

CHAPTER 10

HERITAGE PRESERVATION ELEMENT

The City of Farmington faces a challenge that will become increasingly important in the coming years: How will we preserve, protect, and use the historic buildings and sites that give our community its essential historic character?

The primary goal of the city preservation program is conservation of significant, scarce, non-renewable heritage resources. To achieve this goal, we must accept stewardship of heritage properties as a shared responsibility between the public and the private sector. Heritage preservation is an important local government service, and the time, effort, and financial resources we spend on heritage preservation is one of the community's wisest investments, returning multiple benefits from modest expenditures on research, planning, protective measures, technical assistance, and education.

To preserve and protect Farmington's significant heritage resources, the City Council has enacted Title 2, Chapter 11 of the City Code, which establishes the city heritage resources preservation program. As the City's principal heritage preservation organization, the Heritage Preservation Commission (HPC) has responsibility for oversight of heritage resource preservation activities. The primary objectives of the city historic preservation program are:

- * Preservation of significant historical, architectural, and archaeological resources;
- * Fostering the wise use of Farmington's heritage resources through comprehensive planning and education;
- * Facilitating public participation in preservation planning; and
- * Dissemination of information about Farmington's heritage.

The City Historic Preservation Program also promotes the goals of the National Historic Preservation Act of 1966, as amended, and is an active participant in the federal-state-local government preservation partnership known as the Certified Local Government (CLG) program.

The preservation philosophy behind the city heritage resources preservation program rests upon four basic assumptions:

- 1) Heritage properties are scarce, non-renewable community resources, the preservation, protection, and use of which are critical to the public welfare. When historical, architectural, and archeological resources are destroyed, they are gone forever.
- 2) Heritage preservation is an important public service and a legitimate responsibility of

city government. Historic buildings, sites, and districts give Farmington much of its special character and community identity, yet some of the leading causes of heritage resource loss are institutional actions, such as residential and commercial development, that are governed by city laws, regulations, and procedures.

- 3) Not everything that is old is worth preserving, nor is heritage preservation concerned primarily with the creation of museums or other public attractions. To be considered for preservation, a property must be demonstrably significant in history, architecture or archaeology, and it must also be adaptable to modern needs and uses.
- 4) Heritage preservation is entirely compatible with economic development and growth. Preservation pays and everybody profits by recycling historically significant buildings and adapting them to new, economically viable uses.

An important function of the city heritage resources preservation program is education. Farmington has a heritage that is as rich as that of any other city of comparable size and a strong community preservation program offers an effective tool for fostering good citizenship and civic pride. Preserved historic buildings and sites offer a valuable supplement to the written record and provide a unique three-dimensional learning experience. The preservation and interpretation of Farmington's heritage resources will unquestionably contribute to the overall education and cultural development of our fellow citizens.

GOALS AND POLICIES

City heritage preservation goals and policies are organized around seven basic program areas: preservation planning, identification, evaluation, registration, design review, public education and disaster management. Preservation goals are derived from the city's heritage preservation ordinance and reflect a conservative approach to heritage resources management. The policies which follow the program goals provide the pragmatic framework for implementing the goals.

Preservation Planning

Heritage preservation planning is a dynamic process that organizes preservation activities in a logical sequence and assures that decisions about heritage resources are based on the best possible information. Planning determines when an area needs to be surveyed for heritage resources, whether a particular property is historically significant, and how an individual historic property should be treated.

Preservation Planning Goals:

- The city heritage resources preservation program is managed in a manner consistent with the goals, policies, and procedures established by the comprehensive plan.
- Comprehensive preservation planning uses the needs assessment process to develop goals and objectives and to establish priorities for program activities.

- The city continues to participate in the Certified Local Government (CLG) program pursuant to the National Historic Preservation Act of 1966, as amended.

