

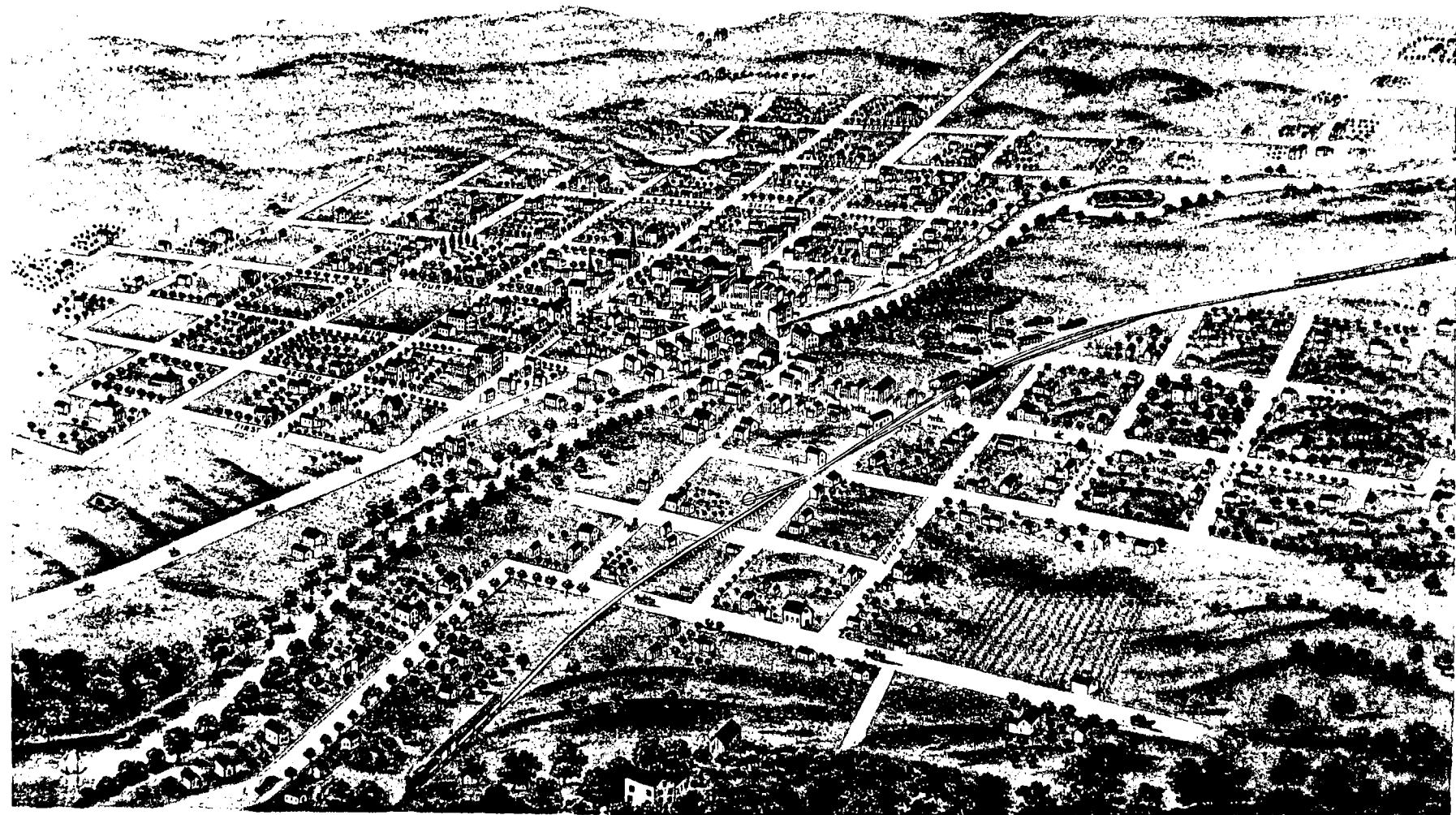
Final Report
The Northfield Historic Sites Survey

Phase I: Identification

Prepared by
Carole Zellie
Landscape Research
St. Paul, MN

for the
Northfield Heritage Preservation Commission
Northfield, MN

July, 1991



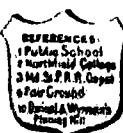
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BIRD'S EYE VIEW OF

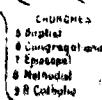
Northfield

LOOKING SOUTH EAST

DESIGNED AND DRAWN BY J. B. DODGE & S. H. DODGE



- 1 Public School
- 2 Normal School
- 3 Md. St. P. R. R. Depot
- 4 Fair Grounds
- 5 Russell Almshouse
- 6 Fire Engine



- 1 Baptist
- 2 Congregational
- 3 Episcopal
- 4 Methodist
- 5 Roman Catholic

FINAL REPORT

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I. Introduction

Phase I of the Historic Sites Survey is one element of Northfield's preservation planning program as directed by the Northfield Heritage Preservation Commission (HPC). It was conducted in two phases between January 1990 and July 1991. The first portion, completed in 1990, focused on the city's nineteenth- and early twentieth-century residential architecture in three survey areas. The boundaries of these survey areas generally corresponded to the original townsite plan. The second portion, completed in 1991, inventoried all remaining areas within the city limits, including residential areas, three cemeteries, and the railroad corridor. The primary objective of the survey was to collect information about the type, age, condition, style and architectural significance of the city's buildings for use in future preservation planning activities. Site forms, site files, photographs, maps, and this Phase I final report are the primary products of the study. The properties in the downtown Northfield Historic District created in 1982 were also re-photographed in preparation for further evaluation during Phase II of the study.

The survey is based in part on historical data gathered during a study of Northfield's historic contexts. This study was completed in 1988. The completed survey forms will be used during the evaluative phase (Phase II) which will further consider sites eligible for local or National Register of Places designation. This study organization is based on the planning process set forth in the Secretary of the Interior's "Standards and Guidelines for Historic Preservation" (1983), which organizes the survey and planning framework around historic contexts. The products of the historic sites survey assist in meeting the requirements of the federal Certified Local Government program in which the City of Northfield and Northfield Heritage Preservation Commission participate.

Northfield's nine-member Heritage Preservation Commission was established in 1979. The Commission is assisted by staff from the Northfield Community Development Department. The HPC currently reviews building permits for sixty-five buildings in the Northfield Historic District. The District was designated as a local historic district in 1981 and is listed on the National Register of Historic Places. It includes most of the city's downtown commercial area along Division Street. Over the past decade, much of the Commission's attention has been focused on the conservation of this area. Many buildings have been renovated, and the Commission has worked closely with building owners during the review process. The Commission's publication of the Northfield Downtown Guidebook in 1982 provided both historical information and guidelines for the development of the area. Elsewhere in the city, there are eight individual sites

listed on the National Register, and two locally-designated sites. It is anticipated that the recommendations developed during the Phase II evaluation will add to the number of locally designated sites.

In addition to the Commission's study of downtown commercial buildings, research on a twenty-block area of Northfield's east side was conducted by Dale Ness in 1979 for the Community Development Department. The C.E.T.A.-funded project gathered historical and site information on approximately 200 buildings, primarily residences. Most notably, each property within the study area, regardless of date of construction, was photographed. This record was very useful in documenting change in the east side residential area over the past decade. A reconnaissance-level survey was also conducted by the State Historic Preservation Office (SHPO) in 1981. A total of fifty-two residential, institutional, religious and commercial buildings were recorded on survey forms.

The historic contexts study completed in 1988 was the first step in a comprehensive evaluation of the city's historic resources outside the Northfield Historic District. The study identified seven historic contexts which broadly described the city's pattern of development between the mid-1850s and the pre-World War II era. The historic contexts study provided a framework for the Phase I survey, and confirmed the need for evaluation of the relatively unexamined residential areas of the city. Based on the information gained in the survey, the historic contexts narratives can be revised and expanded.

The two-year survey project has also resulted in planning for public education. A preliminary plan for future publications based on the survey results has been developed for discussion by the Heritage Preservation Commission. In April, 1991, the Commission published a brochure on the residential architecture component of the Survey. At Home in Northfield: A Look at the City's Historic Houses is intended to introduce one component of the project results to the community.

The historic contexts study and Phase I of the survey were conducted by Carole Zellie of Landscape Research. Dan Rogness, Community Development Director and staff to the Heritage Preservation Commission, and SHPO staff provided assistance. Heritage Preservation Commission members who served during the course of the project were Cliff Clark (chair), Steve Edwins, Chris Hager, Marston Headley, Jim Herreid, Maggie Lee, Dave Shumway, Judy Swanson, and Robert Will. In-kind match was provided in part by research or projects conducted by Steve Edwins and Cliff Clark. Frank Martin of Landscape Research conducted the initial fieldwork for the first survey phase completed in 1990.

Funding for this study was provided by the U.S. Department of the Interior, the State Historic Preservation Office of the Minnesota Historical Society, and the City of Northfield.

II. Project Description

Objectives

The field survey--combined with information previously collected by the Heritage Preservation Commission for the creation of the downtown Historic District in 1982, and during the 1988 historic contexts study-- provides site-specific information about the architectural and historical significance of 250 buildings and structures in the city. The survey data, primarily as recorded on site forms, will assist the HPC in evaluating buildings eligible for the National Register of Historic Places or local historic sites designation, and in identifying Northfield's future preservation planning needs.

The creation of a comprehensive data base was a primary objective. The field survey examined every structure within the pre-determined survey boundaries. It re-surveyed the fifty-two sites previously inventoried by the SHPO in 1981 and previous years. A new survey form was created for HPC and Community Development Department use, and was incorporated into a newly-organized system of site files. The site files accommodated negative storage and retrieval as well as the filing of miscellaneous material such as photocopied historic photographs and newspaper clippings.

Survey Project History

The need for a comprehensive survey of the city, particularly one with a focus on residential architecture, was among the recommendations of the 1988 historic contexts study. The completion of the contexts study and planning for the survey were among HPC items reported in the Northfield News over the next months. In the winter of 1990, there were several newspaper articles reporting on the commencement of the project, and there has been similar reportage of the second part of the survey. Several slide presentations of the survey have been made by the consultant to various groups, and a final presentation is planned.

Methods

Research and Survey Form Design

After meetings between the consultant, the HPC and Community Development Department and HPC staff, and SHPO staff in

January, 1990, preliminary plans for the survey were made and developed into a research design. (The original research design is found in the Appendix.) The standard SHPO survey form and examples of survey forms used in other surveys were reviewed, and a site form was designed specifically for the Northfield survey. The HPC and Community Development Department and SHPO staff provided comment on its contents and organization. (Examples of completed forms are also included in the Appendix.) Another meeting was held in October, 1991 to discuss the initiation of the second phase of the project.

Among the next steps in both project years was a review of the variety of previously collected survey information. This information included:

- 52 sites compiled by the SHPO
- 150 sites compiled by Dale Ness in 1979 consisting primarily of photographs and legal descriptions
- 65 sites included in the Northfield Historic District
- 8 additional sites listed on the National Register
- 22 sites listed in Gebhard and Martinson's A Guide to the Architecture of Minnesota (1977)
- miscellaneous information from tours and brochures

Fieldwork and Survey Criteria

As suggested in the historic contexts report and further recommended by the HPC, the 1990 Part I survey area included portions of residential areas on the east and west sides of the Cannon River. The largest survey area was located immediately south of the Carleton College campus, bordering the city's downtown commercial area. In addition to an important collection of Gothic Revival, Italianate and Queen Anne Style houses associated with business and professional leaders, a number of churches and schools are also located here. Also on the east side but farther to the south and near the low-lying east bank of the Cannon River is an early largely comprised of small vernacular houses dating from ca. 1860-1940. The largely residential area on the west side of the river contains fewer examples of high-styled residences. It includes a residential area which has traditionally housed St. Olaf faculty, staff, and students.

The 1991 survey area included all campus buildings at St. Olaf and Carleton Colleges, three cemeteries, the downtown commercial district and adjacent commercial and industrial properties as well as farm and agricultural buildings.

All streets within the survey areas were walked or driven. In general, survey sites were selected based on their exterior

characteristics including architectural style or building type, apparent age, and integrity. Because of the relative concentration of resources on the east side, it received the closest scrutiny. It was decided that in this area, nearly all contributing pre-1940 buildings would be photographed, and, where possible, researched. The prevalence of particular styles or building types in the area and the current integrity of the structure were also considered. For example, only very intact examples of common styles such as the hipped-roof Queen Anne style house were usually surveyed, while all of the recognizable Greek Revival examples were included with less regard for modern alteration. Only representative examples of certain common vernacular building types such as the gable-roofed, L-plan house were surveyed.

Elsewhere in the city, only those buildings which appeared to be architecturally significant, or were known to possess historical significance, were surveyed and researched. Throughout the survey areas, however, an attempt was made to survey all pre-Civil War buildings which were at least moderately intact. The Bird's Eye View of Northfield, published in 1869, was a useful indicator of the location of these sites.

Despite modern alteration to some, a number of buildings which possessed strong associations with well-known past owners were surveyed. Nearly all of the fifty residences appearing in Views of Northfield, published ca. 1900, were located and surveyed, regardless of current appearance.

All campus buildings and structures, regardless of age, were photographed and researched. Campus landscape design was also documented. Northfield's three cemeteries were inventoried on a form adapted to this purpose.

Site Documentation

Information about each primary building on the site--whether dwelling, church, school, or store--was recorded on the survey form. Information about secondary elements such as carriage houses, garages, fences or gazebos was included in those cases where the element was distinctive. Each building or element was noted as contributing or non-contributing to the site.

Black and white photographs were taken of each primary building and where present, contributing secondary elements. The photograph documents the principal facade of the building, or that visible from a public way. The 1" x 1 1/2" contact sheet print was affixed to the set of survey forms submitted to the State Historic Preservation Office, and the contact sheet logs and negatives stored under archival conditions at the Minnesota

Historical Society's Audio-Visual Library.

Inventory numbers 1-250 were assigned to the survey sites, and the sites identified on the inventory map by this number. The map also shows the limits of the existing Northfield Historic District and the location of other NRHP sites. Previously assigned RC-NFC numbers on earlier survey forms have been re-numbered to reflect the current system.

Research

Historical research was an important component of the Phase I survey, particularly because many buildings have strong associations with Northfield's prominent residents rather than great architectural significance. Despite their original relationship to the development of the city's housing stock, many pre-1880s buildings have had considerable exterior alteration. Although the current integrity of many early structures is often low, historical research provided valuable information which will be useful in the future evaluation of historic contexts.

