

Tenant Farmer's House Removal Project EAW

Attachment

Public Comments

Metzker, Kathleen (DNR)

From: brigid fitzgerald <brigidmfitzgerald@gmail.com>
Sent: Tuesday, August 23, 2022 3:05 PM
To: MN_Review, Environmental (DNR)
Subject: Tenant house at Lindbergh state park

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Please, demolish it. First try removing flooring , floorboards etc., that could be used. It will be a lovely place to establish a biking / hiking respite station.

Metzker, Kathleen (DNR)

From: ceibes53 <ceibes53@gmail.com>
Sent: Tuesday, August 23, 2022 1:36 PM
To: MN_Review, Environmental (DNR)
Subject: Tenant farmhouse at Lindbergh property

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Greetings. It is unfortunate this historical building has not been kept up over the years. At least place an educational sign there to respect the site. Thank you

Sent from my Verizon, Samsung Galaxy smartphone

Metzker, Kathleen (DNR)

From: dr3202@aol.com
Sent: Tuesday, August 23, 2022 12:22 PM
To: MN_Review, Environmental (DNR)
Subject: Why is this such a big issue? Just remove the dilapidated building and be done with it! Way too much regulation in this matter!

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[Sent from the all new AOL app for iOS](#)

Metzker, Kathleen (DNR)

From: DottieDoug Haeder <dhaeder@gmail.com>
Sent: Tuesday, August 23, 2022 7:40 PM
To: MN_Review, Environmental (DNR)
Subject: EAW for house removal

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With due respect I don't believe this is worthy of an EAW. If the old house is becoming a hazard it should be removed as part of the normal operation of the park.

Douglas Haeder

Mankato Minnesota

Metzker, Kathleen (DNR)

From: Phyllis Stransky <phylli5491@gmail.com>
Sent: Tuesday, August 23, 2022 6:05 PM
To: MN_Review, Environmental (DNR)
Subject: tenant house

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Dig a hole, bulldoze the house into the hole, light a fire and let it burn. Then cover the hole and finish the project. Put up a brass marker with a story of the tenants' life.

Metzker, Kathleen (DNR)

From: Member Service <tweedlap@aol.com>
Sent: Tuesday, August 23, 2022 10:54 PM
To: MN_Review, Environmental (DNR)
Subject: Tenant House at Lindbergh Property

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Burn it!!

Jim Erickson
Chaska MN 55318
952 017 9312

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Metzker, Kathleen (DNR)

From: Donovan Walker <donovan.walker@gmail.com>
Sent: Tuesday, August 23, 2022 12:27 PM
To: MN_Review, Environmental (DNR)
Subject: Tenant Farmer's House

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“An interpretive feature”

A silhouette outline made of a few beams only could be erected to describe the shape of the building. Maintenance on such a structure is very low, and would serve to generate continued interest in the park.

A more expensive option would be to replace the building with a shade/shelter structure that does much the same thing. That would provide a focus point for park goers to picnic or hold events.

Metzker, Kathleen (DNR)

From: MN_Review, Environmental (DNR)
Sent: Friday, August 26, 2022 8:30 AM
To: Metzker, Kathleen (DNR)
Subject: FW: Tenant Farmers House

From: msm <msm@sherbte.net>
Sent: Thursday, August 25, 2022 6:32 AM
To: MN_Review, Environmental (DNR) <environmentalrev.dnr@state.mn.us>
Subject: Tenant Farmers House

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This is an historic site it should have been maintained all along. When it is destroyed we can never get it back for future generations to see and appreciate

Sent from my Verizon, Samsung Galaxy smartphone

Metzker, Kathleen (DNR)

From: barry201401@gmail.com
Sent: Saturday, August 27, 2022 9:46 AM
To: MN_Review, Environmental (DNR)
Subject: Tenant Farmer's House

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I agree with taking the above property down. I have camped in 55 state parks, including this one, and I think there are a lot of other things that need money spent on them rather than renovating this property. Thanks for the great parks.

Barry Shillingford
612-396-9455
1849 Turquoise Trail, Eagan, MN 55122

Metzker, Kathleen (DNR)

From: Dale Johnson <johnsondale1@msn.com>
Sent: Sunday, August 28, 2022 9:41 AM
To: MN_Review, Environmental (DNR)
Subject: "Tenant Farmer's House"

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We have lost enough history, fix the house, charge us more for all the licenses until fixed, then drop the license price back where it was, learn to live within your budget.

