assumes the need, now or in the future, for ancillary space for the History Center facility.)

2. As the training facility and laboratory for a Historical Preservation Technology Center which was under discussion in recent years by the preservation office and Historic Sites and Field Programs Division staff of the Minnesota Historical Society.

3. As space for one or a collection of special museums. The interest and financial resources for these special interest uses have not been identified and may not exist.

- Military timeline museum—which would prepare visitors to visit Historic Fort Snelling. This museum could illustrate the changes in the American military from current time back to the 1820s.
- Minnesota timeline history museum—preparing visitors to visit Fort Snelling by “viewing” changes in Minnesota from current days back to the period of American Indian habitation and the establishment of Fort Snelling.
- Military museum—describing the involvement of Minnesota residents in wars involving the United States.
- General military museum—describing the involvement of the United States in warfare over its complete history without direct reference to Minnesota residents involvement.
- Cavalry museum—devoted to telling the story of the three periods of cavalry at Fort Snelling (1845 -1854, 1873 and 1905 - 1911) and possible the history of the United States Cavalry.
- Adjunct exhibition space—for traveling exhibits or exhibits related to the Fort Snelling complex. Such a use might be desirable to increase overall attendance and repeat visitorship to Historic Fort Snelling.

Other Potential Public Uses - requiring building lease arrangements consistent with the conditions attached to the transfer of Buildings 17 & 18 from the Veterans Administration to the Minnesota Historical Society. The quitclaim deed, dated October 1, 1969, stipulates a "historic monument" use for the conveyed land. (See *Quitclaim Deed*, Appendix II)

While conceivable, some of these uses would require substantial rehabilitation costs and may not be well suited for the Fort Snelling location.

1. A Mississippi River interpretive center which would be one of several such centers in the Twin Cities Metropolitan Area developed by the National Park Service. Such a center might be one of the first four centers developed under the Mississippi National River and Recreation Area program or a future center if the program is expanded.
2. A magnet school with an emphasis on history which would likely be a cooperative project of several school district similar to the effort which produced a school at the Mall of America. The grades served in such a school would be dependent upon being able to assemble or develop the full facilities for the school at or near the site.

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3. A continuing education center for are K - 12 school systems, non-profit corporations or a state university like Mankato State University which offers classes in the Twin City Metropolitan area.
 4. A law enforcement training center for consortiums of law enforcement agencies.
 5. Offices for state agencies - if parking requirements can be met.
 6. Offices for compatible non-profit corporations.
 7. Transitional housing and treatment facility for homeless Vietnam era veterans who desire a military related setting as part of using military heritage as a treatment modality.
 8. Housing for youth and adult tour or study groups including foreign visitors such as the American Youth Hostel program.

Potential Private Uses - contingent upon such uses being permitted within the conditions of transfer of the buildings from the Veterans Administration to the Minnesota Historical Society.

1. Restaurant or food concession to serve visitors to Historic Fort, Snelling, area businesses, visitors to Fort Snelling State Park and possibly additional occupants of the buildings.
2. Retirement housing - possibly oriented toward persons with previous military service or military retirees.

Interpretive Potential for Buildings 17 & 18

The true worth of Buildings 17 & 18 rests in their interpretive potential. This potential is determined by their physical condition and a significant link to important events or periods in history. Buildings 17 & 18 in their current or restored condition only directly relate to one of the three historic periods when cavalry were based at Fort Snelling.

- 1845 - 54 A small contingent of Dragoons undertook long rides to demonstrate the presence of the United States government in the territories.
- 1873 Two companies of the 7th Cavalry were stationed at Fort Snelling.

1905 - 11 Cavalry - for whom Buildings 17 & 18 were built - were stationed at the Fort during a period of consolidation of military posts around the country and the entry of the United States into global affairs in ways that involved the use of military forces.

1905 3rd Cavalry at Fort Snelling was sent to the Philippines and replaced by the 2nd Cavalry.

1908-11 4th Cavalry stationed at Fort Snelling.

There is no current commitment or future plans by the Minnesota Historical Society to tell the cavalry story of Fort Snelling. However, this could change given a re-examination of the Historic Fort Snelling Master Plan, the development of a long-term plan for the Historic Sites Department of the Minnesota Historical Society or an intensive review of the entire Fort Snelling complex for possible full interpretive possibilities for all periods of military history at the Fort. MHS should regularly review and update the Historic Fort Snelling Master Plan to respond to potential changing interests of historic site visitors.

Several scenarios could develop from the above review and planning efforts.

- There could be a decision to provide a "living history" interpretation of cavalry from all periods as described above or selected period. In all cases, the stables, the horses, and the areas where the cavalry performed or were in evidence would be the most significant story-telling locations. The Cavalry Barracks would be a secondary location unless there was a living history presentation of the riders that carried into their daily life within the barracks.
- The story of one or more periods of the cavalry at Fort Snelling could be interpreted through exhibits and selected educational programs. Existing and reconstructed stables would likely be the superior exhibit locations because of having building qualities more directly related to horses. However, if it was desired to expand the story-telling to include the entire history of the cavalry in the United States military, then Buildings 17 and or 18 could be a preferred location.
- An interpretive mixture of "living history" and exhibits concerning the cavalry at Fort Snelling could take place using a combination of Building 17 (exhibits) and a restored stable (1840s - 1860s) located where Building 18 currently exists. The cavalry stable from the 1905-11 period could also be used if the "living history" covers this period.

Future of 20th-century Fort Snelling Buildings

The Metropolitan Council and the Metropolitan Airports Commission (MAC) has begun a "dual track" study to determine how best to meet the long-term air transportation needs of the Twin Cities area and the State of Minnesota. One track focuses on locating a new airport in Dakota County. The second track focuses on possible ways to improve the capacity of the existing Minneapolis-Saint Paul International Airport (MSP). It is currently anticipated that a decision as to which planning track to accept will be made in 1998. Once the decision is made to build a new airport or expand MSP, it is anticipated that it will take from 10 to 20 years before new construction is complete at either location.

The impact on the possible reuse of Buildings 17 & 18 with either airport scenario is as follows:

- If the airport moves, it is expected that MSP will be closed and the land redeveloped. This scenario has been studied by the Metropolitan Council in their "Minneapolis-St. Paul International Airport Reuse Study", adopted on December 17, 1992. That report contained three design concepts titled "Parkway Design", "New Neighborhoods Design", and "Compact Development Design". Although these concepts are very preliminary in nature, they all address to some extent the importance and reuse of Fort Snelling, both north and south of Highway 55. The extent to which the area to the south of Highway 55 is restored and reused could influence a decision on the importance of Buildings 17 & 18 and their potential for reuse.
- If MSP stays in its current location, it is likely that it would be expanded. Anticipating this, in November 1991 the MAC adopted a long-term development concept for MSP that includes the construction of a new north-south runway and a new west side terminal. The runway would be located on the portion of Fort Snelling south of Highway 55 and would destroy virtually all of the existing buildings located there, including Officer's Row and the barracks buildings located along Taylor Avenue. If that occurs, Buildings 17 & 18 would be the only barracks buildings remaining at Fort Snelling from the early 20th-century period. This could also influence a decision on their importance.

Building Characteristics The areas of Buildings 17 & 18 upon which the cost considerations are based are as follows:

Gross Floor Areas	Building 17	Building 18	Link
Basement	15,600 SF	15,600 SF	500 SF
First Floor	15,600 SF	15,600 SF	500 SF
Second Floor	11,120 SF	11,120 SF	500 SF
Attic	<u>5,560 SF</u>	<u>5,560 SF</u>	<u>0 SF</u>
Total	47,880 SF	47,880 SF	1,500 SF

Total gross areas of Buildings 17 & 18, and links 97,260 SF

Cost Considerations

Each scenario for the disposition of Buildings 17 & 18 has a cost attached to it. The costs cited herein have been based upon unit costs for projects of similar size and complexity, and include a contingency. Final cost estimating based upon detailed plans and specifications for reuse of the buildings is beyond the scope this report. Costs cited are building costs only and do not include movable furniture, furnishings, and equipment. They are stated in 1993 dollars.

The scenarios for the disposition of Buildings 17 & 18 and their related costs are as follows:

Hazardous Materials Survey

The first issue that must be addressed whether the buildings are reused or demolished is the abatement of hazardous materials. State law allows some buildings to be demolished without prior removal of hazardous materials if certain specific procedures are followed and if the materials are of a certain type. The only way to determine the nature and extent of the hazardous materials is through a survey by a qualified abatement consultant. Such a survey, which would include specifications for the safe removal and disposal of the hazardous materials, would cost approximately \$7,500 to \$10,000.

Hazardous Materials Abatement

Based on a visual inspection of the buildings and knowledge of the period during which they were constructed and remodelled, possible hazardous materials that may be present include: pipe wrappings, boiler linings, vinyl tiles, plaster, cement asbestos and other composition boards, and fluorescent light tubes and ballasts. An estimate of the abatement and disposal costs for Buildings 17 & 18 is \$50,000 to \$100,000.

Demolition

Demolition of the buildings would involve their destruction, trucking of the debris to an appropriate disposal site, and filling in the hole with suitable compacted material. An estimate of the costs associated with that work is \$350,000 to \$400,000. This does not include any costs associated with restoring the land in accordance with any plans that MHS may have, i.e. tall grass prairie, fort cemetery, and produce gardens.

Mothballing

If the buildings are "mothballed" until a decision is made regarding the location of the airport, the following steps should be taken: stop any roof leakage, secure existing door and window openings accessible from the ground, and provide minimal (40 degrees F) heat. The costs associated with these issues are:

Roof Patching \$20,000 to \$30,000
(Patch existing slate shingles with roofing tins and red asphalt shingles.
Put rolled roofing on infill roofs between building wings.)

