City of Afton

HERITAGE PRESERVATION COMMISSION
DESIGN REVIEW MEETING AGENDA

Wednesday, June 15, 2016
5:00 P.M.

1. **CALL TO ORDER**

2. **ROLL CALL**

   _____ Co-Chair Vujovich
   _____ Co-Chair Randers
   _____ Commissioner Cox
   _____ Commissioner Bolton-Iverson
   _____ Commissioner Stern

3. **APPROVAL OF AGENDA**
   A. Approval of Agenda for June 15, 2016 meeting

4. **APPROVAL OF MINUTES**
   A. Approval of the minutes of the May 18, 2016 meeting

5. **BUSINESS**
   A. **Update Regarding Project for Local Designation of Historic Properties**
      i. **Five Additional Completed Nomination Forms (Tom Zahn will attend)**
   B. **Historic Plaques**
   C. **Early Notification to HPC of Proposed Construction Projects**
   D. **Other**

6. **ADJOURNMENT**

A quorum of the City Council or Other Commissions may be present to receive information.

HERITAGE PRESERVATION COMMISSION
DESIGN REVIEW
City of Afton, Minnesota

MEETING MINUTES
May 18, 2016

Item 1. CALL TO ORDER: The meeting was called to order at 5:30 pm.

Item 2. ROLL CALL: Present: Commissioners Randers, Cox, Vujovich

City Officials: Ron Moorse, City Administrator

Absent: Commissioners Stern, Bolton-Iverson

Item 3. APPROVAL OF AGENDA: A motion was made by Vujovich to approve the May 18, 2016 Agenda.

Seconded by: Randers
Vote taken: Vote: Yes – 3, No - 0, Motion carried

Item 4. APPROVAL OF MINUTES: A motion was made by Vujovich to approve the April 20, 2016 Minutes.

Seconded by: Randers
Vote taken: Vote: Yes – 3, No - 0, Motion carried

Item 5. BUSINESS:

A. Update Regarding Project for Local Designation of Historic Properties:

1. Six Completed Nomination Forms:

   a. Moorse will get the minor corrections from Tom Zahn and submit the six properties to the MN State Historic Preservation Office (SHPO).

2. We are still short one or two properties to complete the 13 per the grant. Tom Zahn suggested that SHPO may accept a substitute "Context Study" of Afton in lieu of two missing properties.

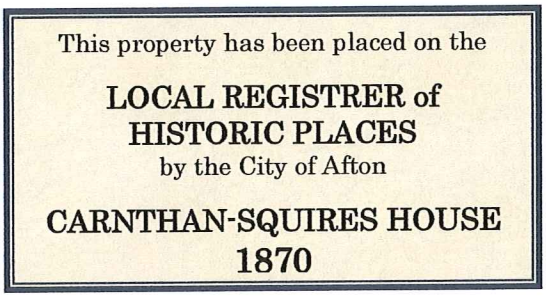
3. Tom Zahn needs access to the Town Hall that is currently being rented out. Vujovich will help set up a meeting so Zahn can photograph the interior.

B. Historic Plaques:

1. Randers presented samples of a catalog that manufactures plaques along with a price list.

2. Cox showed some examples of plaques from Department of Interior's Historic Plaque Design website and Google that can be used to help develop text on each sign that may vary from property to property.

Example: Squire House



3. Tom Zahn was contacted and has experience in working on plaques. Cox will help with this.

4. Randers will create some layouts.

C. Other:

1. Randers would like further discussion regarding new/proposed construction projects in Afton, and that they be considered for early review by the Heritage Preservation Commission.

Item 6. ADJOURNMENT: A motion to adjourn was made by Vujovich.

Seconded by: Randers
Vote taken: Vote: Yes – 3, No – 0, Motion carried

The next DR/HPC meeting will be: Wednesday ~ June 15, 2016 @ 5:00pm

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

DRAFT

NAME OF PROPERTY:

Historic Name:	Asa and Flora Tracy House
Other Names:	Asa Tracy House
SHPO Inventory No.:	WA-AFC-
Parcel No:	22.028.20.41.0030

LOCATION:

Street & No.:	3632 St. Croix Trail South
City/Town:	Afton
State, County, Zip:	Minnesota, Washington County, 55001

PROPERTY OWNER:

Owner Name:	Kathy A Bolton-Iverson
Owner Phone/Cell:	
Street & No.:	3632 St. Croix Trail South
City/State/Zip:	Afton, Minnesota 55001

CLASSIFICATION:

Ownership of Property	*Category of Property:*	*Number of Resources within Property* *Contributing*	*Noncontributing*	
X private	X building(s)	1	2	buildings
public	district			sites
	site		1	structures
	structure			objects
	object			
		1	**3**	**TOTAL**

Number of contributing resources previously listed in the National Register of Historic Places: 0

Open to the Public: No

FUNCTION or USE:

Historic Functions:	DOMESTIC: single dwelling
Current Functions:	DOMESTIC: single dwelling

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

SIGNIFICANCE:

Historic significance: Associated with activities, processes, events, trends or persons of importance to the community, state or nation.

Narrative Statement:

The Minnesota state census of 1857 lists Asa Tracy, age 24, Flora Tracey, age 18, and William Tracey, age 1, all born in the state of Maine. Asa Tracy's profession was listed as a "lumberman". He and his family had just arrived in the territory, settling in Afton. It was about this time that the house was built. Asa and Flora had another son (George) and three daughters (Fannie, Eva and another child whose name is unknown.)

Asa was identified as both a shingle-maker and sawyer and found employment in the nearby sawmills. He responded to the call for volunteers in the War Between the States and enlisted in Company C of the Seventh Minnesota Regiment, mustering out in 1865. According to the Afton Courier, Asa ran the shingle mill at Hersey, Bean & Brown where he was badly injured in 1880.

Jane (also known as Jenny) and London Peters, free African-Americans born in New York and Ohio respectively, were frontier pioneers in the St. Croix Valley in the 1840s. Living in Afton circa 1855, London disappeared and the Tracy family took in the elderly Jane who was unable to live alone, caring for her until her death.

Asa Tracy died in March, 1912 in Stillwater, MN at the home of one of his daughters, Mrs. A. G. Schuttinger, at the age of 78.

Architectural significance: Possessing distinctive characteristics of a style, place, period, method or materials of construction, builder or architect.

Architectural Classification:	Residential building
Materials Used:	Wood frame, asphalt roof
Foundation:	Stone, concrete
Walls:	Wood frame
Roof:	Gabled with asphalt shingles

Narrative Description:

In 1860 Asa Tracy and his wife Flora built an L-shaped wood frame Victorian cottage at the southerly outskirts of Afton Village. Their handsome home originally displayed tall porch posts with arched bracketed crowns. The front porch formed a colonnade with ten arched openings with the front porch wrapping around the cottage's front elevation. The colonnade was crowned with dentils under the porch soffits.

The front porch, the house's most distinctive feature, could be accessed from the interior either through the front door, or windowed French doors with shutter. Much remains of the home's original architecture and much has changed.

What remains of the original design includes four front porch carved posts sans the crowning large arching brackets. The original front door entry set and the tall first floor front porch openings with shutters remain. The

unique and original raised and arched window surrounds are displayed on all the visible fenestration. MOST OF THE HOUSE RETAINS ITS NARROW LAP SIDING

Any future changes to the front porch should attempt to replicate the openness and heft of the original colonnade seen in the 19th century historic photograph.

The site also displays a low-pitched shed garage behind the main house and a larger two stall utility building along the northern parcel boundary. Both buildings date outside the period of significance.

The portion of the original house and those house elements and features that remain from the original design would be considered contributing to the historic significance of the property. The outbuildings and subsequent additions to the original profile of the main house are outside the period of significance and would be considered noncontributing to the house's significance.

SIGNIFICANCE STATEMENT: The Asa Tracy House is significant to the Village of Afton because of its association with one of the settlement's early carpenters and builders. The Period of Significance spans the time from when he built his house in 1860 to when his work life was impaired by a work related accident in 1880.

