



## HERITAGE PRESERVATION COMMISSION DESIGN REVIEW MEETING AGENDA

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Wednesday, April 20, 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 April 20, 2016 meeting

4. **APPROVAL OF MINUTES**

A. Approval of the minutes of the March 9, 2016 meeting

5. **BUSINESS**

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

i. **Six Completed Nomination Forms**

B. **Historic Plaques**

C. **Update Regarding Downtown Improvement 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  
March 9, 2016**

- Item 1. CALL TO ORDER:** The meeting was called to order at 5:17 pm.
- Item 2. ROLL CALL:** Present: Commissioners Randers, Cox, Stern  
City Officials: Ron Moorese, City Administrator  
Bill Palmquist, Councilmember Ward 1  
Absent: Commissioners Vujovich, Bolton-Iverson
- Item 3. APPROVAL OF AGENDA:** A motion was made by Stern to approve the March 9, 2016 Agenda.  
Seconded by: Cox  
Vote taken: Vote: Yes - 3, No - 0, Motion carried
- Item 4. APPROVAL OF MINUTES:** A motion was made by Stern to approve the January 20, 2016 Minutes.  
Seconded by: Cox  
Vote taken: Vote: Yes - 3, No - 0, Motion carried  
A motion was made by Stern to approve the February 10, 2016 Special Meeting Minutes.  
Seconded by: Cox  
Vote taken: Vote: Yes - 3, No - 0, Motion carried
- Item 5. BUSINESS:**
- A. Update Regarding Project for Local Designation of Historic Properties:  
Tom Zahn, Thomas R. Zahn & Associates, LLC., attended the meeting to discuss the process and timeline he is on for submitting the Local Nominated Properties. He provided two handouts (see attached):
1. "Afton Local Designation Sources List" - March 2016
  2. "Selma's Ice Cream Parlor" - an in-progress Designation Review Form
- Discussion:  
There is little information and not many resources about the "Town Park".  
There is little information and not many resources about the Afton Town Hall located on Stagecoach Trail.

David Mather, National Register Archeologist at the Minnesota Historical Society, stated as far as he knows, Bissell's Mounds are NOT an archeological site. They are simply prominent land formations.

We do know that Bissell's Mounds are named after an early well-known land settler, Elijah Bissell. The mound selected (largest) is on the City of Afton's Comprehensive Plan "Historic Sites" map.

The St. Croix Scenic Byway organization published a piece referred to as Travel Link Document 104. It states "The earliest road from St. Paul passed by way of Bissell's Mounds, a prominent landmark in Afton, to Catfish Bar, where travelers took to the St. Croix River to complete their journey. Bissell's Mounds and several other large mounds in Afton are evidence that Native Americans were the first inhabitants of the St. Croix valley. For the Dakota and Ojibwe, the St. Croix River was a crucial link between Lake Superior and the Mississippi River."

Further research will be done.

Additional historic properties will be pursued, attempting to get three more signatures.

B. Other: N/A

**Item 6. ADJOURNMENT:**

A motion to adjourn was made by Cox.

Seconded by: Stern

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

**The next DR/HPC meeting will be: Wednesday ~ April 20, 2016 @ 5:00pm**

- Attachments:**
1. Afton Local Designation Sources List
  2. Designation Review Form (in-progress) for Selma's Ice Cream Parlor
  3. St. Croix Scenic Byway -Travel Link Doc 104

# AFTON LOCAL DESIGNATION SOURCES LIST

Prepared by Thomas R. Zahn & Associates LLC, March 2016

## PRIMARY SOURCES

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“After Fifty Years: Swedish Evangelical Lutheran Church 1882-1932  
Afton Minn.”

Afton Courier, June 7, 1880

Afton Historical Society:

- Subject files
- Photograph collection
- Maps

Afton Historical Society. Historic Afton Walking Tour. nd

Afton Historical Society. Historic Afton Valley Creek Tour.

Afton Historical Society, Historic Afton: South Afton, Glenmont  
Mills, Swede Hill. nd

Bayport City Directory, 1930.

Blondo, Steven J. A Cultural Resource Assessment for City of Afton  
Protection and Sanitary Sewer Improvements, 2015

Chial, Debra, The St. Croix Valley. Stillwater: Voyageur Press, Inc.,  
1993.

Cooney, Thomas. “Reminiscences of Afton, Minnesota”. 1939.

Federal Census, various years.

Granger, Susan and Scott Kelly. Phase I and II Architecture History Investigation of Historic Structures Along CSAH 18 in Afton, Washington County (S.P. 82-618-11). Submitted to the Minnesota Department of Transportation and Washington County. March 2009

“History of Valley Creek and Surrounding Afton Township”. Evelyn Bolles Grant, January 1963.

Lanegran, David. *Minnesota on the Map*. Saint Paul: Minnesota Historical Society Press.

Martens, Ken. Conversations held November 2015 and January 2016.

Martens, Ken. *Historic Afton Village*

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

May, Wayne, publisher, *Ancient America Magazine*. Conversations held November 2015 and January 2016.

Minnesota census. 1905

Minnesota Farmers' Diaries

Minnesota Genealogist Vol. 2, no. 1. “Burial Places of Washington County.”

Minnesota Historical Society State Archives Notebooks: Washington County (Minn.) Superintendent of Schools

Minnesota History Magazine, Summer 1974. Evelyn Bolles Grant, “Afton Road Names”.

Minnesota State Business Directory. 1873.

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

Robb, Esther C. History of the Afton Methodist Church Afton, Minnesota. 1854-1954. Pamphlet.

Zahn, Thomas R., *City of Afton's Old Village Preservation Design Guidelines*, 2013

Zellie, Carol. Washington County Historic Contexts. 1999.

Stillwater Daily Gazette

Stillwater Messenger

Upham, Warren. *Minnesota Place Names*. Saint Paul: Minnesota Historical Society Press, 1920.

Washington County Historical Society collections

Washington County Warranty Deed records.

Washington County Plat Book. "Patrons' Directory of Washington County, Minn." 1901

Washington County Probate Records.

Woodbury Bulletin 3 July 2002. "Cemetery Fights to Stay Alive."

## WEBSITES

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Ancestry.com. Minnesota, Marriages Index, 1849-1950.

[www.aftonhistoricalmuseum.com](http://www.aftonhistoricalmuseum.com)

Minnesota Digital Newspaper Hub

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**DESIGNATION REVIEW FORM**

A. NAME OF PROPERTY:

Historic Name: **Selma's Ice Cream Parlor**

Other Names/Site No.:

SHPO Inventory No.: **WA-AFC-071**

Property Description:

**The structure at 3419 St. Croix Trail South is a cross-gabled, one and a half story building that displays an entry porch on the southerly portion of the west facing façade. The northern portion of the main façade is rendered in an Early Twentieth Century "False Front" Commercial style with a symmetrical front entry featuring three transom windows crowning a commercial entry door and two side windows.**

**The exterior is predominately clad in clapboard siding and the structure sits on a concrete foundation.**

**A detached two-story, single bay garage is located to the north and west of the main structure.**

B. LOCATION:

Street & No.: **33419 St. Croix Trail South**

City/Town: **Afton**

State, County, Zip: **Minnesota, Washington**

C. PROPERTY OWNER:

Owner Name: \_\_\_\_\_

Owner Phone/Cell: \_\_\_\_\_

Street & No.: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

PIN No:

Legal Description:

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

D. CLASSIFICATION:

Ownership of Property  <input checked="" type="checkbox"/> private <input type="checkbox"/> public	Category of Property:  <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> district <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	Number of Resources within Property Contributing    Noncontributing 2__ buildings ___ sites ___ structures ___ objects 2__ TOTAL
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Number of contributing resources previously listed in the National Register of Historic Places:   0        Open to the Public:   Yes  

E. FUNCTION or USE:

Historic Functions:            **Residential**  
 Current Functions:           **Commercial**

F. SIGNIFICANCE: (check all that apply) – INCLUDE A NARRATIVE STATEMENT FOR EACH AREA OF SIGNIFICANCE CHECKED:

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

*Narrative Statement:*

**Selma’s Ice Cream Parlor, built in the early 1900s, has been a fixture in the Afton community for over 100 years. The Afton Walking tour brochure notes that the property was previously used for a Civil War arsenal and drill grounds for soldiers. Deed records indicate that a Peter B. Johnson was the land grantee in 1889.**

**On January 8, 1913 the property was sold by Peter B. Johnson to Torval Holberg (sometimes spelled Halberg), a Norwegian immigrant. Eddie M. Holberg (likely the son of Torval) was married in October of 1913 to Selma Swanson. Selma’s family had emigrated from Sweden in 1868, settling in Welch, Minnesota until moving to a berry farm west of Afton in 1911. According to *Afton Remembered*, Eddie and Selma lived on the family property and “opened their home as a confectionery with a pool table and a piano in the living room.” Over the years, in addition to serving as a candy store, it was a café, a tavern and even a casino. By 1945 the northern addition to the building had served as a grocery, a fishing bait/gear store and the Afton post office. These types of services suggest the unique character of Afton as a resort and fishing community. Historically, this type of local shop with its varied purposes, was typical of**

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

the era; and despite its modest character played an important role in the social and commercial life of Afton.