Thank You, Dale A. Johnson 651-587-9266

Metzker, Kathleen (DNR)

From: Patti Diestler <horsiepd@gmail.com>
Sent: Monday, August 29, 2022 9:19 AM
To: MN_Review, Environmental (DNR)
Subject: Tenant Farmer's House

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Hello,

I would like to express my dismay on removing the house. There are so few structures like this in the state I feel we need to do whatever can be done to preserve it. Taking it down would be a big disservice for people in our state, and all the visitors that come. Charles Lindberg is a huge part of the state's history, and this needs to be left on the property for generations to come and learn about what life was like, and who he was. I found all the buildings on the farm very interesting and this house is definitely a building of interest! The house is listed in the National Register of Historic Places as part of the Charles A. Lindbergh State Park and Lindbergh House Historic District. We need to preserve his Legacy!!!

Thank you,
Patricia Diestler
401 Constance Blvd NW
Andover, MN 55304

Metzker, Kathleen (DNR)

From: Larry Sharon <lpsharonjune6@gmail.com>
Sent: Wednesday, September 7, 2022 1:43 PM
To: MN_Review, Environmental (DNR)
Subject: Tenant Farmer's House
Attachments: Preview attachment IMG-5411.jpgIMG-5411.jpg3.3 MB 2.webloc

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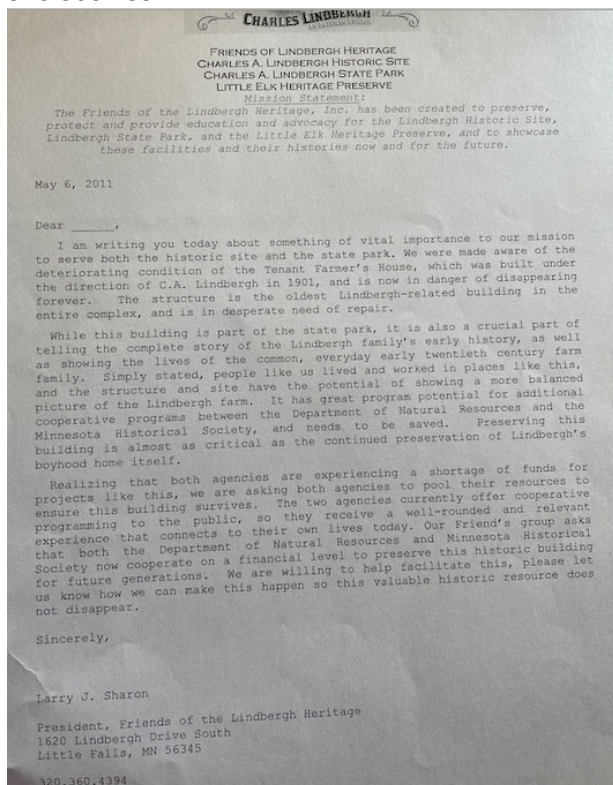
We are writing to you in support of the Tenant Farmer's House at the Charles A. Lindbergh State Park in Little Falls, MN.

Eleven years ago, in 2011, the Friends of Lindbergh Heritage contacted the DNR in hopes of salvaging the Tenant Farmer's House. At that time it was possible, and the plan was to do living history events at the house featuring the workers of the early 1900s. (Farmer Gertz who worked there and others.)

We have attached the friend's group letter that we sent to the DNR and the response that we received from 2011. Realizing that it may not now be salvageable because 11 years with no action have passed, the very least that we hope can still be saved is the foundation of the Tenant Farmer's House, and complete, appropriate signage explaining what was there.

Sincerely,
Larry and Pat Sharon
Little Falls, MN

320.360.4394



Minnesota Department of Natural Resources



Division of Parks and Trails
1200 Warner Road
St. Paul MN 55106
651-259-5741

June 10, 2011

Larry J. Sharon
President, Friends of the Lindbergh Heritage, Inc.
1620 Lindbergh Drive South
Little Falls, MN 56345

Dear Mr. Sharon,

Your letter of May 9, 2011 to Courtland Nelson was forwarded to me. I appreciate your letter and an opportunity to respond.

Parks and Trails staff share your concern about the deteriorating condition of the Tenant Farmer House at Charles Lindbergh State Park. I've had a couple of conversations with the park manager recently related to this issue and have discussed the situation with our Regional Building & Facilities Advisor. I also plan to discuss this issue with our development and archeology staff for additional input and direction.