OTHER ITEMS OF SIGNIFICANCE:

Related Historic Contexts: Townsite Development in Washington County 1839-1955 Immigration and Ethnicity in Washington County ca. 1838-1920 Early Agriculture and River Settlement 1840-1870 Railroads and Agriculture Development 1870-1940	***Significant Person(s):***
Period of Significance: 1860 to 1880	***Cultural Affiliation:***
1860	***Architect/Builder(s)***: Asa Tracy

GEOGRAPHICAL DATA:

Acreage of Property: 1.00

Legal Description of Property: LOTS 7-12 021 SUBDIVISION NAME AFTON LOT 7 BLOCK 21 SUBDIVISION CD 19040

Boundary Justification: Washington County tax records, Afton Village boundaries

PHOTGRAPHIC DOCUMENTATION:

Historical Photographs:

This photograph was taken of the Asa Tracy House in the second half of the 19th century. It was an outstanding example of Cottage Victorian architecture and craftsmanship. The house was built at the southerly end of Afton Village in 1860.

Current Photographs:

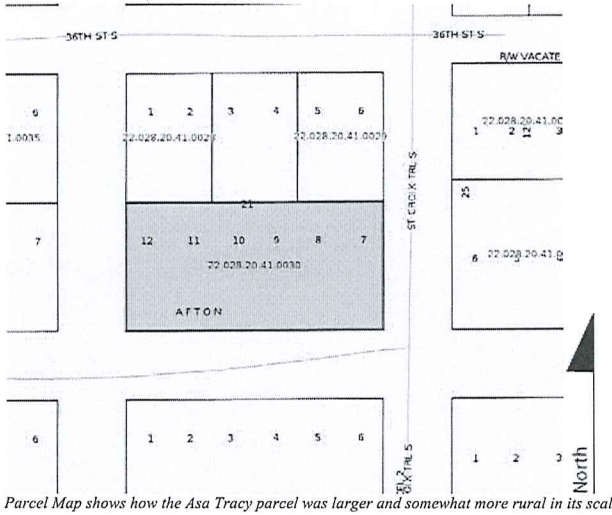
The Asa Tracy House has retained much of its original cottage feeling, but also been modified in many ways. The fenestration on most of the elevations has remained intact but the trimmings have been changed over time.

The Asa Tracy House displays two major out buildings and a fenced garden none of which appears to be contemporary with the main house.

While it is difficult to determine what is original or modified on the south-facing elevation, it retains a simple balance of design.

AERIAL PHOTOGRAPH(S) AND SITE MAP(S) OF THE PROPERTY:

Aerial photograph of the Asa Tracy House on the south end of the Village and west side of St. Croix Trail South.



Parcel Map shows how the Asa Tracy parcel was larger and somewhat more rural in its scale and location.

MAJOR BIBLIOGRAPHIC SOURCES:

Published

Afton Historical Museum. Various archives. Fall/Winter 2015-2016.

Afton Courier. June 17, 1880.

Blondo, Steven. Minnesota Architecture-History Inventory Form City of Afton Flood Protection and Sanitary Sewer Improvements, Afton, Washington County, Minnesota. 2015.

Martens. *The Perilous St. Croix River Valley Frontier*. History Press. Charleston. 2014.

Minnesota Census. 1857.

Stillwater Messenger. March 16, 1912.

Washington County Department of Property Records and Tax Payer Services. www.mn-washington.manatron.com

FORM PREPARED BY:

Name/Title:	Thomas R. Zahn & Associates LLC
Street & No.:	807 Holly Avenue
City/Town:	Saint Paul
State, County, Zip:	Minnesota, Ramsey County, 55104
Telephone No.:	651-221-9765
Date Prepared:	May 28, 2016

STATE HISTORIC PRESERVATION OFFICER COMMENT:

Review and comment by the State Historic Preservation Officer pursuant to Minnesota Statute _____; Subd. ___.

Date Submitted to SHPO: _____ Date of SHPO Comment: _____

AFTON CITY COUNCIL REVIEW / APPROVAL:

Designation of property pursuant to: _____

Date of Action: _____

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

DRAFT

NAME OF PROPERTY:

Historic Name:	Afton Public Square
Other Names:	Town Square Park
SHPO Inventory No.:	WA-AFC-
Parcel No:	22.028.20.14. 0041

LOCATION:

Street & No.:	St. Croix Trail and 34th Street
City/Town:	Afton
State, County, Zip:	Minnesota, Washington County, 55001

PROPERTY OWNER:

Owner Name:	City of Afton
Owner Phone/Cell:	
Street & No.:	3033 St. Croix Trail South
City/State/Zip:	Afton, Minnesota 55001

CLASSIFICATION:

Ownership of Property	*Category of Property:*	*Number of Resources within Property* *Contributing*	*Noncontributing*	
private	building(s)		3	buildings
X public	district	1		sites
	X site			structures
	structure		1	objects
	object			
		1	**4**	**TOTAL**

Number of contributing resources previously listed in the National Register of Historic Places: 0

Open to the Public: Yes

FUNCTION or USE:

Historic Functions:	RECREATION AND CULTURE: outdoor recreation
Current Functions:	RECREATION AND CULTURE: outdoor recreation

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

SIGNIFICANCE:

Historic significance: Associated with activities, processes, events, trends or persons of importance to the community, state or nation.

Narrative Statement:
According to the *History of Washington County and the St. Croix Valley*, in 1881 "...in the center of the (Afton) village is a beautiful park covered with a thick growth of native oaks. In the center an auditorium has been erected, where meetings are held in the pleasant weather of summer."

Afton's town square (also known as the village park) was platted by the early pioneers who arrived from the eastern seaboard of the United States. The square, along with the village itself, was originally platted in 1855. A survey performed in May, 1855 by Civil Engineers and Surveyors Emerson and Case shows the park on lot 18 on what was then called Washington Avenue and Fifth Street. (Now St. Croix Trail and 34th Street.)

Public parks reach back in history as far as Ancient Rome. Immigrants to the New World frequently planned their towns around a common area. The early public green, town common or town square was often a shared piece of land. Many of the earliest settlers in Afton were from New England towns, where a public square served as the center of the community. Commons spaces surrounding center parcels were used for grazing, militia parades, marketplaces, and burying grounds. The schoolhouse was often located there as well. Of regular shape, (unless dictated by the topography) the grounds emerged as public parks over time.

In the Afton town square park there is a set of trees leaning to the east. Local belief is that these are "marker trees", shaped by the Indians living in the Afton area prior to white settlement. The legend is that the trees were bent to indicate the direction to the Rattlesnake Mound nearby, and/or to the St. Croix River. This story has not been substantiated.

When Civil War broke out volunteers were known to have drilled in the square preparatory to leaving for the South. (Drills also occurred directly east across Washington Street where an underground arsenal was located.) By the 1880s the park was surrounded by a "substantial fence." (Afton Courier)

In 1911 the Stillwater Messenger reported that on July 1 of that year Martin Lind found a Civil War cannon on land he had rented from Tom Cooney. The cannon had disappeared twenty-five years previously and had only been discovered due to a heavy rain. It was removed to the town square. What became of it from there is unknown.

In 1918 the Stillwater Gazette announced that nearly all the men in the village turned out to rake and clean the park; and that a new flag pole, graveled walks, seats and picnic tables were to be provided. That same year the town council voted to erect a concrete bandstand in the park. A committee was formed to solicit funds and labor. A wooden dance pavilion was erected in 1920 on the northeast corner of the park, built by the American Legion. (Afton Historical Society) It collapsed under heavy snow in 1927 and was replaced by a bandstand, which itself was torn down in September, 1973 due to structural defects. (Martens)

In the 1990s playground equipment, picnic tables, a basketball court and a gazebo were all added to the park grounds. (Robb)

Architectural significance: Possessing distinctive characteristics of a style, place, period, method or materials of construction, builder or architect.

Architectural Classification: Recreational structures
Materials Used: Wood, concrete, asphalt roofing
Foundation: Concrete
Walls: Conrete
Roof: Asphalt shingles

Narrative Description:

The Afton Public Square was originally platted in 1855 as a place for Afton Village residents to gather and recreate. It is a square block (Block 18) in form at the center of the Village. Three uncurbed streets to the north, east and west define the Square with the St. Croix River bluff as a backdrop to the west.

The grounds display a large expanse of lawn with a few native oaks and a variety of volunteer shrubs to the back (west) of the site. The easterly portion of the block is less vegetated. A ball diamond with a chain link backstop is located in the northeast corner of the Square with home plate placed just off the intersections of St. Croix Trail South and 34th Street South. Toward the southeast corner of the Square is a chain link fenced basketball court that was added to the park in the 1990s.

