



## HERITAGE PRESERVATION COMMISSION DESIGN REVIEW MEETING AGENDA

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Wednesday, April 17, 2019  
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 April 17, 2019 meeting

4. **APPROVAL OF MINUTES**

A. Approval of minutes of the March 20, 2019 meeting

5. **BUSINESS**

- A. Vacant Properties
- B. Grants for Archeological Studies
- C. 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  
March 20, 2019**

- Item 1. CALL TO ORDER:** The meeting was called to order at 5:08 pm.
- Item 2. ROLL CALL:**
- Present: Commissioners Vujovich, Cox, Stern  
City Official: Ron Moore, City Administrator
- Absent: Commissioner Randers, Bolton-Iverson  
City Official: Annie Perkins, Councilmember
- Item 3. APPROVAL OF AGENDA:** A motion was made by Cox to approve to the March 20, 2019 Agenda.
- Seconded by: Stern  
Vote taken: Vote: Yes - 3, No - 0, Motion carried
- Item 4. APPROVAL OF MINUTES:** A motion was made by Vujovich to approve the January 16, 2019 Minutes.
- Seconded by: Stern  
Vote taken: Vote: Yes 3, No - 0, Motion carried
- Item 5. BUSINESS:**
- A. Vacant Properties:
1. The City Council will be setting up a work session on 3/25/19 (Monday) to review vacant properties and the need to have our local Fire Department make annual inspections of vacant properties.
- The article regarding *Vacant Storefronts by Emily Northey* should be sent to and read by each person prior to attending the work session.
- A hardcopy of the Vacant Storefronts article should be provided to City Councilmembers for review.
- B. Grant for Archeological Studies:
1. A Grant application has been applied for using Blondo Consulting, LLC. that includes three (3) sites. See attached Blondo Consulting's March 8, 2019 Cost Estimate.
    - a. Bolles Mill
    - b. Site 2IWAI16 (a site by Selma's)
    - c. Bissell Mound

C. 2019 HPC Goals:

1. Commissioners reviewed Randers email regarding "Goals for Afton"

A motion was made by Vujovich to provide the following goals to Ron Moore and Staff in preparation of the 2018 Annual Report:

- a. Address the long-term issues of Vacant Properties in the village including Fire Department inspections and property reviews.
- b. Encourage and facilitate new uses of properties.
- c. Find money to manufacturer and install historic plaques for recently designated historic properties
- d. Complete Archeological Studies of three (3) sites.
- e. Identify areas of potential collaboration efforts with other cities regarding cultural movements.
- f. Identify opportunities for future grants

Seconded by: Stern

Vote taken:                      Vote: Yes - 3, No - 0, Motion carried

D. Bolles Creek Historic Site:

1. It needs a "historic review" and the marker needs to be upgraded. The Parks Committee will work together with the HPC to study the existing site and generate ideas for preservation and possible improvements.
2. Commissioner Stern suggested that improvements may include a park-like space with benches.
3. Upon approval of the submission for grant money, the Historical Study will be continued with Blondo Consulting, LLC.

D. Other

1. We need to continue our work related to local designated historic properties which includes Kathy Bolton-Iverson and Martin Stern properties:
  - a. Purchase historic plaque
  - b. Provide Owner with a Findings brochure
2. Bolton-Iverson is proposing to build a new house on her adjacent lot. She will be submitting a Site Plan and building style for review. The lot split was approved in the 3/19/2019 City Council meeting

**Item 6 ADJOURNMENT:**

A motion to adjourn was made by Stern

Seconded by: Cox

Vote taken:                      Vote: Yes 3, No - 0, Motion carried

**The next DR/HPC meeting will be: **Wednesday ~ April 17, 2019 @ 5:00pm****

**BLONDO**  **CONSULTING LLC.**

CULTURAL  
HERITAGE  
CONSULTING

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March 8, 2019

Mr. Ron Moore  
City Administrator  
City of Afton  
PO Box 219  
Afton, MN 55001

**RE: Scope of Work and Fee Proposal: Research and Fieldwork to Aid in Local Designation of Three Local Historic Sites (Bolles Mill, Site 21WAI16, and Bissell Mounds), Afton, Washington County, Minnesota**

Dear Ron,

In response to your request, Blondo Consulting, LLC (Blondo Consulting) has prepared the following Scope of Work and Fee Proposal for completion of additional research and archaeological work to assess, evaluate, and better understand three historic sites in Afton (Bolles Mill, Site 21WAI16, and the Bissell Mounds). It is understood that the purpose of this work is to accomplish local designation of these sites. Cost Estimates listed below are based on completion of all three sites.

**Bolles Mill**

The former location of the Bolles Mill was marked in 1959 with a plaque from the Minnesota History Center. It states that the site (an area on the north end of Afton known as Valley Creek) was the location of Minnesota's first commercial flour mill, constructed in 1845 as the Milton Mill by Erastus Bolles. Bolles was the first postmaster in the community of Valley Creek and built the first wood frame house in the community as well. During the 2016 study of potential local landmarks, a history and resulting narrative was completed. No field studies have been completed to date to assess the location or remnants of the mill or related, adjacent structures.

Under the current scope of work, detailed background research will be reviewed and verified, additional detailed research undertaken, and a field visit by professional archaeologist may be completed. It is anticipated that through this process, a better understanding of the site can be completed, and local designation be accomplished.