I know there is serious water damage to the building interior and likely associated rot and mold issues as well. With the age of this building we may also have issues with asbestos. Park staff do not enter the building unless absolutely necessary and then only if wearing a mask or respirator. The safety of the interior structure is also in question.

I'm sure you are aware of the current state budget situation. While this structure certainly has value from a historic and interpretive perspective, we also have to weigh it against other statewide needs and available funding. We are certainly willing to work with the Minnesota Historical Society to address the funding issue and determine a course of action. An unfortunate reality may be that the structure has deteriorated to the point that it is no longer physically or economically feasible to save. If that is the case, part of the solution could include improved non-personal interpretation of the site and the story represented there.

I hope to visit the site soon for a first-hand look at the structure and further discussion with the park manager and district supervisor. I truly appreciate the interest and concern the "Friends of the Lindbergh Heritage" have in preserving this structure. Your support of both the park and historic site are greatly appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Richard D. Bruns".

Richard D. Bruns
Central Region Operations Manager

cc: Courtland Nelson
Larry Peterson
Stan Linnell
Joel Stedman
Tyler Gangelhoff

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FRIENDS OF LINDBERGH HERITAGE
 CHARLES A. LINDBERGH HISTORIC SITE
 CHARLES A. LINDBERGH STATE PARK
 LITTLE ELK HERITAGE PRESERVE

Mission Statement:

The Friends of the Lindbergh Heritage, Inc. has been created to preserve, protect and provide education and advocacy for the Lindbergh Historic Site, Lindbergh State Park, and the Little Elk Heritage Preserve, and to showcase these facilities and their histories now and for the future.

May 6, 2011

Dear _____,

I am writing you today about something of vital importance to our mission to serve both the historic site and the state park. We were made aware of the deteriorating condition of the Tenant Farmer's House, which was built under the direction of C.A. Lindbergh in 1901, and is now in danger of disappearing forever. The structure is the oldest Lindbergh-related building in the entire complex, and is in desperate need of repair.

While this building is part of the state park, it is also a crucial part of telling the complete story of the Lindbergh family's early history, as well as showing the lives of the common, everyday early twentieth century farm family. Simply stated, people like us lived and worked in places like this, and the structure and site have the potential of showing a more balanced picture of the Lindbergh farm. It has great program potential for additional cooperative programs between the Department of Natural Resources and the Minnesota Historical Society, and needs to be saved. Preserving this building is almost as critical as the continued preservation of Lindbergh's boyhood home itself.

Realizing that both agencies are experiencing a shortage of funds for projects like this, we are asking both agencies to pool their resources to ensure this building survives. The two agencies currently offer cooperative programming to the public, so they receive a well-rounded and relevant experience that connects to their own lives today. Our Friend's group asks that both the Department of Natural Resources and Minnesota Historical Society now cooperate on a financial level to preserve this historic building for future generations. We are willing to help facilitate this, please let us know how we can make this happen so this valuable historic resource does not disappear.

Sincerely,

Larry J. Sharon

President, Friends of the Lindbergh Heritage
 1620 Lindbergh Drive South
 Little Falls, MN 56345



328 West Kellogg Blvd St Paul, MN 55102

OSA.Project.Reviews.adm@state.mn.us

Date: 09/14/2022

Kathy Metzker
Minnesota Department of Natural Resources
651-259-5694
kathleen.metzker@state.mn.us

Project Name: Tenant Farmer’s House Removal, Charles A. Lindbergh State Park

Notes/Comments
<p>Thank you for the opportunity to comment on the above listed Environmental Assessment Worksheet. While there are no currently recorded archaeological sites, archaeological site leads, or burials in the project area, there is a high potential for significant, intact archaeological resources in the project area associated with the Tenant Farmer’s House, which per the Minnesota State Historic Preservation Office, as noted in Section 15 of the EAW, should be considered and treated as a contributing building as it was part of the property and is within the historic district boundary. The EAW states a phase I archaeological reconnaissance was completed for the project, but the results are not yet available. Since the report is not available for review the OSA is unable to evaluate the report to determine if the work was sufficient. The OSA requests a copy of the report be submitted to this office upon completion, before the project commences, to make recommendations at that time regarding the survey's sufficiency.</p>
Recommendations
<ul style="list-style-type: none"><input type="checkbox"/> Not Applicable<input type="checkbox"/> No Concerns<input type="checkbox"/> Monitoring<input type="checkbox"/> Phase Ia – Literature Review<input checked="" type="checkbox"/> Phase I – Reconnaissance survey<input type="checkbox"/> Phase II – Evaluation

Phase III – Data Recovery

If you require additional information or have questions, comments, or concerns please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JTW', is positioned above the typed name.