Securing exterior openings \$5,000 to \$10,000
(Painted plywood over door and window openings accessible from ground.)

Temporary Furnaces \$25,000 to \$30,000
(Two 137,000 BTU, 93% efficient residential furnaces at each floor of each building, not including the attics. Includes gas piping, electric hook-up, and temperature alarm.)

Annual Heating Costs \$5,000 to \$8,000

Rehabilitation

The cost for rehabilitation of Buildings 17 & 18 can vary widely depending on the intended use. For example, a hospitality function with a high percentage of plumbing fixtures would be more expensive to build than open plan offices or museum display space.

Given the area of the buildings of 86,140 SF (excluding the attics), rehabilitation costs could range as follows:

LOW RANGE	
86,140 SF @ \$50/SF=	\$ 4,307,000
Consultant Fees and Contingency (20%)	<u>\$ 861,400</u>
Total	\$5,168,400

HIGH RANGE	
86,140 SF @ \$75/SF =	\$ 6,460,500
Consultant Fees and Contingency (20%)	<u>\$ 1,292,100</u>
Total	\$ 7,752,600

Cost Summary

A summary of the range of cost considerations is as follows:

ITEM	LOW COST	HIGH COST
Hazardous Material Survey	\$7,500	\$10,000
Hazardous Material Abatement	\$50,000	\$100,000
Building Demolition	\$350,000	\$400,000
Mothballing	\$50,000	\$70,000
(Annual Heating Costs)	(\$5,000/YR)	(\$8,000/YR)
Rehabilitation	\$5,168,400	\$7,752,600

The final decision on the fate of Buildings 17 & 18 will most likely have impacts from more than one cost item. To begin with, the survey for hazardous materials will have to be performed whether the building is demolished or saved. Building demolition costs could range from a low of \$350,000 without any abatement to \$500,000 with abatement. Mothballing the building could range from \$50,000 to \$70,000 in initial costs; and, assuming that the building could likely be mothballed until at least the year 2000, heating costs could range from \$35,000 to \$55,000 over that seven year period. Rehabilitation costs could range from \$5,218,400, with low abatement costs, to \$7,852,600 with high abatement costs.

MHS Program Funding Considerations

Over the past year, with the completion of the Minnesota History Center in Saint Paul and cutbacks from state funding, the Minnesota Historical Society has had to re-evaluate its budget for programs and facilities. Most recently the MHS has had to evaluate the limiting of historic sites services. In a period of limited discretionary funds, it is easy to understand why a large expenditure to demolish the Cavalry Barracks will not be easily forthcoming.

It is anticipated that the cost of removal of hazardous materials and the demolishing Buildings 17 & 18 will cost approximately \$400,000 to \$500,000. Given the tight budgetary restraints, it is unlikely that funding for the removal of the barracks will be a high priority in the near future.

Alternatives / Recommendations

Issues

After touring the site, conducting interviews, and analyzing the background information, the consultant team developed the following list of issues that need to be addressed to make sound recommendations as to the fate of the Cavalry Barracks buildings.

- The importance of returning the area around the reconstructed fort to it's 19th-century context.
- The importance of Buildings 17 & 18 to the historic fabric of the greater Fort Snelling campus.
- The future of the remaining 20th-century Fort Snelling buildings.
- The loss of historic context, through major demolition and construction, for the cavalry buildings.
- The interpretive value of Buildings 17 & 18 to the Minnesota Historical Society.
- The Minnesota Historical Society program funding priorities and the availability of funds for demolition of Buildings 17 & 18.
- The potential for a viable reuse for Buildings 17 & 18.
- The potential for disruption to the historic fort from reuse generated pedestrian and vehicular traffic.
- The complexity of contractual cooperation between multiple parties to realize a "mixed use" for Buildings 17 & 18.
- The need for support from state level political leaders and potential donors for an appropriate reuse.

Alternatives

Given consideration of the above issues, the team reviewed the following alternatives.

- **Demolition of Buildings 17 & 18** as presented in the 1970s Master Plan for the interpretation of the historic fort.
- **Mothballing of Buildings 17 & 18** until definitive action is taken by the Metropolitan Airport Commission (MAC) and the Minnesota State Legislature on the possible expansion of airport services onto the upper bluff area of Fort Snelling.
- **Mothballing of Buildings 17 & 18** until after a comprehensive study is completed to determine the relative historic value of Buildings 17 & 18 to the remaining 20th-century buildings on the upper bluff.

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- **Reusing one or both of Buildings 17 & 18** for a broader interpretation of military life at Fort Snelling. This alternative disregards airport expansion onto the upper bluff of Fort Snelling.
 - **Reusing one or both of Buildings 17 & 18** for a compatible function other than historic interpretation. This alternative disregards airport expansion onto the upper bluff.

Recommendations

After reviewing the complexity of issues and the alternatives listed above, the team makes the following recommendations.

The team sees Buildings 17 & 18 as part of the whole Fort Snelling complex representing the 1879-1946 period, the remains of which are listed on the National Register of Historic Places as the Fort Snelling Historic District. Although the property is owned by the United States, the State of Minnesota and the Minnesota Historical Society, almost all of the remaining buildings are threatened. Only a few of the remaining buildings are still preserved by active use. The majority are vacant and even though secured, they are not heated and will eventually deteriorate to the point where demolition will be required for safety reasons. The airport may be expanded in fifteen or twenty years, which would require removal of more buildings. Vandalism or arson may account for additional losses in the future as well.

(During the writing of this report, on the weekend of April 24-25, the Cavalry Barracks were broken into. The buildings were stripped of copper wiring and fittings. Some damage was caused to the walls and ceilings of both buildings. However, after touring the site on May 6, 1993, the Consultation Team determined that the vandalism would not significantly alter the estimated cost for rehabilitation included in this report.)

Even though their historic significance may only be local or state-wide, a few buildings should be selected to represent Fort Snelling's and Minnesota's role during the World Wars. The selection criteria could include their architectural and historic interest, current condition, realistic use potential, and location in relation to airport expansion. Buildings 17 & 18 should be evaluated in relation to the upper campus buildings to determine their potential for housing World War related exhibits.

The Cavalry Barracks have lost a good deal of their architectural integrity and most of their historic context through time, reuse and historic fort planning. They are the last major segments of early 20th-century military buildings left on the lower bluff. However, they lose some significance compared to a bountiful and handsome collection of 20th-century military structures on the upper bluff to the west of the Cavalry Barracks. The upper campus buildings, like the Cavalry Barracks, are also in need of reuse.

The Metropolitan Council and the Metropolitan Airports Commission (MAC) has begun a study to determine how to best serve the long-term air transportation needs of the Metro region. The study, due to be completed by 1998 will determine whether the needs of the Metro area will require the construction of a new airport at a new site, or dictate the need to expand the existing Minneapolis-Saint Paul International Airport. One of the alternatives for expansion under consideration would require the removal of many if not most of the 20th-century buildings along Taylor Avenue. With the potential loss of some or all of the Taylor Avenue structures, Buildings 17 & 18 would take on a new significance as the last remnants of barracks buildings of 20th-century Fort Snelling. The team therefore recommends that:

- *MHS should seek funding to develop a comprehensive preservation plan for the Fort Snelling National Register Historic District. The plan should evaluate the potential for broader historic period interpretation and determine which of the remaining buildings are historically significant and best represent early 20th-century Fort Snelling. Funding for the plan should be sought from the Metropolitan Council and/or the Federal Aviation Administration (FAA) as part of their comprehensive land-use study efforts now underway.*
- *MHS should not demolish Buildings 17 & 18 until after the completion of the formal MAC study and the completion of the recommended preservation plan for the entire Fort Snelling complex. The recommendations of these studies will help determine the relative significance of Buildings 17 & 18.*

The probability of finding an appropriate reuse, outside of the interpretive arena, for one or both of the barracks buildings is very slim. The restrictions placed on most reuses are severe at best. Parking is limited and access to and from the building(s) could prove to be disruptive to the interpretation of the historic fort. However, whether Buildings 17 & 18 are put to a reuse or demolished, the hazardous materials issue must be addressed. State law allows some buildings to be demolished without prior removal of hazardous materials if certain specific procedures are followed and if the materials are of a certain type.