Toward the center of the square is a colorful collection of modern playground equipment. In the northwesterly quadrant are a wood frame picnic pavilion that supports a hipped asphalt shingled roof that was constructed in the 1990s. South of the pavilion is a wood and concrete gazebo bandstand that was constructed circa 2000. Public restroom needs are addressed with a single vault-tank outhouse constructed in the 1970s near the southwest corner of the Square.

While the grounds and possibly the ball diamond are contributing, the three remaining structures and playground equipment are noncontributing to the historic significance of the Afton Public Square.

SIGNIFICANCE STATEMENT: The Afton Public Square is significant for being the only public open space for the Village of Afton as platted in 1855. Although subsequently there have been structure and object additions to the landscape dating from the late 20th century into the 21st century, the parcel has retained its geographic boundaries and it remains to this day Afton's publicly owned and utilized park space. The Square's period of significance span from 1855 when to Square was platted to the modern era.

OTHER ITEMS OF SIGNIFICANCE:

Related Historic Contexts: Townsite Development in Washington County 1839-1955 Immigration and Ethnicity in Washington County ca. 1838-1920 Early Agriculture and River Settlement 1840-1870 Railroads and Agriculture Development 1870-1940	***Significant Person(s):***
Period of Significance: 1855 to 1966	***Cultural Affiliation:***
Significant Dates: 1855	***Architect/Builder(s):***

GEOGRAPHICAL DATA:

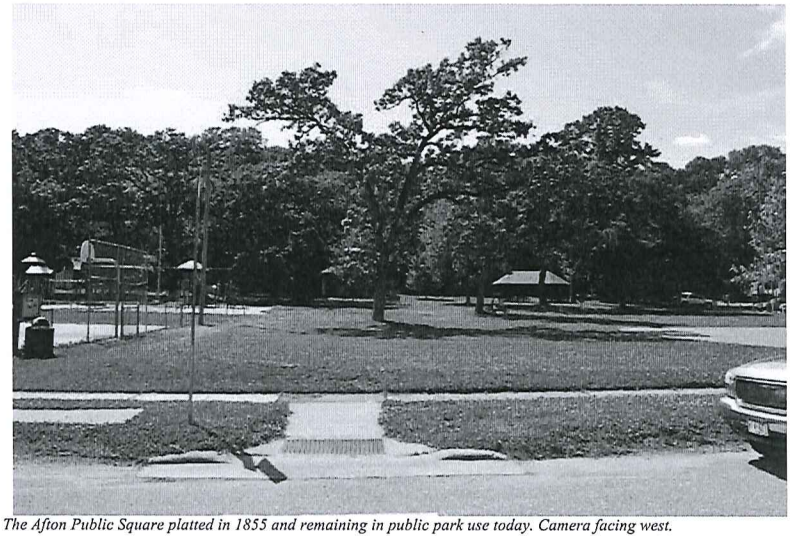
Acreage of Property: 0.208

Legal Description of Property: ENTIRE BLK 018 SUBDIVISION NAME AFTON BLOCK 18 SUBDIVISION CD 19040

Boundary Justification: Washington County tax records, Afton Village boundaries

PHOTOGRAPHIC DOCUMENTATION:

Current Photographs:

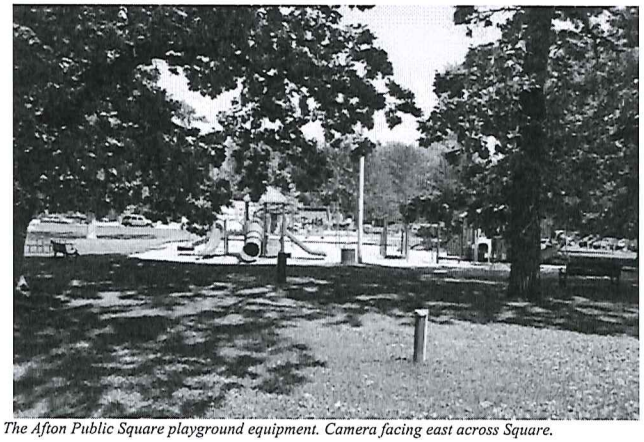


The Afton Public Square platted in 1855 and remaining in public park use today. Camera facing west.

The ball diamond in the northeast corner of the Square. Camera facing northeast.

The basketball court in the southeast corner of the Square. Camera facing southeast.

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

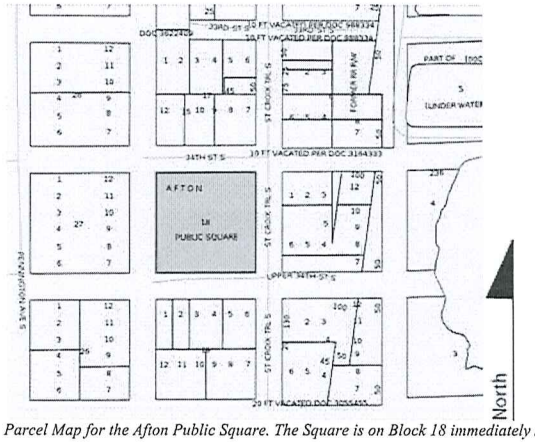


The Afton Public Square playground equipment. Camera facing east across Square.

The westerly edge of the Afton Public Square displays a picnic pavilion (cira 1990) and a gazebo bandstand in the background (circa 2000). Camera facing to the south from the Upper 34th Street South right-of-way.

AERIAL PHOTOGRAPH(S) AND SITE MAP(S) OF THE PROPERTY:

Aerial photograph of the Afton Public Square on the west side of St. Croix Trail between Upper 34th Street South and 34th Street South.



Parcel Map for the Afton Public Square. The Square is on Block 18 immediately south of the Afton Village School.

MAJOR BIBLIOGRAPHIC SOURCES:

Published

Afton Citizens Forum. Bulletin 43. Afton Historical Society.

Afton Courier. June 17 1880.

Afton Historical Museum. Various archives. Fall/Winter 2015-2016.

Blondoe, Steven. Minnesota Architecture-History Inventory Form City of Afton Flood Protection and Sanitary Sewer Improvements, Afton, Washington County, Minnesota. 2015.

Historic Afton Walking Tour. 2001.

Map. 1855. Afton Historical Society.

Neill, Edward D. *History of Washington County and the St. Croix Valley*. North Star Publishing Company. 1881.

Robb, Edwin G. *Afton Remembered*. Afton Historical Society Press. Afton. 1996.

Stillwater Gazette. 1918. Afton Historical Museum.

Stillwater Messenger. Various years. Afton Historical Museum.

Washington County Department of Property Records and Tax Payer Services. www.mn-washington.manatron.com.

Unpublished

Martens, Ken. Phone interviews. May 2016.

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FORM PREPARED BY:

Name/Title:	Thomas R. Zahn & Associates LLC
Street & No.:	807 Holly Avenue
City/Town:	Saint Paul
State, County, Zip:	Minnesota, Ramsey County, 55104
Telephone No.:	651-221-9765
Date Prepared:	May 28, 2016

City of Afton, Minnesota

Heritage Preservation Commission

LOCAL PROPERTY DESIGNATION

STATE HISTORIC PRESERVATION OFFICER COMMENT:

Review and comment by the State Historic Preservation Officer pursuant to Minnesota Statute _____; Subd. ___.

Date Submitted to SHPO: _____ Date of SHPO Comment: _____

AFTON CITY COUNCIL REVIEW / APPROVAL:

Designation of property pursuant to: _____

Date of Action: _____

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

DRAFT

NAME OF PROPERTY:

Historic Name:	Afton Township Hall
Other Names:	Afton Town Hall
SHPO Inventory No.:	WA-AFC-
Parcel No:	10.028.20.32.0004

LOCATION:

Street & No.:	1675 Stagecoach Trail South
City/Town:	Afton
State, County, Zip:	Minnesota, Washington County, 55001

PROPERTY OWNER:

Owner Name:	City of Afton
Owner Phone/Cell:	
Street & No.:	3033 St. Croix Trail South
City/State/Zip:	Afton, Minnesota 55001

CLASSIFICATION:

Ownership of Property	*Category of Property:*	*Number of Resources within Property* *Contributing*	*Noncontributing*	
private	X building(s)	1	1	buildings
X public	district			sites
	site			structures
	structure			objects
	object			
		1	**1**	**TOTAL**

Number of contributing resources previously listed in the National Register of Historic Places: 0

Open to the Public: No

FUNCTION or USE:

Historic Functions:	GOVERNMENT: city hall
Current Functions:	DOMESTIC: secondary structure

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

SIGNIFICANCE:

Historic significance: Associated with activities, processes, events, trends or persons of importance to the community, state or nation.