Jennifer Tworzyanski
Assistant to the State Archaeologist
OSA
Kellogg Center 328 Kellogg Blvd W
St Paul MN 55102
651.201.2265
jennifer.tworzyanski@state.mn.us

Metzker, Kathleen (DNR)

From: Donna olson <dandkols@gmail.com>
Sent: Thursday, September 15, 2022 7:15 PM
To: MN_Review, Environmental (DNR)
Subject: tenant farmer's house

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I was saddened to read of the plan to remove the tenant farmer's home at the Lindbergh historical site and park. The home and the life of the tenant farmer is relevant to the story of the Lindbergh's life in Little Falls. The building is listed on the National Register as part of the Lindbergh House Historical District as you said in your notice - clearly it is historically significant. It is unfortunate that it ever became part of the park, managed by the DNR, rather than by the historical society. It is unfortunate that it was not seen as worthy of preservation and fell into disrepair and that efforts by the Friends of the Lindbergh Society were not successful in having management of the home transferred to the historical society.

My interest goes beyond advocating for preservation of an important historical structure - it is personal. My grandfather, Gustav (Gus) Gertz was the tenant farmer you cite in your notice. Our family was aware of this, but took particular interest in 2012 when we discovered that tours of the Lindbergh site were often led by a living history character....Gus Gertz! Many members of the family visited and took tours to hear what "Gus" had to say. We learned that the historical society knew little about him, believed that he was a single man during his tenure on the farm and had no, or few, pictures of Gus. We were able provide them with an accurate account of who he was along with many pictures of his time on the farm. Gus was married to Alma and they had three children all living on the farm - Zella, Evelyn (my mother) and Alvin. Charles refers to "tenant farmer Gertz in his book "Lindbergh Looks Back, A Boyhood Reminiscence". We believe that Gus and Charlie had a very familiar relationship as, together, they managed the farm during the years Charles Sr. was a senator in Washington. I have attached some photos of interest: grandpa on a hay wagon; with his favorite cow, Princess; and seated in a plane, quite likely one of Charlie's. There is also a photo of the family and one of my mother sitting on a log over the creek.

Is there no way the structure can be saved? The tenant farmers house was a home where a family lived, participating in the daily life of the Lindbergh family and contributing to Minnesota history. I hope there can be renewed effort to preserve this important and meaningful piece of history.

Thank you for your consideration.

Donna Olson
763-682-5382







Metzker, Kathleen (DNR)

From: Ron Kresha <Rep.Ron.Kresha@house.mn>
Sent: Thursday, September 22, 2022 4:01 PM
To: MN_Review, Environmental (DNR)
Cc: Meier, Bob (DNR)
Subject: Tenant Farmers House

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Kathy Metzker
EAW Project Manager
Environmental Policy and Review Unit
DNR Ecological and Water Resources Division
500 Lafayette Road
St. Paul, MN 55155

Dear Ms. Metzker,

I am writing to request more information and as well as time extension regarding the DNR's proposal to remove the tenant farmer's house at Charles A. Lindbergh State Park that is listed on the National Register of Historic Places. I have constituents raising concerns and requesting additional information on this proposal as well. I am requesting the following:

- Additional detail on the maintenance processes and preservation plans of historic buildings in State Parks
- Additional information on the EWA process
- An extension of the decision period, so that constituents as well as my office have more time to learn about the background before the department moves forward with the removal of the building

Feel free to contact my office with any questions or direct them to House GOP Research Consultant Amy Zipko at amy.zipko@house.mn

Thank you,
Ron

Join my [e-mail updates list](#) for announcements.

Ron Kresha
State Representative - District 9B
207 State Office Building
St. Paul, MN 55155
(651) 296-4247
rep.ron.kresha@house.mn
<http://www.house.mn/9B>
Twitter: @ronkresha



National Realty Guild

TheresasRES@gmail.com

Randall MN 56475



Theresa Nygard

www.TheresasRES.com

(612) 270-3312

September 22, 2022

Kathy Metzker, EAW project manager
Environmental Policy and Review Unit
DNR Ecological and Water Resources Division
500 Lafayette Road, St. Paul, MN 55155-4025

Kathleen.metzker@state.mn.us

environmentalrev.dnr@state.mn.us

Re: Tenant Farmers House

Hi Kathy,

I talked to you on the phone and am sending this letter as a follow-up.