In preparation for the research component of the survey, the consultant reviewed the text of the historic contexts report and the research files created during that project. Additional materials, in the form of published histories, city directories (1889; 1909-), scrapbooks, newspaper articles, bird's eye views, plat maps, and historic photographs were reviewed and compared to the survey sites. Also of particular assistance was the card file compiled by various volunteer researchers at the Northfield Public Library. Each card contains information gathered from a variety of sources including Rice County Tax Assessor's records, historic maps, city directories, and nineteenth- and twentieth-century newspaper articles. Only about one-quarter of the total survey sites could be matched with card file information.

Although a general description of the date of construction and record of occupancy was gathered for most of the sites through the card file search and from other information, the consultant did not search tax or deed records during this phase of the project. However, HPC member Cliff Clark traced owners of several sites through Rice County records and that information was added to the survey.

Street and Site Files

As noted above, one set of survey forms with contact frames attached was submitted to the State Historic Preservation Office. Another set of survey forms was submitted to the Northfield Heritage Preservation Commission. In addition to the forms, copies of historic photographs or newspaper articles and other

information were filed in individual file folders identified by street address. The site files are located in the Community Development Department in Northfield City Hall. Contact sheets, contact sheet logs and the survey map provide further documentation for the forms.

The survey data was also submitted on a floppy disk containing all files used in the preparation of the forms.

Analysis of Survey Data

The information gathered during the survey through fieldwork and historical research provided the basis for evaluating the observations and conclusions of the historic contexts report. The survey data has been compared to existing contexts and also evaluated by style, date of construction, and property type. Eventually, during Phase II, the existing contexts will be revised. Preliminary observations of use in future context revision are reported elsewhere in this report. Additionally, Northfield residents have been encouraged to contribute any information they have about historic buildings.

The survey information also suggests additional buildings which might be eligible for nomination to the National Register of Historic Places or as local historic district sites. Further consideration of these properties will occur during Phase II of the study, likely in 1991-92.

Recommendations for Future Use of Survey Documentation

1. The HPC should continue to expand the survey documentation by collecting additional articles, photographs, and other material on the sites. The results of oral history projects or interviews with long-term Northfield residents or buildings owners are also valuable additions to the survey. Sources for clippings, articles, and photographs should be properly cited.
2. New information will be likely be added to existing survey forms during Phase II evaluation activities. Local residents may also come forth with new information. It is recommended that new information be dated when added to existing forms, and that if more extensive revision is necessary it be added to a new, updated form.
3. Additional inventory sites require a site form and the assignment of a number, following the last number in the inventory.

III. The Historic Resources Survey Form

The survey form designed for Northfield has two pages, consisting of the primary form and a continuation page. A copy of the form appears in this chapter. The form provides space in the upper left-hand corner for stapled contact sheet frames, and 4" x 6" prints may also be affixed to the back of the page or a second sheet if desired.

A landscape design form was also developed for recording cemeteries, parks, and other designed landscape features.

The historic resources survey form provides the following:

General Site Information:

Site Address

For each site, the street address or approximation was provided. When a site had several addresses, such as at a corner location, the address corresponding to the primary facade was used.

Inventory Number

This number has two parts. The letter prefix is for use by the State Historic Preservation Office. The RC prefix denotes Rice County, and NFC denotes Northfield, a city. The numbers are assigned to each contributing property in the survey. The inventory number RC-NFC-213 denotes Rice County, Northfield, site number 213. An inventory form exists for each number in the survey.

SHPO Review/Compliance Number

This number would be assigned by the State Historic Preservation Office during further review activities.

Contact Sheet Number

The negative roll/contact sheet and frame numbers are provided for each site. The negatives are stored at the Minnesota Historical Society's Audio-Visual Library in St. Paul. #10505/2,3 refers to negative roll/contact sheet #10505, frames 2 and 3. In most cases these frames, cut from a contact sheet, are affixed to the survey form.

Historic Name and Current Name

The historic name refers to the name of the site during its major period of significance; in the case of residences and commercial and industrial properties, the name of the original owner was often used. In most cases, the historic name was assigned after background

research was completed. Future research on a property may result in a revision of its historic name(s).

The current name refers to the current ownership, as well as common names in local usage.

U.T.M.

Space is provided for recording the Universal Transverse Mercator (U.T.M.) coordinates. This information is required for National Register nominations and can be provided by the State Historic Preservation Office.

U.S.G.S. Quad

Northfield is on the Northfield Quadrangle of the United States Geological Survey 7.5-minute series.

Tax Parcel Number

Assessor's Map Number

Zoning District

Current Owner

Space was provided on the survey form for the addition of specific information which may assist the HPC or Community Development Department in the future.

Structural/Architectural/Historical Information

Date of Construction

For many properties, it was not possible to determine the exact date of construction, particularly at the intensive survey level which did not include deed research. The term "circa" (abbreviated ca. or c.) was used where an approximate date can be provided.

Source

The source of the information used in determining the date was cited. If an approximate date was based on stylistic analysis, this was noted.

Architect/Builder

The names of the architect and/or builder were provided if known. The source of this information was provided under "Sources."

Style

The architectural style of the property was identified by using a

selection of the stylistic categories provided in "National Register Bulletin #16." (Not all of the categories were appropriate to Northfield.) Where there was evidence of more than one style, the terms were hyphenated as in "Gothic-Italianate."

American Four Square

Art Deco

Classical Revival

Colonial/Georgian/Federal Revival

Craftsman/Bungalow/Arts and Crafts

Early Twentieth-century Commercial

Elizabethan/Tudor/Cottage Revival

French Second Empire

Gothic Revival (Early, Late, and Collegiate; English Gothic or English used at Carleton College; Norman Gothic used at St. Olaf)

Greek Revival

International

Italianate

Mission/Spanish/Mediterranean Revival

Modern Movements (including New Formalism, Brutalism, Wrightian)

Prairie

Queen Anne/Eastlake/Stick

Ranch or Split Level

Richardsonian Romanesque

Romanesque Revival

Shingle

Streamlined Moderne

Utilitarian

Victorian Commercial

Exterior Materials

The materials used in the exterior finish of the buildings were identified.

Original Owner

This information was listed when known, and the source of the information identified under "Sources."

Site/Landscape Features

Significant additional features of the site such as trees, vegetation or planting design were noted.

Integrity

Three categories were provided for describing alterations to the property. The reversibility of existing conditions was considered.

Intact: no major exterior alterations.

Slightly altered: alterations which left the original appearance of the building generally intact, but which included one or more of the following:

- porch enclosure
- replacement of original windows with modern units
- siding alteration including the installation of asbestos, or narrow aluminum or vinyl
- removal of some trim

Extensively altered: alterations which substantially altered the original appearance of the building including:

- porch removal
- incompatible additions
- window openings altered
- substantial removal of trim
- substantial additions to the roofline

These criteria apply primarily to residential buildings; commercial, industrial and institutional buildings were evaluated somewhat differently.

Condition

The apparent exterior condition of the building as viewed from the public right-of-way was noted as excellent/good; fair, or poor.

Other Comments

Additional information about the property was provided if available.

General Exterior Description

A description of the current appearance of the property including number of stories, roof type, window arrangement and shape, and significant decorative features was provided. Where appropriate, the nature of alterations to historic surfaces and details was also discussed.

Historic Narrative

A summary of information about the property, compiled from general research. Citations for information were listed under "Sources."

Preliminary Statement of Significance

Preliminary statements about the apparent architectural or historical significance of the property were provided. These statements may be revised during Phase II survey evaluation.

Sources

Primary and secondary sources, including interviews, were cited here.

Context/Designation Status

The status of the property as "contributing" or non-contributing was indicated. Non-contributing properties are those which have been altered and no longer reflect historic character. Further evaluation of the contributing status of the property will be conducted during the Phase II evaluation.

Significance

The significance of sites was classified as local, state, or national, as specified in National Register guidelines. Local district potential was also evaluated but will require further study.

NRHP Eligibility

The apparent eligibility for nomination to the National Register of Historic Places was noted; in some cases, this was not possible to determine with available information.

Historic Contexts

Each property in the survey was assigned to one or more of the following contexts identified in the earlier study entitled Northfield's Historic Contexts (1988).

- I. Industry and Agriculture
- II. Commerce
- III. The Northfield Colleges
- IV. Religion
- V. Private Institutions
- VI. Public Institutions and Improvements
- VII. Landscape and Urban Design

IV. Project Results

Summary of Survey Findings

A total of 246 separate sites were included in the field survey. The sites are dispersed across the city, but with the greatest concentration in the central business district and in the residential area immediately to the east. The sites occupy an estimated combined area of 40 acres. The three cemeteries and two parks contribute another estimated area of 70 acres. Additionally, the Northfield Historic District contains 65 properties already listed as local heritage sites and on the National Register of Historic Places. The Historic District occupies an estimated 21 acres.

All Phase I survey sites are listed on the roster of at the end of this chapter. (Previously surveyed properties within the Historic District appear on a separate roster.) Although these sites should be regarded as architecturally and historically significant, a number of those not included in the survey may also possess significance and can be compared to those for which forms were prepared. This statement is particularly true for twentieth-century and vernacular buildings.

Overall, the survey includes examples of buildings significant for design, style, and craftsmanship, those representative of local materials and resources, those possessing association with local persons, institutions, and events, and the work of architects as well as local builders.

The survey forms were organized by the historic contexts assigned to each and further studied for their potential contribution to the context or contexts. The distribution of sites was also noted for potential development of historic districts. A listing of sites assigned to each historic context appears in the following section.

Not all of sites in the survey could be assigned to an historic context, however, and these sites will be carefully reviewed when the contexts are revised in Phase II. In particular, there is currently no provision for buildings significant primarily for their representation of an architectural style or building type.

Review of Historic Contexts

The 1988 historic contexts study described seven context units:

- I. Industry and Agriculture
- II. Commerce
- III. The Northfield Colleges
- IV. Religion
- V. Private Institutions
- VI. Public Institutions and Improvements
- VII. Landscape and Urban Design

These contexts described the common themes, geographical areas, and chronological periods associated with each. In the report, a preliminary property type list described the types of buildings probably associated with the context. The associated sites already listed on the National Register of Historic Places or as locally designated sites were noted. Recommendations for planning goals for buildings in the context concluded each section.

Based on the results of the Phase I survey, more specific information has been added to each context, beginning a process of review and revision which will provide for continuing planning, assessment, and education. The sites have been organized by context and therefore revise the previous information which was based primarily on general historical research rather than fieldwork. The consultant's recommendations regarding planning goals and treatment for each context can also be reviewed in light of the survey data. These revised contexts anticipate further review in Phase II, where context narratives and property type lists may be rewritten to incorporate the new survey information, and to reference buildings documented by the survey.

Northfield's Historic Contexts also discussed elements of the city's geographical and historical background, including its geographical setting, original town plan, early population characteristics and patterns of labor and housing. The fieldwork and research contributed further information on these topics, particularly that dealing with residential architectural styles and building types.

Summary

The completion of Phase I of the survey adds the following to the contexts created in the 1988 study:

- a list of survey sites assigned to each historic context;
- revised property type lists which reflect the types of structures included in the survey;
- a property type narrative which more specifically describes their type, number, age, condition and integrity;
- the contractor's recommendations for each context.

Phase II, the next planning step recommended by the Secretary of the Interior, will add the following to the contexts:

- an assessment of the appropriateness of the contexts after a review of survey findings;
- a rewriting of each context narrative based on the survey;
- a list of sites which appear to meet National Register criteria for eligibility;
- appropriate National Register forms prepared for those sites.



SAMPLE

**Historic Resources Survey: Northfield, Minnesota
(Northfield Township, Rice County)**

Address: 118 College Ave.

Inventory # RC-NFC-50

SHPO Review/Compliance #

Contact Sheet # 10504/02

Historic Name James W. Strong House Current Name

Property/Ownership Information:

Property Type residential UTM

U.S.G.S. Quad OT L1-2 B7

Tax Parcel# 04-31-17-03-002 Assessor's Map# Zoning district

Current Owner Carleton College

Address City State Zip

Structural/Architectural/Historical Information:

Date of Construction c. 1872 Source card file

Architect/Builder

Style Italianate

Exterior Materials clapboard

Original Owner James W. Strong

Site/Landscape Features

Integrity: Intact Slightly Altered X Extensively Altered

Condition: Excellent/good X Fair Poor

Other Comments:

General Exterior Description: — see continuation sheet(s)

Three-bay, side-entry facade has typical Italianate features, including long first story windows with straight lintels and simple trim. Hipped roof originally had bracketed eaves. A small pedimented entry porch replaced the original of Italianate design. The house is illustrated in Views of Northfield (ca. 1900).

Historic Narrative:

This residence was constructed in 1872 (reportedly for \$5,000) by James W. Strong (1833-1913), who served as president of Carleton College between 1870 and 1903. In 1912, the building was sold to Edward Strong for one dollar. In 1925, Mrs. Edith Lufkin of St. Paul purchased it for \$1,000.

Preliminary Statement of Significance

Representative of post-Civil War residential construction near Carleton, and of property constructed by persons associated with the college.

Sources:

Public library card file; NN 11/12/1970; 04/08/1971. Headley, Leal. Carleton: The First Century (1966), 113.

Context/Designation Status: Contributing X Non-Contributing

Significance: Local X State National Local Dist. Pot.: Yes X No

NRHP Eligible: Yes No Not Enough Information X

Historic Context(s) Northfield Colleges

SAMPLE
Historic Resources Survey: Northfield, Minnesota

Address: East side of T.H. 246, 1/4 mi. S. of Marvin Lane
Inventory #RC-NFC-144

HISTORIC LANDSCAPE
INVENTORY FORM FORMAT

SHPO Review/Compliance #
Contact Sheet #10848/15A-19A

Historic Name Northfield Cemetery Current Name _____

Property/Ownership Information:

Property Type cemetery UTM _____
U.S.G.S. Quad Northfield 7 1/2 "

Tax Parcel# _____ Assessor's Map# _____ Zoning district _____

Current Owner Northfield Cemetery Association

Address _____ City _____ State _____ Zip _____

Structural/Architectural/Historical Information:

Date of Construction c. 1858 Source earliest stones (unreliable)
Landscape Architect/Designer/Surveyor unknown

Integrity: generally intact

Maintenance: Good X Fair Poor _____

Other Comments:

General description of site including significant plant materials, fencing, statuary, or other features:

The 5-acre Northfield Cemetery is the city's earliest. The rectangular tract is laid out on a grid, with two main avenues running east-west. The site has some slight elevations, but does not have the irregular topography associated with picturesque cemetery design of the mid-nineteenth century. The cast-iron fence with pineapple finials which surrounds the Scofield family plot might date from the 1860s. A fence erected by the Northfield Improvement Association in 1885 has been replaced by chain link. The grounds are planted with firs, cedars, and a variety of deciduous trees; some of the largest firs could be survivors of the 200 planted by the Improvement Association in 1897. For the nineteenth-century burials, there are a variety of simple limestone as well as more elaborate granite grave markers, all typical of the period.