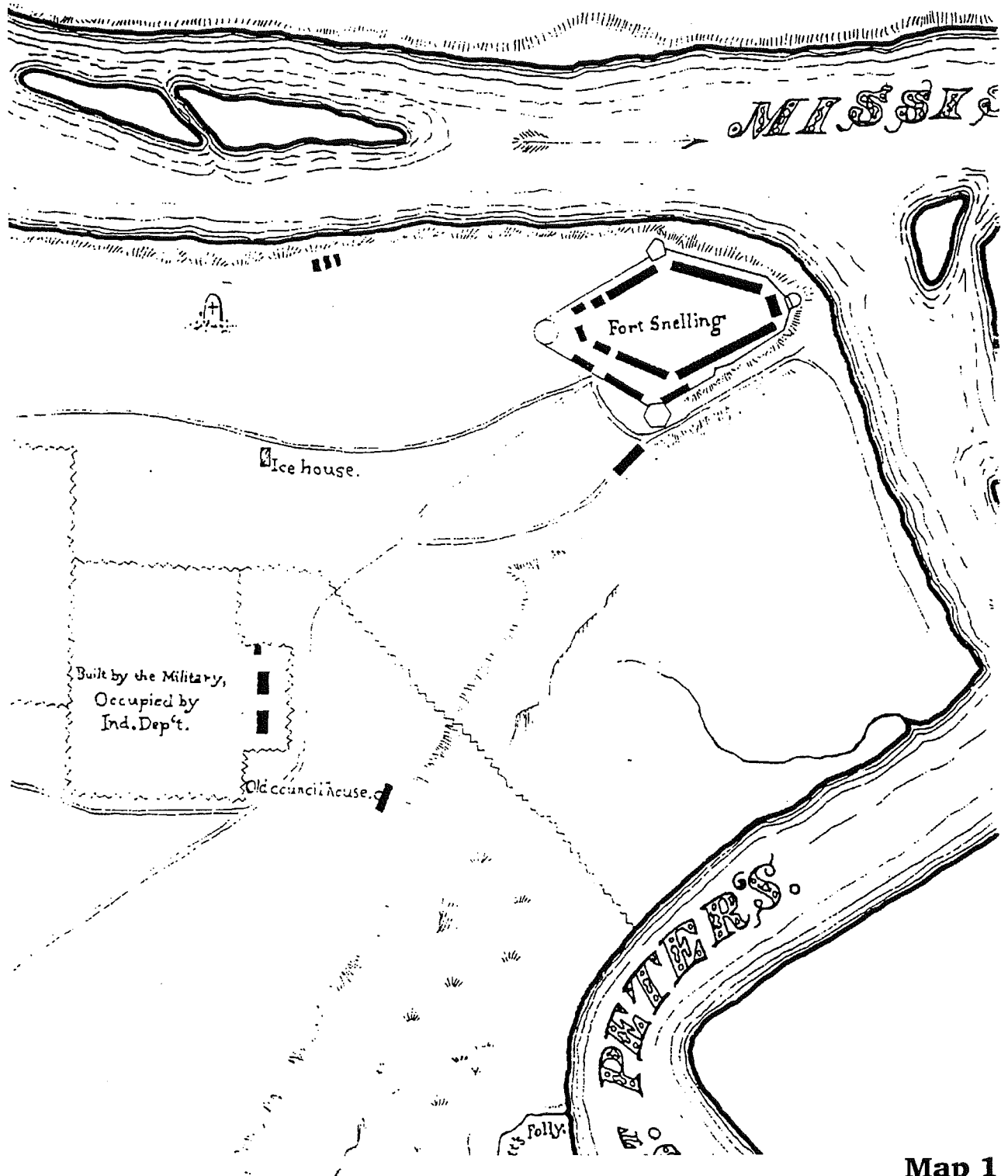
It is anticipated that a hazardous materials survey by a qualified abatement consultant would cost approximately \$7,500 to \$10,000 to determine the nature and extent of hazardous materials in Buildings 17 & 18. Given that the anticipated cost of the actual removal and disposal could cost as much as \$100,000 for the two buildings, the team recommends:

-
- *MHS should secure the services of a qualified abatement consultant to determine the scope of work and expenditure necessary to either reuse Buildings 17 & 18, or use the land once they are demolished.*

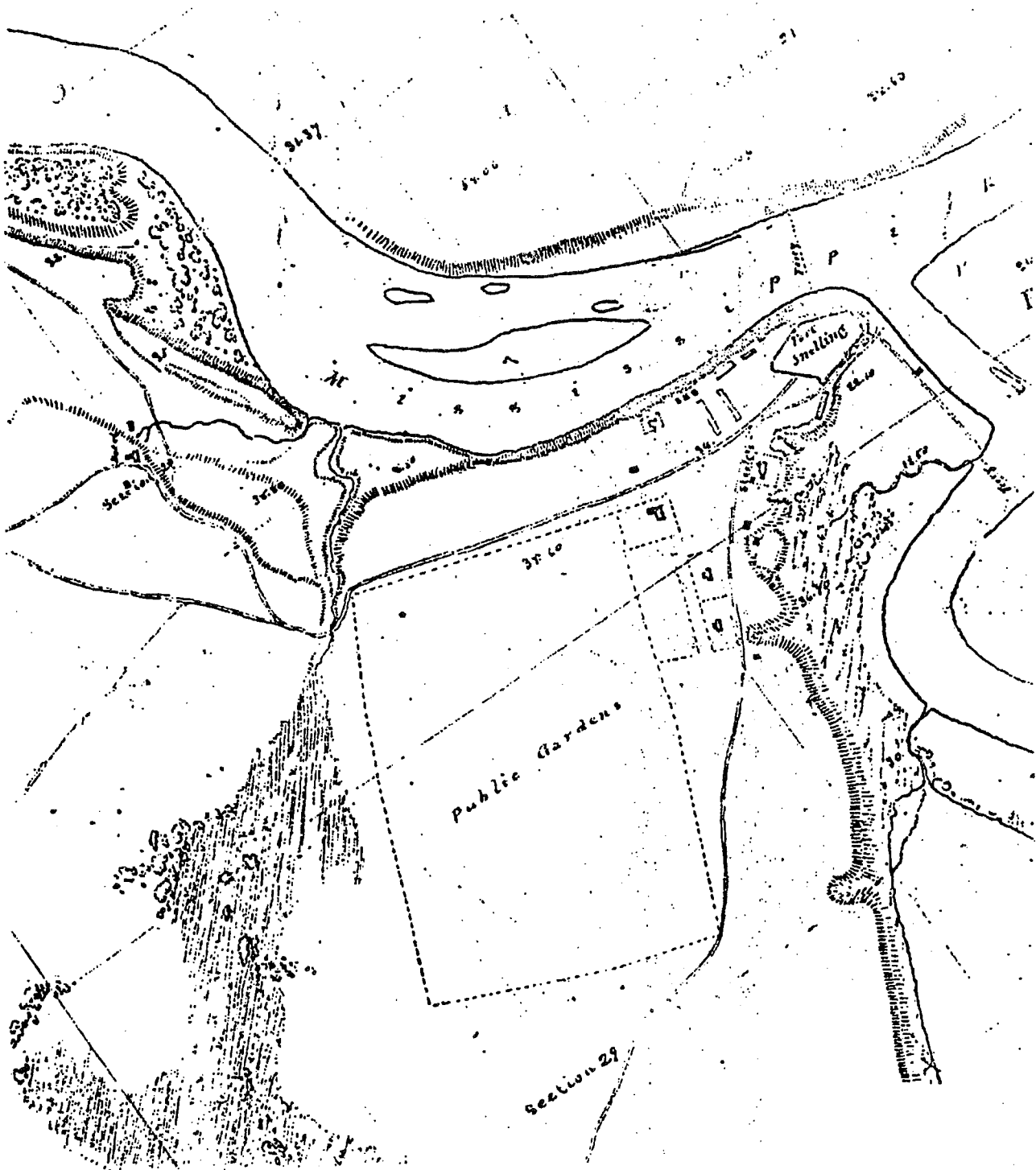
Although the buildings are in fair condition as they stand today, certain preventative measures should be taken to insure that they suffer no further deterioration. The team recommends that:

- *MHS should take action to stop existing roof leakage, secure existing doors and window openings accessible from the ground, and provide minimal heat (40 degrees F) heat. The costs for implementation of this proposal can be found on page 30.*
- *If no interpretive use or feasible reuse is found for Buildings 17 & 18, the Minnesota Historical Society should secure funding for a Level I Historic American Buildings Survey (HABS) documentation prior to their demolition.*

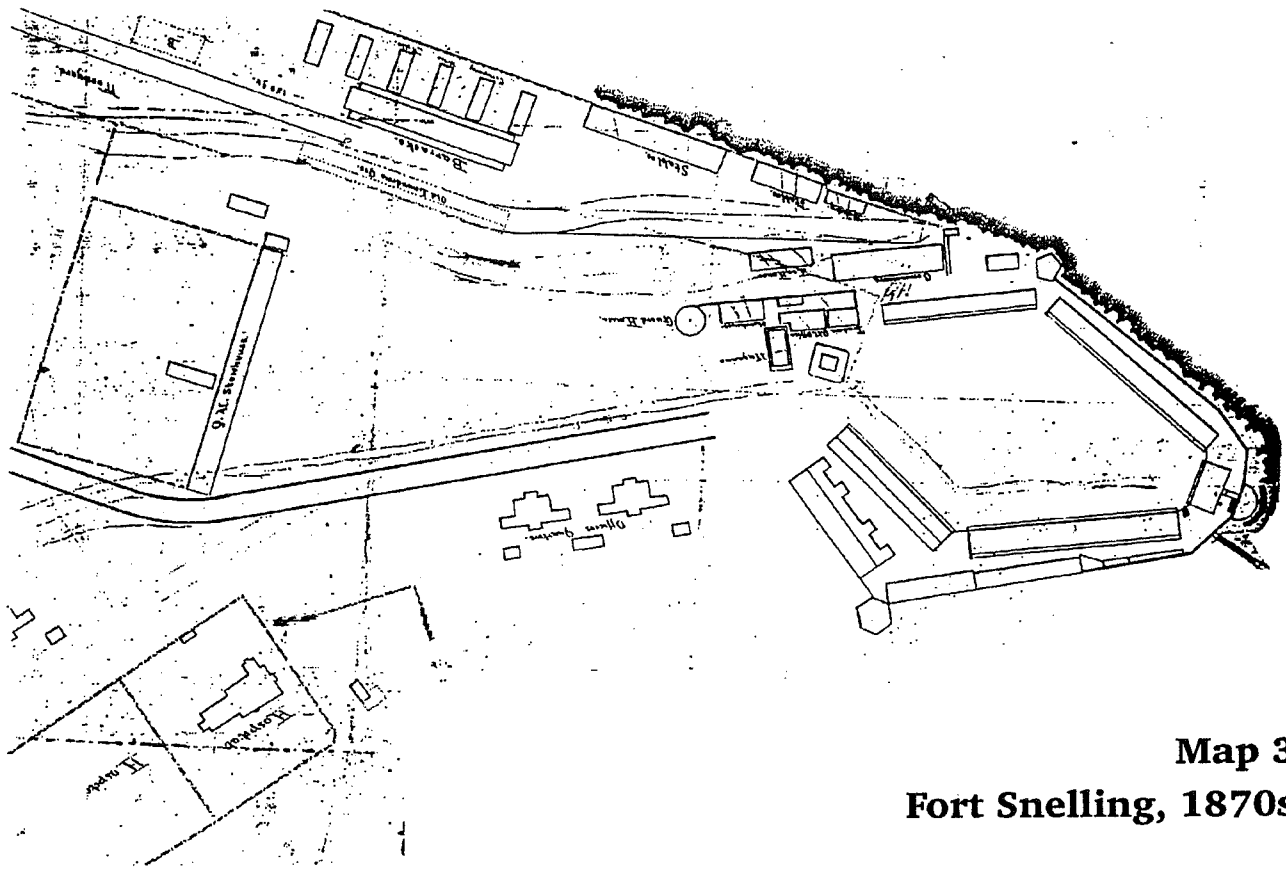
Appendix I: Fort Snelling Maps/Barracks Plans