Preservation Planning Policies:

- The heritage preservation element of the comprehensive plan shall be the authoritative guide for city heritage preservation policy decisions.
- The HPC shall periodically review and update the heritage preservation plan.
- Preservation planning shall be integrated with other city planning, such as zoning, economic development, and public works.
- The city has adopted the Secretary of the Interior's standards for historic preservation planning, identification, evaluation, registration, and treatment.
- Heritage preservation planning data shall be made available to usable form to all City departments, other public agencies, developers, property owners, and the citizens of Farmington.
- The comprehensive heritage preservation plan will be coordinated with the statewide historic preservation plan developed by the Minnesota SHPO, and with the preservation plans of other government agencies, such as the Metropolitan Council and Dakota County.

Identification

In preservation planning, heritage resources are identified through the process known as survey. Survey activities include planning and background research, field survey (i.e., the physical search for and recording of heritage resources on the ground), organization and presentation of survey data, and the development of an heritage resources inventory (i.e., a compilation of information on individual heritage resources).

Identification Goals:

- A comprehensive, city-wide survey identifies all historical, architectural, archeological, and cultural resources in the City of Farmington.
- Survey data are integrated into the preservation planning process to insure that decisions are based upon the best available information.
- The results of surveys are made available to city officials and the general public.

Identification Policies:

- Heritage resource surveys will be planned so that the level of effort and the kinds of information obtained are consistent with the heritage preservation needs of the city.
- Whenever possible, identification of heritage resources will be based upon data obtained from primary, rather than secondary sources, or intensive field survey, or both.
- The HPC will maintain an inventory of all significant heritage properties using geographic information system (GIS) technology.

Evaluation

Evaluation applies defined criteria of historical, architectural, archeological and cultural significance to determine whether a property is eligible for designation as a Farmington Heritage Landmark. Generally, to be considered significant (and therefore worthy of preservation) a property must meet at least one of the following criteria: (a) association with an important historical event or pattern of events; (b) association with important people; (c) be representative of a style or period of architecture, or the work of an important architect or builder; (d) contain information of value in answering questions important to prehistory or history.

Evaluation Goals:

- All historic properties identified by survey are evaluated by the HPC and its staff to determine their eligibility for registration as Farmington Heritage Landmarks.

Evaluation Policies:

- In evaluating the significance of any historic property, the HPC shall apply the criteria for eligibility for designation as a Farmington Heritage Landmark or the National Register of Historic Places.
- For a property to qualify for designation as a Farmington Heritage Landmark, it must meet one of the ordinance criteria for eligibility by being associated with an important historic context and retaining historic integrity of those physical features necessary to convey its significance.
- In determining whether or not a property is eligible for heritage landmark designation, its age or date of construction shall not be the primary factor in assessing its historic preservation value.
- The HPC shall issue a written finding of significance for each property that is determined eligible for designation as a heritage landmark.

Registration

For preservation purposes, the city council formally recognizes properties of historical and architectural importance through the process called registration. Historic districts, individual buildings, prehistoric and historic archaeological sites, and cemeteries are examples of heritage resource types that can be designated Farmington Heritage Landmarks.

Registration Goals:

- All heritage resources which have been evaluated as significant are registered as Farmington Heritage Landmarks, with the appropriate studies conducted and public hearings held.

Registration Policies:

- Information on all heritage resources nominated for registration as Farmington Heritage Landmarks shall be made available to the public in advance of any public meeting at which the nomination is to be discussed.
- Prior to City Council action designating a Farmington Heritage Landmark, a preservation planning report will be prepared which summarizes the registration documentation and recommends a preservation concept plan.
- Information about Farmington Heritage Landmarks shall be made available to the general public.
- The locations of Farmington Heritage Landmarks shall be noted on the official zoning map of the City.

Design Review

The HPC is charged with carrying out the design review provisions contained in Farmington's preservation ordinance, which requires mandatory review of applications for certain types of city permits affecting significant heritage resources. Property owners are required to obtain a Certificate of Appropriateness to demolish or move a historic building, and for new construction that affects heritage resources. The HPC is empowered only to advise property owners on exterior changes, alterations, and other improvements to designated heritage landmarks. Working in conjunction with the Planning Commission, the HPC also reviews development projects involving heritage resources.