Historic Narrative:

The Northfield Cemetery appears to have been established in the late 1850s. No cemetery records have been located. The earliest headstone dates from 1858. Many of Northfield's prominent nineteenth-century residents are interred here, but Oaklawn Cemetery seems to have been more popular after its opening about 1900. (See also survey forms for Oaklawn and Calvary Cemeteries.)

Preliminary Statement of Significance:

Significant as the city's earliest cemetery.

Sources:

Curtiss-Wedge, Franklyn. History of Rice and Steele Counties. Chicago: H.C. Cooper Jr. and Co., 1910. p. 463.

Context/Designation Status: Contributing X Non-Contributing _____

Significance: Local X State National Local Dist. Pot.: Yes No X

NRHP Eligible: Yes No Not Enough Information X

Historic Context(s): Landscape and Urban Design

Context I: Industry and Agriculture (1855-1945)

Summary

This context describes the impact of the city's manufacturing and processing industries as well as the development of transportation and water power resources. It includes all aspects of agriculture and agricultural processing.

The original narrative from Northfield's Historic Contexts (1988) is included in this report in the Appendix; it will receive further revisions as part of the Phase II evaluation.

Sites Currently Designated

Ames Mill (1865)	NRHP: Northfield Historic District HPC: Northfield Historic District
Northfield Knitting Factory 220 Division St. (1893)	NRHP: Northfield Historic District HPC: Northfield Historic District
Northfield Depot (1902)	HPC: Local Heritage Site

Property Type List

While the property type list in the historic contexts report identified property types expected to be found in association with this context, the following list identifies the property types actually documented by the survey within the context.

Industrial Buildings

- Factories

- Warehouses

- Storage building

Agricultural Production

- Barn

- Creamery

- Farm house

- Farm structure, other

- Windmill

Horticulture

- Greenhouses

Agricultural Products: Collection, Distribution, Marketing

- Grain elevators

Agricultural Products: Processing

- Grain

- Flour mills

- Dairy

- Creameries and cooperatives

Other industries

Foundries
Transportation

Railroad
Depots
Tracks

Other

Dams and waterpower structures

Related Sites

House, associated with industry owner
House, associated with worker

The central business district and peripheral areas of Northfield yielded most of the survey sites in this context. Much of the nineteenth-century industrial area along the railroad corridor and Highway #3 has been cleared and industry is therefore not well represented by standing structures.

Description of Property Types

A total of 18 sites were assigned to Context I. The Ames Mill (1865; #HD 319; NRHP) and the Nutting Knitting Factory (1897; #HD 220; NRHP) are among the most intact industrial sites in the survey. Also of note are the Northfield Depot (1889; #244) and the Farmer's Cooperative Elevator (1901; 242). Three early twentieth-century creameries, two of them quite intact, are all that survive of a once-important industry. With a few exceptions, most industrial sites are located along or near the railroad corridor.

Several late-nineteenth century farmsteads with extant barns and silos are found within the survey area, and two early twentieth-century greenhouse complexes were identified (#152; #178). The residences of mill owners constitute an important building type associated with Industry and Agriculture. Among the survey sites is the Cyril Archibald House (ca. 1869, #125), a brick Italianate Style residence owned by a miller. However, a scarcity of city directories (the first was published in 1889 and the next in 1909) makes tracing the houses associated with owners and workers at Northfield's earliest industries quite difficult.

Consultant's Recommendations

It is recommended that the HPC expand the industrial survey by continuing to collect material for the research files. The depot, two of the creameries and the largest farmstead complex are vacant and proposals for the use and development of these properties will be likely be issues for future discussion.

Sites Assigned to the Context

Site #	Address	Name or Description
83	206 E. 2nd St.	Stewart-Spohn House
84	208 E. 2nd St.	Stewart-Kelsey House
125	304 Poplar St.	Cyril Archibald House
134	310 N. Spring St.	Farmhouse and barn
HD-02	220 Division St.	Northfield Knitting Factory
145	1111 Maple	House
152	9th and Winona	Baldwin Truck Farm
177	Wahl Rd.	Nichols House and Greenhouses
181	101 N. Water	Farmer's Cooperative Milk (later Jos. F. Kump Lumber)
182	100 N. Water St.	Twin Cities Milk Producers Coop
187	320 N. Water St.	Northfield Foundry
188	end of N. Water St.	House/barn
190	812 N. Linden St.	Barn
191	913 N. Linden St.	Barn
204	W. 5th St. and Orchard	Northfield Milk Products Co. (now Malto-Meal)
242	308 W. 3rd St.	Farmer's Cooperative Elevator
243	302 W. 3rd St.	C.M. and St. Paul Freight House
244	Linden nr. W. 3rd St.	C.M. and St. Paul Depot

Context II: Commerce (1855-1945)

Summary

Nearly all of Northfield's businesses not included in the Industry and Agriculture context are included in its Commerce context. This context includes retail, wholesale, and distributing firms, financial, banking, and insurance companies, entertainment enterprises, and a variety of professional services.

Sites Currently Designated

Northfield Historic District:
65 sites (1856-1936)

NRHP
HPC

Drew H. Lord House (1887)
210 E. Third Street

NRHP Local Heritage Site

John C. Nutting House (1887)
217 Union Street

NRHP Local Heritage Site

Property Type List

The original narrative from Northfield's Historic Contexts (1988) is included in this report in the Appendix; it will receive further revisions as part of the Phase II evaluation.

While the historic contexts report identified property types expected to be found in association with this context, the following list identifies the property types actually documented by the survey within the context.

Retail

- Auto dealer/repair shop
- Bank
- Commercial building/store
- Gas station
- Grocery
- Hotel
- Movie theatre
- Newspaper building
- Office
- Opera house
- Restaurant
- Tea Room

Related Sites

- House, associated with business or businessowner
- Carriage house
- Fence

Garage

Description of Property Types

A total of 69 sites were assigned to Context II. Over sixty sites are concentrated within the central business district which is currently designated as a National Register and local historic district. This area is characterized by one to four-story commercial buildings constructed of brick and stone. The earliest commercial building within the district is the Scrivener Building, an Italianate limestone building prominently sited on Bridge Square (1868; #HD32). Fifteen other buildings in this context were constructed before 1880; several are of limestone construction. Northfield's building boom of the 1880s and 1890s resulted in an impressive collection of Queen Anne style business blocks, most notably the Nutting Block (1886; #HD-02) and the Central Block (1893; HD-40). The period 1880 to 1900 is represented by twenty-nine commercial buildings located within the historic district. Although a number of commercial buildings from this period have storefront alterations, a good deal of restoration activity is evident. At the upper stories, most buildings are quite intact, retaining original window treatments and brick and stone details.

The early twentieth-century buildings are of less architectural significance; although black glass tiles were applied to some storefronts during remodeling, there are no good examples of Art Deco facades.

In addition to commercial buildings, there are a number of other property types represented downtown. The Lockwood Opera House (1872; #HD45) and the Ware Auditorium (1899; #HD25) are intact examples of buildings associated with entertainment. Among four surveyed buildings which originally served as banks, the Egyptianate Revival Style State Bank Building designed by Harry B. Jones is the most architecturally significant (1910; #HD36).

The dwellings identified in this context are primarily those of merchants and businessmen. Their construction somewhat parallels the growth of the downtown commercial district. The houses concentrated in an approximately four-square block area near Carleton College are among the city's largest and most highly-styled, but a variety of housing styles, types, and locations are represented in the context.

The NRHP-listed residences of Drew H. Lord (1887, #90) and John C. Nutting (1887, #25) can be regarded as the trend-setting buildings of this group in terms of their execution and prominent location. Two publications, Views of Northfield (ca. 1900), and Souvenir of Northfield, (ca. 1900), which illustrated the residences of the city's prominent turn-of-the-century bankers, lawyers, doctors, and

dentists, provided an excellent outline for studying this context. Among well-conserved examples of this group are the the Shingle Style residence of a local meat market owner (J.F. Rivier House, 1900, #33), the Drew-Hill House (1894, #52) originally the Queen Anne style residence of a merchant, and the Queen Anne A.J. Whiting House (c. 1890; #97), the home of a dentist. In a number of cases, houses listed in the Commerce context for their association with a business owner or professional were later owned or used by Carleton College, usually as housing for students; they are then included in both contexts.

Most of the houses in this context date from ca. 1885 to 1905. Many of the residences of Northfield's first generation of business leaders have been razed, or in several cases, subdivided and moved in sections to several locations. The Stewart-Spohn and Stewart-Kelsey Houses (1868; #83-84) are portions of the once-elaborate Italianate house of Jesse Stewart. A number of examples of other early houses associated with business owners have been similarly subdivided, moved and remodeled beyond recognition. Less is known about the connection of laborers and artisans to buildings in this context, in part because of the scarcity of early city directories which could link occupations to specific dwellings.

The Ole Store (ca. 1900; #133), a former tearoom in a residence near Carleton College (ca. 1875, #87), and a Colonial Revival Style service station (ca. 1935, #8) are among the other sites added to this context.

Consultant's Recommendations

In the current organization of historic contexts, there is no separate category for residential structures, one which might specifically address style, building type, location, and material considerations. It is recommended that when the Commerce context is evaluated and rewritten during Phase II, the creation of a separate context be considered.

Sites Assigned to the Context

Site #	Address	Name or Description
165	201 S. Water St.	Garage
133	1011 St. Olaf Ave.	Ole Store
8	918 Division St.	Skaiems Service Station
87	510 E. 2nd St.	House/Tearoom
7	917 Division St.	Charles Pye House
12	411 Washington St.	E.G. Riddell House
15	503 Washington St.	George Loomis House
20	110 Union St.	Ira Sumner House
22	201 Union St.	Charles Taylor House

24	216 Union St.	Williams/Heatwole House
25	217 Union St.	John C. Nutting House (NRHP)
29	417 Union St.	H.L. Cruttenden House
33	919 Union St.	J.F. Rivier House
39	216 Nevada St.	F.J. Wilcox House
46	419 Nevada St.	George Manhart House
47	420 Nevada St.	Willard Barnard House
48	501 Nevada St.	J.S. Tripp House
52	205 College Ave.	Drew-Hill House
57	418 College Ave.	A.W. Norton House
58	419 College Ave.	E.O. Barnard House
64	109 Winona Ave.	George Bush House
66	201 Winona Ave.	W.W. McGuire House
74	501 Winona Ave.	D.J. Ferguson House
80	203 Maple St.	Samuel W. Furber House
83	206 E. 2nd St.	Stewart-Spohn House
84	208-10 E. 2nd St.	Stewart-Kelsey House
85	309 E. 2nd St.	Goodhue House
90	201 E. 3rd St.	Drew H. Lord House
97	518 E. 4th St.	A.J. Whiting House
98	610 E. 4th St.	J.W. Huckins House
99	613 E. 4th St.	William W. Pye House
104	416 E. 5th St.	D.F. Richardson House

60 commercial buildings
(1856-1936)

NRHP: Northfield Historic District
HPC: Northfield Historic District

See roster following this chapter for complete listing.

Context III: The Northfield Colleges (1866-1945)

Summary

This context describes the establishment and development of the two colleges founded in Northfield after the Civil War. In addition to the architecturally and historically significant campus buildings and landscape features at St. Olaf and Northfield Colleges, the colleges are significant for their impact on the development of adjacent residential areas.

The original narrative from Northfield's Historic Contexts (1988) is included in this report in the Appendix; it will receive further revisions as part of the Phase II evaluation.

Sites Currently Designated

St. Olaf College:

Steensland Library (1902)	NRHP
Old Main (1876)	NRHP
O.E. Rolvaag House	NRHP, National Historic Landmark

Carleton College:

Willis Hall	NRHP
Goodsell Observatory	NRHP
Scoville Memorial Library	NRHP
Skinner Memorial Chapel	NRHP

Property Type List

While the property type list in the historic contexts report identified property types expected to be found in association with this context, the following list identifies the property types actually documented by the survey within the context.

College Buildings

- Classroom
- Library
- Gymnasium
- Dormitory
- Chapel
- Outbuildings
- Power Plant
- Stadium
- Greenhouses
- Clubs and Fraternal Organizations

College-Related Sites

- House, associated with faculty and staff

House, associated with student housing or classrooms
Store, associated with the trade of staff and students

Landscape Design
Monuments and Statuary

The survey findings document the development of the colleges, and also illustrate the impact of the institutions on the creation of residential areas near each campus.

Description of Property Types

A total of 67 sites were assigned to Context III. Of these sites, 17 are located on the the Carleton Campus and 14 on the St. Olaf Campus. The remainder are primarily residential buildings located in adjacent areas.

The main section of the Carleton campus occupies approximately 90 acres. Carleton has a distinguished architectural history, including three buildings constructed before 1900 and nine buildings designed by the Chicago firm of Patton, Holmes and Flinn, Holmes and Flinn. This firm was also responsible for the campus master plan of 1914--the so-called "Group Plan"--which established the stone-trimmed, red brick English Gothic standard used for new construction until 1949. After 1958, development was guided by a master plan and five buildings designed by Minoru Yamasaki. The firms of Magney, Tussler and Setter of Minneapolis, Harry Weese of Chicago, and Sovik Mathre Sathrum Quanbeck Schlink of Northfield have designed other buildings since the 1950s.

The three earliest campus buildings: Willis Hall (1878; #227); the Goodsell Observatory (1887; #233); and Scoville Memorial Chapel (1896; #2240 are listed on the National Register, as is the Skinner Memorial Chapel, the 1916 design of Patton, Holmes, and Flinn (#226). The dormitory work of the firm, including Burton (1916; #248), Davis (1926; #225), Margaret Evans (1927; #249), and Severance (1928; #228) Halls cast the campus into its English Gothic mode.

Construction of the George Huntington Lyman Memorial Lakes (1916; #236) in a valley north of the campus was an ambitious undertaking which created a significant designed landscape. Adjacent to the lakes is the Carleton Arboretum and Wildlife Preserve. It is comprised of 360 acres which extend northward along the Cannon River.

St. Olaf College

St. Olaf was founded in 1874 has been located on its present Manitou Hill site since 1876. The school's small enrollment in the nineteenth century did not require a large number of buildings. The first substantial campus building, now known as Old Main, was

completed in 1878 (NRHP; #213). Ytterboe Hall, completed in 1900 (#221), and the Steensland Library, completed in 1902 (NRHP; #212) represent the early period of campus development. Steensland was designed by Omeyer and Thori of St. Paul and built by the Northfield contractor D.H. Lord.