Narrative Statement:
In the area called Valley Creek, just northwest of the old village of Afton, the original Town Hall still stands. Charles Bolles, son of one of the earliest settlers to the area, Erastus Bolles, sold a piece of land to the township for the Township Hall for $75, circa 1883. Farmer August Kleinschmidt hauled the lumber to build the building. (Grant) A wood stove was purchased for the building in 1884 for twenty-eight dollars (with delivery costing another eighteen dollars.) The Historic Afton Valley Creek Tour brochure shows a map dated 1886 indicating the Town Hall located just east and north of a store and post office and south of a confectionary shop. The building remains at what is believed to be its original location where, at some point, it was raised for the construction of a concrete block foundation.

This building served the community for public gatherings of many kinds. Town meetings and local and national elections voting were held there, as well as school presentations and theater productions. In the early 1900s, in spite of having built two schools to that point, overcrowding forced the community to hire an additional teacher and the Town Hall was utilized for classes for a time. (Historic Afton Valley Creek Tour)

This building served as the community's town hall for more than 100 years. In 1970, when the township merged with Afton village, the governmental functions moved into what is now the Afton Historical Society Museum; then relocated just a few short years later to its current quarters at 3033 St. Croix Trail.

Architectural significance: Possessing distinctive characteristics of a style, place, period, method or materials of construction, builder or architect.

Architectural Classification:	Civic building
Materials Used:	Wood frame, Asphalt shingles
Foundation:	Concrete block
Walls:	Wood
Roof:	Asphalt shingled

Narrative Description:
The Afton Township Hall was built circa 1883 on Stagecoach Trail in the settlement of Valley Creek. Located approximately 2 miles northwest of Afton Village the building now known as the Afton Town Hall was built as the Afton Township Hall.

The civic building is utilitarian in design and displays a simple, symmetrical distribution of fenestration on all elevations. The wood frame building is sheathed in shiplap wood siding. The roof displays aging asphalt shingles. The structure at some point was raised and basement excavated and a relatively new concrete block foundation built. A simple brick stove chimney sits at the easterly ridge of the roof.

The main elevation providing the only entry to the one room structure faces west along Stagecoach Trail. The only fenestration on the west and main elevation is a centered door opening and a set of original, paneled entry doors. To the south of the doors is an original "PUBLIC POST" board. Above the entry in the front gable is a

hand painted sign that reads "AFTON TOWN HALL." At the ridge of the front gable is an original or very early flag pole.

The north and the south (side) elevation of the Hall display three symmetrically placed large and original two-over-two double-hung windows. The back east elevation displays two balanced two-over-two double-hung windows equally in size to those in the side elevation.

The interior of the Hall is clad on the walls and ceiling with wood beadboard. Hanging on the back (east) wall is a platform that supports the truncated brick stove chimney above. The ceiling also displays two rows of newer semi-globed suspended ceiling lights and a ceiling fan.

Other unique and original features include a raised stage at the eastern end of the hall. The stage was partially enclosed with a short wood ledge that is capped with a polished wood rail and displays polished wood finials at its corners. The north wall also displays a series of wood panel doors attached to the outside wall and floor at 90 degrees that served as dividers between individual voting stations.

The Hall also retains some oddly placed decorative posts. Their placement and attachment cavities suggest that they may have be used to cord off portions of the room or direct movement within the open space.

The Hall's parcel also supports a large modern utility truck garage. The four bay structure is constructed of rough and smooth face concrete block with some brick infill. The building located along the northern property line is noncontributing to the site's historic significance.

SIGNIFICANCE STATEMENT: The Afton Township Hall is significant as playing a major civic role in the rural and industrial settlement of Valley Creek to the northwest of Afton Village. The town hall structure has retained its original fenestration, siding, and interior features including a community stage and unique door/panel separated voting stations. The period of significance spans the time from the Hall's early construction circa 1883 to 1970 when the township was consolidated into the City of Afton and the Hall was retired from civic use.

OTHER ITEMS OF SIGNIFICANCE:

Related Historic Contexts: Townsite Development in Washington County 1839-1955 Immigration and Ethnicity in Washington County ca. 1838-1920 Early Agriculture and River Settlement 1840-1870 Railroads and Agriculture Development 1870-1940	***Significant Person(s):***
Period of Significance: Circa 1883 to 1970	***Cultural Affiliation:***
Significant Dates:	***Architect/Builder(s):***

GEOGRAPHICAL DATA:

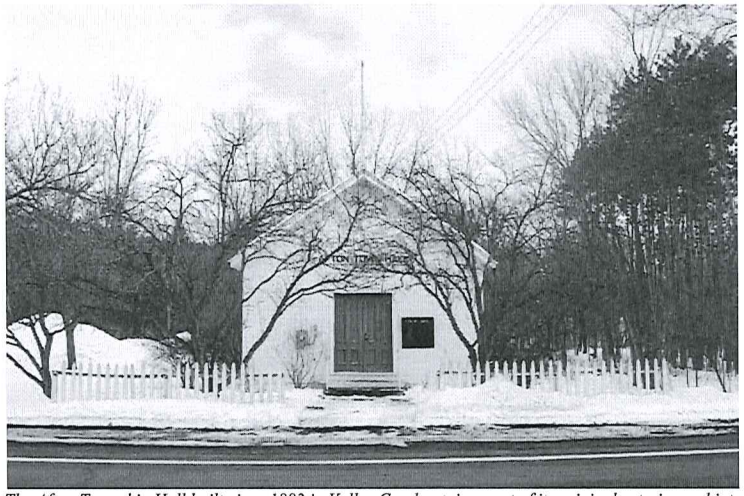
Acreage of Property: 1.28

Legal Description of Property: PT NW1/4-SW1/4 BEING W 215FT OF N 240FT OF S 479.25FT SECTION 10 TOWNSHIP 028 RANGE 020

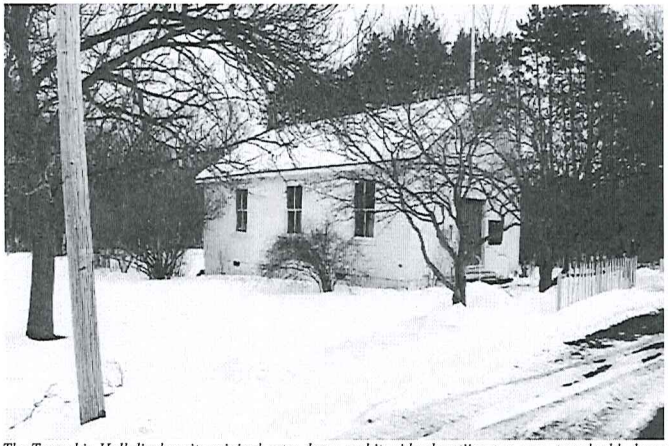
Boundary Justification: Washington County tax records, Afton Village boundaries

PHOTOGRAPHIC DOCUMENTATION:

Current Photographs:



The Afton Township Hall built circa 1883 in Valley Creek retains most of its original exterior and interior architectural features. Camera facing east across Stagecoach Trail.

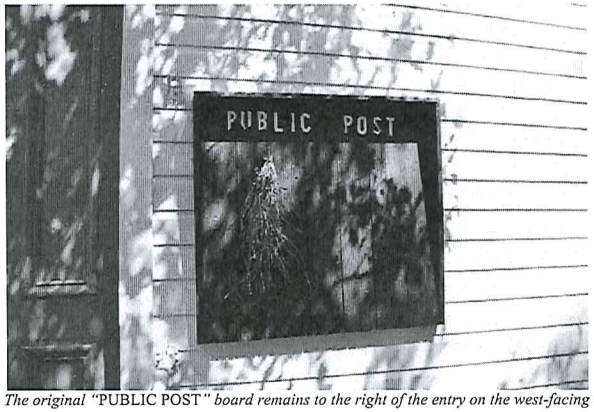


The Township Hall displays its original entry doors and its side elevatiion two-over-two double-hung windows. The only architectural feature that has been added since the hall's early construction is a 20th century concrete block foundation.