I think the Lindberg Tenant Farmers Home should be preserved, given its historic nature and designation on the National Register of Historic Places. Locally, we just heard about this a week ago, so we need time to work out a solution with the DNR. Hopefully there's no rush to tear it down. Are there any deadlines, or an upcoming public meeting?

It is possible to preserve the home. I went and looked at it, I'm a real estate agent and have done rehabs. The framing, trusses, roof, and flooring in the original home could be replaced as needed. For the addition, it may be best to let it go (but there are some pine trees growing out of the roof there that should be transplanted somewhere or I could take).

I think there are a few good options to restore the home. First, the DNR can allow locals to preserve the home where it stands. The community has a history of volunteering to preserve historic properties (the MLS lists homes for sale). Alternately, I recommend publicly listing it for sale on the MLS as "to be moved." I think someone would buy the home for its historic nature, maybe use it for an AirBNB or something like that. The DNR won't know if there's a buyer unless it's listed.

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National Realty Guild

TheresasRES@gmail.com

Randall MN 56475

Theresa Nygard

www.TheresasRES.com

(612) 270-3312

Just as a heads up, by looking into demolishing the Lindberg Tenant Farmers Home, the DNR has stepped into a political controversy here that has been going on for several years. The City of Little Falls has been aggressively destroying historical buildings, but there are very concerned citizens who have been fighting their careless and destructive mentality, which has included legal battles.

So we would like to see a historic building preserved if at all possible.

Please see attached:

1. Proposals to Preserve the Lindbergh Tenant Farmers Home
2. MLS listings for "to be moved" homes.

Thank you,

Theresa Nygard

Theresa Annette Nygard

Cell: (612) 270 - 3312

TheresasRES@gmail.com

www.TheresasRES.com

National Realty Guild

License no. 40377390

cc: Matt Feigum, Lindberg Park Manager, matt.feigum@state.mn.us
Diane K. Anderson, DNR, diane.k.anderson@state.mn.us
Sarah J. Beimers, Minnesota State Historic Preservation Office, mnshpo@state.mn.us
Kelly Gragg-Johnson, Minnesota State Historic Preservation Office,
kelly.graggjohnson@state.mn.us

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Proposals to Preserve the Lindbergh Tenant Farmers Home

Proposal I: Allowing Local Residents to Restore the Home

I agree with local preservationists that the best option is to restore the home, rather than move it and have it disappear from its original building spot. Says one, “We sure do not want to see more destruction or demolition by neglect to more historic places in Little Falls.”

The home could have a fence put around it so it doesn't endanger the public while people could work on bringing it back to some use.

Little Falls has a history of residents supporting historical homes. For example, previously residents volunteered to work on the historic Dewey-Radke house, such as meeting together to tuckpoint it. There are several groups of people who regularly look for ways to help the public that have been and can be called upon: Retired carpenters, sentence-to-serve personnel, Northern Bedrock Historic Preservation Corps, Eagle Scouts, Boy Scouts, and Girl Scout projects.

Give us some time, and we can put out a call to the community and formulate a more concrete solution here.

Proposal II. List the Home as “To Be Moved”

Secondly, I recommend listing the home for sale in the MLS as “to be moved.” Periodically, such listings appear in the MLS. I think a historical home like the Lindbergh Tenant Home would fetch a great deal of interest as a historical property, especially since it's on the national historic register. The real estate market is still exceedingly hot and there is limited inventory. Combined with the home's National Registry designation, I think a buyer can be found.

I did some brief research and found four houses listed as “to be moved” in the MLS. Three sold and one was cancelled (it was listed very high, \$100K, we don't know if it was later sold or moved). Of the three houses that sold, the average days on market (DOM) was 61 days, with the selling prices ranged from \$10- \$48K (older houses were lower, newer mobile home was highest). See attached document for those listings and a one-page comparison.

a. MLS Listing Benefits

90% of buyers first search online for MLS listings, so the MLS is the best way to have access to the largest market of buyers. The MLS listings are propagated to numerous free online sites, such as Zillow and Trulia, which are visible internationally. When selling, it is basically essential to list in the MLS, or you severely limit your market and are more likely to meet with the result of no sale.