The current architectural character of the campus, crafted largely in Minnesota stone as well as Wisconsin Lannon stone, was established in the early 1920s when a master plan was created by Coolidge and Hodgdon of Chicago. Their Norman Gothic Revival design for Holland Hall (1925; #216) was reportedly inspired by Mont St. Michel, and subsequent classroom and residence hall design such as that for Agnes Melby Hall (1938; #219) followed the precedent.

Off-campus

Beginning with several Italianate houses constructed by or for Carleton faculty, the blocks just south of the Carleton campus were favored locations for the residences of faculty and staff. The Strong House (c. 1872, #50) and the Charles Seccombe House (111/113, #36; moved from the campus to this site) are among the earliest faculty houses near the campus. In some cases, the college appears to have financed the construction of houses intended for faculty use and many passed in and out of the ownership of Carleton. A number of residences were used for student housing prior to the 1930s when campus dormitory facilities were expanded; in 1930, only 350 of 1,046 students could find living quarters on campus. The former D.F. Richardson House, for example, was converted to student housing and was known by students as the "Seldom Inn." St. Olaf College students also boarded in houses near the campus. Among west side houses popular with students was the Way House (ca. 1880, #128), known for a time as the "Wayside Inn."

Several campus-oriented tea rooms including the Campus Coffee Cup Tearoom (c. 1870s, #87) were operated in private residences near Carleton, and the Ole Store has served many generations of St. Olaf students (c. 1900, #133).

There are many houses near the Carleton and St. Olaf campuses which have been in nearly continuous ownership by faculty and staff. Among the most architecturally significant are the George W. Huntington House (c. 1886, #49), now a student residence, and the Fred B. Hill House (1911, #91). The John C. Nutting House (1887, #25, NRHP) was built by a businessman with ties to Carleton College, and is now in use as the President's residence.

The western end of St. Olaf Avenue and Manitou Street have been St. Olaf College faculty enclaves since the turn of the century. Professor Ole Rolvaag was among the developers of the Manitou subdivision and one of its first builders. The Ole Rolvaag House

(1911; #122, NRHP, National Historic Landmark) is characteristic of the Arts and Crafts-inspired houses of the street. Between 1910 and 1920, twelve large frame houses were built on St. Olaf Avenue on the lots closest to the college. Most are now owned by the college, but were privately constructed and originally housed college faculty and staff.

The early congregations of John's Lutheran (#138) and the First Congregational Church (now United Church of Christ; #26) were closely associated with the founding of St. Olaf and Carleton Colleges and are included in this context.

Consultant's Recommendations

Although certain individual buildings on both college campuses are currently listed on the National Register, the survey should be evaluated for other eligible properties. In the study of potential historic districts on each campus, particular attention should be given to campus planning and landscape design as well as buildings and structures.

Additional research on this context should focus on college archives which might reveal more about the pattern of residential property ownership by St. Olaf and Carleton. Additional research on properties owned by early faculty and staff members will assist in defining the boundaries of the campus-oriented residential districts.

Sites Assigned to the Context

Off-campus

<u>Site #</u>	<u>Address</u>	<u>Name or Description</u>
3	107 Division St.	House
19	107 Union St.	Neil Dungay House
23	210 Union St.	C.H. Cooper House
24	216 Union St.	Williams-Heatwole House
26	300 Union St.	First Congregational Church
36	111/113 Nevada St.	Charles Seccombe House
49	117/119 College St.	George W. Huntington House
50	118 College St	James Strong House
51	200 College St.	Hitchcock House (?)
52	205 College St.	Drew-Hill House
57	418 College	A.W. Norton House
62	105 Winona St.	Anna Lincoln House
64	109 Winona St.	George Bush House
68	207 Winona St.	House
83	206 E. 2nd St.	Stewart-Spohn House
86	407 E. 2nd St.	House

87	510 E. 2nd St.	Campus Coffee Cup Tearoom/House
91	405-7 E. 3rd St.	Fred B. Hill House
104	416 E. 5th St.	D.F. Richardson House/ "Seldom Inn."
122	311 Manitou	Ole Rolvaag House
123	318 Manitou	House
128	708 St. Olaf Ave.	Way House
131	812 St. Olaf Ave.	Christianson House
132	900 St. Olaf Ave.	Holstad House
133	1011 St. Olaf Ave.	Ole Store
138	500 W. 3rd St.	St. John's Lutheran Church
194	1110 St. Olaf Ave.	House
195	1114 St. Olaf Ave.	House
196	1118 St. Olaf Ave.	House
197	1200 St. Olaf Ave.	House
198	1208 St. Olaf Ave.	House
201	1212 St. Olaf Ave.	House
199	1308 St. Olaf Ave.	House
200	1312 St. Olaf Ave.	House
210	1400 T.H. #19	House
211	1402 (?) T.H. #19	House
238	100-110 College Ave.	Faculty Village

Carleton Campus

227	Willis Hall (1879)
233	Goodsell Observatory (1887)
224	Scoville Memorial Hall (1896)
232	Laird Hall of Science (1905)
229	Sayles-Hill Gymnasium (1910)
235	Music Hall (1914)
236	Lyman Lakes (1916-)
226	Skinner Memorial Chapel (1916)
248	Burton Hall (1925)
250	Nourse Hall (1917)
231	Leighton Hall (1921)
225	Davis Hall (1923)
249	Margaret Evans Hall (1927)
228	Severance Hall (1927)
232	Laird Stadium (1927)
167	Carleton Faculty Club (1928)

(off campus)

St. Olaf Campus

213	Old Main (1878)
214	Old Main Annex (1947)
220	Ytterboe Hall (1900)
210	1400 T.H. #19 (c. 1900)
211	1402 T.H. #19 (c. 1900)
212	Steensland Library (1902)

240
217
221
216
220
222
230

Manitou Cottage (1906)
Gymnasium/Speech & Theatre (18)
Power Plant (1922)
Holland Hall (1925)
Art Barn (1932)
Rolvaag Memorial Library (42)
Power Plant (1910)

Context IV: Religion (1856-1945)

Summary

This context describes the founding and development of the city's ethnically diverse churches. Congregational, Episcopal, German Methodist, Moravian, Methodist Episcopal, Baptist, Norwegian Evangelical Lutheran and Roman Catholic congregations were represented in Northfield in the nineteenth and early twentieth centuries.

The original narrative from Northfield's Historic Contexts (1988) is included in this report in the Appendix; it will receive further revision as part of the Phase II evaluation.

Sites Currently Designated

All Saints Episcopal	NRHP
Washington and Fifth St.	
Skinner Memorial Chapel	NRHP
(Carleton)	

Property Type List

While the property type list in the historic contexts report identified property types expected to be found in association with this context, the following list identifies the property types actually documented by the survey within the context.

Churches

Related Sites

House, associated with clergy

Parochial School

Description of Property Types

A total of ten sites were assigned to Context IV, including four churches and four houses associated with clergy. The surveyed churches all date before 1940. Of particular architectural significance are All Saints' Episcopal Church (1866, #14) and the First Congregational Church, now the United Church of Christ (1881;#26).

Less distinguished architecturally but representative of the immigrant groups who settled Northfield are St. John's Lutheran (#138), also closely associated with the development of St. Olaf College, and the former German Methodist Church (#136), now owned by the Northfield

Arts Guild. Although the earlier St. Dominic's Catholic Church was razed in recent years, the school building dating from 1926 remains (#135).

Consultant's Recommendations

It is recommended that the HPC continue to develop planning goals for this context, particularly those related to National Register of Historic Places designation for the First Congregational Church.

Sites Assigned to the Context

Site #	Address	Name or Description
9	303 Washington St.	First Congregational Parsonage
14	419 Washington St.	All Saint's Episcopal Church
26	300 Union St.	First Congregational Church
30	418 Union St.	All Saint's Parsonage
136	409 W. Third	German Methodist Church
138	500 W. Third	St. John's Lutheran Church
135	216 N. Spring St.	St. Dominic's School
168	811 E. 2nd St.	Haupt House
180	Spring Creek Road	Calvary Cemetery
199	1300 St. Olaf Ave.	Boe House

Context V: Private Institutions (1856-1945)

Summary

This context describes Northfield's club and fraternal buildings, as well as the establishment of its private schools. The St. Olaf and Carleton campuses are described separately in Context III.

The original narrative from Northfield's Historic Contexts (1988) is included in this report in the Appendix; it will receive further revisions as part of the Phase II evaluation.

Sites Currently Designated

Northfield Lyceum (1857)	HPC: Northfield Historic District
YMCA (1885)	HPC: Northfield Historic District
Laura Baker School	NRHP/original building razed 1989

Property Type List

Fraternal and cultural halls
Other meeting halls
Private schools

Description of Property Types

A total of three sites were assigned to context V, including two within the Northfield Historic District. The Northfield Lyceum (1857; #HD-23) housed the Northfield Lyceum Society which was founded in 1856 for debates and social events as well as the organization of a library. The well-conserved, simple Greek Revival building is one of the city's earliest. The Young Men's Christian Association was organized in 1879 and the organization constructed an elaborate Queen Anne style headquarters in 1885 (#HD-5).

No other sites associated with fraternal organizations were included in the survey. A variety of fraternal organizations held meetings and activities in Division Street commercial buildings or shared facilities with other groups. It is worth noting, however, that an Odd Fellows Orphans' Home was built by the Rebekah Lodges of Minnesota on a 120-acre site on the city's west side. The polychrome brick structure was an outstanding design by architect Harry B. Jones of Minneapolis. It was razed for the construction of the Three Links retirement center.

At the edge of the east side residential area, one early twentieth-

century building remains on the Laura Baker School site, but the original building listed on the National Register of Historic Places was recently razed. The school was founded in 1898 to serve developmentally disabled children and is still in operation.

Context VI: Public Institutions and Improvements (1857-1945)

Summary

This context focuses on schools, fire stations, hospitals and other municipal buildings and improvements. It also includes public services provided by private businesses, such as electrical and telephone stations.

The original narrative from Northfield's Historic Contexts (1988) is included in this report in the Appendix; it will receive further revisions as part of the Phase II evaluation.

Sites Currently Designated

Old City Hall (Lyceum)	NRHP: Northfield Historic District
	HPC: Northfield Historic District

City Hall/Firehouse	"
Carnege Library	"
Post Office	"

Property Type List

While the property type list in the historic contexts report identified property types expected to be found in association with this context, the following list identifies the property types actually documented by the survey within the context.

Government/politics/government services

Armory

City Hall

Library

Post Office

Public Schools

Non-government services

Hospital

Public improvements (see also Agriculture and Industry context)

Dam

Dwellings built or occupied by persons associated with city services

Description of Property Types

A total of nine sites were assigned to Context VI. Most of the municipal buildings in this context are located in the Northfield Historic District, including the Carnegie Library (1910; #HD-09), and buildings which served as the first and second city halls (#HD-23 and #HD-04). The Post Office is the city's best example of W.P.A.-

sponsored construction (1936; #HD-34).

The Washington School (1899, #109) and the Northfield High School (1910, #141) are both of architectural significance and are the only remaining historic public school buildings in the city. Houses formerly occupied by Northfield mayors are represented by two portions of the Jesse Stewart House (1868, #83-84). Most of the municipal buildings in this context are located in the Northfield Historic District, or are located outside the current survey area.

Consultant's Recommendations

Additional research on residential property in the survey will likely add the names of persons prominent in civic affairs and education.

Sites Assigned to the Context

Site #	Address	Name or Description
141	301 Union St.	Northfield High School
109	Washington at E. 8th	Washington School
83	206 E. 2nd St.	Stewart-Spohn House
84	208-10 E. 2nd St.	Stewart-Kelsey House
112	717 S. Water	Old Northfield Hospital
HD-34	18 Bridge Square	Northfield Post Office
HD-23	109 E. Fourth St.	Northfield Lyceum
166	519 S. Division St.	Northfield Armory
HD-04	302 Division St.	Northfield City Hall (old)

Context VII: Landscape and Urban Design (1855-1945)

Summary

This context considers the landscape and urban design development of the city between 1855 and 1945. Properties represent both the public and private realms.

The original narrative from Northfield's Historic Contexts (1988) is included in this report in the Appendix; it will receive further revisions as part of the Phase II evaluation.

Sites Currently Designated

Bridge Square

NRHP: Northfield Historic District

HPC: Northfield Historic District

Property Type List

While the property type list in the historic contexts report identified property types expected to be found in association with this context, the following list identifies the property types actually documented by the survey within the context.

Parks

Walls

Cemeteries

Fence

Headstones

Statuary

Description of Property Types

Three public parks were assigned to this context. Central Park, which originated as a public square on the original town plat, and Riverside Park, sited along the Cannon River, were assigned to this context. Central Park is significant for the retention of its nineteenth-century feeling. A low limestone wall at the center, where a gazebo once stood, is the only permanent structure. A number of old elms, apparently planted about 1900, still line the edges of the park. Central and Riverside are located on Northfield's east side. Way Park, on the west side, was created in 1932 but has a nineteenth-century origin as part of the estate of the Way family.

Three cemeteries are a significant component of the context. The city's earliest, opposite the Northfield High School on S. Division Street, contains pre-Civil War headstones and an ornamental cast-iron fence surrounding the Scofield family plot. At the eastern edge of the city, Oaklawn Cemetery, at the city's eastern edge, is a good

example of the park-like setting sought by turn-of-the-century designers.

Consultant's Recommendations

Additional research to identify the original surveyors and designers of cemeteries, and to locate cemetery association records will contribute to the development of this context.

Sites Assigned to the Context

Site #	Address	Name or Description
76	Winona at E. 4th St.	Central Park
115	Spring at W. 7th St.	Riverside Park
203	St. Olaf Ave at Manitou	Way Park
144	S. Divison Street	Northfield Cemetery
179	Spring Brook Road	Oaklawn Cemetery
180	Spring Brook Road	Calvary Cemetery

Residential Architecture in Northfield: Preliminary Observations

In addition to the information presented in the discussion of the city's seven historic contexts, the following descriptions of various aspects of residential architecture have been prepared. It is expected that these short essays will contribute to an eventual revision of Northfield's historic contexts, one of the evaluation steps planned for Phase II. In Phase II, the addition of a context which focuses on residential and commercial building styles and types might be considered.

The bulk of the buildings surveyed were residential. Although there are some excellent examples of late nineteenth-century architectural styles in the city, style per se is not the compelling element of the areas visited. Most--although not all--of the houses are modest in scale and architectural treatment. However, woven together with information about owners and builders, these houses document the pattern of small-city building.