Design Review Goals:

- No significant heritage preservation resource is destroyed, damaged, or defaced as a result of any action permitted, licensed, funded, or assisted by the City of Farmington.
- Every reasonable effort is made to preserve and protect heritage resources of historical, architectural, archeological, and cultural significance, including those

properties which have been found eligible for registration but which may not have been designated as heritage landmarks.

Design Review Policies:

- Every application for a City permit to demolish a significant heritage preservation resource shall be reviewed by the HPC, and no demolition permit in relation to a Farmington Heritage Landmark will be issued without a signed Certificate of Appropriateness from the HPC.
- Every application for a City permit to move a significant historic building or structure shall be reviewed by the HPC, and no permit for moving a Farmington Heritage Landmark will be issued without a signed Certificate of Appropriateness from the HPC.
- Every application for a City permit for new construction at a significant heritage preservation resource shall be reviewed by the HPC, and no permit for new construction at a Farmington Heritage Landmark will be issued without a signed Certificate of Appropriateness from the HPC.
- Every application for a preliminary plat, rezoning, tax increment financing district, conditional use permit, or variance from the zoning ordinance will be reviewed by the HPC, which shall advise the Planning Commission whether or not the project will have an adverse affect on significant heritage resources. The Planning Commission may deny issuance of permits or approve applications with conditions based upon the recommendations of the HPC.
- All plans for acquiring, repairing, expanding, constructing, or reconstructing city public works shall be reviewed by the HPC. No public works project in relation to a significant heritage preservation resource may proceed without a signed Certificate of Appropriateness.
- In reviewing permits and development projects, the HPC will apply the Secretary of the Interior's Standards for the treatment of historic properties.
- The HPC will review permits for demolition, moving, and new construction within 30 days. If a project is simple or will have no adverse effect on a designated heritage landmark, the Certificate of Appropriateness may be approved by city staff in consultation with the HPC chairperson.
- All Certificate of Appropriateness decisions can be appealed to the city council.
- The City reserves its right to review and comment on projects licensed or assisted by the Federal government under Section 106 of the National Historic Preservation Act or other relevant environmental protection legislation.

Public Education

Preservation planning, identification, evaluation, registration and design review includes public participation to develop informed public involvement in the decision making process. The city actively promotes heritage preservation through education programs, preservation plans, heritage tourism, and publications.

Education Goals:

- City heritage preservation program activities heighten awareness of heritage landmarks and educate property owners on how to preserve, rehabilitate, restore, and reconstruct their significant buildings, structures, landscapes, and sites.
- Education leads to voluntary compliance with heritage resource treatment standards.

Education Policies:

- The HPC will develop and deliver programs to enhance public awareness of the city's heritage preservation program.
- The HPC will provide education, insight, and knowledge of preservation techniques to city officials and property owners.
- Preservation programs will link heritage education and tourism to encourage investment in heritage preservation resources in all parts of the city.
- Every effort will be made to encourage the general maintenance, repair and enhancement of properties designated or determined eligible for designation as heritage landmarks.

Disaster Management

Because historic buildings and sites can be damaged or destroyed as the result of structure fires, tornadoes, wind storms, lightning, winter storms, floods, hazardous materials spills, and other disasters, the city needs to consider the special problems inherent in disaster response and emergency management situations involving heritage resources.

Disaster Management Goals

- The city emergency management plan includes disaster preparedness and disaster response procedures for significant heritage resources.

Disaster Management Policies:

- The city's disaster management plan and policies will clearly define the role of heritage preservation in disaster preparedness, response, and recovery.

- Members of the city disaster management team will be provided with concise, accurate, and up-to-date information on heritage resources and preservation priorities.
- The city will identify a heritage resources disaster response team of qualified preservation professionals.
- Premature or unnecessary demolition of damaged historic buildings and structures will be avoided during disaster response and recovery.
- The Heritage Preservation Commission will perform a risk assessment to identify the types of disasters likely to occur and evaluate the vulnerability of specific heritage preservation resources.