Eddie died in 1936. On the 1940 census, Selma was listed as a widow and the proprietor of a confectionary store. Selma died in 1966.

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

*Architectural Classification:* \_\_\_\_\_

*Materials Used:* Foundation: \_\_\_\_\_ Walls: \_\_\_\_\_ Roof: \_\_\_\_\_

*Narrative Statement:* \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ *Cultural significance:* A landmark of man-made or natural features, or a combination, possessing meaning primarily by long association or identification with the community and its citizens.

*Narrative Statement:* \_\_\_\_\_  
\_\_\_\_\_

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

OTHER ITEMS OF SIGNIFICANCE:

Related Local Historic Contexts: <b>River Development</b>	Significant Person(s): <b>Selma Holberg</b>
Period of Significance: <b>1880-1966</b>	Cultural Affiliation:
Significant Dates: <b>1880</b>	Architect/Builder(s):

G. GEOGRAPHICAL DATA:

Acreage of Property: \_\_\_\_\_

Legal Description of Property:

Boundary Justification: **Village plat**

H. NARRATIVE DESCRIPTION: (Detailed. May take several pages)

1. Summary Statement of property:

2. Exterior:

3. Garage / Accessory Building:

4. Integrity:

I. INSERT HISTORICAL PHOTOS with Detailed descriptions of each

- a. Use correct paper when printing
- b. Is it appropriately identified and labeled?
- c. Include a photo log
- d. Photos must be saved and at the correct resolution on an archival quality CD

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

- J. INSERT MAP(S) OF THE PROPERTY:
- a. Must contain defining coordinates and labels
  - b. Must have a North arrow and scale

K. MAJOR BIBLIOGRAPHIC SOURCES:

Published:

Unpublished:

L. FORM PREPARED BY:

Name/Title: **Thomas R. Zahn & Associates LLC**

Street & No.: **Thomas Zahn, Principal**  
**Will Stark, Project Associate**  
**Peg Reilly, Research Associate**

City/Town: **Saint Paul**

State, County, Zip: **Minnesota, Ramsey, 55104**

Telephone No.: **651-221-9765**

Date Prepared: **March 2016**

M. STATE HISTORIC PRESERVATION OFFICER COMMENT:

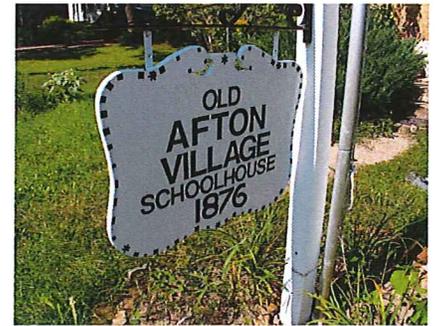
Review and comment by the State Historic Preservation Officer pursuant to Minnesota Statute \_\_\_\_\_; Subd. \_\_\_\_.

Date Submitted to SHPO: \_\_\_\_\_ Date of SHPO Comment: \_\_\_\_\_

N. AFTON CITY COUNCIL REVIEW / APPROVAL:

Designation of property pursuant to: \_\_\_\_\_

Date of Action: \_\_\_\_\_



## Stagecoach Trail District (Mile Post 0.0 - 23.9)

The Stagecoach Trail District story begins at Point Douglas, where the waters of the St. Croix and the Mississippi Rivers meet. Point Douglas Park provides a stunning upstream view of the St. Croix River just before it reaches the Mississippi. This is also the point of intersection between the St. Croix Scenic Byway and the Great River Road, the granddaddy of byways traversing 10 states along the Mississippi and ending at the Gulf of Mexico.

Point Douglas was once a bustling frontier settlement located strategically near Fort Snelling at the beginning of the historic 1852 Point Douglas to Superior Military (or Government) Road. The first post office outside of a military installation was established here in July of 1840, four years after the U. S. Congress designated the St. Croix valley and other lands west of the Mississippi River part of the Wisconsin Territory. The mail had to be carried north to Lake Superior, and the first U.S. mail service by horseback began in 1856. Stagecoach service began by 1861 and continued until the Lake Superior and Mississippi Railroad opened its line and began to carry mail and people to the Lake Superior port of Duluth in 1870.

The scenic byway heads north and hugs the banks of the St. Croix River as it follows along the historic Stagecoach Trail and makes its way over rolling upland fields and wooded ravines, through forest and prairie, past Carpenter Nature Center, St. Croix Bluffs Regional Park, Afton State Park, Belwin Environmental Nature Learning Center and numerous points of geological interest and even an historic railroad bridge. The Stagecoach Trail District is a place to experience nature, to camp, picnic, access trails, boat landings and enjoy great scenery while traveling an historic stagecoach road. Today there are also concentrations of Apple Orchards and small farms that sell directly to the public from quaint shops, where a range of locally produced products are available. Along the entire byway route these small agricultural operations and the St. Croix Chapter of Buy Fresh, Buy Local help visitors experience history by exposure to agriculture the way it used to be.

## St. Croix Scenic Byway

The Stagecoach Trail District continues through the small river communities of Afton, Lakeland and passing near the peaceful residential communities of St. Mary's Point, Lake St. Croix Beach and Lakeland Shores, each a small side trip from the scenic byway route. The site of the 1879 rope ferry across the St. Croix River was at old South Afton, about a mile south of present Afton. The curving descent into Afton from the south is one of the most beautiful road segments on the entire byway. The descent gives a first glimpse of Afton's breathtaking geography with its mix of trees, plateaus, valleys, limestone mounds, coulees, glens, farmland, creeks, and the sparkling river adjacent to downtown.

Afton is also steeped in history and has been holding annual meetings since 1859, one year after Minnesota achieved statehood. It has long been an agricultural community and half of its land is still dedicated to agricultural endeavors. The large Catfish (sand) Bar, still visible when water levels permit, was the historical place to ford cattle and horses across the St. Croix River before bridges or even ferryboats. The earliest road from St. Paul passed by way of Bissell's Mounds, a prominent landmark in Afton, to Catfish Bar, where travelers took to the St. Croix River to complete their journey. Bissell's Mounds and several other large mounds in Afton are evidence that Native Americans were the first inhabitants of the St. Croix valley. For the Dakota and Ojibwe, the St. Croix River was a crucial link between Lake Superior and the Mississippi River.



Photos: Bill Neuman



City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**DRAFT**

**NAME OF PROPERTY:**

*Historic Name:* Selma's Ice Cream Parlor  
*Other Names:* Eddie and Selma Halberg House  
*SHPO Inventory No.:* WA-AFC-071  
*Parcel No:* 22.028.20.14.0006

**LOCATION:**

*Street & No.:* 3419 St. Croix Trail South  
*City/Town:* Afton  
*State, County, Zip:* Minnesota, Washington County, 55001

**PROPERTY OWNER:**

*Owner Name:* Paul D. & Rebecca Nickerson  
*Owner Phone/Cell:*  
*Street & No.:* 1422 Setters Way  
*City/State/Zip:* Houlton, Wisconsin 54082

**CLASSIFICATION:**

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

*Number of contributing resources previously listed in the National Register of Historic Places:* 0      *Open to the Public:* Yes

**FUNCTION or USE:**

*Historic Functions:* Residence, commercial business  
*Current Functions:* Residence, commercial business

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 Afton Walking Tour brochure notes that the property that would be the site of the Halberg residence was used for a Civil War arsenal and drill grounds for soldiers.

The building that houses Selma's Ice Cream Parlor, built in 1880 by the Torval Halberg family, has been a fixture in the Afton community for over 100 years. (Robb) Deed records indicate that a Peter B. Johnson was the land grantee in 1889.

On January 8, 1913 a partial site addition was sold by Peter B. Johnson to Torval Halberg (later sometimes spelled Holberg), a Norwegian immigrant. Eddie M. Halberg (likely the son of Torval) was married in October of 1913 to Selma Swanson. Selma's family had emigrated from Sweden in 1868, settling in Welch, Minnesota until moving to a berry farm west of Afton in 1911. A photograph dating circa 1913 shows Selma standing in a white dress on the front porch of the Halberg home and shop. In the picture, under a four-paned display window, a sign reads:

WE SELL  
STARKEL'S ICE CREAM

By 1945 the northern addition to the building had served as a grocery, a fishing bait/gear store and the Afton post office. These types of services suggest the unique character of Afton as a resort and fishing community. Historically, this type of local shop with its varied purposes, was typical of the era, and despite its modest character played an important role in the social and commercial life of Afton.

Eddie died in 1936 and on the 1940 census, Selma was listed as a widow and the proprietor of a confectionary store. Selma died in 1966.

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

<b>Architectural Classification:</b>	Wood-frame residence, cottage commercial
<b>Materials Used:</b>	Wood, Asphalt, corrugated metal
<b>Foundation:</b>	Sheathed in concrete
<b>Walls:</b>	Wood frame, narrow-lap clapboard
<b>Roof:</b>	Asphalt shingles

**Narrative Description:**

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

The property fondly known as Selma’s or Selma’s Ice Cream Parlor is located on the east side of St. Croix Trail South directly across from the Afton Public Square.