Northfield's historic residences reflect its roots as a nineteenth-century milling, trade, and educational center. By 1889, its "handsome and comfortable residences," as suggested in the Saturday Evening Spectator of April 27, were "indications of taste, refinement, and prosperity." Although such hyperbole was common in promotional writing of the period, Northfield's leading citizens appear to have given some thought to the appearance of their dwellings. Attorney William W. Pye, for example, designed a unique residence for his family in 1905, one evidently based on his reading and travels as well some degree of the local vernacular. Throughout the late nineteenth and early twentieth centuries, the Northfield News provided a good record of the community's attitude toward the development of the city's residential areas.

Architectural Styles and Early Northfield

By 1880, Northfield numbered 2,296 inhabitants and the city's residential areas showed two decades of growth. The lots of the original town plat provided on twenty-one blocks on the west side of the river and seventy-five on the east side were built up with a generally modest collection of dwellings.

Northfield's earliest residences were generally clustered on or near Division Street and along the river on the east side of town, and on the rise of land at the west side of the river. Only a handful of examples of the early vernacular and Greek Revival dwellings from the 1860s, however, can be identified. With one exception, all are of frame construction. The brick dwelling known as the Allen House and located on a river lot at 110 North Division Street has a Greek Revival style entry with sidelights. Other early houses along the west side of the river, on N. Water Street, appear on the 1869

map but have modern additions of siding and other treatments.

A frame example of a Greek Revival house is found at 503 Washington Street. Although the facade has been modernized, the sidelit entry and other details at the roofline are intact.

A few early houses such as 217 N. Linden are sited without setback and close to the sidewalk, so as to suggest that they pre-date the town plat (1870; #113). However, these examples may have been moved to their sites. Most of the early houses which lined early routes such as Division Street have been replaced by commercial development. One example of a former farm, and now incorporated into the west side street grid, is found at 310 N. Spring Street. (c. 1865; #310). It appears on the 1869 Bird's Eye View of Northfield. Other farm houses, apparently dating from ca. 1875-1890 still survive on the city's periphery. Among the earliest is that near the intersection of Spring Creek and Wall Street Roads (ca. 1875; #177). (The extensive farm complex at the intersection of Jefferson Parkway and Jefferson Road which appears as the Pengilly property on the 1900 Rice County Plat Book as was used as the Koester Dairy farm until about 1950 was razed in summer of 1991 for the construction of a clinic. A handsome frame barn with a limestone foundation and tile silo, a ca. 1880 farmhouse, a creamery, and approximately 20 other outbuildings comprised the site.)

Three large, stylish houses were built in 1868. They belonged to lumber dealer Jesse Stewart (206 E. Second; 83), mill owner Jesse Ames (805 Division Street; now subdivided and moved) and miller and publisher Charles Wheaton (405 Washington; subdivided). Local histories refer to them as "mansions." All have greatly altered through subdivision and the moving of various portions of the buildings. The Stewart House was Italianate, while the stylistically the Ames and Wheaton Houses appear to have been Greek Revival.

As was the case in most communities, some of Northfield's most impressive homes were sited on prominent elevations. Skinner's Hill on E. Second Street was the site of the Stewart and the now-razed Skinner Houses. Although the grounds of the Jesse Ames House at E. 8th and Division Street once occupied a full fenced block planted with shade and evergreen trees, few houses occupied more than one or two lots.

A number of Italianate style residences from the late 1860s and 1870s survive, particularly in the area near Carleton College. The original high-styled appearance of these dwellings is documented in photographs although none retain all of their exterior details today. The Ogden (107 College), Seccombe (111/113 Nevada), Strong (117/119 College), and Way Houses (708

St. Olaf) date from ca. 1872 to 1880. They represent the low hipped-roof, cube-like version of this style. The A.W. Norton House at 418 College is exemplary of alteration of a once-fine Italianate residence belonging to the president of the Citizens Bank of Northfield. Round-arched windows with heavy moldings were a common feature of this style, but a number of Northfield's Italianate houses have very simple trim details which emulate round arches: a slender molding applied like an eyebrow, a sort of abbreviated form.

The Gothic-Italianate Cottage

A variant of the Italianate Style which typically had a square- or L-plan, one and one-half stories, and gable-roof is notable both for its widespread local use and the way in which builders merged Gothic Revival and Italianate details on the exterior. There are at least twelve examples of this small frame house--here described as the "Gothic-Italianate" cottage--in Northfield. Most are located on the city's east side. The source of the design for house is in nineteenth-century pattern books, notably those written by tastemakers such as Andrew Jackson Downing. These books promoted several varieties of inexpensive but picturesque cottages. Few local examples have been researched as to their exact date of construction, but a timeframe of ca. 1865-1875 is probably accurate. A single builder may be involved, but likely these houses are the work of several individuals. Few of these houses appear to be associated with prominent residents of the city. One owner, Ira Sumner, was a well-known photographer, and some of the stereopticon views he made of his own residence survive.

Typical examples have a steeply pitched center or off-center dormer or gable, characteristically lit by a round-arched window or a square-headed window with round-arched trim. Gothic detailing in the form of a single lancet window or a window with ogee-arched trim is also evident on some. The Ira Sumner House at 110 Union, while still a good example of the basic type, has suffered the loss of its elaborate bargeboard trim. Three of the best examples are located at 311 and 317 Winona Street and 500 E. Fourth Street, opposite Central Park, and another is located at 518 Union Street. Others are found at 502 Union, 313 Washington, 516 and 519 College, 219 Nevada, and 310 and 316-18 E. Sixth Streets. Although a number of others have suffered a variety of alterations, as a group they form a cohesive whole and are worthy of further study.

The stylish mansard roofs of the Archer House (1877), a prominent Division Street hotel, and various college buildings such as Old Main at St. Olaf (1878) appear to have had little influence on Northfield's house builders. The Tripp House at 501

Nevada Street is the city's only significant example of a mansard roof.

Late Nineteenth-Century Styles

In 1883, the Northfield Building and Loan Association was founded and soon advertised that it had "helped the laboring man to be his own landlord, with debt amortized over 8-9 years." Future research might uncover which houses were the result of the Association's loans.

In the late 1880s, the construction of the Drew H. Lord and John C. Nutting houses--both owned by prominent businessmen and on prominent corner locations near Carleton--may have lent some inspiration to the ten-year residential building boom which Northfield enjoyed in the 1890s. An article in the Saturday Evening Spectator of April 27, 1889 titled "Northfield Homes: Many Comfortable and Handsome Residences" and the later Views of Northfield and the Souvenir of Northfield published ca. 1900 summarize the ambitious designs of this period. The Northfield News regularly reported on the progress of construction of the city's largest and most commodious houses.

Merchants, businessmen, doctors, dentists, lawyers, and college professors were the owners of the large houses built in the late nineteenth century. Competition for choice lots appears to have been strong, and frequently, existing houses were moved to other lots to make way for new construction. In some cases houses were divided into two or more separate units to be dispatched to different locations.

The Queen Anne style houses of this period, nearly all of wood construction, have in common steeply-pitched hipped or hip-and-gable-roofs, a variety of small windows in gable peaks, and richly detailed exterior surfaces. Eastlake-inspired porch posts and spindle trim is common at porches, and towers, turrets, and oriel windows were common, particularly on the houses sited on corner lots. Features such as roof cresting and polychromatic paint schemes have been altered, but a good number retain other original details. Stick Style motifs--such as slender wooden trim which suggests structural members--are rare and no single building could be characterized as a true example of the style.

As is evident in the overview provided by Views of Northfield, the city's picturesque rooflines, elaborate patterned shingles, and Eastlake-inspired trim are comparable to comfortable middle-class houses constructed elsewhere in southeastern Minnesota during this period. Materials and many motifs and designs are traceable to plan books such as Shopbell's Modern Houses, a popular late nineteenth-century catalog.

The Nutting House was the design of Jay Cooke, an architect who briefly practiced in Northfield, and a few others were credited to Minneapolis or St. Paul architects such as Charles Sedgewick, E. J. Hodgson and E.P. Bassford. The Drew H. Lord House was of particular significance because its owner was a builder (and was sometimes referred to as an architect) who oversaw the construction of many houses and business blocks in Northfield at the turn of the century. (See roster of architects below.)

A number of Northfield residents are known to have attended the World's Columbian Exposition held in Chicago in 1893. The Exposition did much to popularize Classical Revival architecture in the United States, but it appears to have had little impact on the design of the city's large houses of the turn of the century. Classical Revival motifs such as Tuscan order columns or Palladian windows appear on many modest houses of the period, however.

A popular house type in Northfield from about 1895 to 1915 had a square plan, low-pitched hip roof, and ubiquitous full front porch. Queen Anne, Shingle Style, and Classical Revival trim and details were applied to the basic form with great flexibility. The source of this house type appears to have been standardized plans, adapted by local carpenters. Nearly all of these houses were of frame construction, although three examples of locally-manufactured rusticated concrete block were built in 1911. A number of earlier houses were remodeled in this fashion, as a close look at 305 E. Fifth Street indicates.

Early Twentieth Century Patterns

Arts and Crafts-inspired houses, including one-story bungalows and the larger Craftsman house, were built in some number on the remaining lots of central Northfield after 1910. In some cases, older houses were razed for the construction of these modern houses. Typically, the Craftsman house or bungalow was built with a modest budget; 300 E. Sixth Street and the Ole Rolvaag House at 311 Manitou Street are typical of Northfield examples. A few older houses were remodeled with a new stucco exterior in an Arts and Crafts mode. Locally, some of the Craftsman houses were referred to as examples of the "Square Style."

The eclectic English Revival style William W. Pye House at 613 E. Fourth St., and the Georgian Revival Fred B. Hill House at 405-7 E. Third St. of 1911 appear to be Northfield's introduction to residential revival styles; the design of both received extensive coverage in local newspapers in subsequent years. The Northfield News (12/20/23) called the Pye House "English half-timbered" and noted "it is one of the most "typey" houses in the city." Colonial Revival styles were favored by builders in the teens, with most examples clapboard-sided, but a number of masonry-faced examples also evident.

In 1939, eight new Colonial Revival designs were featured in a year-end housing feature in the Northfield News. Gable roofs, prominent central or end chimney masses, and roof dormers were standard features of these houses. The terms Old English, English Colonial and "modified English style" were used to describe other houses constructed during the previous year. Chris Samuels (of Lampert Yards?) and Algot Pearson (1892-1980) were popular contractors and carpenters of many of the revival designs. Pearson was born in Söderköping, Sweden and was an apprentice carpenter before emigrating to the United States. In the 1920s he built his own house at 615 Union Street.

300 E. First Street, an example of a cube-like Moderne house, also dates from 1939. The earliest of the city's non-traditional houses, however, is the Prairie Style John Phillips House at 411 Union. It dates from ca. 1915 and was designed by architect Service Wager of St. Paul.

Post-World War II

Following a great decline in construction in the 1940s, post-World War II housing construction included the one-story ranch style houses seen throughout the country. New subdivisions to the south of Summer Street and in the northeast section of the city are comprised largely of these houses, many of which have the street-oriented picture window, attached single or double-car garage, and other features associated with the ranch house.

A number of residences from the 1950s and 1960s call attention to the influence of the International Style and the Prairie School on local architects. Architect William Broderson's home and studio at 1208 Greenvale Road date from 1954 and 1956. The limestone buildings are good examples of Prairie School ideas, as are some of his commissions of the early 1960s. The residential work of Broderson's partner, John Howe, and the work of the Northfield firm of Sovik Mathre Sathrum and Quanbeck should be further investigated.

Architects Associated with Northfield Houses

The following architects and their residential commissions were noted during the survey:

<u>Architect</u>	<u>Address</u>	<u>Client</u>	<u>Date</u>
E.P. Bassford	112 Union St.	M.W. Skinner	(razed) 1886
J.E. Cooke	300 Union St.	J.C. Nutting	1887
J.E. Cooke	E. Third	C.E. Wilcox	c. 1887
D.H. Lord (architect- builder)	201 E. Third	self	1887
E.J. Hodgson	Third and Maple	Mrs. S. Dean (razed)	1888
Charles S. Sedgwick	117-119 College	George Huntington	1886
Service A. Wager	411 Union St.	John Phillips	1915
Hiram Livingston	104 Maple St.	Rowland Bernstein	1939
John S. Van Bergen	Third and Elm	Dr. Laurence M. Gould	1939
William S. Brodersen	814 Prairie St. 1208 Greenvale	D. Remes self	1961 1954, 56
Sovik Mathre Sathrum and Quanbeck	St. Olaf Ave.	St. Olaf President's House	1976

Biographies for Bassford (1838-1912), Sedgwick (1856-1922), Hodgson (ca. 1854-1916) and Brodersen have been compiled.

Residential Development and St. Olaf and Carleton Colleges

After the Civil War, and particularly with the growth of St. Olaf and Carleton Colleges, Northfield enjoyed a small but significant influx of academics and professionals. In subsequent decades, the colleges shaped the use and, in some cases, the appearance of residential buildings near the campuses.

In the very earliest period, housing for students was provided on-campus, but soon expanded to boarding houses near the campus. These arrangements were first made in private homes, and then, particularly in the case of Carleton, in college-owned properties. Typically the college-owned property was a large house purchased by the college, or, in some cases, one donated to the college. Boarding off-campus was quite popular until the construction of residence halls in the 1920s. Although the residences owned today by Carleton for use as

student housing or other college use appear to be in good condition, most have been uniformly painted white regardless of style.

Some faculty housing appears to have been financed by the colleges, but faculty members built, purchased, and rented many dwellings. In the 1880s and 1890s Carleton faculty members built a number of large, handsome residences like their merchant and professional neighbors. On the east side of town, most of these houses were situated close to the Carleton campus. A few were architect-designed, but most appear to have been drawn from the pages of late nineteenth-century pattern books. Newspaper accounts of the interior and exterior finishes indicate that some of the houses were built to a very high standard.

Fred B. Hill's enormous and costly Georgian Revival mansion opposite the Northfield High School was the extravagant culmination of pre-World War I construction by faculty on the east side of the city. In the 1930s, Carleton faculty members began to build again, and a number of Colonial Revival houses were the result. Wheaton's Addition to Northfield, east of Maple Street, and the Highland Park Addition near Elm and Fourth Streets were favored locations for this generation of building. The English cottage designed in 1939 by Taliesen-trained John S. Van Bergen of Chicago at 798 E. Third for Dr. Laurence M. Gould was among the most distinctive of the pre-World War II period.

The St. Olaf faculty generated a less architecturally ambitious group of houses. Most of the dwellings on the west side of Northfield near the college are pleasant representatives of late nineteenth-century styles. A row of Classical Revival houses was constructed by several St. Olaf faculty and staff on upper St. Olaf Avenue at the turn of the century, and, in 1912, Ole Rolvaag was among investors who opened Manitou Street. With Erik Helte and Nils Flaten, he platted deep lots on a gently sloping hillside.¹ The resulting construction was similar to Rolvaag's \$4,500 Craftsman Style house, clad in stucco and shingle. Manitou Street continued to develop through the 1930s, when a number of Colonial Revival residences were built for faculty. Walden Place east of the St. Olaf campus began to develop in the 1930s as an enclave of Colonial houses associated with St. Olaf faculty.