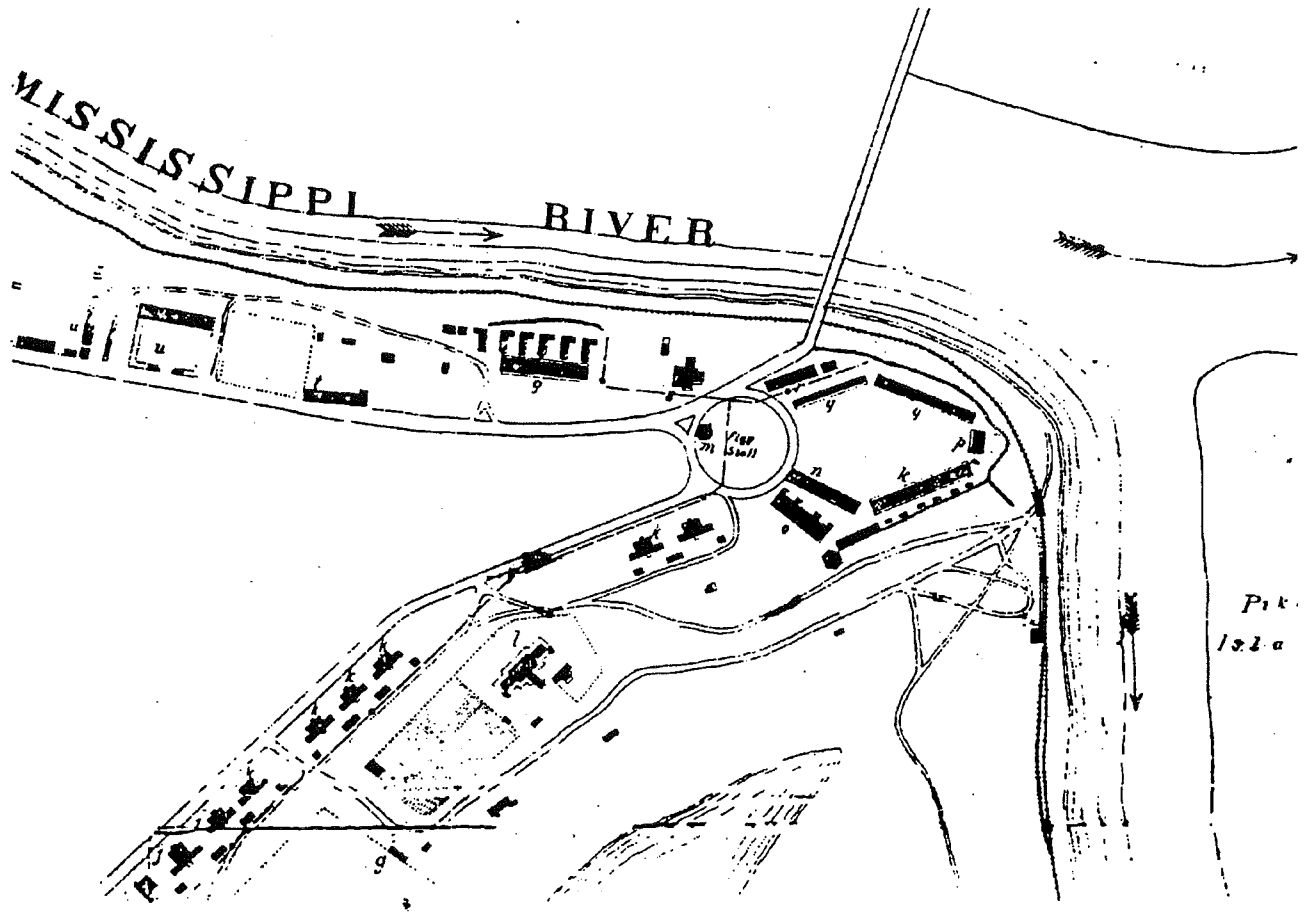
Map 1
Fort Snelling, circa 1837
The gravestone to the west of the fort indicates a burial ground in the area of present-day Building 17.