HERITAGE RESOURCES INVENTORY

As used in heritage preservation, *survey* refers to the process of identifying the buildings, sites, structures, objects, and districts that need to be considered as heritage resources. It includes field survey (the physical search for and recording of heritage resources on the ground) as well as planning and background research. The data generated by the survey includes written information, photographs, maps, and other documentation that is compiled and organized to produce an *inventory*. The Farmington heritage resources inventory documents properties that have been evaluated as significant as well as those which may not be eligible for landmark designation. To avoid duplication of effort and to minimize confusion in future project planning, the Farmington heritage resources inventory also incorporates the results of heritage preservation surveys conducted before the establishment of the city preservation program in 1992, as well as the data on Farmington properties produced by surveys carried out under the auspices of state and federal government agencies.

In 1994-1995, the HPC conducted a study which identified twelve local historic contexts for organizing information about Farmington's heritage resources. One of the products of the historic context study was establishment of heritage resource identification goals and priorities for future heritage resource surveys. While background knowledge of Farmington's historical development indicated that important heritage resources were most likely to be concentrated in particular areas (such as the downtown and older residential neighborhoods), very little survey work had been carried out in the city prior to 1995. In response to the need to acquire baseline data on the city's heritage resources, preservation planning assumed that a broad-scale reconnaissance of the entire city would need to be undertaken. To facilitate the survey effort, the city was subdivided into eighteen heritage preservation planning areas (HPPAs), half of which were urban, half rural, in order to allow for a systematic, cost-effective effort to characterize the preservation potential of different parts of the community (see Map 10.1). The HPPA boundaries are described below. Beginning in 1996, the HPC began a reconnaissance survey of the city, starting with the Downtown HPPA. A survey of the Oak Street HPPA, completed in 1997, was followed by reconnaissance-level studies of the older buildings present in the Main Street HPPA. A reconnaissance of rural heritage resources outside the urban service area was completed in 2003-2004. At the end of 2007,

about 20% of the city remained unsurveyed for above-ground heritage resources. However, intensive surveys, which are designed to produce all of the information needed to fully evaluate individual properties and prepare landmark nomination studies, have been carried out at less than half of the estimated two hundred or so buildings within the city limits that are over fifty years old. Surveys for below-ground heritage resources have been limited to a very small area within the Highway 50 and Pilot Knob Road highway corridors, where archaeological surveys were conducted under the auspices of the Minnesota Department of Transportation in the late-1990s.

Management information about properties designated or determined eligible for designation as Farmington Heritage Landmarks is maintained in a Geographical Information System (GIS) that is regularly updated by the HPC.

Heritage Preservation Planning Areas (HPPA)

To facilitate planning for heritage preservation surveys, the city has been subdivided into 18 Heritage Preservation Planning Areas (HPPAs). HPPA boundaries are somewhat arbitrary, the goal being to divide the city into manageable units for architectural history and archaeological field surveys. Whenever possible, planning area boundaries follow major thoroughfares and the railroad right-of-way. The names were selected by the Heritage Preservation Commission in 1995. The following paragraphs briefly describe each HPPA.

Downtown

The Downtown HPPA consists of the traditional central commercial district. Beginning at the intersection of Elm Street and 4th Street, the boundary runs south along the centerline of 4th to Spruce Street, thence west along Spruce to 3rd Street; it then jogs one block south to the alley between Spruce and Walnut streets, thence west to the railroad tracks; following the railroad tracks north to Oak Street, the boundary runs along Oak as far west as 1st Street, then north on 1st to Elm, which forms the northern boundary.

Main Street

The Main Street HPPA encompasses the historic mixed commercial-industrial-residential neighborhood north of Downtown. It is bounded on the south by Elm Street; on the west by the railroad tracks; and on the north and east by the city limits. It includes a short stretch of the Vermillion River and the abandoned Hastings & Dakota RR right-of-way.

Oak Street

The Oak Street HPPA describes Farmington's oldest residential neighborhood. It is bounded on the west by the railroad tracks and the Downtown HPPA; on the north by Elm Street; on the east by State Highway 3; and on the south by Walnut Street. The HPPA encompasses about twelve square blocks.