A listing in the MLS with a standard agent could run \$1-2K, plus closing costs, depending on the type of contract you sign. The DNR could put out a call for bids.

You can also list in the MLS via flat-fee agencies such as <http://remoe.com/> or <https://www.homeavenue.com/selling/compare-packages/>. That can be done for under \$500. However, this will require you to do the showings and fill out the paperwork on your own.

b. Sale Price

I would recommend nominal pricing. Given its condition, you are basically looking for someone to do you a favor and move it out. The buyer is typically responsible for the moving costs.

I have been researching house-moving lately, as I am considering moving a relative's historical home. Johnson's Moving (see below) told me that the cost of moving can range from \$15-\$25K if moved locally, so a buyer will be factoring that in.

b. Timing

A house project can be a big move, so I would recommend listing it for up to a year. This will also provide access to the largest pool of potential buyers.

The MLS allows auction listings. If the DNR wants to do an auction, I would recommend several months lead time, again, to find the largest pool of potential buyers. If it didn't sell right away, it can still continue to be listed on the MLS.

Once a buyer is found, it takes time to prepare land to receive a home, including putting in a foundation and possible utilities. I would recommend that the DNR allow a buyer a year to move the home. The home could be fenced if the DNR prefers. This would be less expensive than full demolition.

d. House Moving Companies

From what I could see, there is room to move the house out without having to take down any trees.

Here are two companies I have contacted about home moving. They will be happy to meet with you and provide an estimate, I can call them for you to help set up a time.

1. **Johnson Movers:** Dale Johnson, Wahpeton, ND, 701-642-2240
2. **C-B Movers:** Jerry Campbell, Pequot Lakes, 218.568.8241, <https://cbmovers.com>

Thanks for considering our proposals, we truly would like to preserve the home.

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Tenant Far... **Tenant Far...** New Subject Re: An email No

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Tenant Farmer's House proposal

To: Kathy Metzker, EAW project manager,
Environmental Policy and Review Unit, MN DNR

Dear Ms. Metzker and members of the Environmental Review Unit,

The following suggestions could resolve much of the opposition to the DNR's plans to demolish the Tenant Farmer's House at Lindbergh State Park. This plan would preserve the original house, while eliminating the multitude of problems caused by its isolated location within the park. It would also eliminate the incongruous connection with the rustic style of architecture of the park buildings. The plan would utilize much of the prior required paperwork that has been created to this point, since it would **demolish only part of the structure** (the 1960s addition). It would **salvage the original house** by moving it across the highway to a new location within the fenced area of the Lindbergh site. Moving the small 896 square foot original structure would not be difficult if it was disconnected from the addition and reinforced for the move. Moving it could be done without cutting a single tree within the park area, and with minimal tree removal within the fenced area south of the Lindbergh house. This would provide protection for the tenant's house while allowing time to organize a reconstruction plan. This could involve seeking funds from both public and private sources, and including possible volunteer labor and donations. Parts of the old rock/mortar foundation could be incorporated into a new foundation after removal from the present site. Most of the paperwork by the DNR and other agencies has already been done; the main changes would be to delete "demolishing" from descriptions of the original structure and apply the word only to the 1960s addition. Internal



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park "moving" would best describe the original wooden structure.

Moving and salvaging the original tenant farmer's home would not only provide additional interest and access for tour groups, but it would unify the Lindbergh site. It could provide a focal point, or possibly a classroom, for discussions about a once common agricultural practice of tenant farming. Visitors would not have to risk crossing a busy highway to view the tenant's house, and with a location adjacent to the Lindbergh home, it would be more welcoming to guests. This new location would also remain consistent with the original farm acreage.

To summarize: The above plan would allow the Minnesota Historical Society to have a unified site to present the Lindbergh history; it would allow the DNR to unify its rustic style and natural message to the public; it would secure the Tenant Farmer's House with fencing; it would eliminate the dangers of crossing a highway; it would eliminate the building's present danger to the public; and it would allow the Department of Natural Resources and the Minnesota Historical Society to fulfill their responsibility to safeguard a National Historic Landmark.

I hope this plan will be seriously discussed before any final decisions are made regarding the Tenant Farmer's House, one of the few remaining architectural remnants of Lindbergh history.

Thank you for your time and consideration. If you have any questions, I would be happy to answer them.

Sincerely,

Ren Holland
13225 Thomas Drive
Little Falls, Minnesota 56345
Tel. 320-632-9307
Email Renidamae@yahoo.com