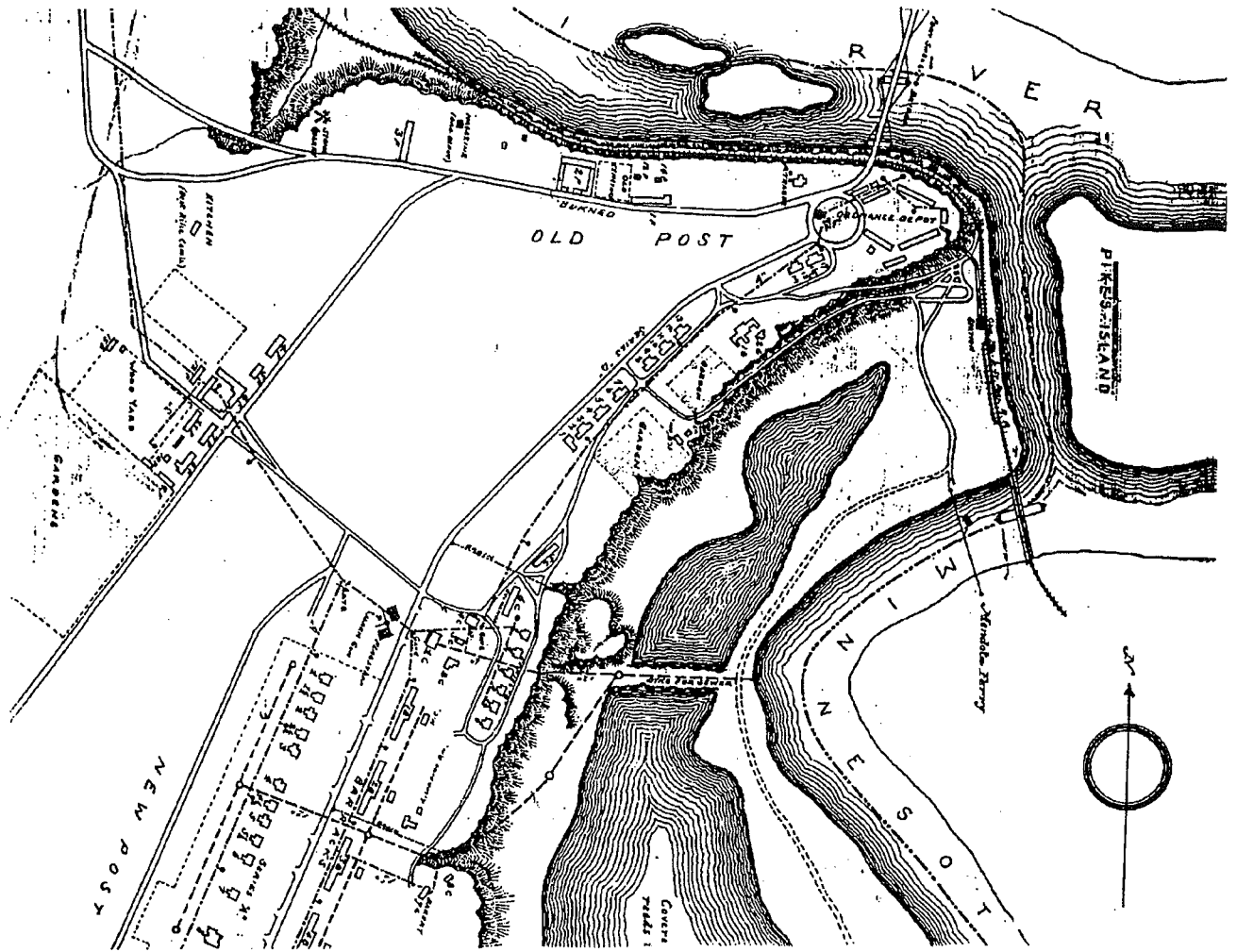
Map 2
Fort Snelling, late 1840s



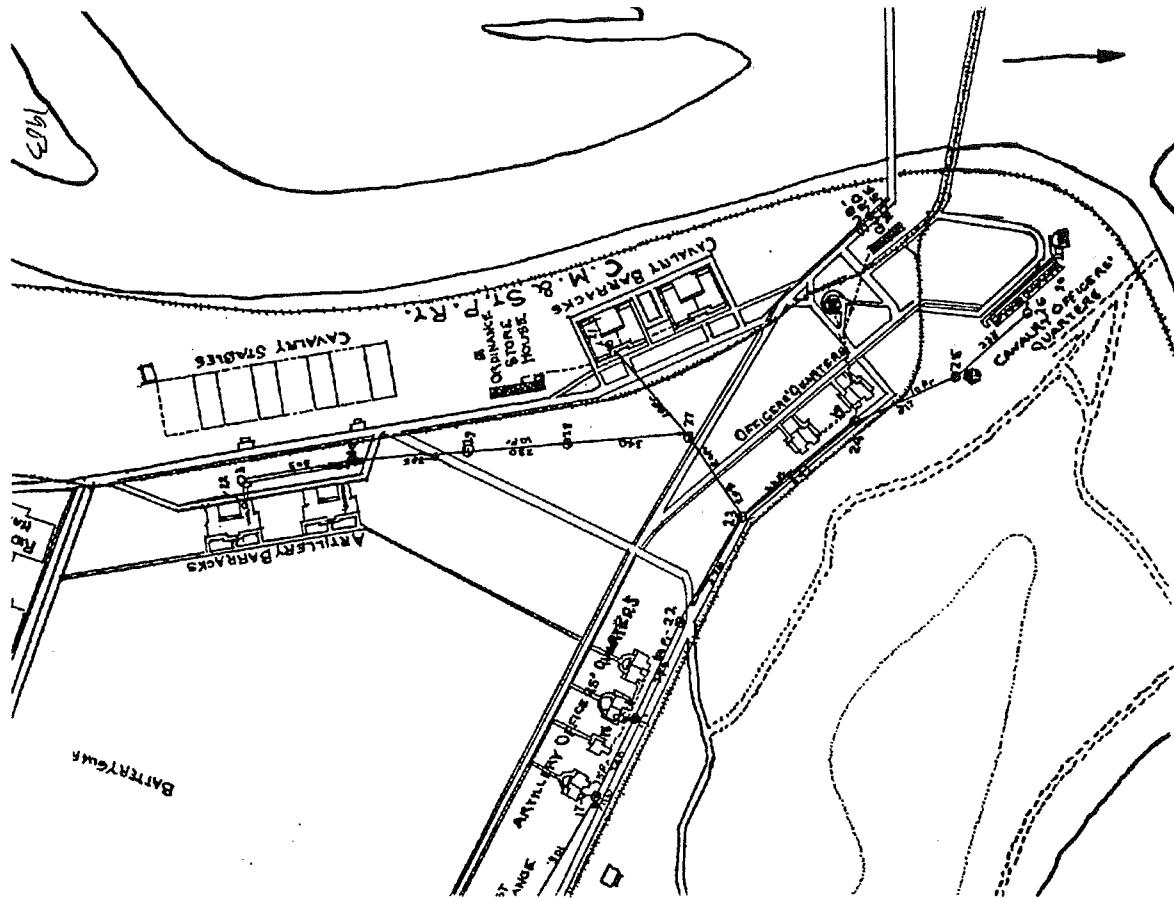
Map 3
Fort Snelling, 1870s



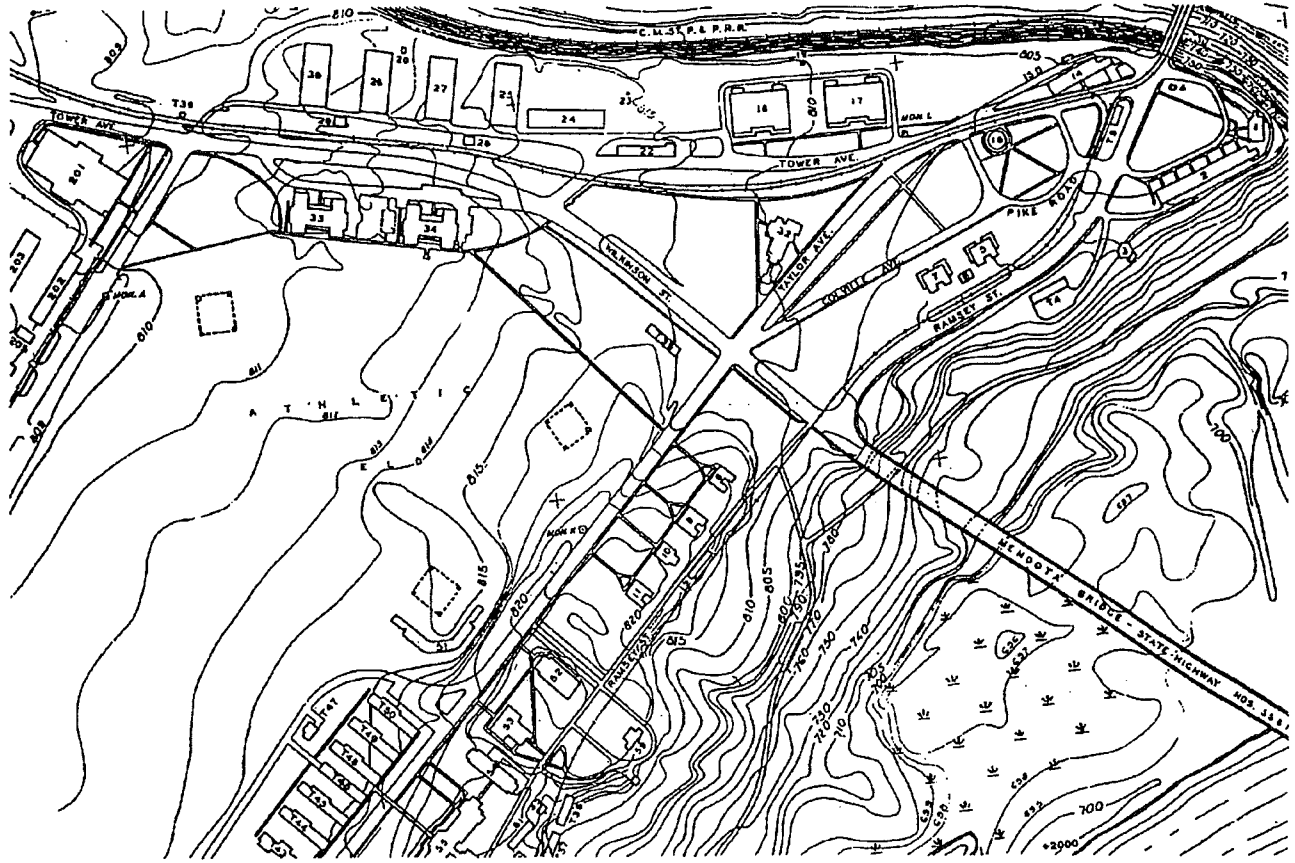
Map 4
Fort Snelling, circa 1880



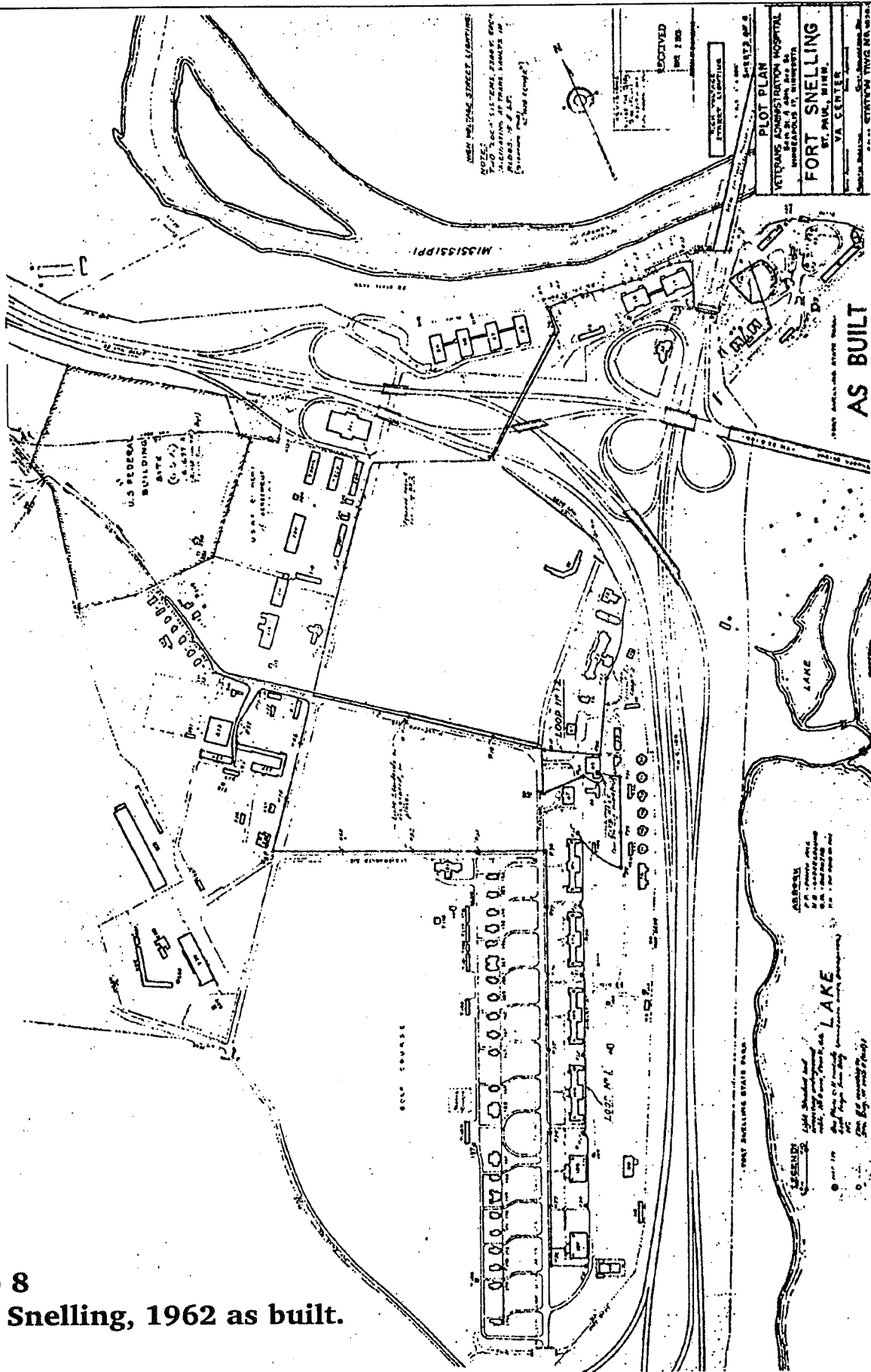
Map 5
Fort Snelling, 1880s



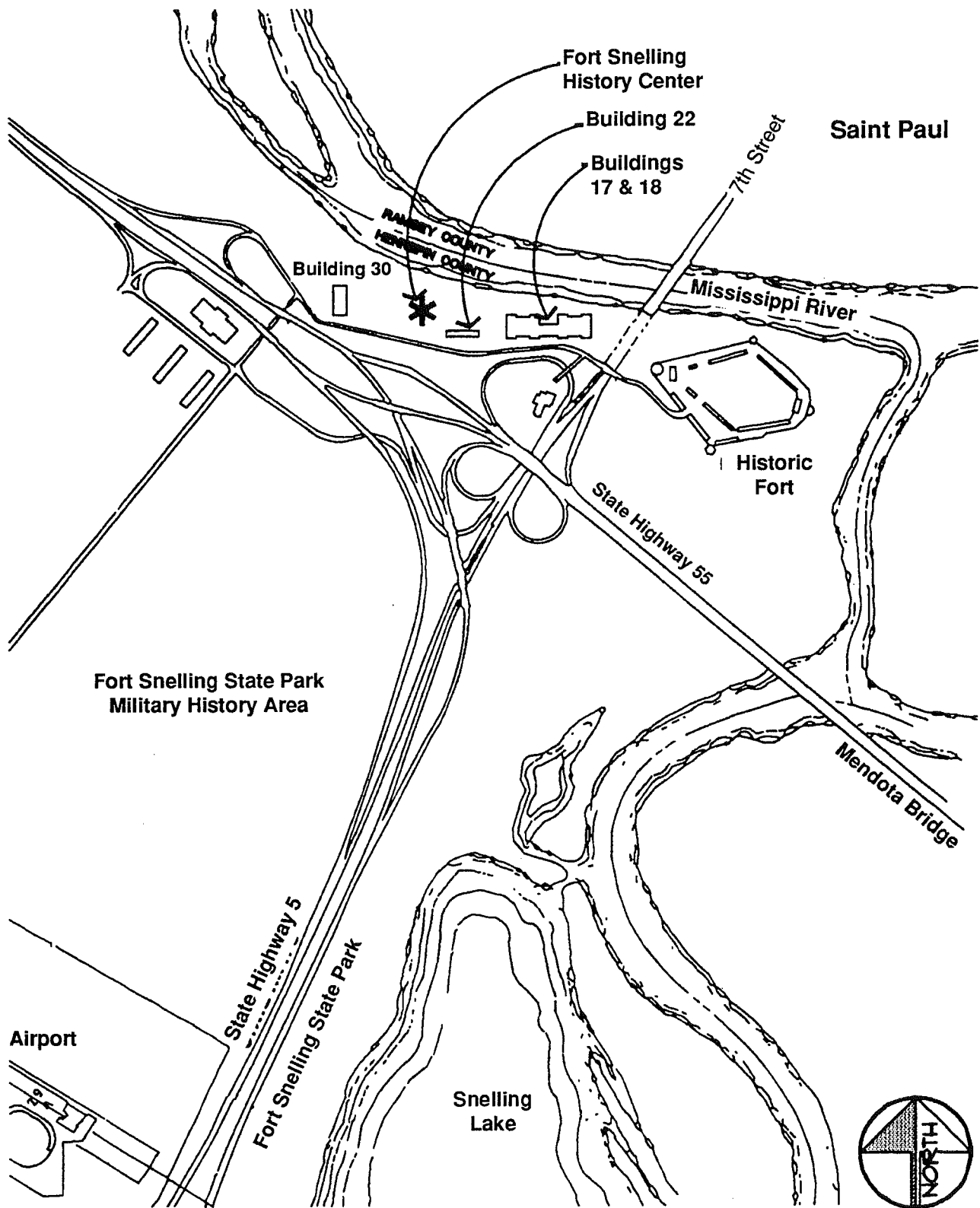
Map 6
Fort Snelling, 1903
Cavalry Barracks and the Cavalry Stables have been constructed west of the original fort site.