The earliest photographic documentation known to date was taken in July of 1913. The photograph shows that by that time Selma & her family had started selling ice cream from a storefront in their home. The structure appeared to be simple in plan with a cross-gabled footprint.

Over the years the structure expanded in all directions except west maintaining a setback from then Washington Street.

There appear to be three major additions to the exterior of the Halberg home. The first and most visible from the street was an addition to the north with a false front and an early 20<sup>th</sup> century storefront door, transom and window set. This expansion housed various businesses and services such as a grocery store, a bait shop and the Afton post office. An expansion with a shed roof to the front elevation south provided additional square footage for Selma’s retail business.

A later expansion of a 1½-story addition to the back, east-facing elevation, appears to have converted the once residence into strictly a commercial building.

The current building displays sheathing in narrow-lap wood siding, a variety of window types and sizes, and both asphalt shingling on the cross-gabled roof and composition or corrugated metal roofing on the shed roofs.

To the north and east of the main building, a small, 20<sup>th</sup>-century, garage shaped structure is raised one story up to sit on a rough-faced block, tuck-under 1-car garage. The upper structure appears to have been converted for residential rental or office use. Access to the upper story is supplied by a metal stair and deck system. The noncontributing garage displays a conventional, stock overhead garage door.

**OTHER ITEMS OF SIGNIFICANCE:**

<p><b><i>Related Historic Contexts:</i></b>          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</p>	<p><b><i>Significant Person(s):</i></b>  <i>Selma Halberg</i></p>
<p><b><i>Period of Significance:</i></b>          1913 with Selma’s marriage and opening of an ice cream shop to          Selma’s death in 1966.</p>	<p><b><i>Cultural Affiliation:</i></b></p>
<p><b><i>Significant Dates:</i></b>          1880</p>	<p><b><i>Architect/Builder(s):</i></b>          Unknown</p>

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**GEOGRAPHICAL DATA:**

*Acreage of Property:* 0.865

*Legal Description of Property:* S 1/3 LTS 001,002,003 & N 2/3 LTS 004, 005 & 006 BLK 5 AFTON & ALL THAT TRCT OF LAND AVERAGING 99.3FT IN WIDTH M/L WHICH LIES ON BOTH SIDES OF C/L OF CMSP&P RR CO R/W LOC IN WACO WHICH TRCT OF LAND CONT APPROX 14900 SQ FT & CAN BE DESC AS FOLL:COM @ PT ON C/L SD R/W WHICH PT IS DIST 100FT S M/L FROM NLY LN CITY BLK 005 ORIGINAL TOWN OF AFTON AS MEAS ALG CTR SD R/W THN PROCEEDING SLY ALG C/L SD R/W DIST 150FT & THERE TERM SUBDIVISIONNAME AFTON LOT 1 BLOCK 5 SUBDIVISIONCD 19040

*Boundary Justification:* Washington County tax records, Afton Village boundaries

**PHOTOGRAPHIC DOCUMENTATION:**

*Historical Photographs:*



*Selma's shop as it appeared circa 1913.*

City of Afton, Minnesota  
Heritage Preservation Commission  
LOCAL PROPERTY DESIGNATION

*Current Photographs:*



*Since 1913 Selma's has grown in all directions except west.*



*Looking east across St. Croix Trail South, formerly Washington Street, to Selma's. Note the noncontributing raised garage structure to the north and east of Selma's.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



*Looking to the south-southeast at the west-facing elevation. In the early 20<sup>th</sup> century the false front wing was added to Selma's and served as a post office.*



*Looking to the northwest at the south- and east-facing elevations of Selma's.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



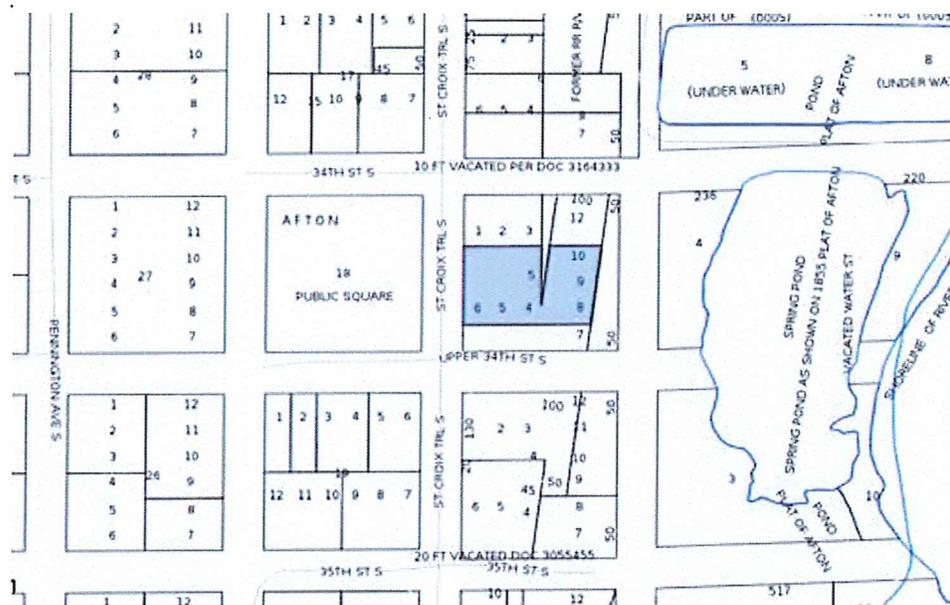
*Selma's south-facing elevation.*

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



*Aerial photograph of Selma's and the noncontributing elevated garage to the immediate north and east of Selma's Parlor.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



*Parcel Map for the Selma's Ice Cream Parlor.*

**MAJOR BIBLIOGRAPHIC SOURCES:**

***Published:***

- Afton Historical Society. *Historic Afton: South Afton, Glenmont Mills, Swede Hill.* n.d.
- Afton Historical Society. "Historic Afton Walking Tour." n.d.
- Blondo, Steven. Minnesota Architecture-History Inventory Form City of Afton Flood Protection and Sanitary Sewer Improvements, Afton, Washington County, Minnesota. 2015.
- 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.
- Zellie, Carole. Washington County Historic Contexts. 1999.

***Unpublished:***

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

**FORM PREPARED BY:**

Name/Title: Thomas R. Zahn & Associates LLC  
 Street & No.: 807 Holly Avenue  
 City/Town: Saint Paul

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

State, County, Zip: Minnesota, Ramsey County, 55104

Telephone No.: 651-221-9765

Date Prepared: March 30, 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 Congregational Church  
*Other Names:* Afton Historical Museum  
*SHPO Inventory No.:* WA-AFC-012  
*Parcel No.:* 22.028.20.11.0004

**LOCATION:**

*Street & No.:* 3165 St. Croix Trail South  
*City/Town:* Afton  
*State, County, Zip:* Minnesota, Washington County, 55001

**PROPERTY OWNER:**

*Owner Name:* City of Afton  
*Owner Phone/Cell:* (651) 436-5090  
*Street & No.:* 3033 St Croix Trail S  
*City/State/Zip:* Afton, Minnesota 55001

**CLASSIFICATION:**

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

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

*Open to the Public:* Yes

**FUNCTION or USE:**

*Historic Functions:* Ecclesiastical  
*Current Functions:* Museum

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 history of the present day Afton Historical Museum dates back to the construction of the building as the Congregational Church in 1868. Eight years earlier, on March 30, 1860, a Congregational Church society was organized, meeting in Reverend Simon Putnam's home and the schoolhouse until September, 1868 when the church was built. When it was dedicated that same year, the building was debt-free, as the congregation had begun successfully raising funds since 1867. Simon Putnam was the church's first pastor.

Simon Putnam was born on November 17, 1821 in Sutton, Massachusetts. He married Julia Bacon and had a son, Myron, born in Hopkinton, Massachusetts on April 29, 1845. (Martens 2014) By 1857 the Putnams were listed as living in Afton. Simon Putnam was Afton's first school superintendent and taught in his home until a school was built. Both Simon and his son volunteered to fight in the Civil War (though Myron's age kept him from soldiering, he was issued a drum as a musician.) Disease took a large number of men during the war and both Simon and Myron contracted illnesses that shortened their lives. Myron died at age 18 and Simon at 43, shortly after returning from battle. They are both buried in Mount Hope Cemetery.

The Congregational Church building was occupied by Methodists as well. The American Methodists had been holding their own services in the Congregational Church, incorporating themselves into the Methodist Episcopal Society of Afton in 1896. Meanwhile, in 1854, the Swedish Methodists had organized at Mounds Prairie, a farming district along the Afton and Woodbury township line. A schism of sorts occurred in this congregation, over conflicts regarding the church title and cemetery property, and so money was raised by some congregants to erect a separate (Swedish) church, which was built in 1886 in the village of Afton. (All that remains today of the Mounds Prairie church is the cemetery.)