The Township Hall now shares its parcel with a City of Afton maintenance garage to the north.

The south and east-facing elevations of the Hall display their original windows and the stove chimney.

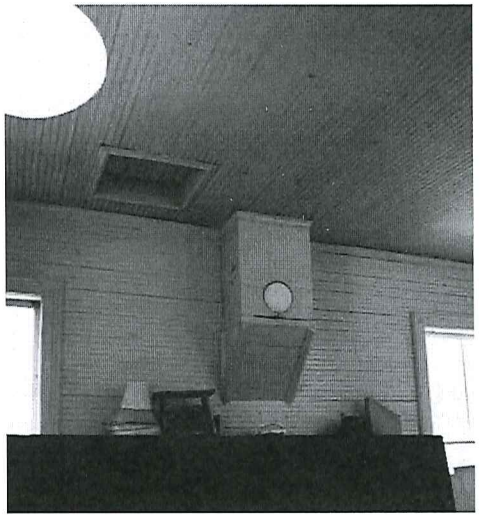
The peak of the front gable retains its original flagpole.



The original "PUBLIC POST" board remains to the right of the entry on the west-facing elevation.

The interior walls and ceiling are sheathed in a beadboard finish. Camera looking to the east.

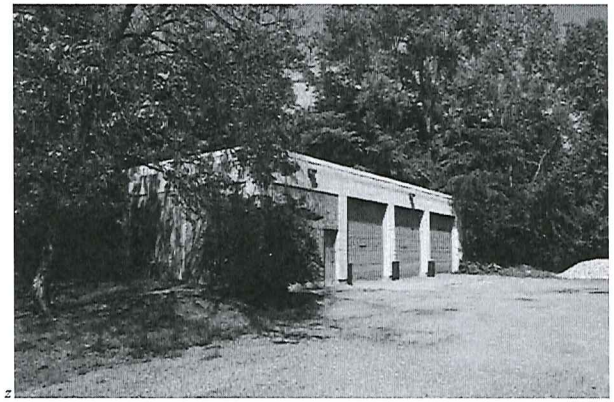
Interior view looking to the west.



The brick chimney that vented the original stove sits on a platform on the east wall. .

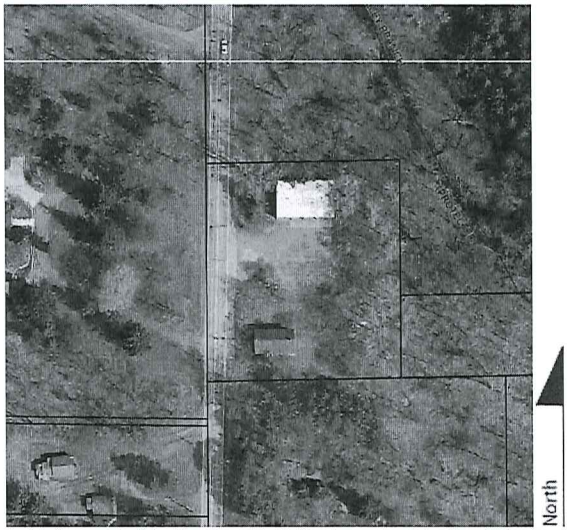
Yhe Hall is currently being used for storage.. The edge of the stage (with finial) can be seen elevated a few steps above the floor. Also note the two-toned door that defines one of the north wall's voting stations.

Voting stations divided by residential doors still remain along the northern wall of the interior.

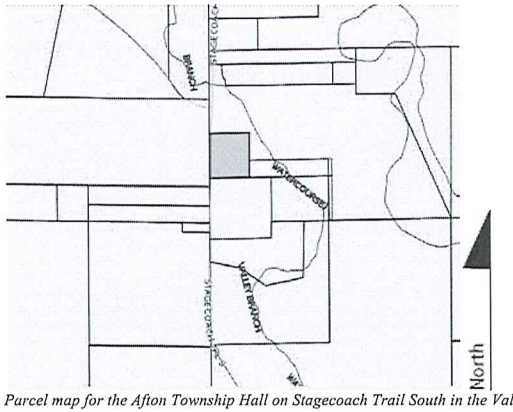


Afton City utility garage located on the north property line of the Afton Township Hall parcel.

AERIAL PHOTOGRAPH(S) AND SITE MAP(S) OF THE PROPERTY:



Aerial photograph of the Afton Township Hall to the south and the City of Afton Truck garage to the north.



Parcel map for the Afton Township Hall on Stagecoach Trail South in the Valley Creek area. .

MAJOR BIBLIOGRAPHIC SOURCES:

Published

Afton Historical Museum. Various archives. Fall/Winter 2015-2016.

Dieters, Ricard. "This is Afton" Bulletin 91. Nd.

Hazelwood Cemetery records. Bayport.

Robb, Edwin G. *Afton Remembered*. Afton Historical Society Press: Afton. 1996.

Washington County deed summary records.

Unpublished

Martens, Ken. Interview. May 10, 2016.

Martens, Ken. Interview May 14, 2016.

FORM PREPARED BY:

Name/Title:	Thomas R. Zahn & Associates LLC
Street & No.:	807 Holly Avenue
City/Town:	Saint Paul
State, County, Zip:	Minnesota, Ramsey County, 55104
Telephone No.:	651-221-9765
Date Prepared:	May 28, 2016

STATE HISTORIC PRESERVATION OFFICER COMMENT:

Review and comment by the State Historic Preservation Officer pursuant to Minnesota Statute _____; Subd. ___.

Date Submitted to SHPO: _____ Date of SHPO Comment: _____

AFTON CITY COUNCIL REVIEW / APPROVAL:

Designation of property pursuant to: _____

Date of Action: _____

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

DRAFT

NAME OF PROPERTY:

Historic Name:	Afton Village School
Other Names:	Afton Brick School House
SHPO Inventory No.:	WA-AFC-011
Parcel No:	22.028.20.14.0038

LOCATION:

Street & No.:	15888-34th Street South
City/Town:	Afton
State, County, Zip:	Minnesota, Washington County, 55001

PROPERTY OWNER:

Owner Name:	Kathleen M. Sullivan
Owner Phone/Cell:	
Street & No.:	5431 Hilltop Avenue North
City/State/Zip:	Lake Elmo, Minnesota 55042

CLASSIFICATION:

Ownership of Property	*Category of Property:*	*Number of Resources within Property* *Contributing*	*Noncontributing*	
X private	X building(s)	1	1	buildings
public	district			sites
	site			structures
	structure			objects
	object			
		1	**1**	**1TOTAL**

Number of contributing resources previously listed in the National Register of Historic Places: 0

Open to the Public: No

FUNCTION or USE:

Historic Functions:	EDUCATION: school
Current Functions:	DOMESTIC: single dwelling

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

SIGNIFICANCE:

Historic significance: Associated with activities, processes, events, trends or persons of importance to the community, state or nation.

Narrative Statement:
"The farmer's social life revolved to a large extent around the schoolhouse. With its adjoining lot, it functioned as polling place, caucus hall, public forum, clubhouse, church, funeral parlor, theater and picnic ground. It was quite natural that the schoolhouse should be variously used by the community, since it was the sole public meetinghouse in the neighborhood – at least, until a church was built ...." "Singing meetings, spelling bees, Sunday school festivals, temperance meetings, dramatic entertainments, panorama shows and Christmas celebrations with community trees were all held in the schoolhouse." (Minnesota Farmers' Diaries)

According to *Afton Remembered*, there were as many as twelve different schools, built between 1855 and 1884, serving the young people of Afton Village and Afton Township during the early years. The first school classes were held in private homes.

The first Afton Township school building, known as the Haskell School and named for Joseph Haskell, a local farmer, was constructed in the mid-1850. The school was approximately 4 miles southwest of the Village proper in Township Section 21. The first school building in Afton Village proper was a small wood-framed structure opened in 1856 near Gummeson's Coulee in the southern portion of the Village. (Robb) That school was later incorporated into a residence that was recently demolished.

The brick school, which according to Ken Martens came to be known as the Afton Village School, was the second school built within the village and was defined as a community school (as opposed to a private home school). With the loss of the first one room, frame school house, the Afton Village School at 15888-34th Street South became the oldest remaining school building in the Village.