Map 7
Fort Snelling, circa 1930

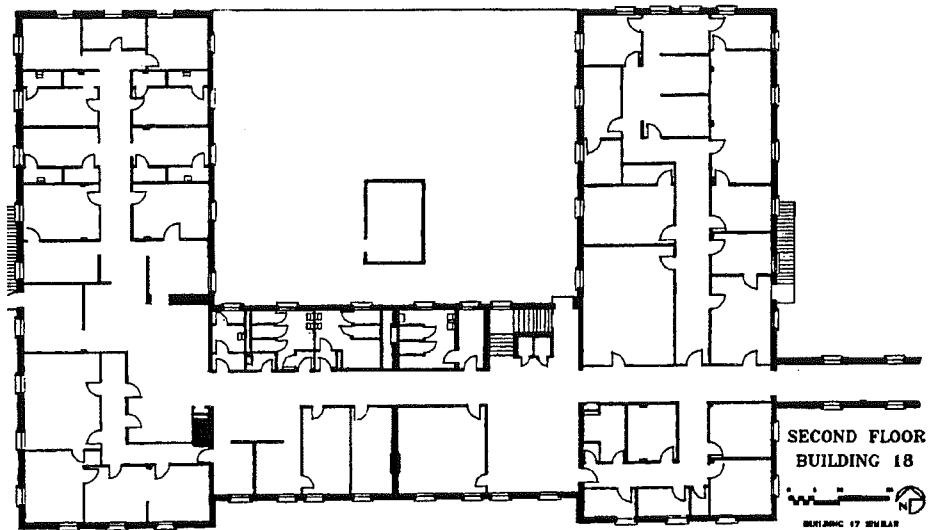


Map 8
Fort Snelling, 1962 as built.

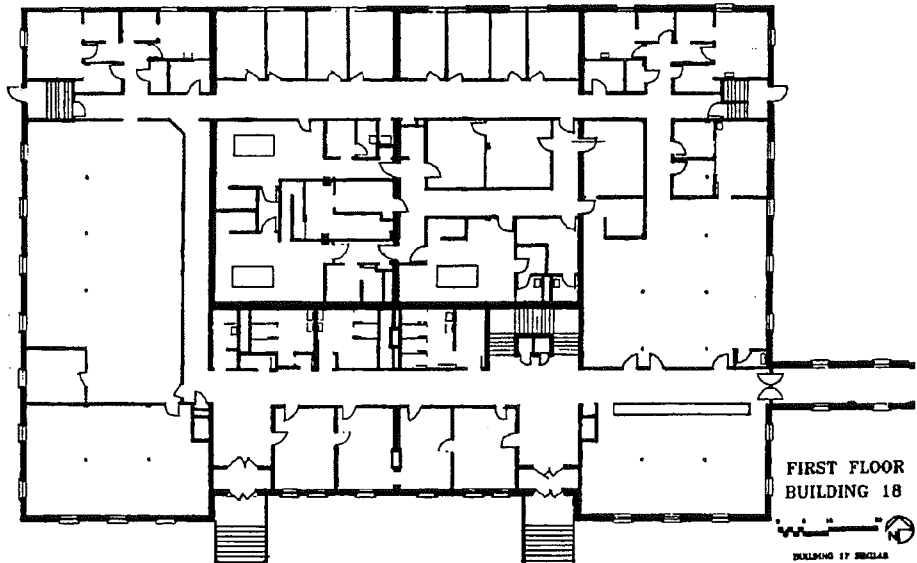


Map 9
Buildings 17 & 18 current environs.
 No Scale

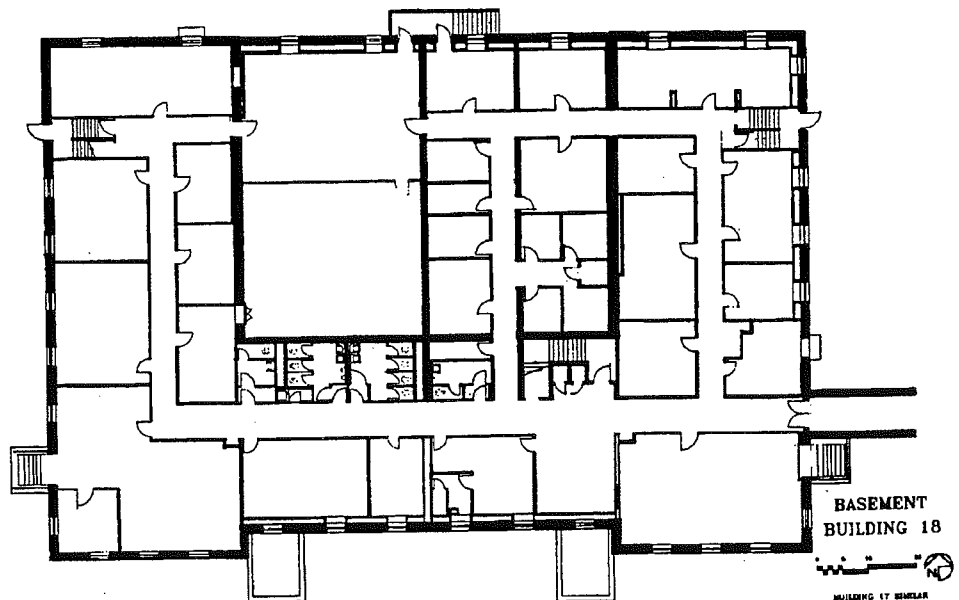
**2nd floor plan
Building 18**



**1st floor plan
Building 18**



**Basement plan
Building 18**



Appendix II: Quitclaim Deed, Tracts E & F

QUITCLAIM DEED

THIS INDENTURE, WITNESSETH:

That the United States of America, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in Subsection (13)(h) of the Surplus Property Act of 1944 (58 Stat. 765), as amended, (50 U.S.C. App. 1622(h)), and the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and regulations and orders promulgated thereunder, Grantor, for and in consideration of the continuous use and maintenance of the property by the State of Minnesota, whose Post Office address is St. Paul, Minnesota, hereinafter called Grantee, as and for an historic monument, and without monetary consideration, conveys and quitclaims unto the said State of Minnesota, Grantee, and its assigns, the following described real estate in the County of Hennepin, State of Minnesota, to wit:

TRACT E

Building 17 - 30

Commencing at the southwest corner of Section 17, Township 28 North, Range 23 West of the fourth principal meridian, said corner being MCM 107 of the City of Minneapolis, in Hennepin County, and State of Minnesota, coordinate grid system; thence south $39^{\circ} 54' 57''$ east a distance of 4015.45 feet to monument number 2 located in the south line of the U. S. Bureau of Mines Reservation heretofore established within the Fort Snelling Military Reservation; thence south $89^{\circ} 52'$ east a distance of 478.97 feet to monument number 1; thence south $48^{\circ} 48' 53''$ east a distance of 458.74 feet; thence south $70^{\circ} 37' 21''$ east a distance of 1027.97 feet; thence south $37^{\circ} 30' 09''$ east a distance of 106.83 feet to the point of beginning of the land to be described, said point to be identified as reference point number 4; thence south $58^{\circ} 10'$ east a distance of 551.05 feet; thence south $77^{\circ} 48'$ east a distance of 196.25 feet; thence south $75^{\circ} 21'$ east a distance of 318.75 feet; thence south $55^{\circ} 25'$ east a distance of 68.91 feet thence south $77^{\circ} 33'$ east a distance of 155.00 feet; thence south $85^{\circ} 44'$ east a distance of 214.90 feet; thence south $88^{\circ} 51'$ east a distance of 315.70 feet; thence north $07^{\circ} 37'$ east a distance of 23.48 feet; thence south $81^{\circ} 39'$ east a distance of 119.72 feet; thence south $89^{\circ} 56'$ east a distance of 124.71 feet, thence south $01^{\circ} 14'$ west a distance of 15.36 feet to reference point number 21; thence south $83^{\circ} 09' 04''$ east a distance of 75.08 feet to a point on a non-tangent curve concave to the northwest having a radius of 7550.96 feet, from which the center of the circle of said curve bears north $55^{\circ} 08' 44''$ west; thence southwesterly along said curve a distance of 342.56 feet; thence north $52^{\circ} 32' 46''$ west a distance of 117.43 feet; thence south $88^{\circ} 43' 17''$ west a distance of 511.66 feet; thence south $27^{\circ} 15' 41''$ west a distance of 200.0 feet; thence north $62^{\circ} 44' 39''$ west a distance of 882.17 feet; thence north $27^{\circ} 06' 46''$ east a distance of 37.88 feet; thence north $66^{\circ} 12' 19''$ west a distance of 40.00 feet; thence north $40^{\circ} 20' 04''$ west a distance of 40.00 feet; thence north $24^{\circ} 18' 29''$ west a distance of 120.0 feet; thence north $17^{\circ} 06' 36''$ east a distance of 50.34 feet; thence north $43^{\circ} 37' 30''$ west a distance of 383.74 feet to reference point number 4 and the point of beginning.

TRACT F

Commencing at reference point number 21 herein described; thence south $83^{\circ} 09' 04''$ east a distance of 233.31 feet to the point of beginning of tract to be described; thence south $83^{\circ} 09' 04''$ east a distance of 13.91 feet; thence south $84^{\circ} 21'$ east a distance of 160.85 feet; thence north $83^{\circ} 50'$ east a distance of 116.30 feet; thence south $75^{\circ} 35'$ east a distance of 94.98 feet; thence south $61^{\circ} 44'$ east a distance of 129.51 feet; thence south $85^{\circ} 19'$ east a distance of 35.47 feet; thence south $58^{\circ} 02'$ east a distance of 82.85 feet; thence south $43^{\circ} 58'$ east a distance of 73.35 feet; thence south $38^{\circ} 45'$ east a distance of 75.60 feet; thence south $20^{\circ} 58'$ east a distance of 36.91 feet; thence south a distance of 56.06 feet; thence south $45^{\circ} 26'$ west a distance of 76.36 feet, thence south $69^{\circ} 50'$ west a distance of 124.85 feet; thence south $51^{\circ} 39'$ west a distance of 41.99 feet; thence south $74^{\circ} 06'$ west a distance

of 77.42 feet; thence north $78^{\circ} 53'$ west a distance of 31.30 feet; thence south $68^{\circ} 12'$ west a distance of 119.00 feet; thence south $42^{\circ} 01'$ west a distance of 164.66 feet; thence south $31^{\circ} 06'$ east a distance of 25.22 feet; thence south $65^{\circ} 06'$ west a distance of 124.90 feet; thence north $25^{\circ} 07'$ west a distance of 115.70 feet; thence south $66^{\circ} 58'$ west a distance of 377.51 feet to reference point number 43; thence north $14^{\circ} 16' 07''$ west a distance of 44.47 feet; thence north $18^{\circ} 43' 41''$ east a distance of 367.23 feet to a point on a non-tangent curve concave to the northwest having a radius of 7690.96 feet, from which the center of the circle of said curve bears $52^{\circ} 32' 46''$ west; thence northeasterly along said curve a distance of 410.79 feet; thence north $34^{\circ} 24' 29''$ east a distance of 12.31 feet to the point of beginning. Except therefrom Tract D heretofore conveyed to the State of Minnesota and described in Document No. 3421579, dated August 5, 1963, and filed of record in the Office of the Register of Deeds of Hennepin County.

A perpetual and exclusive right and easement to use, operate and maintain as and for an historic monument in, on, over and across the surface only of property above the highway tunnel located within the following described tract:

Commencing at reference point number 21 herein described; thence south $83^{\circ} 09' 04''$ east a distance of 75.08 feet to a point on a non-tangent curve concave to the northwest having a radius of 7550.96 feet, from which the center of the circle of said curve bears north $55^{\circ} 08' 44''$ west; said point being the point of beginning; thence southwesterly along said curve a distance of 342.56 feet; thence south $52^{\circ} 32' 46''$ east a distance of 140.00 feet to a point on a non-tangent curve concave to the northwest having a radius of 7690.96 feet, from which the center of the circle of said curve bears north $52^{\circ} 32' 46''$ west; thence northeasterly along said curve a distance of 410.79 feet; thence north $34^{\circ} 24' 29''$ east a distance of 12.31 feet; thence north $83^{\circ} 09' 04''$ west a distance of 158.23 feet to the place of beginning.

Reserving therefrom, to the Grantor and its assigns, a perpetual and exclusive right and easement 20 foot wide to construct, reconstruct, use, operate, maintain and remove the existing water mains and sewerage systems and all appurtenances thereto, the centerlines of which are described as follows:

Centerline description for water mains:

Commencing at said reference point 21 in the metes and bounds description of Tracts E and F described; thence south $83^{\circ} 09' 04''$ east a distance of 104 feet; thence south $34^{\circ} 23'$ west a distance of 68 feet to the place of beginning of the line to be described. Said point being the center of the meter room on the northwesterly side of the highway tunnel; thence south $37^{\circ} 05'$ west a distance of 170 feet; thence south $64^{\circ} 25'$ west a distance of 90 feet; thence south $33^{\circ} 00'$ west a distance of 28 feet to water main intersection No. 1; thence north $53^{\circ} 15'$ west a distance of 135 feet; thence north $89^{\circ} 50'$ west a distance of 274 feet; thence south $70^{\circ} 40'$ west a distance of 245 feet; thence north $77^{\circ} 15'$ west a distance of 575 feet to water main intersection No. 2; thence north $77^{\circ} 15'$ west a distance of 96 feet; thence south $15^{\circ} 15'$ west a distance of 20 feet more or less to the southwesterly line of property herein described. Also, beginning at watermain intersection No. 2; thence north $11^{\circ} 15'$ east a distance of 280 feet; thence north $74^{\circ} 20'$ west, a distance of 455 feet; thence north $59^{\circ} 28'$ west a distance of 160 feet more or less to the southwesterly line of property herein described. Also, beginning at water main intersection No. 1 above described: thence south $55^{\circ} 45'$ east a distance of 320 feet; thence south $6^{\circ} 25'$ east a distance of 26 feet; thence south $65^{\circ} 45'$ west a distance of 195 feet, and thus terminating.

Centerline description for sewer:

Commencing at reference point No. 43 as described herein: thence south $14^{\circ} 06' 07''$ east a distance of 255.21 feet; thence north $52^{\circ} 46' 36''$ west a distance of 200.0 feet to the point of beginning for the line to be described; thence north $47^{\circ} 35'$ east a distance of 172 feet; thence north $16^{\circ} 47'$ west a distance of 785 feet; thence north $83^{\circ} 50'$ west a distance of 1.365 feet more or less to the southwesterly line of tract herein described.