7th Street

The 7th Street HPPA is the residential neighborhood south of the Oak Street HPPA. It is bounded on the east by Highway 3; on the south by Ash Street; and the western boundary runs north from Ash on 4th Street as far as Maple Street, then jogs a block east on Maple before turning back north on 5th to Walnut Street.

Ice House

The Ice House HPPA is another of Farmington's older residential neighborhoods, lying south of the Downtown and Oak Street HPPAs, west of the 7th Street HPPA, and north of the county fairgrounds. It is bounded on the south by the city limits; on the west by the railroad tracks; and on the north by Walnut Street.

Feely Farm

The Feely Farm HPPA is a mixed residential and commercial use area, with some open space, situated west of the railroad right-of-way. Its northern boundary is defined by the Rambling River Park; the western boundary follows the centerline of Denmark Avenue.

Rambling River

The focus of the Rambling River HPPA is the city park of the same name and the floodplain of the Vermillion River. The HPPA also includes some adjacent mixed use lands outside of the natural floodplain. The railroad right-of-way forms the eastern boundary; Denmark Avenue marks the western boundary. The floodway district west of Denmark Avenue and south of CSAH 50 is also included within the Rambling River HPPA.

East Farmington

The East Farmington HPPA comprises a large area of mixed land uses east of TH 3 and north of TH 50. The city limits define its northern, eastern, and southern boundaries.

Sunnyside

The Sunnyside HPPA is an area of post-World War II residential development lying south of Ash Street. This southeastern appendage of the city is surrounded by Castle Rock Township.

Hammer

The Hammer HPPA is a mostly rural area adjoining the Feely Farm HPPA on the east. It comprises most of Section 36 and includes part of the Vermillion River valley. It is bounded on the north by CSAH 50, on the west by the future Pilot Knob Road right-of-way, and on the south by the city limits.

Devonshire

The Devonshire HPPA occupies the southwestern corner of the city. Land use is predominantly rural and the area is drained by a tributary of the Vermillion River. Its northern boundary is the centerline of CSAH 50; the city limits define its western and southern boundaries.

Flagstaff

The Flagstaff HPPA is the rural and industrial area north of the Devonshire HPPA in the western part of the city. Pilot Knob Road forms its eastern boundary; CSAH 50 is the southern boundary; and the northern boundary follows the section line.

Creek

The Creek HPPA is the rectangular-shaped tract north of the Flagstaff HPPA. It is bounded on the north by 195th Street, and the quarter-section line of Section 22; it adjoins the City of Lakeville on the west. A small tributary of the Vermillion River drains the area.

Akin

The Akin HPPA occupies the western half of the northern extension of the city. In terms of its area, it is the largest HPPA and has varied topography. Land use is primarily suburban residential. Pilot Knob Road forms the eastern boundary.

Lime Rock

The Lime Rock HPPA occupies the eastern half of the northern extension of the city. It is bounded on the west by Pilot Knob Road; the section line between Sections 24 and 25 forms the southern boundary.

Pine Knoll

The Pine Knoll HPPA comprises the area lying between the Lime Rock, Akin, Creek, Industrial, and Clay Quarry HPPAs. Its western boundary is Pilot Knob Road; on the east it is bounded by Akin Road; and on the south by the quarter-section line of Section 25.

Clay Quarry

The Clay Quarry HPPA is located east of Akin Road and north of the Rambling River HPPA, adjoining Empire Township on the east.

Industrial

The Industrial HPPA is bounded on the east by Akin Road; on the south by CSAH 50; on the east by Pilot Knob Road; and on the north by the quarter-section line of Section 25. The area

is drained by a tributary of the Vermillion River and includes the city's light industrial district.

HISTORIC CONTEXTS

To qualify for designation as a Farmington Heritage Landmark, a heritage resource must be significant, i.e., it must represent a significant aspect of the history, architecture, archaeology, or culture of the city; and the significance of a heritage resource can be evaluated only within its historic context. Historic contexts are those themes or patterns in history by which a specific event, building, or area is understood and its meaning is made clear—the basic premise is, that heritage resources do not occur in a vacuum, but reflect and illustrate larger trends or patterns in local history. The concept of historic context is the cornerstone of the heritage resource preservation planning process.