**Site 21WAI16**

Site 21WAI16 was identified during Phase I Archaeological Reconnaissance Survey for the City of Afton Downtown Improvement Project. Preliminary excavation of the site followed

geophysical studies and included a combination of shovel testing and excavation of a single one-meter-by-one-meter test units. Excavation revealed intact soils and large concentrations of mid to late 19<sup>th</sup> century historic artifacts including: window and bottle glass, earthenware, whiteware, porcelain, flow blue decoration, and an abundance of square nails. The presence of intact soils and interesting artifact assemblage resulted in a "potentially eligible for the National Register of Historic Places (NRHP)" finding for the site. As avoidance during project construction was possible, excavation of the test unit was terminated at a depth of 60 centimeters below ground surface, covered with a plastic tarp, and backfilled to allow for future study.

Preliminary research into the history of the site suggests a possible relationship to one or more of the following statewide contexts: Early Agriculture & River Settlement (1840-1870), St. Croix Triangle Lumbering (1830s-1900s), and/or Railroads & Agricultural Development (1870-1940). Additional historic contexts of interest, developed by Washington County Historical Society include Townsite Development (1849-1965), Tourism and Recreation (1849-1969), and/or Agriculture (1840-1960).

Under the current scope of work, detailed site research including: title search/abstract, land ownership, and federal and state census records will be completed. Further excavation (including completion of test unit and an additional three square meters) and analysis of recovered artifacts will help to develop better site definition and understanding of early Afton history. Official determination of NRHP eligibility will follow Minnesota State Historic Preservation Office and Department of the Interior standards and guidelines. An updated Minnesota State Archaeological form will also be completed. It is anticipated that through this process, a better understanding of the site can be completed, and local designation be accomplished.

### **Bissell Mound(s)**

The Bissell Mound Site consists of three mounds named for early Afton Settler, Elijah Bissell. Understanding of the site to date has resulted in two possible interpretations: (1) the mounds are a natural geological feature; and (2) the mounds (possibly natural but prominent land forms) may have a cultural component. No professional archaeological work has been completed on the site, although Wayne Mays (publisher of *Ancient American* magazine), visited the site three times prior to 2012, by himself and with Ho-Chunk member, Ms. Sharon White Rabbit. A Ground Penetrating Radar (GPR) study was reportedly completed and resulted in the identification of a rectangular anomaly interpreted as a possible burial site. According to Mays, lithic and ceramic artifacts were identified and turned over to the land owner.

Local stories of the use of the area for 1974 encampments by members of the American Indian Movement (AIM) also persist. AIM was in the area during federal trials of activists, Dennis Banks, and Russell Means. These stories conclude that the area was used as an encampment due to the sacred and significant nature of the area.

Historical accounts of the Bissell Mounds begin with early settlement of Washington County. Research and a resulting narrative were completed as part of a 2016 study of potential local landmarks. Designation of the Bissell Mounds was not completed as additional information was requested.

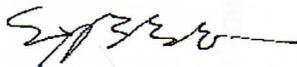
Under the current scope of work, detailed background research will be reviewed and verified, field visit by professional archaeologists, and discussions with the Dakota and Ho-Chunk communities will take place. It is anticipated that through this process, a better understanding of the site, either as an archaeological, burial, traditional cultural property, or geological formation can be completed, and local designation be accomplished.

**Total Project Cost Estimate (Bolles Mill, Site 21WAI16, and Bissell Mounds)**

- Task 1. Review and Verification of Background Research.....\$2,000
- Task 1. Parcel Research, Site Specific Context, and Research Design.....\$1,000
- Task 3. Additional Detailed Research .....\$1,500
- Task 3. Discussions with Tribal Communities.....\$2,000
- Task 2. Archaeological Fieldwork (3m<sup>2</sup> & completion of TUI)... \$4,500
- Task 2. Archaeological Field Visits.....\$2,000
- Task 4. Artifact Cataloging and Analysis.....\$2,500
- Task 3: Completion of a MN State Site Forms and Final Report.....\$4,500
- TOTAL PROJECT COST ESTIMATE.....\$20,000.00**

A signed and returned copy of this proposal and general conditions will serve as our authorization to proceed. Fees estimated in this proposal are based on our assumptions that you will authorize this work by May 8, 2019. Please let me know if you have any questions or comments regarding this proposal.

Sincerely,



Steven J. Blondo MA  
Blondo Consulting, LLC

City Name [City Name]

Category	Grant Request	Cash Match	In-Kind/ Volunteer Match	Total
Project Coord./Admin.			1,000	1,000
Consultant histor./archeol	\$ 10,000	\$ 10,000		20,000
Category (specify)				-
Category (specify)				-
Category (specify)				-
Category (specify)				-
Category (specify)				-
Total:	\$ 10,000	\$ 10,000	1,000	\$ 21,000

Minimum match needed \$ 4,000.00  
 Meets match? Yes

Budget Justification (Grants): How were the above figures determined?

Project Coordination/Administration: Provided by City Administrator 20 hours @ \$50/hr  
 Total Project Cost Estimate (Bolles Mill, Site 21WA116, and Bissell Mounds)  
 Task 1. Review and Verification of Background Research.....\$2,000  
 Task 1. Parcel Research, Site Specific Context, and Research Design.....\$1,000  
 Task 3. Additional Detailed Research .....\$1,500  
 Task 3. Discussions with Tribal Communities.....\$2,000  
 Task 2. Archaeological Fieldwork (3m2 & completion of TU1)... \$4,500  
 Task 2. Archaeological Field Visits.....\$2,000  
 Task 4. Artifact Cataloging and Analysis.....\$2,500  
 Task 3: Completion of MN State Site Forms and Final Report.....\$4,500  
 TOTAL PROJECT COST ESTIMATE.....\$20,000.00