TO HAVE AND TO HOLD the foregoing described and quitclaimed premises together with all and singular the appurtenances thereunto belonging; provided however, that this quitclaim deed is executed and accepted by Grantee with the following restrictions, reservations and conditions which shall be binding upon and enforceable against the said Grantee and its assigns as follows:

- First: The above described premises shall be forever used and maintained as and for an historic monument and for those purposes only in accordance with the application and approved program of utilization of the Grantee attached hereto and made a part hereof. Said program of utilization may be amended from time to time at the request of either the Grantee or the United States of America, with the written concurrence of the other party, and such amendment shall be added to and become a part of the aforesaid approved program of utilization.
- Second: Notwithstanding any provision of the approved program of utilization (as currently written or amended) to the contrary the Grantee shall not use the above described premises for park or recreational purposes whether or not such use may be compatible with the use and maintenance of the property as and for an historical monument. Prohibited park or recreational purposes include, but are not limited to, swimming or bathing or the providing of swimming or bathing facilities; boating or the providing of facilities for boating; fishing or hunting or the providing of facilities for fishing or hunting; athletic or sporting events of any type whatsoever or the providing of facilities for athletic events; games, rides, or playground activities or the providing of facilities for games, rides, or playground equipment; camping or the providing of camping facilities; nature studies or the providing of facilities for nature studies, and the providing of picnic tables, fireplaces or fire pits or other facilities for picnicking or eating outdoors except for picnic tables only in the immediate vicinity of any place selling food pursuant to concession agreements concurred in by * the Secretary of the Interior, if permitted by such agreements.
- Third: The property shall not be sold, leased, assigned, or otherwise disposed of except to another governmental agency that the Secretary of the Interior is satisfied can assure the continued use and maintenance of the property for historic monument purposes.
- Fourth: Biennial reports setting forth the use made of the property during the preceding two-year period shall be filed by the Grantee with the Bureau of Outdoor Recreation, Department of the Interior, or its successor in function.
- Fifth: As part of the consideration for this deed the grantee, by acceptance thereof, covenants and agrees for itself and assigns, that (1) the program for or in connection with which this deed is made will be conducted in compliance with, and the grantee and assigns will comply with, all requirements imposed by or pursuant to the regulations of the General Services Administration as in effect on the date of this deed (41 CFR Subpart 101-6.2) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the grantee and assigns will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant, and (5) the grantee and assigns will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the grantee or assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the grantee and assigns by this covenant, and (b) furnish the original of such agreement to the Secretary of the Interior, or his successor, upon his request therefor. This covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the grantor and enforceable by the grantor against the grantee, and assigns.

Sixth: The property transferred hereby is transferred subject to retention of possession and continued use (including operation, maintenance and repair, traffic control, police and fire protection, and general supervisory responsibility, control and authority) by the Veterans Administration of the aforescribed Tract E and the improvements thereon identified as the outpatient clinic in buildings 17 and 18, the orthopedic appliance shop in Building 22, and the roadways and parking areas providing access to these facilities, until the Veterans Administration activities therein are relocated and possession thereof is released in writing by the Grantor to the Grantee. Similarly, no revision of, or interruption to, utilities serving VA functions are to be made without coordination and approval of the Veterans Administration.

Seventh: Title to the property transferred by this deed shall revert to the UNITED STATES OF AMERICA at its option in the event of non-compliance with any of the foregoing terms and conditions of this transfer.

THE UNITED STATES OF AMERICA SHALL have the right, during any national emergency, including any existing national emergency, to full and unrestricted use of the property conveyed without charge; provided, the UNITED STATES OF AMERICA shall bear the entire cost of maintenance of all property so used. It shall pay fair rental for use of any improvements subsequently added by Grantee without Federal aid.

The property transferred hereby is also transferred subject to all taxes lawfully accrued and unpaid and all special taxes and assessments, which Grantee further assumes and agrees to pay, and subject to all, if any, existing easements, licenses, permits and grants for roads, streets, highways, rights of way, public utilities, pipe lines, water lines, sewers, ditches, transmission lines, coal or mineral rights, reserved to or outstanding in third parties in, on, over, or across said property.

The property transferred hereby was duly determined to be surplus and was assigned to the General Services Administration for disposal pursuant to the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), and applicable rules, orders and regulations.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA has caused these presents to be executed in its name by J. Wayne Harrop, Chief, Real Property Division, Property Management and Disposal Service, General Services Administration, Region 6, Kansas City, Missouri, and the seal of General Services Administration to be hereunto affixed as of the 1st day of October, 1969.



UNITED STATES OF AMERICA
— ACTING BY AND THROUGH THE
ADMINISTRATOR OF GENERAL SERVICES

By J. Wayne Harrop
J. WAYNE HARROP
Chief, Real Property Division
Property Management and Disposal Service
General Services Administration
Region 6
Kansas City, Missouri

WITNESSES:

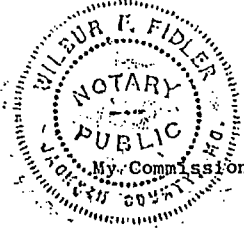
Beverly J. Rudolph
Walter G. Dinnard

ACKNOWLEDGMENT

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

I, Wilbur F. Fidler, a Notary Public in and for said State and County aforesaid, do certify that on the 1st day of October, 1969; before me appeared J. Wayne Harrop, Chief, Real Property Division, who executed the foregoing deed, to me personally known, and known to me to be such Chief, Real Property Division, who being by me duly sworn did say that he is such Chief, Real Property Division, and that he signed his name and caused the seal of the General Services Administration to be affixed to said deed in pursuance of proper authority, and that said deed was signed and sealed by him as such Chief, Real Property Division, on behalf of the UNITED STATES OF AMERICA; and that said J. Wayne Harrop acknowledged the execution of said deed to be his free act and deed as such Chief, Real Property Division, and the free act and deed of the UNITED STATES OF AMERICA, by the Administrator of General Services, and the free act and deed of the General Services Administration, acting for the UNITED STATES OF AMERICA, and that the seal affixed to said deed is the official seal of the General Services Administration.

IN WITNESS WHEREOF, I hereunto set my hand in the County and State aforesaid on the date last above written.



Wilbur F. Fidler
Wilbur F. Fidler
Notary Public

ACCEPTANCE

The foregoing instrument is hereby accepted by the State of Minnesota, which agrees by this acceptance to assume and be bound by all of the obligations, conditions, covenants and agreements therein contained.

STATE OF MINNESOTA

By Earle Leirfallom
Earle Leirfallom, Commissioner
Department of Conservation

Appendix III: Consultation Team

Larry Granger,
Interpretive Specialist
Bloomington Historical Society
10817 Johnson Avenue South
Bloomington, Minnesota 55437

Mr. Granger is a co-founder and past-president of the Bloomington Historical Society and organizer of the Gideon Pond Heritage Society. He currently serves as a project manager with the Minnesota Historical Society. In addition, he coordinates a twelve-county environmental learning center in southwest Minnesota and provides tourism consulting to several rural counties. His past professional experience includes major assignments with the City of Bloomington, Minnesota Extension Service and the statewide association of County Commissions.

John Grossman,
Military and Planning Specialist
City of Hastings
100 Sibley Street
Hastings, Minnesota 55033

Mr. Grossman works for the City of Hastings as Executive Director of the HRA and Industrial Park and staff to the Heritage Preservation Commission. When he was formerly employed by the Minnesota Historical Society, he wrote the National Register nomination for the fort while with the State Historic Preservation Office and later served as research historian for the Fort Snelling restoration project.

Charles Liddy
Preservation Architect
Miller-Dunwiddie-Associates
10340 Viking Drive
Eden Prairie, Minnesota 55344

Mr. Liddy is a registered architect in Minnesota and an Associate with Miller-Dunwiddie-Associates. Before joining Miller-Dunwiddie-Associates in 1992, Mr. Liddy was a principal of the Associated Architects of Saint Paul. Mr. Liddy served as the Preservation Architect on the reuse study for the George Washington Armstrong House in Saint Paul and the Minneapolis Armory.

Charles W. Nelson,
Historical Architect
Historic Preservation, Field Services and Grants Department
Minnesota Historical Society
345 Kellogg Boulevard West
Saint Paul, Minnesota 55102

Mr. Nelson serves as the Historical Architect for the State Historic Preservation Office. He is responsible for reviewing all restoration proposals for National Register properties throughout the state and administers the Secretary of Interior's Standards for historic preservation projects. He also administers the federal tax incentives program for rehabilitation of historic properties. Mr. Nelson supplies historical data and evaluates the feasibility of the proposed alternative reuses to maintain compliance with the Standards.

Thomas Zahn,
Principal Investigator/Writer
Thomas R. Zahn & Associates, Inc.
University Club of Saint Paul
420 Summit Avenue
Saint Paul, Minnesota 55102

Mr. Zahn is the former Preservation Planner for the City of Saint Paul, a past-president of the Preservation Alliance of Minnesota, and serves as a Director of the National Alliance of Preservation Commissions. Mr. Zahn heads a design, planning, and preservation consulting office which was responsible for writing the Johnston Hall Report. Mr. Zahn also served as Principal Investigator of the consultations on: the Sherburne County Courthouse; the Burbank-Livingston-Griggs House in Saint Paul; Old Main building on the University of Minnesota-Duluth campus; the Gillette Children's Hospital West Wing in Saint Paul; Saint Paul's George Washington Armstrong House; the Mannheimer-Goodkind House in Saint Paul, and the Gideon H. Pond and Agnes Hopkins Pond House and Farm Site Reuse Study in Bloomington.

Appendix IV: Bibliography

- Fort Snelling Historic District National Register Nomination*, October 1966.
- Fort Snelling, Colossus of the Wilderness*, Minnesota Historical Society Press, St. Paul, 1987.
- Historical Record Fort Snelling Minnesota 1938-1950*, U.S. Army Quarter Master Corps, Fort Snelling.
- Master Plan for Historic Fort Snelling*, Minnesota Historical Society, Saint Paul.
- Minneapolis-St. Paul International Airport Reuse Study*, Metropolitan Council, Saint Paul, 1992.
- Old Historic Record Fort Snelling Minnesota 1905-1937*, U.S. Army Quarter Master Corps, Fort Snelling.