Information varies on the early years of the Afton Village School. It is a small brick building (originally constructed with a bell tower) facing the public square, erected by 1867 for approximately $550. Although several sources identify the construction date as 1876, The Village's first planning map supports the earlier date, which may have been mistakenly transposed and then repeated over time. The silken map, now held at the Afton Historical Museum, dated 1855, delineates streets, blocks and parcels of the original Afton Village in black ink. That base map was officially certified by a local justice of the peace as the Afton Village plat map. Overlayed on the original base map in sepia ink are property ownership and land use information added in the mid 1860s. The sepia ink overlay clearly shows "School House" written on the Afton Village School site parcel. The name "Foreman" is written on the plat directly east of the school (later the site of the Carnithan-Squires House). Noah Foreman owned this parcel for a little over a year between 1866-1867, thus dating the school to have already been sited and likely functioning on the adjacent parcel in the mid 1860s.

Elisha Partridge (1826-1900), originally from Massachusetts, served as the first classroom teacher. He was a Civil War veteran who served with the Third Minnesota Regiment. The building was utilized as a school until 1903. (Blondo)

In 1950 that the Afton area School District (known as District 22) officially consolidated all the rural and urban systems, closing the last remnants of this early system and the little schools became obsolete. In 1957 District 22 merged with the Stillwater School District 834 where it remains today. (Robb, 37-41)

Architectural significance: Possessing distinctive characteristics of a style, place, period, method or materials of construction, builder or architect.

Architectural Classification:	School
Materials Used:	Brick, stone, wood flooring, asphalt roofing
Foundation:	Brick
Walls:	Brick
Roof:	Front gabled with asphalt shingles

Narrative Description:

The Afton Village School is sited on block 17 along 15888-34th Street South facing the Afton Public Square to the south. The simple, 27 foot by 40 foot Greek Revival style building was rendered in cream-colored brick with its main elevation's open gable facing to the south. The roof is covered with high-profile asphalt shingles. The structure retains its original footprint.

Two large evergreens frame the front of the structure.

While the structure has retained its original brick chimney along the northerly ridge of the roof, it has lost its bell tower over time. However, the Afton Heritage Preservation Commission knows the bell's current location if the tower were ever rebuilt.

The main elevation displays a central door opening with a two-light transom above. The central door is flanked by two modern carriage lights and two tall nine-over-nine double hung windows. The windows appear to be newer insulated sash with divided light inserts. The door set and window openings are capped with stone lintels. The two front windows have stone sills.

The front elevation also displays a decorative brick dentil banding immediately under the front gable bargeboard. The brick dentil banding follows the bargeboard around all four elevations of the school building. The lower portion of the front façade, from window sill level down, has been painted with a cream band of paint.

The octagonal window in the upper gable is an addition to the original design. It does not appear in the historic photograph of the school.

The east and west (side) elevations display three tall windows evenly placed with newer nine-over-nine appearing insulated glass sash. All windows also have stone lintels and sills. Both elevations display moisture damage to the foundation brick.

The back elevation displays a variety of fenestration including a back entry door, a horizontal window set and a tall window that matches the size and shape of the windows on the other three elevations. In the back gable at attic level is a small six-light window. All the windows have stone lintels and sills. The back door also displays a stone lintel. The horizontal window set and the gable window may not be original to the structure as originally built.

There is a raised wood deck and modern wood railing off the north-facing (back) elevation that provides access to and from the back entry.

There are a number of areas on the elevations where building settling has caused stress and a need to repoint. The repointing was done with a dark, rust red mortar that draws attention to the repairs. A light colored patina applied over the dark joints could fix this distraction.

Adjacent to the original school is a late 20th century garage-like structure that has been brick faced on the south side to compliment the brick on the school structure. The original garage door opening has been infilled with brick and two double door sets, each supporting 15-light glass windows. The building is currently used for educational purposes.

The roof of the secondary structure displays the same shingles as the main building, however the gabled end elevations and the north-facing elevation are sheathed in a wide lap siding. A concrete driveway approaches the structure from the street.

The original school is contributing. The late 20th century garage structure is noncontributing to the historical significance of the property.

SIGNIFICANCE STATEMENT: The Afton Village School House, dating back to the mid 19th century, is the oldest remaining school structure within the Village of Afton. The school structure is also significant for retaining most of its character defining features. The building retains its original footprint without subsequent additions that would have blurred its architectural profile and diminished its simplicity of design and utility. The period of significance spans the time from when the school house was built circa 1867 to 1903 when it no longer functioned as a school.

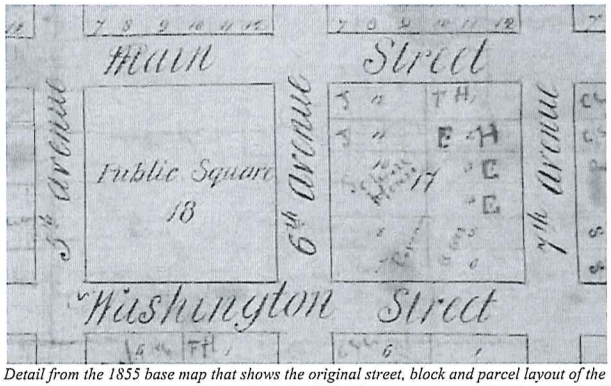
OTHER ITEMS OF SIGNIFICANCE:

Related Historic Contexts: Townsite Development in Washington County 1839-1955 Immigration and Ethnicity in Washington County ca. 1838-1920 Early Agriculture and River Settlement 1840-1870 Railroads and agriculture Development 1870-1940	***Significant Person(s):***
Period of Significance: Circa 1867 to 1903	***Cultural Affiliation:***
Significant Dates:	***Architect/Builder(s):***

GEOGRAPHICAL DATA:

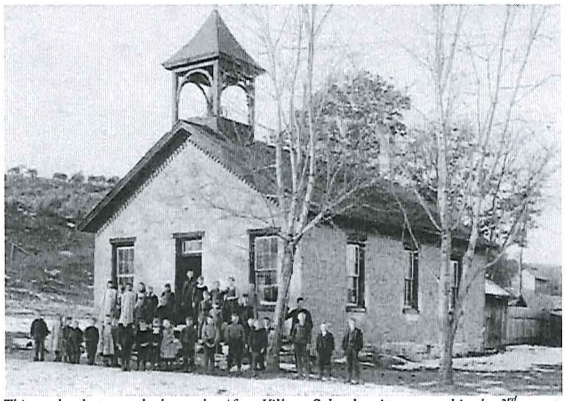
Acreage of Property:	0.208
Legal Description of Property:	W1/2 OF LOT 9 BLOCK 17 & ALSO LOT 11 -BEING THE ELY 15FT SUBDIVISION NAME AFTON LOT 10 BLOCK 17 SUBDIVISION CD 19040
Boundary Justification:	Washington County tax records, Afton Village boundaries

PHOTOGRAPHIC DOCUMENTATION:



Detail from the 1855 base map that shows the original street, block and parcel layout of the Village in black ink on a silk sheet. A sepia ink overlay added in the 1860s shows the name "Foreman" on lots 7 & 8 of block 17, and "School House" written in the same hand on lots 9 & 10. Noah Foreman only owned the parcels between 1866 and 1867 indicating that the Afton Village School was likely on the adjacent parcels at least by the mid 1860s.

Historical Photographs:



This early photograph shows the Afton Village School as it appeared in the 3rd quarter of the 19th century.

Current Photographs:

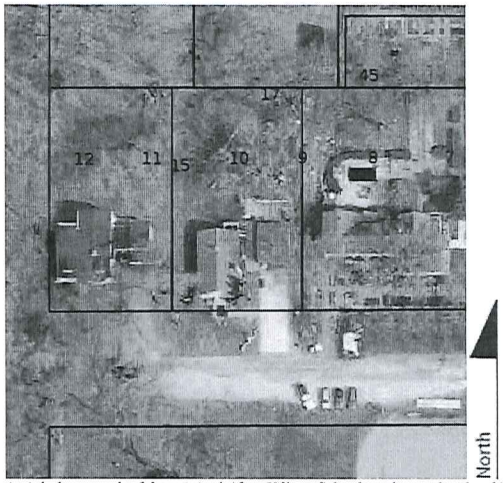
The Village School retains much of its original architectural profile. While it has lost its bell tower and an octagonal window has been added to the front façade, the brick detailing, fenestration openings and simple, rectangular footprint remain intact.