In 1904, having lost ground due to deaths and outstanding financial obligations, the Congregationalists sold the church building to the American Methodists. The American and Swedish Methodists merged in 1914, utilizing first the Swedish church for their new congregation. The two groups became estranged in 1919 when the newly merged membership split apart over whether to use the Swedish language in some services (favored by the older members) or to conduct services entirely in English (endorsed by the younger members.) In that year the American Methodists returned to the Congregational Church they had previously occupied. Just a few years later however (1926) the Methodist leadership decided that it was time for all Methodists to come together permanently; thus the American Methodists sold the old Congregational church building to the Woodmen of America for less than \$1000 in order to rejoin their former Swedish brethren. (Other groups included in this purchase were the American Legion and the Afton Men's Club.) In 1926, after severe flooding and mudslides, the building was moved onto a new raised basement on the adjacent lot to the south.

For unknown reasons shortly thereafter the Citizens State Bank foreclosed on the church mortgage. The village subsequently purchased the building, putting it to use as a hall. A new mortgage for the Afton Memorial Hall Association was issued in 1928. The building was used to stage plays and other entertainments. (Robb) It was

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

also utilized as a Town Hall from circa 1926-1982. Vice-presidential candidate Walter Mondale cast his vote in the 1976 presidential election in this hall.

In June, 1988 the Afton Historical Museum held its grand opening in the former Afton Congregational Church building. (Robb)

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

**Architectural Classification:** Wood-frame Church

**Materials Used:**

**Foundation:** Rough-faced concrete block (1926)

**Walls:** Wood frame, clapboard

**Roof:** Asphalt shingles

**Narrative Description:**

The Afton Congregational Church has a simple, front-gabled Greek Revival form.

The building retains the majority of its character-defining features. These include the main roof profile, the front entry with an open gabled roof above and a sheathing of narrow lap wood siding. The sets of three windows on the north and south-facing elevation retain their original window openings and nine-over-nine double-hung windows.

Modifications to the original design appear in the raised basement built of rough-faced concrete block, the opening of the original front porch enclosure, access doors added along the south-facing elevation, the removal of a back brick chimney, and an expansion to the building's east-facing elevation.

A small, mid-century, one-car garage sits on the property to the south of the main building. The garage is used by the city to store maintenance equipment.

**OTHER ITEMS OF SIGNIFICANCE:**

<p><b>Related Historic Contexts:</b>          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</p>	<p><b>Significant Person(s):</b>          Rev. Simon Putnam</p>
<p><b>Period of Significance:</b>          1868 with the construction of the church to 1926 when the building ceased to support church services.</p>	<p><b>Cultural Affiliation:</b></p>
<p><b>Significant Dates:</b>          1868 date of construction.</p>	<p><b>Architect/Builder(s):</b>          Unknown</p>

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**GEOGRAPHICAL DATA:**

*Acreage of Property:* 0.347

*Legal Description of Property:* LOTS 1-3 008 BEING S 100 FT SUBDIVISIONNAME AFTON LOT 1 BLOCK 8 SUBDIVISIONCD 19040THN PROCEEDING SLY ALG C/L SD R/W DIST 150FT & THERE TERM SUBDIVISIONNAME AFTON LOT 1 BLOCK 5 SUBDIVISION 19040

*Boundary Justification:* Washington County tax records, Afton Village boundaries

**PHOTOGRAPHIC DOCUMENTATION:**

*Historical Photographs:*



*The Afton Congregational Church as it appeared in 1868.*

*Current Photographs:*



*The Afton Congregational Church housed the Congregational and American Methodist congregations, and later was a meeting place for fraternal organizations, such as Modern Woodmen of America and the American Legion and Auxiliary,*

City of Afton, Minnesota  
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*Looking east across St. Croix Trail South, formerly Washington Street, to the current Afton Historical Museum.*



*Looking to the south-southeast at the north-facing elevation with the later, lower-roofed addition to the back of the original simple rectilinear structure.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



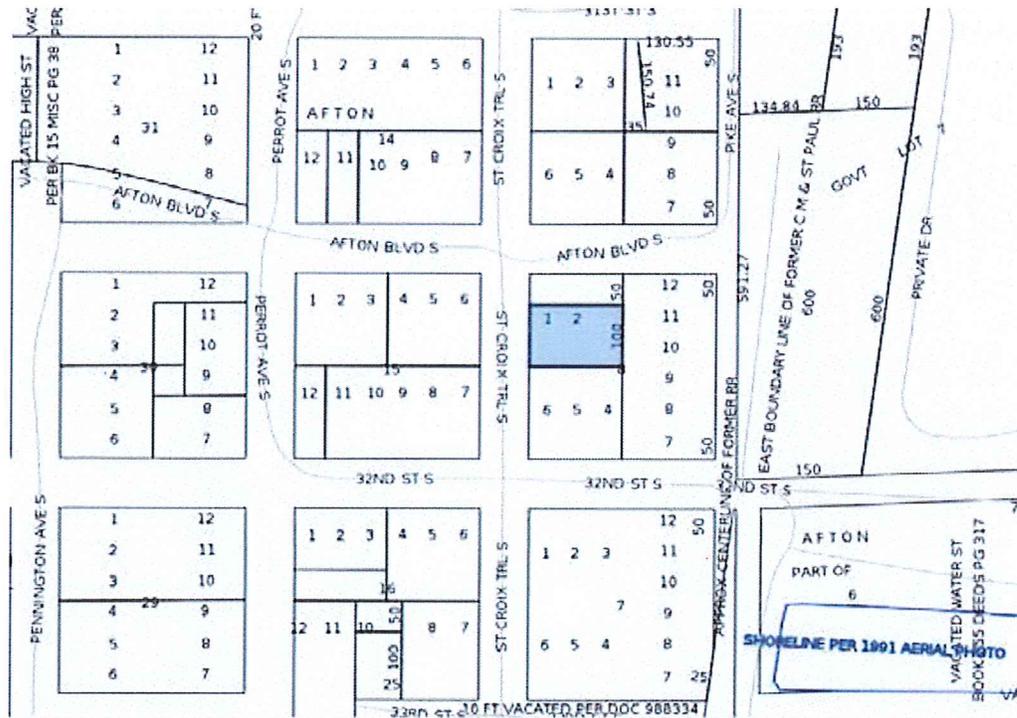
*The south-facing elevation displays the side entrances to the basement and the back addition.*

**AERIAL PHOTOGRAPHS AND MAP(S) OF THE PROPERTY:**



*Aerial photograph of the Afton Historical Museum and the noncontributing city utility garage to the south.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



*Parcel Map for the Afton Congregational Church/Afton Historical Museum.*

**MAJOR BIBLIOGRAPHIC SOURCES:**

***Published:***

- Blondo, Steven. Minnesota Architecture-History Inventory Form City of Afton Flood Protection and Sanitary Sewer Improvements, Afton, Washington County, Minnesota. 2015.
- Grant, Evelyn Bolles. History of Valley Creek and Surrounding Afton Township. Article written for Valley Creek Women's Club, January 1963.
- Martens, Ken. *The Perilous St. Croix River Valley Frontier*. Charleston: History Press, 2014.
- 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.
- Zellie, Carole. Washington County Historic Contexts. 1999.

***Unpublished:***

- Afton Historical Museum. Various archived materials. Fall/Winter 2015-2016.

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**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: March 30, 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:* Reverend Simon Putnam House  
*Other Names:* Congregational Church Parsonage  
*SHPO Inventory No.:* WA-AFC-065  
*Parcel No:* 22.028.20.11. 0028

**LOCATION:**

*Street & No.:* 3192 St. Croix Trail South  
*City/Town:* Afton  
*State, County, Zip:* Minnesota, Washington County, 55001

**PROPERTY OWNER:**

*Owner Name:* Thomas D. & Donna M. Dematteo  
*Owner Phone/Cell:*  
*Street & No.:* PO BOX 40  
*City/State/Zip:* Afton, Minnesota 55001

**CLASSIFICATION:**

<i>Ownership of Property</i>	<i>Category of Property:</i>	<i>Number of Resources within Property</i>	
		<i>Contributing</i>	<i>Noncontributing</i>
X private	X building(s)	2	buildings
public	district		sites
	site		structures
	structure		objects
	object		
		<b>2</b>	<b>0 TOTAL</b>

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

*Open to the Public:* Yes

**FUNCTION or USE:**

*Historic Functions:* Residential, Ecclesiastical  
*Current Functions:* Residential, Commercial

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:*

Simon Putnam was born on November 17, 1821 in Sutton, Massachusetts. He married Julia Bacon and had a son, Myron, born in Hopkinton, Massachusetts on April 29, 1845. He is listed on the 1857 Minnesota census as a preacher, age 34. Listed with him was Julia Putnam (32) and Myron L. Putnam (12). Research indicates he was in Afton at least the previous year, as he is cited in the Minnesota Farmers' Diaries in 1856 as having preached there. And by that year he was on the original board of trustees of School District #24, located in Afton village, which was organized in 1856.

By 1859 Putnam had built his home, also known as the parsonage, on the northwest corner of the intersection of Washington Street (now St. Croix Trail South) and 32<sup>nd</sup> Street South. He taught school in the kitchen of his home. His house was used for both educating the young people of Afton and holding religious services until separate structures were built. A new brick school was constructed circa 1867.