The local historic contexts are briefly summarized below. These historic context study units have been developed on the basis of historical information obtained through documentary research and heritage resource surveys. The themes, patterns, and resource types described in these historic context study units are unique to Farmington and the surrounding area, but also reflect aspects of the history of the state and region as a whole. (The State Historic Preservation Office has also developed historic contexts as part of its statewide plan for implementing the National Register program in Minnesota; the city's historic context are coordinated with the statewide planning efforts.) Some of the context study units are defined in broad, general terms, while others are more tightly focused on a particular geographical area or group of related heritage resources. Historic contexts are always subject to new interpretations and are continually refined, modified, added to, and elaborated on as new information and interpretations are generated by the ongoing heritage resources survey.

Prehistoric American Indians

Prior to Euroamerican settlement, American Indians had occupied the Farmington area for thousands of years. The plainest evidence that prehistoric people lived in and utilized the natural resources from what is now Minnesota comes from archaeological sites, which indicate that the ancestral American Indians first appeared in the region about 11,500 years ago. Undeveloped lands in Farmington, particularly in the northern and western parts of the city, may contain significant archaeological sites associated with the Paleoindian, Archaic, Woodland, and Oneota cultural traditions. However, relatively little archaeological work has been done in the Farmington area and no significant prehistoric heritage preservation resources have been identified within the city limits.

Historic American Indians

The first European explorers and fur traders appeared in Minnesota about 1650 but more than 150 years passed before they came here to live in significant numbers. Until tribal sovereignty was extinguished by treaty in 1851, Dakota County was part of the tribal estate of the Mdewakanton Dakota or Sioux nation. Historical accounts suggest prolonged Mdewakanton occupation and utilization of the natural resources of the Vermillion River

Valley and there is no reason to believe they were not present within the present-day city limits up until the Dakota War of 1862.

Agriculture and Rural Lifeways

For more than a century, farming was the most important enterprise in Dakota County. As a consequence, the greatest single influence on the development of Farmington between the 1850s and the 1950s was agriculture. The first settlements were made along the Vermillion River in 1854 and by about 1856 a rural community known as Farmington had evolved. But the Panic of 1857, the Dakota War of 1862, and the Civil War slowed local development, and it was not until the late 1860s that Castle Rock and Empire townships began to fill up with farms. Wheat was the chief crop but its importance diminished after about 1880 and by the turn of the century local agriculture had become diversified. The town of Farmington was a transportation nexus and trade center for a prosperous agricultural hinterland, and the accessibility of Twin Cities markets favored the development of agricultural product processing, shipping, and storage. The town also had important merchandising, manufacturing, educational and recreational industries that were heavily dependent upon agriculture and was the home of the county agricultural fair for many years.

Town Planning and Development

No human activity has been more important in shaping the built environment of Farmington than urbanization. Platted in 1864, the general plan of the village was based on a model that had evolved over two centuries in the northeastern United States. Street patterns, lot lines, and the differentiation between commercial and residential areas have their roots in the pre-1950 past and essentially define the suburban landscape that emerged during the late twentieth century. This historic context uses the concept of historic landscape as a means of identifying and interpreting historic urban land use patterns and trends.

Commercial Architecture and the Development of Downtown Farmington

Farmington was founded in 1864 as a trade center and its central place functions developed rapidly. This historic context focuses on the buildings, sites, and streetscapes that give downtown Farmington its defining historic character and sense of place. The architecture of the downtown area reflects regional and local patterns of economic development, changing building styles and construction technologies, and social and cultural change. Individual buildings document the histories of locally significant business, civic and social organizations.