The school house now shares its lot with a 20th century garage structure that has been faced to compliment the original building. This view was taken across 34th Street South from the Afton Public Square.

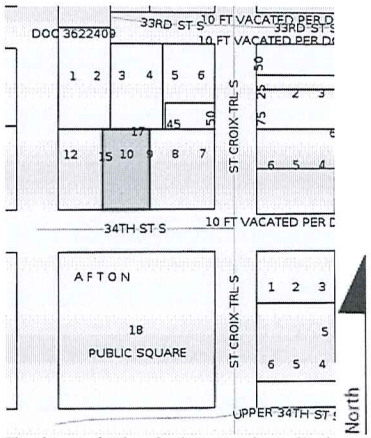
The south and west-facing elevations of the school building, now a residence.

The north-facing elevation. Note that while the majority of the openings are original the divided light windows are newer, insulated windows.

AERIAL PHOTOGRAPH(S) AND SITE MAP(S) OF THE PROPERTY:



Aerial photograph of the original Afton Village School on the north side of 34th Street South.



The plat map for the school structure located to the west behind the historic Carnathan-Squires House and north of the Afton Public Square.

MAJOR BIBLIOGRAPHIC SOURCES:

Published

Afton Historical Museum. Various archives. Fall/Winter 2015-2016.

Blondo, Steven. Minnesota Architecture-History Inventory Form City of Afton Flood Protection and Sanitary Sewer Improvements, Afton, Washington County, Minnesota. 2015.

Final Report of the School Survey Committee of Washington County Minnesota. November 1, 1948. Minnesota State Archives.

Grant, Evelyn Bolles. "History of Valley Creek and Surrounding Afton Township." Presented to Valley Creek Women's Club. 1963. Washington County Historical Museum.

Robb, Edwin G. *Afton Remembered.* Afton Historical Society Press.1996.

"Some Sources for Northwest History. Minnesota Farmers' Diaries." Presented at Minnesota Historical Society. April 12, 1937. http://collections.mnhs.org/MNHistoryMagazine/articles/18/v18i03p284-297.pdf

www.stillwater.k12.mn.us/district. Accessed April 14, 2016.

Stillwater Gazette. "Early History of Afton Village School… recalled by one of Pupils" by Alvin Hedstrom. April 19, 1951.

Washington County Department of Property Records and Tax Payer Services. www.mn-washington.manatron.com

Unpublished

Martens, Ken. Phone conversation. January 25, 2016.

FORM PREPARED BY:

Name/Title:	Thomas R. Zahn & Associates LLC
Street & No.:	807 Holly Avenue
City/Town:	Saint Paul
State, County, Zip:	Minnesota, Ramsey County, 55104
Telephone No.:	651-221-9765

Date Prepared: May 28, 2016

STATE HISTORIC PRESERVATION OFFICER COMMENT:

Review and comment by the State Historic Preservation Officer pursuant to Minnesota Statute _____; Subd. ___.

Date Submitted to SHPO: _____ Date of SHPO Comment: _____

AFTON CITY COUNCIL REVIEW / APPROVAL:

Designation of property pursuant to: _____

Date of Action: _____

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

DRAFT

NAME OF PROPERTY:

Historic Name: Emil Asp Blacksmith Shop

Other Names:

SHPO Inventory No.: WA-AFC-074

Parcel No: 22.028.20.41.0023

LOCATION:

Street & No.: 15880-36th Street South

City/Town: Afton

State, County, Zip: Minnesota, Washington County, 55001

PROPERTY OWNER:

Owner Name: Richard S. Pung

Owner Phone/Cell:

Street & No.: 15880 36th Street South

City/State/Zip: Afton, Minnesota 55001

CLASSIFICATION:

Ownership of Property	*Category of Property:*	*Number of Resources within Property* *Contributing*	*Noncontributing*
X private	X building(s)	1	buildings
public	district		sites
	site		structures
	structure		objects
	object		
		1	TOTAL

Number of contributing resources previously listed in the National Register of Historic Places: 0

Open to the Public: No

FUNCTION or USE:

Historic Functions: COMMERCE/TRADE: specialty store

Current Functions: DOMESTIC: secondary structure

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

SIGNIFICANCE:

Historic significance: Associated with activities, processes, events, trends or persons of importance to the community, state or nation.

Narrative Statement:
The blacksmith shop once housed in the building at 15880-36th Street in Afton was owned and operated by Emil Asp. Emil (1879-1944) and Ida Vagnson Asp (1882-1946) were married in Sweden in 1900 before coming to Afton in 1907. The year of their arrival Ida gave birth to their son Lloyd (1907-1970).

Emil Asp purchased the south 40 feet of lots 7 and 8 on block 20 from the Joseph Wolf Company on December 15, 1910. The Joseph Wolf Brewery in Stillwater, Minnesota, operated Wolf's Saloon and Wolf Community Hall, also known as the Afton Auditorium Hall. The saloon was immediately south of what was then called Gummeson Creek and was across the stream from Wolf's Community Hall. (The saloon was eventually moved and now houses Lerk's Bar and Grill on the east side of St. Croix Trail. (Robb) The Community Hall was either torn down or burned down in 1920.)

Chris Christiansen, a blacksmith from Denmark who arrived in Afton in 1897, also operated a shop of his own nearby. "This Is Afton" states "Established about 1910, both he (Emil) and Chris Christiansen did a thriving business shoeing horses, sharpening plough shares and making runners for sleighs."

In 1925 Emil sold the property to Matilda Swanson, carrying the mortgage until it was satisfied in 1927. (In March 1926 Swanson filed a court action against the Stillwater and Hastings Railway Company and the Chicago, Milwaukee & St. Paul Railway Company to establish title to the property. She was ultimately declared "the owner in fee simple of the South 40 feet of Lots 7 and 8 in Block 20 of Afton.") The lot was then sold on December 29, 1943 to Frank and Leona Pribnow.

In the 1930 Bayport, Minnesota city directory Emil Asp is listed as a laborer for Andersen Frame Corp. The 1930 federal census also lists him as a laborer for a frame factory in Bayport. Emil died at age 65 in 1944. Ida died at age 66 in 1946.

Emil and his wife are buried in Hazelwood Cemetery in Bayport.

Architectural significance: Possessing distinctive characteristics of a style, place, period, method or materials of construction, builder or architect.

Architectural Classification: Commercial building
Materials Used: Wood frame, Asphalt, corrugated metal
Foundation: Limestone
Walls: Wood
Roof: Gabled with corrugated metal

Narrative Description:

The Emil Asp Blacksmith Shop is located on a small parcel of land at the northwest corner of the intersection of St. Croix Trail and 36th Street South. The wood frame barn is unique in that it retains most of its original architectural fabric.

The building is sheathed in ship lap wood siding and displays all of its original fenestration openings. The only exception would be what appears to be downsized infill of the barn's very tall barn door entry on the main east-facing elevation. That opening now displays a conventional, mid-20th century windowed overhead garage door. Older doors are now being refinished to replace the stock overhead door.

The east façade displays a symmetry of elements including the central door opening flanked by two large original six-over-six double-hung windows. Located above the opening and centered in the end gable is a three-over-three window that lights the loft area.

The side elevations both display two balanced window openings. On the south side the lower sash has been replaced with a single sheet of glass making the resulting configuration two six-over-one double hung windows. On the north elevation one window needed to be totally replaced with a new six-over-six true divided-light window. The more easterly of the two windows retains its original six-over-six lights.

At the lower level the west elevation retains a wood plank entry door and an original six-over-six double-hung window. In the gable above is a wood plank hayloft door.

The building sits on a limestone foundation, however most of the foundation has sunk into the ground and only portions of it are still visible along the easterly portion of the north elevation. The structure also displays new corrugated metal roof sheathing.

The building once displayed a wood plank floor, but time and rot have taken their toll and the building now has a dirt floor. As in many early barns, the frame construction is visible on the interior. A partially enclosed hayloft is suspended from the rafters in the west third of the open interior.

The original barn is the only structure on the site and is the contributing historic resource on the property.