Led by Putnam, the Congregationalists organized in Afton on June 24, 1858. The denomination had 13 members and for 10 years met in homes or the schoolhouse. The Congregational Church on Washington Street (present day St. Croix Trail South) was not completed until September of 1868.

Reverend Putnam held "war meetings" to raise volunteers to fight the "Godless rebels" when the Civil War broke out. He enlisted in Company E of the Third Infantry Regiment on October 12, 1861 and brought his sixteen-year-old son Myron. Too young to be issued a military musket, Myron entered as a musician and was issued a drum. In a losing battle in Murfreesboro, Tennessee, the Putnam's company and most of the rest of the Third Minnesota surrendered. Myron and Simon returned to Minnesota according to the terms of their Confederate parole. Myron, however, went on to participate in the Battle of Wood Lake, part of the US-Dakota War, and was discharged in July 1863, having developed a chronic illness. He died at the age of eighteen shortly thereafter (Martens). Simon was promoted to Full Chaplain on September 9, 1863 and was mustered out on September 11, 1864 at Afton. Illness contracted during the war also claimed Simon. Father and son are buried at Mount Hope Cemetery on the bluff overlooking the Village of Afton and the St. Croix River Valley.

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**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 singles  
**Foundation:** Sheathed in cement  
**Walls:** Thin-lap and shiplap wood siding  
**Roof:** Asphalt shingles

**Narrative Description:**

The Reverend Simon Putnam House is located on a large lot at the northwest corner of the intersection of 32<sup>nd</sup> Street South and St. Croix Trail South. The lot supports the house, a collection of 1 and 1½ story components located near the street intersection, and a barn-like structure to the west and north of the residence.

The main massing of the folk cottage is a 1½ story front-gabled temple-form with two recessed and end-gabled 1-story wings. Adjacent and to the south of the main gabled end is an enclosed 1-story porch. There are gabled and shed additions to the west off the back of the cottage, all leading to a complex and changing profile from each direction.

The house is wood frame and sheathed in narrow lap wood siding. Like the amorphous nature of the architectural forms, the fenestration displays a variety of window types, sizes and proportions. However the house still retains a variety of original divided light windows and some luxury in the diamond-cut glass transom over the centered plate glass window.

While the corner porch, once open is now enclosed, the cottage still evokes a pioneer charm in its ability to expand as the need for more room grew without aesthetic concern or balance. The house now contains an antique business.

To the back of the site is an early 2-bay white barn. The simple end-gabled structure retains its original divided light window, sliding barn doors and shiplap siding. The barn probably appeared more coordinated and connected to the homestead when the house, as originally rendered, was painted white.

**OTHER ITEMS OF SIGNIFICANCE:**

<p><b>Related Historic Contexts:</b>  Town site 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</p>	<p><b>Significant Person(s):</b>  Reverend Simon Putnam</p>
<p><b>Period of Significance:</b>  1859 when the house was built to Putnam's death circa 1865</p>	<p><b>Cultural Affiliation:</b></p>
<p><b>Significant Dates:</b>  1859 date of construction</p>	<p><b>Architect/Builder(s):</b>  Unknown</p>

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**GEOGRAPHICAL DATA:**

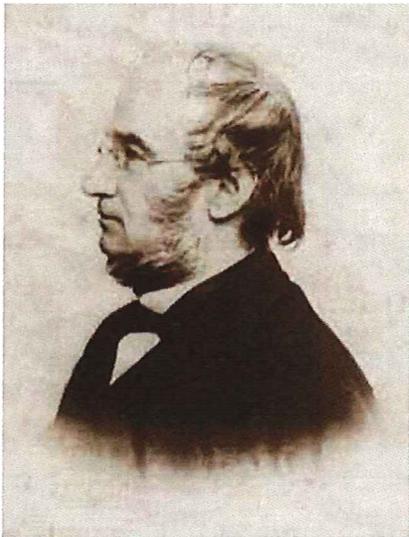
*Acreage of Property:* 0.861

*Legal Description of Property:* LOTS 7-11 015 SUBDIVISIONNAME AFTON LOT 7 BLOCK 15 SUBDIVISIONCD 19040

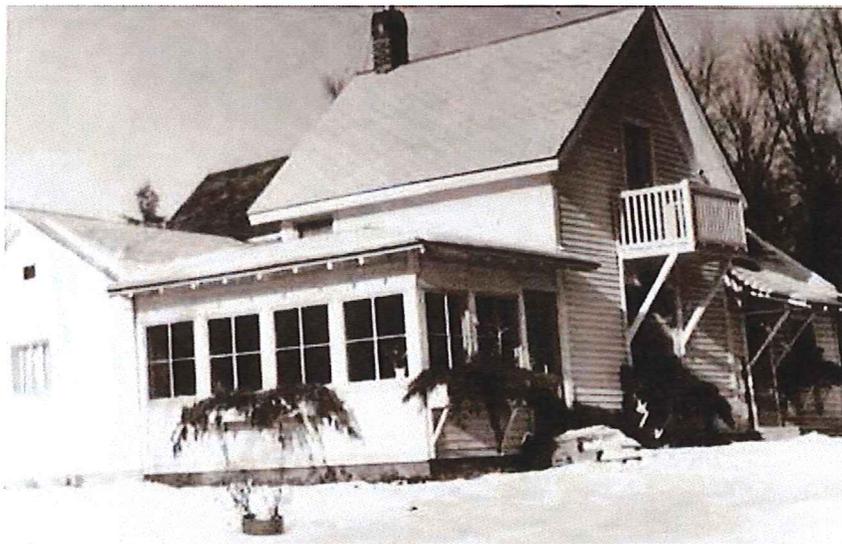
*Boundary Justification:* Washington County tax records, Afton Village boundaries

**PHOTOGRAPHIC DOCUMENTATION:**

*Historical Photographs:*



*Reverend Simon Putnam*



*20<sup>th</sup> century photograph of the Reverend Simon Putnam House*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

*Current Photographs:*



*The Reverend Simon Putnam House sits on the northwest corner of the intersection of 32<sup>nd</sup> Street South and St. Croix Trail South. Architecturally it is a folk cottage that has grown through time with additions to the north and west.*



*The porch to the south of the front gable elevation was once open but is now enclosed.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



*The north-facing elevation displays some of the cottage's complex growth of lean-tos and additions.*



*South-facing elevation.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



*To the west and north of the cottage is a two stall barn-like structure that appears to date back to the turn-of-the-century.*



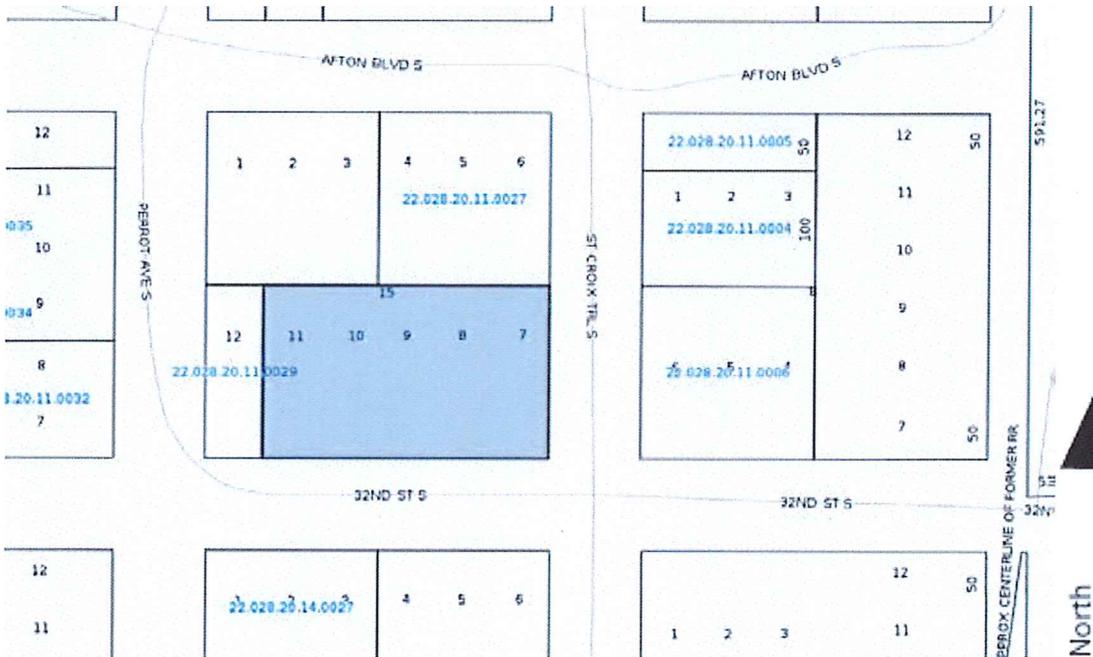
*The barn displays some if not all of its original fenestration.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

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



*Aerial photograph of the complex roof of the cottage with the barn to the west of the house.*



*Parcel Map of the Reverend Simon Putnam property at the northwest corner of 32<sup>nd</sup> Street South and St. Croix Trail South.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**MAJOR BIBLIOGRAPHIC SOURCES:**

***Published:***

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

Grant, Evelyn Bolles. History of Valley Creek and Surrounding Afton Township. Article written for Valley Creek Women's Club, January 1963.