1. Northfield News June 20, 1947; obituary June 26, 1980.
2. See Torild Homstad, "Living With History: The O.E. Rolvaag House." The Northfield Magazine. (Fall, 1988), 19-20.

	Northfield Cemetery	c. 1858	144
<u>Elm</u> (E)			
201	House	c. 1930	171
<u>Forest St.</u> (W)			
1004	House	c. 1900	209
<u>Greenvale Avenue</u> (E)			
1104	House	c. 1880	192
<u>W. Lincoln Street</u> (W)			
219	House	c. 1900	193
<u>N. Linden Street</u> (W)			
200	House	c. 1870	119
217	House	c. 1860s	120
nr. W. 3rd	Depot	1889	244
812	Barn	c. 1900	190
913	House	c. 1915	191
<u>S. Linden Street</u> (E)			
703	House	c. 1870s	113
<u>Maple Street</u> (E)			
	Burnstan?		
104	Rowland Bernstein	1939	77
111	House	c. 1890	78
115	House	1871 (?)	79
203	Samuel W. Furber House	c. 1900	80
1111	House	c. 1880	145
<u>Manitou Street</u> (W)			
211	House	c. 1900	121
311	Ole Rolvaag House	1912	122
318	House	c. 1912	123
<u>Nevada Street</u> (E)			
106	House	c. 1890	34
109	House	c. 1890s	35

111/113	Seccombe House	1870	36
201	W.F. Crary House	c. 1889	37
215	House	c. 1920	38
216	F.J. Wilcox House	c. 1885	39
219	House	c. 1870s	40
302	Matthew Tiffany House	c. 1895	41
306	Penniman House	c. 1890s	42
318	House	c. 1893	43
319	House	c. 1873	44
403	Blodgett House	c. 1860s	45
419	George Manhart House	1897	46
420	Willard Barnard House	1895	47
501	J.S. Tripp House	c. 1870s	48
<u>Oak (E)</u>			
201	House	c. 1930	173
207	House	c. 1880	172
<u>W. Plum (W)</u>			
101	House	c. 1880(?)	208
400	Quonset Hut	c. 1930s	124
<u>Poplar Street (W)</u>			
304	Archibald House	c. 1869	125
<u>Poplar (E)</u>			
908	House	c. 1870s	154
910	House	c. 1870s	153
<u>St. Olaf Avenue (W)</u>			
at Manitou	Way Park	1932	203
312	House	c. 1910	126
506	House	c. 1914	246
704	House	1916	127
708	Way House	c. 1875	128
800	Wing House	1920	129
804	House	1910	130
812	Christianson House	1910	131
900	Holstad House	1914	132
1011	Ole Store	c. 1900	133
1110	House	c. 1880	194
1114	House	c. 1915	195
1118	House	c. 1900	196
1200	Holland House	c. 1900	197
1208	Mohn House	c. 1900	198

Northfield Historic Resources Survey: Roster of Survey Sites

The address, building type or historic name, date (or approximate date) of construction, and inventory number are provided below. Listings for properties on the east and west sides of the city, as divided by the Cannon River, have been combined. However, general location is indicated in parentheses: (E) east/ (W) west. This is of particular use where certain sites east of the Cannon River have W. in the street name.

The numbering system is 1 through 250. No sites have been assigned to numbers 189, 202, 215, and 223.

(RC-NFC--)

<u>Address</u>	<u>Name/Property Type</u>	<u>Date</u>	<u>Inventory #</u>
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College Street (originally College Avenue) (E)

107	Ogden House	c. 1870	142
100-110	Faculty Village	c. 1948	238
117-119	George Huntington Hse.	c. 1886	49
118	James W. Strong House	c. 1872	50
200	Hitchcock House	c. 1900	51
205	Drew-Hill House	1894	52
208	House	c. 1922	53
402	H.K. Kelley House	1885	54
405	House	1885	55
408	F.W. Shandorf House	c. 1922	56
418	A.W. Norton House	1879	57
419	E.O. Barnard House	1895	58
503	V.G. Van Slyke House	1870s	59
516	House	1870s	60
519	House	c. 1860s	61
1100	House	c. 1900	147

Division Street (outside Historic District) (E)

100	House	1870s	1
106	House	c. 1900	2
107	House	c. 1900	3
110	Allen House	c. 1860s	4
519	Armory	1916	166
806	House	1900	5
818	House	c. 1895	6
812	House	c. 1900	155
816	House	c. 1900	156
917	Charles Pye House	c. 1889	7
918	Skaiems Service Station	c. 1935	8

1212	Felland House	c. 1900	201
1218	House	c. 1915	239
1300	House	c. 1920	241
1308	Boe House	c. 1915	199
1312	Thompson House	c. 1900	200
<u>Spring Creek Road (E)</u>			
	Oaklawn Cemetery	c. 1882	179
	Calvary Cemetery	c. 1940	180
<u>N. Spring Street (W)</u>			
310	House	c. 1860s	134
216	St. Dominic's School	1930	135
308	Farmer's Coop. Elevator	1900	242
<u>S. Spring Street (E)</u>			
801	House	c. 1860s	143
<u>Summer Street (E)</u>			
302	House	c. 1870s	146
<u>Union Street (E)</u>			
107	Neil S. Dungay House	1914	19
110	Ira Sumner House	1870s	20
112	Harold Salisbury House	1948	21
201	Charles Taylor House	c. 1864	22
210	C.H. Cooper House	c. 1889	23
216	Williams/Heatwole Hse	1883	24
217	John C. Nutting House	1887	25
300	First Congregational Church		26
320	E.G. Farrankopp House	1917	27
301	Northfield High School	1910	141
411	John Phillips House	1915	28
417	H.L. Cruttenden House	c. 1890	29
418	All Saint's Parsonage	1876	30
502	House	1870s	31
518	Lyman Stanton House	c. 1870s	32
919	J.F. Rivier House	c. 1900	33
<u>Wall St. Road (E)</u>			
P.O. Box at Spring Creek Road	House	c. 1870s	177
	Nichols House	1902	178

Washington Street (E)

303	Cong. Parsonage	c. 1890	9
309	House	1860s	10
313-15	House	1860s	11
411	E.G. Riddell Hse.	1899	12
415	House	1860s	13
419	All Saints Episcopal Church	1866	14
503	George Loomis House	c. 1860	15
511	House	1870s	16
615	House	1860s	17
619	E.M. Wallbridge Hse	1860s	18
910	Ames House (portion)	1868	237

S. Water Street (E)

201	Garage	c. 1915	165
601	House	c. 1875	163
605	House	c. 1895	162
611	House	c. 1860s	161
717	City Hospital (former)	c. 1880s	112
800	House	c. 1870s	160
806	House	c. 1870	159
812	House	c. 1880	245
816	House	c. 1880	158

N. Water Street (W)

100	Twin Cities Milk Prod.	c. 1915	182
101	Farmer's Coop Milk	c. 1915	181
200	House	c. 1860s	183
206	House	c. 1860s	184
208	House	c. 1860s	185
314	House	c. 1860s	186
320	Northfield Foundry	pre-1920	187
end	House/barn	c. 1900	188

Winona Street (E)

105	Anna Lincoln House	1905	62
106	M.C. Black House	c. 1905	63
109	George Bush House	1892	64
115	House	c. 1885	65
201	W.W. McGuire House	c. 1885	66
206	C.J. Mehlin House	c. 1897	67
207	Mrs. C.B. Sheldon House	c. 1895	68
210	House	c. 1915	69
305	J.T. Killen House	1922	70

311	House	c. 1870s	71
317	Mary E. James House	c. 1870s	72
417	Anderson/Dilley House	c. 1885	73
501	D.J. Ferguson House	c. 1890	74
513	House	c. 1900	75
at E. 4th Street	Central Park	1856	76
917	Baldwin Truck Farm		152

Woodley Avenue (E)

120	Wheaton House (portion)	c. 1868	151
300	House	c. 1895	149
219	House	1870	148
705	House	1900	150

NUMBERED STREETS

E. 1st Street

300	Overby/Diebold House	1939	81
400	House	1916	82

W. 1st Street (E)

502	House	1914	205
504	Wellstone House	c. 1880	206
506	House	c. 1880	207

E. 2nd Street

206	Stewart-Spohn House	1868	83
208-210	Stewart-Kelsey House	1868	84
309	Goodhue House	c. 1860s	85
407	Nourse Cottage	c. 1860s	86
510	House/Tearoom	c. 1870s	87
514-18	House	c. 1900	88
517	House	c. 1870s	89
801	Carleton Faculty Club	1928	167
811	Haupt House	c. 1930	168
815	Headley House	c. 1930	169

E. 3rd Street

201	Drew H. Lord House	1887	90
405-7	Fred B. Hill House	1911	91
501	O.P. Thorson House	1939	92
506	Norman Mackey House	1924	93

610	House	1916	94
615	Wm. H. Riddell House	c. 1890s	95
708	Laurence Gould House	c. 1939	170

W. 3rd Street

302	Freight House	c. 1880	243
308	Farmer's Coop. Elevator	1901	242
411	German Methodist Church	c. 1876	136
417-19	Double house	c. 1860s	137
500	St. John's Lutheran Church	1913	138
706	House	c. 1900	139

E. 4th Street

500	Wickham House	1879	96
518	A.J. Whiting House	c. 1890s	97
610	J.W. Huckins	c. 1900	98
613	William W. Pye House	1905	99
708	Lewis House	1915	247
817	House	c. 1933	176
819	House	c. 1933	175

W. 4th Street

417	House	c. 1860s	140
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E. 5th Street

300	Watson House	c. 1903	100
305	House	c. 1860s	101
310	Warren Wilson House	1901	102
316	Thompson House	1881	103
416	D.F. Richardson House	1897	104
417	House	c. 1880	174

W. 5th Street

at Orchard	Northfield Milk Products (now Malto-Meal)	c. 1915	204
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E. 6th Street

107	House		
218	William Eber House	1910	105
300	House	1914	106
310	House	1870	107

316-18	House	1870	108
<u>W. 6th Street</u>			
107	House	c. 1865	164
<u>W. 7th Street (E)</u>			
211 (217) at Spring Street	House Riverside Park	c. 1880 c. 1920	114 115
<u>W. 8th Street (E)</u>			
318	House	c. 1860s	116
320	Mobile Home	c. 1960	117
419	House	c. 1860s	118
<u>E. 8th Street</u>			
at Washington St.	Washington School	1899	109
<u>E. 9th Street</u>			
114	House	1911	110
118	House	1911	111
<u>W. 9th Street</u>			
116	House	c. 1875	157
<u>St. Olaf Campus (W)</u>			
Steensland Library		1902	212
Old Main		1878	213
Old Main Annex		1947	214
Holland Hall		1925	216
Gymnasium/Speech and Theatre		1918	217
Agnes Melby Hall		1938	218
Art Barn		1932	219
Ytterboe Hall		1900	220
Power Plant		1922	221
Rolvaag Library		1942	222
President's House/Manitou Cottage		1900	240
1400 T.H. #19		1900	210
1402 T.H. #19		1902	211
<u>Carleton College (E)</u>			
Scoville Hall		1896	224
Davis Hall		1923	225

Skinner Memorial Chapel	1916	226
Willis Hall	1872	227
Severance Hall	1928	228
Sayles-Hill Gymnasium	1910	229
Power Plant	1910	230
Leighton Hall	1920	231
Laird Hall	1905	232
Goodsell Astronomical Observatory	1887	233
Laird Stadium	1927	234
Music Hall	1914	235
Lyman Lakes	1916	236
Burton Hall	1916	248
Evans Hall	1927	249
Nourse Hall	1917	250

The Northfield Historic District: Roster of Sites

During the Phase I Survey, all properties in the existing Northfield Historic District were photographed and numbered. This information should be added to the existing documentation on the area. The District will receive further review during the Phase II evaluation.

The organization of this roster follows that on pages 43-45 of the Northfield Downtown Guidebook (1982). Historic District inventory numbers have the prefix HD.

<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	RC-NFC-HD- #
Division Street : West side			
212	Stuart Hotel (Archer House)	1877	1
220	Nutting Block	1893	2
300	John Sitze	1886	3
302	City Hall	1876	4
304	Y.M.C.A. Building	1885	5
306	Marshall Building	1932	6
314	Bushnell, Posney & McKay	1897/1882/1925	7
320	Third Mergen Building	1901	8
E. Third Street: North side			
105	Northfield Public Library	1910	9
Division Street: East side			
301	Storlie Building	1980	10
305	Thompson Building	1955	11
307	F.O. Rice Building	1889	12
309	Arcade Building	1895	13
311	Northfield News	1884	14

315	Lockrem-Summer Building	1872	15
317	French Building	1872	16
319	Clark Building	1882	17
321	First Mergen Building	1882	18
323-5	Second Mergen Building	1883-6	19
327	Nutting Building	1889	20

East 4th Street: North side

105-7 E. 4th	Nutting Addition	1903	21
107 E. 4th	Carpenter Building	1899	22
109 E. 4th	Northfield Lyceum	1857	23
111 E. 4th	Sitze Building	1894	24

Washington Street: East side

316	Ware Auditorium	1899	25
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Bridge Square: North side

11	Schatto Building	1878	26
13	Crosby Building	1894	27
15	Second Dickson Building	1900	28
17	Boston Shoe Store	1879	29
19	Aldsworth Building	1893	30
25	First Bank of Northfield	1966	31

Bridge Square: South side

22	Scriver Building	1868	32
16	Schmidt Building	1880	33
18	U.S. Post Office	1936	34

Water Street: West side

319	Ames Mill/Malto Meal	1869	35
317	State Bank Building	1910	36
303-309	Ebel Block	1894	37

Water Street: East side

304	Law Building	1899	38
300	Plummer Corner	1903	39

Division Street: East side

401-5	Central Block	1893	40
407	Gress Building	1893	41
409	Wheeler Building	1875	42
411-13	Hamre Building	1886	43
415-17	Skinner Block	1860	44
419	Lockwood Opera House	1872	45
421	Melwin Building	1899	46
425-429	McCloughry Block	1882	47

East Fifth Street: North side

105	McCloughry Tenement	1898	48
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Division Street: West side

	Scriver Bldg/Northfield Historical Society: see 22 Bridge Square above		
410	Rebstock Bakery	1885	49
412	Ferster Building	1921	50
414	Kingman Building	1873	51
416	Lawler Building	1872	52