SIGNIFICANCE STATEMENT: The Emil Asp Blacksmith Shop is significant as one of Afton's original blacksmithing commercial barns. Located along St. Croix Trail South, the community's major commercial arterial street, the barn structure retains most of it's early 20th century features. The period of significance spans the time from the construction of the blacksmith shop in 1910 to the date Emil Asp sold the property in 1925.

OTHER ITEMS OF SIGNIFICANCE:

Related Historic Contexts: Townsite Development in Washington County 1839-1955 Immigration and Ethnicity in Washington County ca. 1838-1920 Early Agriculture and River Settlement 1840-1870 Railroads and Agriculture Development 1870-1940	***Significant Person(s):***
Period of Significance: 1910 to 1925	***Cultural Affiliation:***
Significant Dates: 1910 date of construction	***Architect/Builder(s):***

GEOGRAPHICAL DATA:

Acreage of Property: 0.09

Legal Description of Property: S 40 FT LOTS 7 & 8 020 SUBDIVISION NAME AFTON LOT 7 BLOCK 20 SUBDIVISION CD 19040

Boundary Justification: Washington County tax records, Afton Village boundaries

PHOTOGRAPHIC DOCUMENTATION:

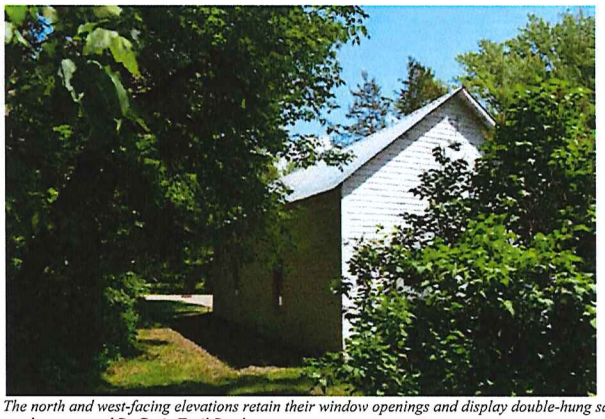
Current Photographs:

The front, east-facing elevation of the Emil Asp Blacksmith Shop on St. Croix Trail South. Note the original six-over-six double hung windows on the lower level and the three-over-three windows in the loft. Camera facing west, northwest.

View of the main, east-facing elevation with the modern overhead garage door down. The north-facing elevation retains its six-over-six double-hung window configuration. Camera facing southwest from St. Croix Trail South.

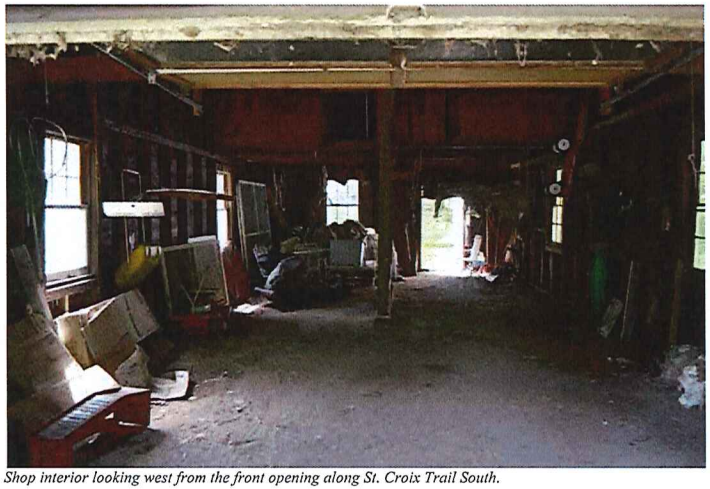
The back west-facing elevation of the Blacksmith Shop with its original doorway, six-over-six double-hung window and loft above. Camera facing east toward St. Croix Trail South.

The west and south-facing elevations retain their window openings and display double-hung sash. Note that the lower sash on the south elevation have been replaced with a single pane of glass. Camera facing east, southeast toward St. Croix Trail South.



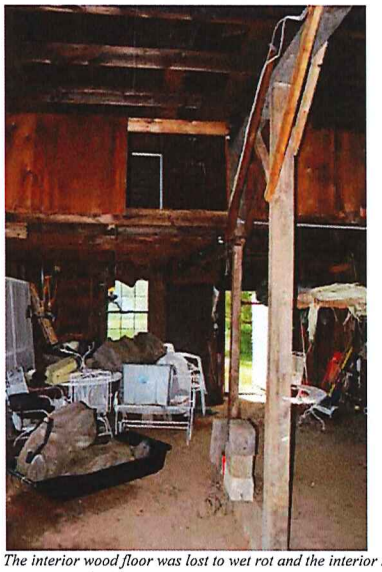
The north and west-facing elevations retain their window openings and display double-hung sash. Camera facing east, southeast toward St. Croix Trail South.

Traces of the shop's limestone foundation can be found toward the northeast corner of the north-facing elevation. Most of the remaining foundation has sunk, along with the building into the soft, wet soil next to the creek.



Shop interior looking west from the front opening along St. Croix Trail South.

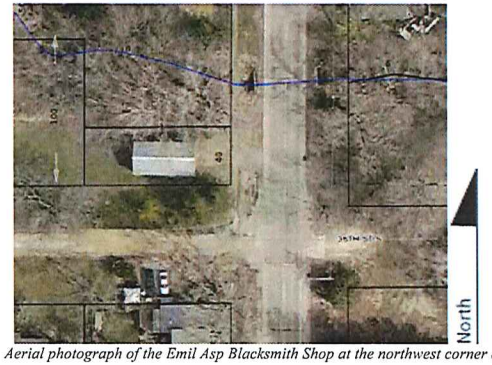
City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION



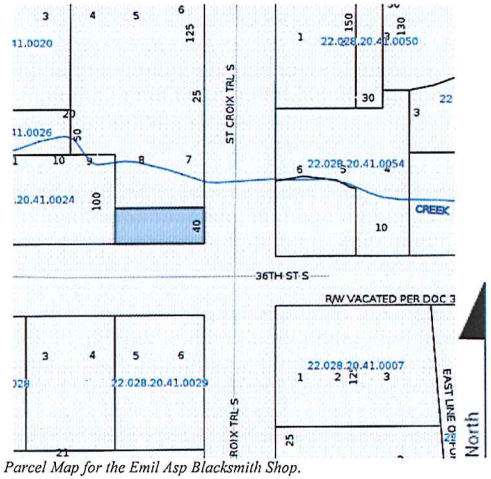
The interior wood floor was lost to wet rot and the interior now displays a dirt floor. The hayloft can be seen in the interior view looking to the west.

This interior view looking to the west southwest displays one of the two double-hung windows, both of which have lost their divided lights and are now six-over-one in configuration.

AERIAL PHOTOGRAPH(S) AND SITE MAP(S) OF THE PROPERTY:



Aerial photograph of the Emil Asp Blacksmith Shop at the northwest corner of St. Croix Trail South and 36th Street South.



Parcel Map for the Emil Asp Blacksmith Shop.

MAJOR BIBLIOGRAPHIC SOURCES:

Published

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Blondoe, Steven. Minnesota Architecture-History Inventory Form City of Afton Flood Protection and Sanitary Sewer Improvements, Afton, Washington County, Minnesota. 2015.

Dieters, Ricard. "This is Afton" Bulletin 91. Nd.

Federal census. 1930.

Hazelwood Cemetery records. Bayport.

Martens, Ken. Walking Tour of Afton. May 2013.

Robb, Edwin G. *Afton Remembered.* Afton Historical Society Press: Afton. 1996.

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Unpublished

Martens, Ken. Interview. May 10, 2016.

FORM PREPARED BY:

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Street & No.:	807 Holly Avenue
City/Town:	Saint Paul
State, County, Zip:	Minnesota, Ramsey County, 55104
Telephone No.:	651-221-9765
Date Prepared:	May 28, 2016

STATE HISTORIC PRESERVATION OFFICER COMMENT:

City of Afton, Minnesota
Heritage Preservation Commission
LOCAL PROPERTY DESIGNATION

Review and comment by the State Historic Preservation Officer pursuant to Minnesota Statute _____; Subd. ___.

Date Submitted to SHPO: _____ Date of SHPO Comment: _____

AFTON CITY COUNCIL REVIEW / APPROVAL:

Designation of property pursuant to: _____

Date of Action: _____