Loehr, Rodney C. Minnesota Farmers' Diaries. Sources for Northwest History. Minnesota Historical Society. Collections.mnhs.org/MNhistorymagazine/articles/18/v18i03p284-297.pdf. accessed March 29, 2016.

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

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

Zellie, Carole. Washington County Historic Contexts. 1999.

***Unpublished:***

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

**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: March 30, 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:**

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

Designation of property pursuant to: \_\_\_\_\_

Date of Action: \_\_\_\_\_

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**DRAFT**

**NAME OF PROPERTY:**

*Historic Name:* Citizens State Bank

*Other Names:*

*SHPO Inventory No.:* WA-AFC-067

*Parcel No:* 22.028.20.14. 0013

**LOCATION:**

*Street & No.:* 3321 St. Croix Trail South

*City/Town:* Afton

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

**PROPERTY OWNER:**

*Owner Name:* Lone Star on St. Croix LLC

*Owner Phone/Cell:*

*Street & No.:* 3321 St. Croix Trail S

*City/State/Zip:* Afton, Minnesota 55001

**CLASSIFICATION:**

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

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

*Open to the Public:* Yes

**FUNCTION or USE:**

*Historic Functions:* Commercial, Bank

*Current Functions:* Vacant

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 Citizens State Bank building was constructed in Afton on the east side of Washington Street in 1912-13 by L.A. Bluff.

While not much appears to be recorded about the bank's history, a seminal event for the bank occurred in 1921. An armed robber held up the bank for \$2000. The subsequently convicted bandit, one J.P. Beltz, locked the bank teller and the cashier into the vault, which was open at the time. He then moved on to Stockholm, Wisconsin, robbing a bank there and was finally captured in Red Wing, still in possession of the \$2000. (Martens)

The bank closed due to embezzlement of funds in 1929 and became a retail store and most recently housed a book publisher.

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

<b>Architectural Classification:</b>	Commercial building
<b>Materials Used:</b>	Brick, stone banding, wood frame, composition roof
<b>Foundation:</b>	Rough-faced concrete block
<b>Walls:</b>	Brick (historic bank)
<b>Roof:</b>	<u>Composition flat roof</u>

**Narrative Description:**

The Citizens Bank Building is significant as one of Afton's only early, 1-story commercial brick buildings. It was built early in the 20<sup>th</sup> century with the exterior wall faced in light brick with accents of orange brick.

The building sits on a basement foundation of formed, brown stone-like concrete block. The basement level retains its window openings that are crowned with shallow brick arches.

The main floor facing north displays double-hung windows with projecting and corbelled hoods and sills of orange brick.

The corner entry and the display windows on the north and west elevations are crowned with a band of segmental arches. The main elevation along St. Croix Trail South is framed in orange brick and displays a decorative band of diamond shapes in orange brick across the building's upper façade.

A noncontributing modern 2-story wood building with decks and open wood stairways is attached to the back of the original bank structure.

In 2015 a new front door set was installed in the building. The set includes a rounded arch, solid wood paneled door surrounded by side and arched windows (See west-facing elevation photograph).

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**OTHER ITEMS OF SIGNIFICANCE:**

<p><b>Related Historic Contexts:</b>          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</p>	<p><b>Significant Person(s):</b></p>
<p><b>Period of Significance:</b>          1913 date of construction</p>	<p><b>Cultural Affiliation:</b></p>
<p><b>Significant Dates:</b>          1913 date of construction</p>	<p><b>Architect/Builder(s):</b>          L.A. Bluff</p>

**GEOGRAPHICAL DATA:**

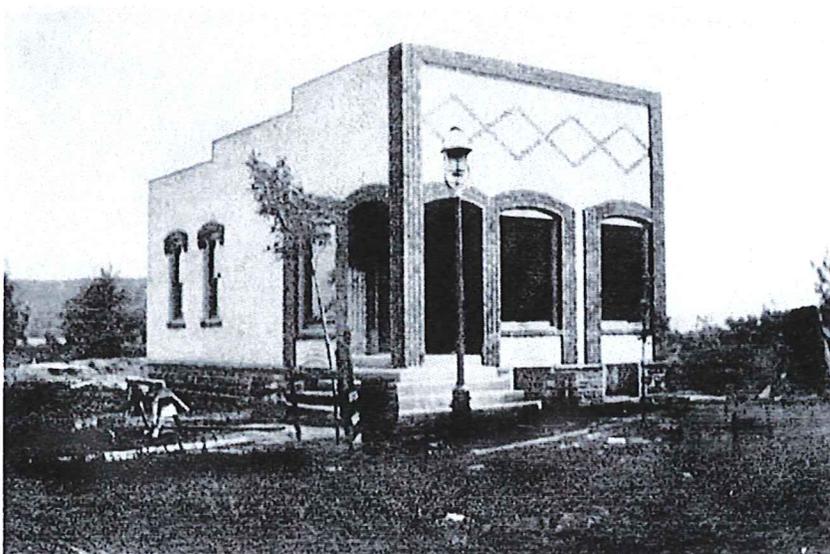
**Acreage of Property:** 0.208

**Legal Description of Property:** N 50 FT OF LOTS 1 & 2 & 3 006 SUBDIVISIONNAME AFTON LOT 1 BLOCK 6 SUBDIVISIONCD 19040

**Boundary Justification:** Washington County tax records, Afton Village boundaries

**PHOTOGRAPHIC DOCUMENTATION:**

**Historical Photographs:**



*The Citizens State Bank as it appeared in 1913 during construction. This photograph was taken from Washington Street, now St. Croix Trail South, looking to the southeast.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

*Current Photographs:*



*The Citizens State Bank as it appears today. Note that the fenestration openings remain intact. However, the building is going through renovations and a substantial new wood paneled door with sidelights has recently been installed.*



*View of the main, west-facing façade.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



*The Citizens State Bank looking to the east-northeast. A modern, wood frame 2-story structure is now attached to the back (east-facing) elevation.*



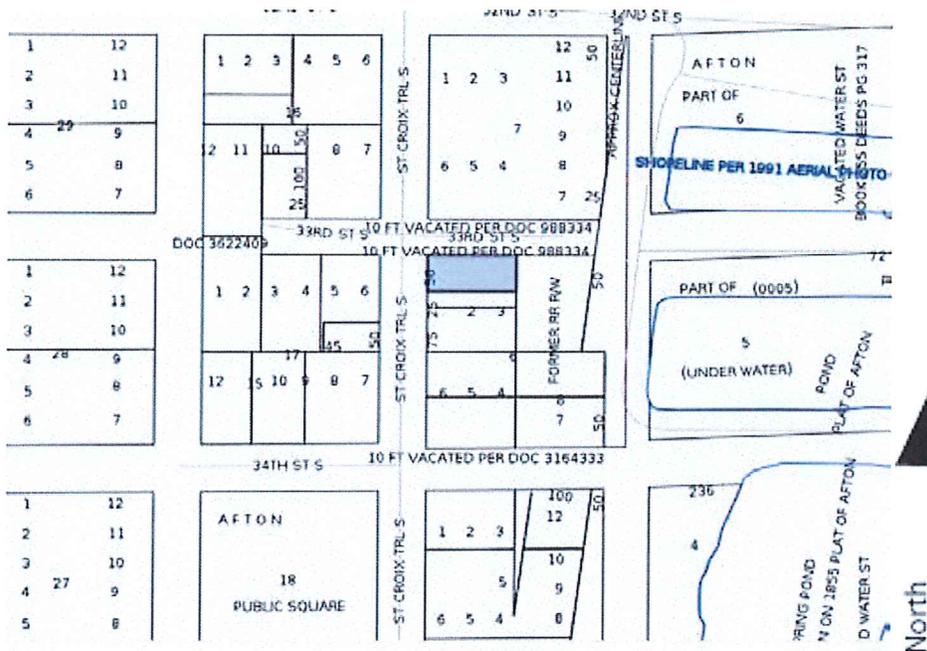
*The north-facing elevation retains its window openings and displays double-hung sash, as well as a basement window and a display window above.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

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



*Aerial photograph of the Citizen State Bank and back, modern addition to the east.*



*Parcel Map for the Citizens State Bank at the southeast corner of 33<sup>rd</sup> Street South and St. Croix Trail South.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**MAJOR BIBLIOGRAPHIC SOURCES:**

***Published:***

Afton Historical Society. Historic Afton: South Afton, Glenmont Mills, Swede Hill. n.d.

Afton Historical Society. Historic Afton Walking Tour. n.d.

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

Martens, Ken. "The Historic Benjamin Perham Squires House of Afton." n.d.

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

Zellie, Carole. Washington County Historic Contexts. 1999.