420	Morris Building	1870	53
422-424	Bjoraker Building	1879	54
Division Street: East and west sides south of E. 5th			
at E. 5th	Scofield Building	1868	55
503	Kelly Building	1907	56
505	Henderson Building	1908	57
507-509	Nelson Building	1922	58
514	Silk Building	1878	59
500	Holland Block	1887	60
504	Olson Building	1890	61
506	Onstad Building North	1900	62
508	Onstad Building South	1910	63
510-12	Northstar Hotel	1900	64

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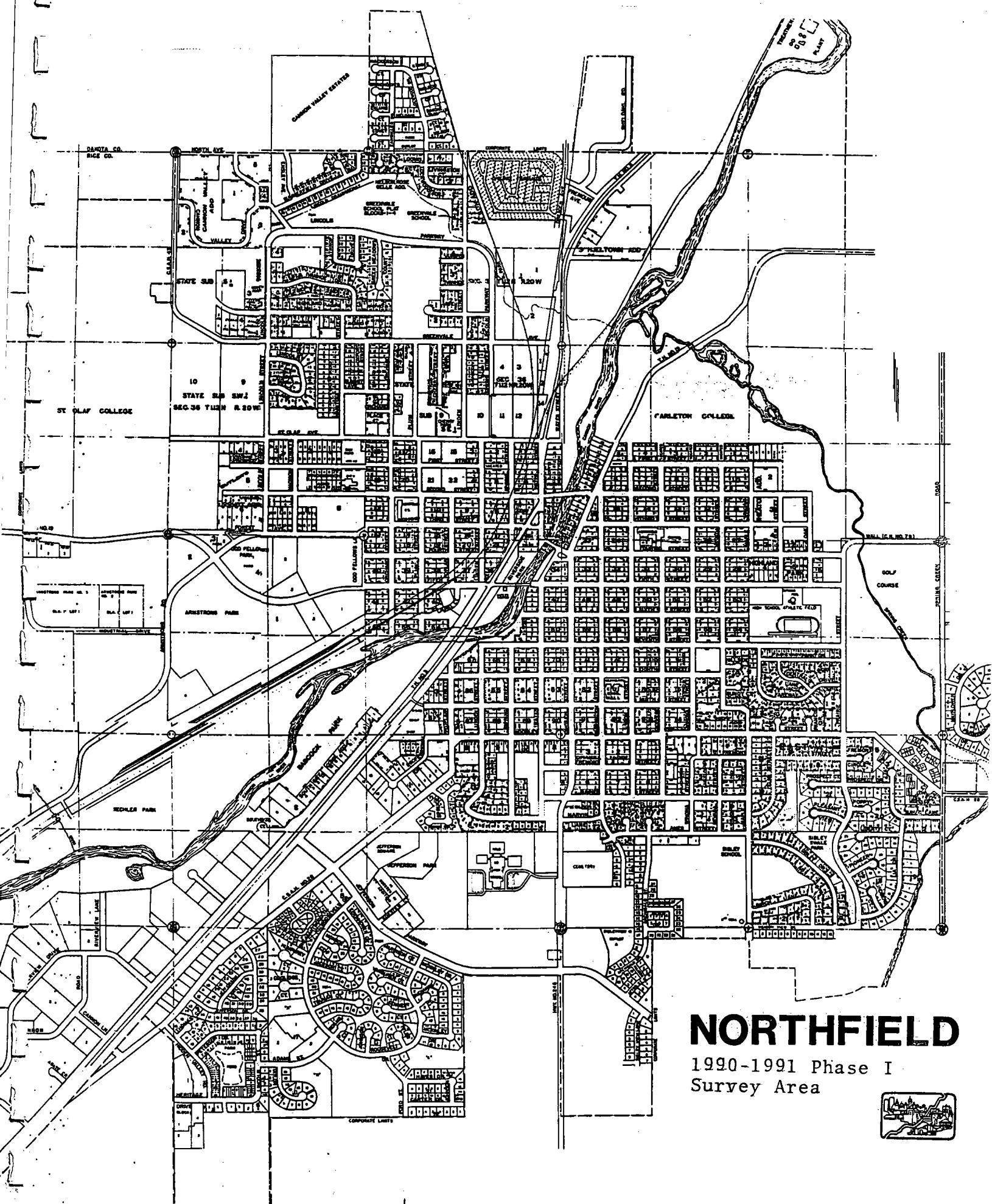
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NORTHFIELD

1990-1991 Phase I
Survey Area



3/01/90

Survey to mark place in history

Is your home on the National Register of Historic Places?

Should it be?

Those are exactly the type of questions the Northfield Historic Preservation Commission (HPC) is hoping to answer with a historic survey of the city.

With grants from the city and from the Minnesota State Historical Society totalling \$14,000, the HPC has hired consultant Carole Zellie, with Landscape Research of St. Paul, to survey historic Northfield.

According to Community Development Director Dan Rogness, Zellie will go block by block taking pictures, digging up history and evaluating the historical significance of buildings in Northfield.

"She will have surveyed about 1,000 structures before she finishes," Rogness said, mostly in the original platted section of the city.

Eventually, Rogness said, several of the structures could be placed on the National Register of Historic Places. "It's really the first step" in nominating a building for placement on the register, he explained. However, the main purpose of the HPC is to preserve significant

historic buildings, he said.

"The HPC said now's the time to get this done," Rogness commented. "Seeing things like the Laura Baker School building (which was on the National Register) go makes you think. The more you wait, the more can be destroyed."

The survey will be a lengthy process. Rogness said the survey will not be completed until July 1991. Then it must be evaluated. It may not be until 1993 that the HPC is ready to nominate buildings to the National Register.

"It's not a quick and easy process," he said.

It isn't just information on the building, but the history of design in Northfield. The survey will include information about the construction date, materials, style and type, the builder and even past owners of properties. It will also document how buildings have been used and adapted over the years, and their relationship to the people who built or used them, Zellie stated in her proposal for the survey.

The survey will pick out those buildings that are architecturally significant. Further, it will help to

identify the significance of uses of buildings, for example, if certain buildings are characteristic of a certain kind of worker, for example.

Although the greatest benefit of the survey is the preservation of Northfield's historical heritage, Rogness said there are other more tangible benefits as well. Information on individual houses and buildings will be more accessible to those interested, in addition to helping to create guidelines for future restorations.

"Mostly, people will come to be more aware of what's historic in their own neighborhood," he said.

In addition to several buildings on both college campuses already on the National Register of Historic places, there are several homes and buildings in Northfield currently on the register. Those included are All Saints Church, the Drew Lord House at 201 E. Third St., the John Nutting House at 217 Union St., and the O.E. Rolvaag house, 311 Manitou St. The central business district between Division, Water, Second and Sixth streets is also on the register.

Appendix

Contexts I-VII, Northfield's Historic Contexts (1988)

Context I:

Industry and Agriculture: 1855-1945

The industry and agriculture context includes all enterprises which manufactured, produced, and processed raw materials or other products in Northfield, as well as the transportation and water power improvements that facilitated industrial development. The period of significance extends from the founding of the town and the construction of the first mills in 1855-6 to 1945. All aspects of agriculture are included within this context.

Northfield's early industrial activity was part of a network of similar endeavors along the Cannon River. Although mills for sawing lumber into building products were constructed immediately after Northfield and other nearby townsites were platted, the Cannon River Valley is associated chiefly with Minnesota's earliest attempts at milling flour. Between about 1855 and 1875, 15 mills were built along the 20 river miles between Northfield and Faribault. The mills are associated with important developments in milling technology, notably the middlings purifier (Fossum, 1930: 71-282). The purifier allowed hard spring wheat to be ground into bread flour with a high gluten content. Northfield's early success was in part a product of the advancement of the purifier for hard-wheat milling. The efforts of Nicholas, Edmund, and Joseph LaCroix at Faribault to perfect a purifier were recognized by early Northfield millers such as Jesse Ames.

Northfield's first industrial building was John W. North's sawmill, which combined an upright saw and a siding mill. It was constructed early in 1855, and a water-powered gristmill was built in the next year. The two mills shared the Cannon River dam constructed by North. The gristmill was the first in Rice County; previously farmers had taken their grain as far as Prescott, Wisconsin for grinding. Rice County farms numbered approximately 800 in 1860 and 1200 by 1866, and agriculture shifted away from crops such as corn, tobacco, sorghum and oats to wheat. Wheat would remain the chief crop until about 1880.

A steam-powered mill was constructed by Cox and Fleming in 1857, at the edge of the Northfield plat. In 1869, North's mills were purchased by Jesse Ames (1808-?). Under his direction, the Ames Mills became the most

important industry in Northfield, and greatly increased their output of flour after conversion to steam power in 1879 and through the adoption of various improvements in middlings purification. Although the growth of the Minneapolis flour district eclipsed the efforts of the Ames', the firm enjoyed very successful sales of their product in the U.S. and Europe.

Early lumber industries apparently served primarily local needs. Many of the early wood-processing firms that followed North's early sawmill were short-lived. The Pease and Clay sash, door, and blind factory established in 1859 operated only until 1861. Another erected in 1867 by David Wyman burned in 1871. The Big Woods provided an excellent supply of hardwoods that was suitable for specialties such as furniture manufacture, but there was little development of this industry in Northfield.

Other industrial enterprises, all of them small-scale, were based on the agricultural economy of the surrounding area. A foundry, which specialized in repair of farm and mill machinery, opened in 1860. A plow factory, tin and copper shops, wagon and blacksmith shops and a tannery were among other industries established in the 1860s. Locally-grown malt and hops were used in the brewery established near the west side city limits in 1882.

Railroad transportation greatly assisted in the distribution of grain and flour products. The first railway reached Northfield in 1865. This line, originally the Minnesota Railway Company and later the Chicago, Milwaukee and St. Paul Railroad, ran its tracks along the Cannon River on the west side, near the Ames Mills. The railroad company immediately erected a grain elevator where local products could be stored for sale to local mills or where they could await shipment.

By 1910, four railroad divisions, three railroad companies, and two depots served the city. The Dan Patch Electric Line was the last line to connect to Northfield; it served the city from 1910 to 1942. Passenger service on other lines ceased in the 1960s, and the decline acknowledged the impact of the growing highway system between Northfield and major markets.

Northfield's historians have noted the local importance of the Patrons of Husbandry, also known as the Grange, organized in Rice County in the 1870s. Among the targets of the short-lived cooperative farmer's organization were the middlemen distributors of flour. The Grange constructed a

cooperative grain mill in Northfield in 1874. Another cooperative, the Farmer's Cooperative Elevator Company, was founded in 1921 for the handling of grain and other commodities.

The shift from wheat to dairy farming in the early 1880s was reflected in Northfield's industrial firms, notably by the appearance of creameries. Among the earliest was the Whittier and Hunt Creamery, established in 1879. The Northfield Creamery was established in 1888, and at least three others by 1910. Local creameries and creamery cooperatives flourished prior to the improvement of the road network that made it possible to collect rural products and quickly transport them to large processing centers such as Minneapolis. The Northfield Milk Products Company, founded in 1917 and later a branch of the Carnation Company, manufactured the popular product known as Northfield Brand Evaporated Milk. The last creamery closed in 1962.

In addition to milk production, Northfield area farmers concentrated on raising purebred cows and horses, particularly Holsteins and Percherons. The first purebred Holsteins were brought to the Northfield area in 1889; in 1893, additional stock was purchased at the Chicago World's Columbian Exposition. The slogan "Cows, Colleges, and Contentment," which was used by local promoters to describe Northfield, appears to date from the pre-World War I years. Another area slogan "The Holstein Capital of the World" was based on the 261 herds of purebred cattle counted in the Northfield vicinity in 1916. Beginning about 1894, two farms maintained stock sale yards within the Northfield city limits, and attracted a nation-wide trade.

The Northfield Knitting Company was established in 1890, and operated for a number of years in the Nutting Block on Division Street. A variety of new industries were founded in the first decades of the twentieth century, just as others were closing. Two firms founded in the 1920s are still in existence today. The Northfield Foundry and Machine Company, established in 1920, builds woodworking machinery. The Malto-Meal Company, founded in 1927, produced a variety of cereal products in the former Ames Mills and in the former Northfield Milk Products Company building. The Northfield Iron Company, a manufacturer of culverts, grain bins, and concrete mixers, was established in 1907 but is no longer in business. Other early twentieth century firms included a hemp plant, two small cigar factories, and the Northfield Seed and Nursery Company.

While early industries were concentrated in a compact area on both sides of the river near Bridge Square, this land use pattern began to change in the pre-World War II period, as industries moved out from the central business district along the river and rail routes.

Context II:
Commerce: 1855-1945

Retail, wholesale, and distributing firms, financial, banking and insurance companies, and a variety of professional services are included in this context. Nearly all of the Northfield businesses that are not included in the industrial context are described in the commerce context. The period of significance extends from the founding of the town and the construction of the first store in 1856 to 1945.

The process of building Northfield's commercial interests, including its diverse retail, service, financial, and professional firms, replicates the experience of most successful nineteenth-century midwestern settlements in agricultural areas. Although overshadowed by Faribault as a trade and distribution center, Northfield served (and continues to serve) a substantial geographic area. Local and regional changes in transportation technology--from stage and wagon to rail and modern highway transport--are reflected in its offering of products and services.

Despite competition from the regional market and the appearance of national brands and mail order businesses, there was a great diversity of products available in early Northfield. In the late nineteenth century, several organizations were formed to improve the commercial health of the community. The Retail Merchants Association, founded in 1886, and the Northfield Commercial Club, founded in 1900, were organized to encourage and promote the success of local firms.

Northfield's primary commercial district has always been concentrated along Division Street and on the adjacent streets leading to the river. The first store was operated in the spring of 1856 on Bridge Square, with goods brought from Hastings. By 1857, two hotels, a meat shop, and two carriage and blacksmith shops were also in existence. Carpenters, blacksmiths, and two physicians were among early craftsmen and professionals in the community. The first bank organized in Northfield was the First National, founded in 1863. It incorporated two earlier banks.

Citizens (1878-1900), Northwestern National (1901) and the State Bank of Northfield (1910) were other prominent financial institutions.

The best-known commercial structure on Division Street is

the Scriver Building, which was constructed as a dry goods store in 1868 and was later the First National Bank. In 1876, the bank was raided by the James-Younger gang. The Scriver Building, which now houses the Northfield Historical Society and shops, has been the focus of many commemorative events as well as restoration efforts.