Domestic Architecture and the Development of Residential Neighborhoods

This historic context is focused on social and architectural history themes represented by historic properties found in Farmington's residential districts. Individual houses, outbuildings, and streetscapes document the histories of families, neighborhoods and the community as a whole and give each part of the city its unique sense of time and place. The most important architecture history themes are those represented by well preserved examples

of Late Victorian, Eclectic and late nineteenth and early twentieth century vernacular houses.

Commercial and Industrial Development

Functionally, Farmington was the first link between the agricultural hinterland of Dakota County and the world market. Agricultural product processing, storage and shipping were the oldest industries in town, and for a number of years Farmington flourished as a grain market and shipping point. Between 1865 and 1950, the village became a trading and banking center, with commercial activity dominated by small-scale family-owned businesses providing goods and services to rural customers and the villagers themselves. Farmington's manufacturing sector was modest before 1900; twentieth century industries were more diversified. Intensive thematic surveys are planned to identify and evaluate individual stores, shops, mills, and factories.

Transportation

Farmington developed as a transportation nexus and prospered as a shipping point. When settlers came to Dakota County, the most important overland routes were Native American trails. The earliest government roadways were laid out in the 1850s and stimulated inland settlement. Railroads came to Dakota County at a comparatively early date and Farmington itself was originally platted as a railway village. The village was for many years the junction of important north-south and east-west rail lines, part of the Milwaukee Road system. Modern highways signaled the decline of the railroads and produced significant changes in the built environment, especially after World War II.

Churches and Other Religious Properties

Churches of several denominations played an important part in the social history of Farmington. Individual church buildings, parsonages and related structures also represent an important set of architectural landmarks worthy of preservation for their historical, aesthetic, cultural and artistic values.

Cemeteries and Burial Grounds

Cemeteries were also an important aspect of historic landscape architecture. Like the study unit concerning churches, this historic context deals with historic resources not normally eligible for the National Register of Historic Places, but which may warrant designation as Farmington Heritage Landmarks.

Education, Public and Private

Schools were closely linked to the growth of Farmington and were both a product and a part of the town's historical development. A rural schoolhouse was built near Farmington in 1862 and the village's public school system was established in 1868. Public and private schools played an important part in the development of Farmington and dominated the civic architecture of the town. Intensive thematic surveys are planned to identify and evaluate

individual school buildings.

Tourism, Recreation and Leisure

While Minnesota had earned a reputation as a summer haven for tourists during the Territorial period, it was not until the gaslight era of the late nineteenth century that tourism, sports and recreation became significant in the lives of small inland towns like Farmington. As the amount of leisure time available to the average person increased, community investment in sports and recreational activities also increased. The automobile further expanded families' recreational opportunities and between about 1900 and 1940 Farmington became something of a minor tourist mecca for both rural and urban folk. Potentially significant historic property types associated with tourism, recreation and leisure include tourist campgrounds, cabins, public halls, theaters, athletic fields and skating rinks, as well as the homes of local sports heroes.

Geographical Features of Historical Interest

Geology, topography, climate and vegetation form the physical context within which Farmington's historical development has taken place. Landforms, water resources, weather, soil, plants and animals represent the resource base that forms the background against which all aspects of Farmington history are viewed. This historic context embraces the physical geography of Farmington, and as such is an integral part of all other historic contexts. Potential historic resources include springs, red ocher (vermillion) deposits, and preserved specimens of natural vegetation.

IMPLEMENTATION STRATEGY

One of the main purposes of the comprehensive preservation plan, if not its sole purpose, is to chart a course for the future of the city heritage resources preservation program. As part of the visioning process, the HPC has worked with the city council and staff, federal and state preservation agency officials, consultants, and members of the public to clarify preservation issues and to identify long-term policy needs. This section reflects our vision of heritage preservation as a focal point of community development planning that preserves, protects and enhances significant historic properties for the benefit of present and future generations.

The following paragraphs provide an outline of an action plan, summarizing and prioritizing short-term and long-term objectives that will need to be in place by 2030 to achieve preservation program goals.