***Unpublished:***

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

**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: March 30, 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: \_\_\_\_\_

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

Date of Action: \_\_\_\_\_

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**DRAFT**

**NAME OF PROPERTY:**

*Historic Name:* Mount Hope Cemetery

*Other Names:*

*SHPO Inventory No.:*

*Parcel No:* 22.028.20.13. 0017

**LOCATION:**

*Street & No.:* Upper 34<sup>th</sup> Street 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 PO Box 219

*City/State/Zip:* Afton, Minnesota 55001-0219

**CLASSIFICATION:**

<i>Ownership of Property</i>	<i>Category of Property:</i>	<i>Number of Resources within Property</i>	
		<i>Contributing</i>	<i>Noncontributing</i>
private	building(s)		
X public	district		buildings
	X site	1	sites
	structure		structures
	object		objects
		<b>1</b>	<b>0</b>
			<b>TOTAL</b>

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

**FUNCTION or USE:**

*Historic Functions:* Cemetery

*Current Functions:* Cemetery

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:***

Mount Hope Cemetery is located on a bluff top west of County Highway 21 and south of State Highway 95 on lot 17 outside the Afton Village limits. Its condition is precarious, as it has been vandalized many times over the years and has not been maintained. According to Ken Martens in *The Perilous St. Croix River Valley Frontier*, the area was used as a burial ground a dozen years prior to its formal designation as Mount Hope Cemetery in 1855. There is a discrepancy in how much land was assigned for its purpose. According to Neill, "At the time of the platting of the village of Afton, the proprietors set apart and donated to the village twenty acres in section twenty-two, for a cemetery. It was dedicated in 1855." In *Afton Remembered*, we learn that "It (Mount Hope) was officially assigned five acres but never grew beyond a stingy one-half acre." The name of the cemetery (and the name of Afton) were said to have come from Mrs. Electa Getchell, wife of one of the three men who platted the village of Afton. At the arrival of Decoration Day (today's Memorial Day) young boys from the brick schoolhouse were marched up the hill to the bluff top cemetery to decorate the graves of Civil War soldiers buried there. (Robb)

Mount Hope appears to have been the first cemetery in Afton for white families. Other 19<sup>th</sup> century cemeteries include Evergreen and the German Lutheran cemeteries (within the original village boundaries), St. Peter's Lutheran in the township and Mounds Prairie, near the Afton-Woodbury Township line. (Grant) There was also an Indian cemetery, located west of the Milwaukee Road tracks near the present day Selma's. Other than the Upper 34<sup>th</sup> Street roadbed there are no visible boundaries to the cemetery, which is covered with overgrown grass and weeds. Only a very few headstones and memorials have survived the years. There are ten upright markers and many smaller headstones and fragments. An ornamental fence surrounds one of the grave stones. The site was officially used by the city for almost forty years, from 1855 to 1892. It is unknown why its use was discontinued.

Although there does not appear to be an existing register of names of those buried at Mount Hope, some do appear on the remaining stones. Numerous burials occurred for which there are no markers. A number of children rest there, many dying of cholera and diphtheria. There is a rear row at the western edge of the blufftop where they are buried. Fieldstone rocks were used as headstones and footstones on children's graves. Pioneer Christian burial practices included burying the body facing east, so that upon resurrection they would be able to see the "glorious view" of Christ's second coming. (Martens, 2014)

A list of burial sites was compiled by Elizabeth and John Erickson in 1969, noting what names were readable at that time. According to this source, noteworthy burials there include C.S. Getchell and his wife mentioned above, as well as Reverend Simon Putnam, first superintendent of schools in Afton, and his son Myron, both of whom served in the Civil War. Other early pioneers include Charles Cushing, Afton's first school clerk and S.H. Paterson who built the village's first hotel in the 1850s. At least one twentieth century plot was discovered there with a marker labeled "Ott 1980."

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

Mount Hope was nominated as one of Minnesota’s ten most endangered sites in 2002 by the Preservation Alliance of Minnesota.

***Narrative Description:***

The Mount Hope Cemetery is a 5 acre site that sits on the highest bluff’s edge hill overlooking to the east the St. Croix River Valley. The only higher point in Afton is on the top of the Bissell Mound that is located further west on the prairie flatlands away from the bluff.

The cemetery is entered through a simple portal of two timber posts with a spanning board that reads “Mount Hope Cemetery” in Gothic lettering.

Dedicated in 1855 the grounds are evocative of an early pioneer settlement cemetery. There appears to be no formal layout of the burials, but rather widely dispersed gravesites defined by names carved onto found rocks, simple marble markers, or more elaborate granite monuments. Simple to grand, no tombstones appear to have avoided the ravages of time, nature and/or vandals.

The grounds do show sign of recent efforts to clear brush and straighten stones. However, most of the site remains overgrown with volunteer vegetation that nestles randomly placed or fallen stones that are growing moss and lichen.

**OTHER ITEMS OF SIGNIFICANCE:**

<p><b><i>Related Historic Contexts:</i></b>  Town site 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</p>	<p><b><i>Significant Person(s):</i></b>  Rev. Simon Putnam  Charles &amp; Electa Getchell  Charles Cushing  S.H. Paterson</p>
<p><b><i>Period of Significance:</i></b>  1855 dedication to 1892</p>	<p><b><i>Cultural Affiliation:</i></b></p>
<p><b><i>Significant Dates:</i></b>  1855</p>	<p><b><i>Architect/Builder(s):</i></b></p>

**GEOGRAPHICAL DATA:**

***Acreage of Property:*** 5.006

***Legal Description of Property:*** BEING PUBLIC CEMETARY CO AUDITORS PLAT # 5 SUBDIVISIONNAME COUNTY AUDITOR'S PLAT NO.5 LOT 17 SUBDIVISIONCD 19125

***Boundary Justification:*** Washington County tax records

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**PHOTOGRAPHIC DOCUMENTATION:**

*Historical Photographs:*

*Current Photographs:*



*The entry sign to Mount Hope Cemetery at the top curve of Upper 34<sup>th</sup> Street South.*



*A collection of headstones and monument pieces that typify conditions found throughout the cemetery.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



*The broken Berry Family monument to the right sits at a gravesite defined by a short iron fence and gate.*



*Most of the formal monuments in Mount Hope have suffered damage through vandalism. This photograph is looking southwest over the cemetery's somewhat wild grounds.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



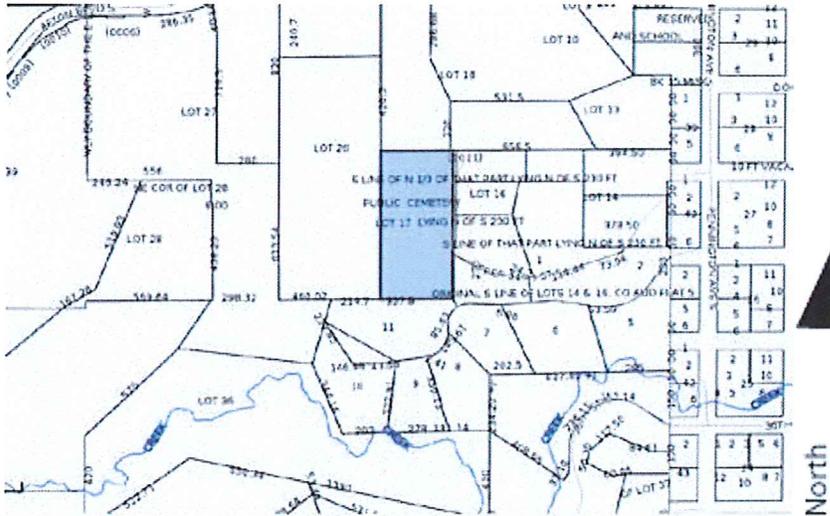
*A "white bronze" spelter grave marker for Civil War Veteran Charles Cushing.*

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



*Aerial photograph of Mount Hope Cemetery on Upper 34<sup>th</sup> Street South at the top of the tallest bluff edge overlooking the St. Croix River Valley. The only higher point is on Bissell Mound that is located further to the west on the prairie.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



*Parcel Map of the 5 acre cemetery overlooking the Village of Afton. .*

**MAJOR BIBLIOGRAPHIC SOURCES:**

***Published:***

Grant, Evelyn Bolles. History of Valley Creek and Surrounding Afton Township. Article written for Valley Creek Women's Club, January 1963.

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

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

Zellie, Carole. *Washington County Historic Contexts*. 1999.

***Unpublished:***

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

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**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: March 30, 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:* Carnithan-Squires House  
*Other Names/Site No.:* Squire House Gardens  
*SHPO Inventory No.:* WA-AFC-010  
*Parcel No.:* 22.028.20.14.0037

**LOCATION:**

*Street & No.:* 3390 St. Croix Trail South  
*City/Town:* Afton  
*State, County, Zip:* Minnesota, Washington County, 55001

**PROPERTY OWNER:**

*Owner Name:* Richard Arthur Meacock and Martin Stern  
*Owner Phone/Cell:* (651) 436-8080  
*Street & No.:* 3390 St Croix Trail S  
*City/State/Zip:* Afton, Minnesota 55001

**CLASSIFICATION:**

<i>Ownership of Property</i>		<i>Category of Property:</i>	<i>Number of Resources within Property</i>			
			<i>Contributing</i>	<i>Noncontributing</i>		
X	private	X	1		buildings	
	public				sites	
				district		structures
				site		objects
				structure		
		object				
			<b>1</b>	<b>0</b>	<b>TOTAL</b>	

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

*Open to the Public:* Yes, retail area

**FUNCTION or USE:**

*Historic Functions:* Residential  
*Current Functions:* Residential, Commercial Retail

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 structure now doing business as Squire House Gardens was built by Samuel Carnithan and his brother William circa 1870. William, the older brother, was born in 1834 in Washington, New York and arrived in Afton from New York in 1857, living with the Reverend Simon Putnam and working as a laborer, farm hand and carpenter. He served with Company C of the 7<sup>th</sup> Minnesota Infantry for three years (1862-1865), both in the South and in the U.S.-Indian War of 1862. (Neill) He participated in several significant battles of the Civil War, including the Battle of Nashville, the Battle of Fort Blakely and the siege and capture of Spanish Fort.

The land that now bears the Carnithan-Squires House was deeded to William in January of 1868. His younger brother and millwright Samuel had arrived in Afton following the Civil War and together they built a one and a half story house that was subsequently occupied by Samuel and his wife Anna. When Anna died in childbirth and Samuel was killed in an accident, William and his wife Emily moved into the house, living there until it was sold to Benjamin Squires.

Benjamin Perham Squires and his wife Susan arrived in Afton from Somerset Maine and purchased the house in 1880. Benjamin worked as a wagon dealer and storekeeper for Charles Getchell. The first store Benjamin ran, located one block east of the Squires' home, was demolished to make way for a railroad bed. A new store replaced it, located one block south of the Squires house. Benjamin worked there until he was killed in a train accident in 1883. Upon his death, his estate went to probate and was valued at four thousand dollars. A house, stable, and building are all mentioned in the estate paperwork.

After her husband's death Susan Squires turned their home into a boarding house for students attending the nearby St. Croix Academy. Son Joseph Francis, known as Frank, and his wife Emma, lived with his widowed mother in the Squires House after his father's death. Susan died in January 1901 (Stillwater Messenger). Frank became a member of the Lodge Brotherhood of American Yeomen in 1912 and built an addition onto the house in 1913. He was also a storekeeper like his father, and died in 1957.

The house was enlarged for a gift and interior decorating business in the 1980s by then owner Mildred Hipp.

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

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

**Architectural Classification:** Wood-frame Residential

**Materials Used:**

**Foundation:** Native limestone

**Walls:** Wood frame, clapboard

**Roof:** Asphalt shingles

**Narrative Description:**

The Carnithan-Squires House is a 1½ story wood frame Italianate residential structure resting on a native limestone foundation. The footprint of the original building was a gable front and wing with a tucked 1-story porch. The structure displays narrow lap siding and an asphalt-shingled roof.

The building retains its original corner boards, front entry with sidelights, 4-over-4 wood double-hung windows with bracketed window hoods, side attic windows, and ornate eave brackets.

Modifications over time include the enclosing of the front porch with 12-light frames, and two sequential additions to the back (west) elevation of the original house. A two-car garage is incorporated into the back wing. The additions are sheathed in narrow lap siding and the fenestration includes a variety of window shapes and sizes.

Today the house and grounds are operated as the Squire House Gardens. The first floor of the structure serves as a gift shop and offices for the business. The upper story remains in residential use. Two parcels along St. Croix Trail to the north of the house serve as gardens for the gardening and landscaping business. The northerly sunken garden along St. Croix Trail was once the site of the Richert-Peterson-Pothen store, and after demolition was incorporated into the Squire House Gardens.

The original house components show a high degree of architectural integrity and the Carnithan-Squires House is one of Afton’s best-maintained and architecturally significant residences.

**OTHER ITEMS OF SIGNIFICANCE:**

<p><b>Related Historic Contexts:</b>          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</p>	<p><b>Significant Person(s):</b>          William Carnithan          Samuel Carnithan          Benjamin Perham Squires          Susan Squires</p>
<p><b>Period of Significance:</b>          Circa 1875-1901          From the date of construction to the death of Susan Squires</p>	<p><b>Cultural Affiliation:</b></p>
<p><b>Significant Dates:</b>          Circa 1875, Washington County tax records date of construction.</p>	<p><b>Architect/Builder(s):</b>          William and Samuel Carnithan, carpenters</p>

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**GEOGRAPHICAL DATA:**

*Acreage of Property:* 0.548

*Legal Description of Property:* S 1/3 LTS 001,002,003 & N 2/3 LTS 004, 005 & 006 BLK 5 AFTON & ALL THAT TRCT OF LAND AVERAGING 99.3FT IN WIDTH M/L WHICH LIES ON BOTH SIDES OF C/L OF CMSP&P RR CO R/W LOC IN WACO WHICH TRCT OF LAND CONT APPROX 14900 SQ FT & CAN BE DESC AS FOLL:COM @ PT ON C/L SD R/W WHICH PT IS DIST 100FT S M/L FROM NLY LN CITY BLK 005 ORIGINAL TOWN OF AFTON AS MEAS ALG CTR SD R/W THN PROCEEDING SLY ALG C/L SD R/W DIST 150FT & THERE TERM SUBDIVISIONNAME AFTON LOT 1 BLOCK 5 SUBDIVISIONCD 19040

*Boundary Justification:* Washington County tax records, Afton Village boundaries

**PHOTOGRAPHIC DOCUMENTATION:**

*Historical Photographs:*



*Historic Photograph of the Carnithan-Squires House looking toward the west-northwest.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

*Current Photographs:*



*The Carnithan-Squires House looking in the same direction as the historic photograph above.*



*Looking across St. Croix Trail South, formerly Washington Street, to the current "Squire House Gardens."*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**



*Looking to the west-southwest at the front elevation.*



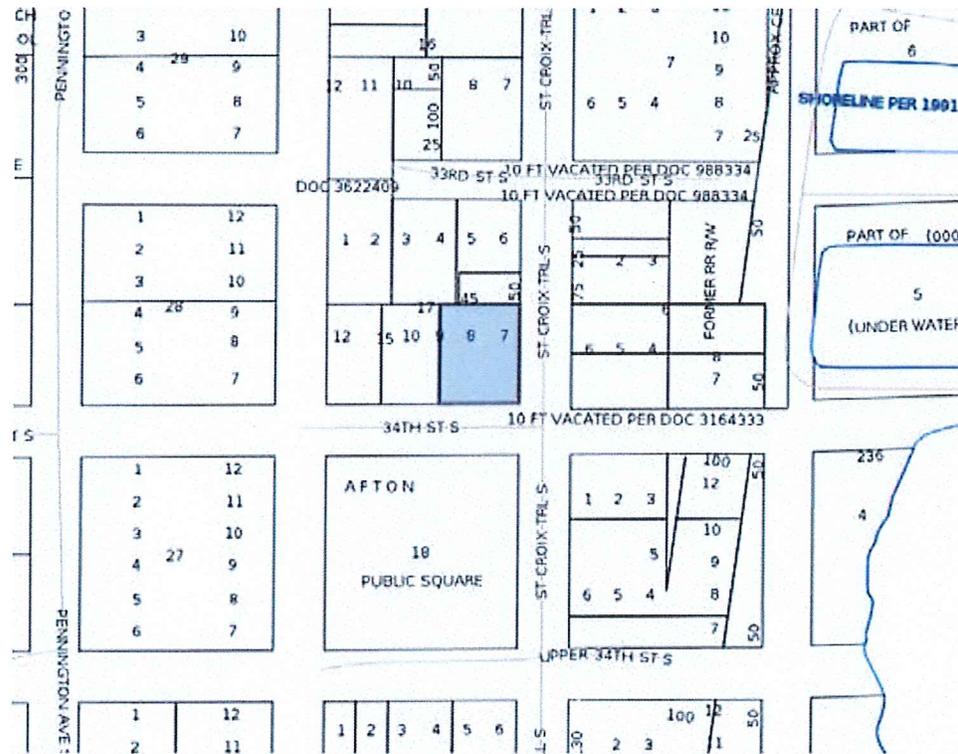
*The south-facing elevation. Note the newer wing of the house extending to the west from the original house.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

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



*Aerial photograph of the Carnithan-Squires House and adjacent gardens to the north.*



*Parcel Map for the Carnithan-Squires House.*

City of Afton, Minnesota  
**Heritage Preservation Commission**  
**LOCAL PROPERTY DESIGNATION**

**MAJOR BIBLIOGRAPHIC SOURCES:**

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Afton Historical Society. Historic Afton: South Afton, Glenmont Mills, Swede Hill. n.d.

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

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Hayes, Elma R. *Afton-Lakeland: 200 Years of Change*. 1975

Martens, Ken. The Historic Benjamin Perham Squires House of Afton. n.d.

Minnesota State Historic Preservation Office (MN SHPO)

1990 Historic Context: Early Agriculture and River Settlement (1840-1870). MN SHPO: Saint Paul

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 Messenger.

Zellie, Carole. Washington County Historic Contexts. 1999.

***Unpublished:***

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City of Afton, Minnesota  
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