Short-term (1-5 years) Implementation Objectives

1. Complete the city-wide heritage resources reconnaissance survey and compile a comprehensive inventory of all buildings, sites, structures, objects, and districts more than 50 years old.
2. Continue to provide city officials and the general public with information, education and training in heritage preservation using the full range of available communications technology.
3. Continue to advise property owners, developers, and others about appropriate preservation treatments and provide technical assistance in historic preservation to city officials involved in preservation projects.
4. Continue to participate fully in the Certified Local Government preservation partnership.
5. Continue to provide the HPC with adequate professional staff support.
6. Develop stronger working relationships between the HPC, the Planning Commission, and the Economic Development Authority by reviewing all development plans, capital improvement plans, and public works projects for their possible impacts on significant heritage resources.
7. Work with the Economic Development Authority and other stakeholders to create design standards and economic incentive programs that would promote infill development that is economically sustainable and architecturally compatible with the historic character and ambiance of the downtown district.
8. In establishing community development priorities, place more emphasis on preserved and rehabilitated heritage preservation resources as opportunities for economic development.

9. Develop plans for the preservation, rehabilitation, maintenance, and compatible adaptive use of downtown commercial buildings, including those properties more than 50 years old that may not be judged eligible for heritage landmark designation.
10. Develop conservancy district overlay zoning to protect the distinctive characteristics of the city's older residential neighborhoods, such as the size, scale, and mass of houses, as well as the landscape elements such as streets, boulevards, sidewalks, and trees that give neighborhoods their distinguishing character.
11. Develop and implement voluntary guidelines for preserving, rehabilitating, restoring, and reconstructing heritage resources.
12. Establish and adequately fund a historical marker/plaques program to interpret and commemorate important aspects of community heritage.
13. Develop a website and resource center with listings of historic properties for sale in Farmington and detailed information about the benefits of living and doing business in historic buildings.
14. Develop and implement a plan to prevent, respond to, and recover from the effects of natural and man-made disasters on heritage preservation resources.
15. Invest more in the management of information about heritage preservation resources and provide greater access to this information through increased use of the Internet and other media.
16. Adapt the heritage resources inventory for Geographic Information Systems (GIS) users.
17. Begin an archaeological reconnaissance survey to predict the general location and establish the likely current condition of prehistoric and historic archaeological resources within the city limits.
18. Support the creation of state tax incentives for heritage preservation, such as investment tax credits and property tax relief.

Long-Term Implementation Objectives

19. Revise, update, and improve the comprehensive heritage preservation plan that identifies Farmington's heritage resources and establishes goals, policies and procedures for preserving, protecting and enhancing them.
20. Amend the city's historic heritage preservation code as needed to reflect the goals and policies contained in the heritage preservation plan.

21. Preserve Farmington's downtown, older residential neighborhoods and rural areas as distinctive and recognizable parts of the modern city.
22. Complete an archaeological reconnaissance survey of all undeveloped lands within the city limits.
23. Develop a diverse array of programs to help finance needed improvements in historic buildings and neighborhoods, such as matching grants or low-interest loans for financing historically appropriate exterior repairs and rehabilitation of privately owned heritage preservation resources.
24. Provide better physical connections between Farmington residents and heritage preservation resources throughout the city.
25. Develop curricula that can be used to teach students of all ages about local history and heritage preservation.
26. Promote increased and stabilized residential uses of downtown historic buildings to complement commercial uses.
27. To stimulate education and edification, and to foster civic pride, place an historical marker, display, exhibit, or other interpretive device in every city park and public building, along every major public road and railway, and in all local schools.
28. Establish a Farmington Heritage Trust Fund with the mission of advancing the preservation of heritage resources through financial, educational, and stewardship programs.
29. Establish a permanent, reliable source of funding (outside of the city's general fund) for the city heritage preservation program.
30. Protect, preserve, and use significant heritage resources in a manner that ensures that by the year 2030, the number of heritage resources designated as Farmington Heritage Landmarks will have increased to approximately 50 buildings, sites, and districts; initial heritage resource inventories will be completed for all heritage preservation planning areas; the environment and character of older residential neighborhoods will be protected through overlay zoning; and all significant heritage preservation resources will be in good condition.