Over ninety years are considered in the timeframe of this context, during which Northfield's merchants and professionals appear to have maintained a successful business community. The 1890-1915 period seems to have seen the start-up of many new stores and shops, as evidenced by listings in business directories. Northfield's business community began this period with diversity. In 1894, for example, there were 4 attorneys, 4 bakeries, 2 banks, 4 barbers, 7 blacksmiths, 6 book and stationery dealers, 6 dry goods dealers, 6 physicians, and 4 farm machinery dealers. A survey of business directories from the 1940s, however, indicates that the city's self-sufficiency was quite altered after the Depression. Most notably, the trade area expanded so that advertisers of goods and services came from a wide region extending to the Twin Cities. Nevertheless, 8 car dealers, 4 clothing stores, 2 creameries, 6 hardware dealers, and 3 feed dealers were among the local core of merchants and tradesmen.

Northfield and Central Place Theory

One model used by geographers to explain the size and distribution of cities such as Northfield is that of "central places." Each central place has a hinterland, or area served by shops and other retail establishments. Some central place theories are based on the minimization of transportation costs. They show that on a flat surface with a uniform population density and no barriers to movement "the ideal settlement distribution would be a nested hierarchy of centers with hexagonal hinterlands" (Johnston, 1982:11).

Northfield is a good example one model, described as follows. Farmers typically brought produce and grain to centers such as Northfield. In some cases, the products were sold to a merchant or at auction, in others for direct shipment to an agreed purchaser. "Here they also bought their machinery, seeds, and other capital requirements, deposited their profits, raised their loans, transacted other business, obtained local government services, bought the foodstuffs not produced on the farms, and purchased the ever-expanding range of consumer goods they were convinced they needed and could afford. The nearest local center may have provided all the establishments essential to the

commercial aspects of the farmer's life. Unless the center was relatively large, however, this prospect was unlikely, and he would have to visit a more distant center for certain transactions. Again, he was likely to choose the nearest" (Johnston, 1982 :75).

Context III:
The Northfield Colleges: 1866-1945

The commercial and industrial functions described in the preceding contexts establish Northfield as a successful trade center in Rice County. Its other significant aspect, however, is as a college town with many ties far beyond its county and regional setting. The long-term presence of two liberal arts institutions has had a significant impact on the city's economy, politics, and landscape, as well as the character of its population.

The founding of the colleges, which occurred in the post-Civil War era when hundreds of colleges were established across the U.S., reflects the Yankee (Congregationalist) and Scandinavian (Lutheran) origins of Northfield's early citizenry. In addition to a supportive local population, the railroad connection to Northfield gave some confidence of success where other fledgling colleges had failed.

For a time after their founding, the two colleges--as well as the Northfield public schools--were in close proximity between Union and Washington Streets on Third Street just to the northeast of the early business district. Within a few years, the colleges had chosen large tracts of land, on opposite sides of the Cannon River, as campus sites.

Carleton College

Northfield College, as Carleton was first known, was organized by the Minnesota Conference of Congregational Churches in 1866 and opened as a preparatory school in 1867. Its first facilities were in the American House Hotel. A college program was instituted in 1870. The first permanent building, Willis Hall, was completed in 1872. In 1877, Northfield College was renamed after William Carleton of Charlestown, Massachusetts, who made a large contribution to the school.

Over the next seventy years, a handsome collection of college buildings was added to the 200-plus acre site in the northeastern section of Northfield. Most notable of the early buildings was the Goodsell Observatory (1886), which was ranked among the nation's leading astronomical observatories. By 1916, the college erected eight other major buildings including Laird Hall (1906), Sayles Hall Gymnasium (1910), and the Skinner Memorial Chapel (1916). A program of landscape improvements was also begun after the turn of the century, after plans by Norman Patton of Chicago. Land was filled, an arboretum created, and two small lakes dredged. Other campus

plans were made by the Chicago firm of Holmes and Flinn, beginning in 1917.

St. Olaf College

"The early St. Olaf was built for boys and girls of small means and humble circumstances" noted one early article on the school. Its early student body was comprised almost entirely of young Norwegians, and the Norwegian language was spoken and taught in the early curriculum. One early mission of the co-educational school was to educate young men for the ministry.

St. Olaf College was founded in 1874 as St. Olaf's School by the Norwegian Evangelical Lutheran Church in America. The first school buildings, former Northfield public school houses, were located at Union and E. Third Streets. In 1876, 30 acres were acquired on the far west side of Northfield, on wooded, high land known as Manitou Heights. The first new campus building, Old Main, was opened in 1877, and a Ladies' Hall in 1879. In 1886, in the midst of a predestination controversy in the Norwegian Synod, a college department and a Divinity School were founded. The preparatory school continued until 1917. The Divinity School operated for only three years until it was moved to Augsburg College. St. Olaf's School became St. Olaf's College in 1890. In 1916, the student body of 600 included 97 in the preparatory school, 71 in the school of music, and 432 in the college.

A number of new buildings were added to the site after 1900, notably Ytterboe Hall (1901), Steensland Library (1902), a gymnasium, and a hospital. A campus plan for an enlarged 138-acre site was drawn up in the 1920s by the Chicago architectural firm of Coolidge and Hodgdon, who firmly established Norman Gothic style for future buildings. By 1934, 12 substantial buildings comprised the campus.

Context IV:

Religion: 1856-1945

Northfield's nineteenth-century churches reflect the ethnic and cultural background of the city's founders, as well as the ethnic heritage of the surrounding hinterland. Many congregations were organized a decade or more before funds were available to erect a church building, and shared facilities with other congregations or met in halls and homes. Subsequently, most congregations have constructed at least two churches in various locations in Northfield. Most church building has occurred on the east side of the city. The time frame of this context begins with 1856 and the organization of the first churches, and ends with 1945.

The earliest churches were founded by persons of primarily Yankee heritage. Three were organized in 1856. The First Congregational Church held its first services in the public school until a church known as the "Old Brown Meeting House" was erected in 1862. This congregation supported the establishment of Carleton College in 1866, and became closely associated with it. It is now the United Church of Christ. The Methodist Episcopal Church erected a church in 1859. The third congregation to organize in 1856, the First Baptist Church, erected a building ca. 1859.

Episcopalians were active in the Northfield area since the early 1850s, with missions and schools for the Indians established at Faribault. The All Saint's Episcopal Church was organized in Northfield in 1858 and an edifice constructed in 1866.

The German Methodist church also held its first services about 1856, and a church was constructed in 1876. The Moravian church was organized in 1869, and its first church erected in 1873. Services were conducted in German until the early 1900s. Another congregation with a German heritage, the Trinity (Missouri Synod) Lutheran Church, was not organized until 1929.

The Norwegian community was served by the St. Johannes (St. John's) first Norwegian Evangelical Lutheran Church, organized about 1869. This congregation was closely associated with St. Olaf's School, later St. Olaf College. The Bethel Lutheran Free Church, a second Norwegian congregation, was organized in 1908 and a building dedicated in 1910. Services were conducted in Norwegian until 1936. Northfield's Danish community organized St. Peter's Lutheran

in 1893.

The Irish and Germans organized St. Dominic's Roman Catholic Church about 1860. The first building was begun on the west side in 1866. Many Bohemian families joined the congregation after World War I. St. Dominic's School, originally known as Rosary School, was founded in 1926 and occupied a building constructed in 1926-27.

Context V:
Private Institutions 1856-1945

Northfield reminds one of the stories of New England life and as we view the many white-robed cottages resting so gracefully upon the sloping hillside we can almost imagine ourselves in some hamlet of the Eastern states.

Edward D. Neill, History of Rice County, 1882,
p. 397.

Despite Northfield's pleasant appearance, the original grid townsite plan is not particularly evocative of a true New England settlement. The Yankee background of Northfield's founders, however, was strongly reflected in the first organization of private institutions, clubs, and churches. The Private Institution context includes the earliest of club and fraternal institution buildings (1857) and extends to 1945.

The earliest, and certainly among the most ambitious, of the city's private organizations was the Northfield Lyceum Society, founded in 1856 as a multi-purpose organization that provided for debates, social events, and a library. The stated goal of the organization was the creation of a "taste for literature and a thirst for knowledge." A small meeting hall was constructed in 1857. Later literary clubs included the Pioneer, Monday, Town and Country, and Literary Gleaners. The Women's Christian Temperance Union was organized in 1878 and contributed much to Northfield's long-standing reputation as a dry town.

The first Masonic Lodge was founded in 1864. Subsequently, Northfield's citizens organized a good number of fraternal and service organizations before the turn of the century. Most held their activities in the upper stories of Division Street commercial blocks or at other locations and did not erect separate meeting halls. The Young Men's Christian Association was organized in 1879, as the first outstate chapter in Minnesota, and a building was constructed in 1885. In 1900, the Rebekah Lodges of Minnesota established an Odd Fellows Orphans' Home on a 120-acre site on the west side of the city.

Miss Baker's School, also known as the Laura Baker School, was opened in 1898 to serve retarded students under the age of 14. Its founder, Laura M. Baker (1859-1960) was an innovator in special education who had served as principal of the State School at Faribault 1884-1896. She was active in the school for over 60 years. The school began in one large house, a former residence, and eventually grew to include a

complex of buildings.

Context VI:

Public Institutions and Improvements: 1857-1945

Efforts to organize Northfield's government agencies began soon after settlement. A Post Office was opened in 1855. Northfield Township was organized in 1858, a village government for Northfield was organized in 1871, and a city government in 1875. This context begins in 1857 with the first town meetings in the Northfield Lyceum Association building, and extends to 1945.

The Lyceum Association building, privately constructed in 1857, served as Northfield's first City Hall. In 1878 this building and the library it contained were transferred to the city. A combination City Hall and Fire House were erected in 1876. The YMCA building was used as City Offices from about 1917 to 1970, prior to relocation to their current Washington Street site. The once-private library collection begun by members of the Lyceum was incorporated into the Northfield Public Library organized in 1898. The Carnegie Library was opened in 1910.

Northfield's first public school building was opened in 1856 with an enrollment of 25. This building was located at Union and E. Third Streets. A larger frame structure was erected across the street in 1861, and later sold to St. Olaf School for use as a dormitory. After the organization of an Independent School District in 1874, a substantial three-story brick building known as Central School was erected on the block opposite Central Park. In 1886, a four-room school was constructed to serve students on the west side of the river. A new High School was built in 1910 and added to in the 1930s.

Other institutions organized around the turn of the century included the Northfield Hospital, incorporated in 1910 and originally occupying the Schilling Building at Water and 8th Streets. A new hospital was constructed on the west side in 1939. The Armory (1915) and Post Office, a WPA project dating from 1936, were among other public buildings constructed before 1945.

Northfield's public water supply was installed in the 1880s. The source was an artesian well on the west side. A sewer system was installed in 1895. This early system emptied into the Cannon River below the business district.

Electric lighting was brought to Northfield in 1888 for use at the Ames Mill. The Northfield Electric Light Company, a private firm, erected a plant on N. Division

Street in 1891. Power was brought from an installation at Waterford in 1907. Telephone service was first installed in 1909 and managed by several private firms and cooperatives.

Flood control and river improvement measures were periodically undertaken by the City of Northfield, but many river improvement efforts were initiated by the Northfield Improvement Society. A riverfront site locally known as the "Tourist Park" appears to have been a joint venture between the local improvement club and the City of Northfield. The Park provided a variety of picnic and camping facilities, including small cottages and a picnic pavilion. It was located on the west side of the river near St. Olaf Avenue.

Context VII:

Landscape and Urban Design: 1855-1945

This context considers the landscape and urban design development of the city between 1855 and 1945. Properties represent both the public and private realm, but primarily the public.

As the the settlement of Northfield progressed, additions made to the plat respected the orientation and organization of the original grid plan. The commercial district retained its prominence along Division Street on the east side and formed a compact focus for the community. A small industrial district developed near Bridge Square, Water Street, and the the railroad depots and storage buildings.

Residential development has largely been confined to the limits of the original plat and early additions. The east side of town was initially the most densely built, although empty lots remained until infill construction after World War I. Since the post-Civil War period, the two college campuses have defined the northeast and southwest edges of the community development pattern.

The chief landscape amenity provided by the original plat was the "Public Square," known as Northfield Park and later as Central Park. The park appears to have benefited by some early attempt at landscaping, with diagonal walking paths and, according to one report, "native trees." A wooden bandstand was constructed by 1889. Another source reported that a now-destroyed "Victorian fountain" was located here. In 1947, plans to construct a playground and athletic field on the park grounds were abandoned after public outcry.

Beginning in the late nineteenth century, a prominent private organization championed the cause of the park as well as other public landscape concerns. The Rural Improvement Society of Northfield was organized in 1884 to "cultivate public spirit, keep the streets neat and clean, keep the weeds along roadsides cut, protect desirable trees and set out others, keep the cemetery in order and help Carleton and Saint Olaf Colleges ornament their grounds." This group became the Northfield Improvement Association in later years, and continued to lobby for various types of urban beautification. The "City Beautiful" ideals encouraged by the World's Columbian Exposition held in Chicago in 1893 helped to fuel the spirit of civic improvement.

River beautification was a project of the Improvement Society,

beginning in 1888. During the "Northfield Beautification Movement," ca. 1916, some riverfront land was reclaimed. In the 1930s, (unrealized) plans for fairgrounds along the river were prepared by Charles Cruttenden, a Minneapolis architect. Despite many years of effort to create parks along the Cannon, however, the recreational and aesthetic potential of the river was not realized until comprehensive plans of the 1960s, and 1970s, and 1980s. Other tracts of open space belonging to the City of Northfield have been developed in various locations, and a nine-hole golf course was built on the east side in the 1920s.

Bridge Square, known originally as Mill Square, was created by the vacation of several lots on Division Street at the foot of the city's first bridge. Retail establishments front on it on three sides. Historic photographs show that it was originally a wide, unembellished open space, used primarily for watering animals, for wood and hay markets, and for parking wagons and later, trucks and cars. At an early date it was at a lower grade than the surrounding streets. A Civil War Monument was dedicated in 1927. The present traffic pattern and street improvements, including sculpture, benches and plantings, date from the 1970s.

There are three cemeteries in the city. The Northfield Cemetery dates from the 1850s, Oaklawn from about 1882, and Calvary, the Catholic Cemetery, from ca. 1910(?). Northfield and Calvary Cemeteries are laid out on a grid, while Oaklawn is of a more picturesque plan with curvilinear paths. No surveyors or designers have been identified with these nineteenth-century cemeteries. The cast-iron fence surrounding the Northfield Cemetery was erected in 1886 by the Northfield Rural Improvement Society, which also planted over 200 trees on the site.

Public and private efforts to improve the appearance and function of the downtown business district, including landscaping and street improvements, began in the 1960s with the CoDeP, the Community Development Plan.

Research Design: Northfield Historic Sites Survey
November, 1990

Introduction

This research design describes the objectives, methods, and expected results of an historic resources survey currently being conducted for the City of Northfield by Landscape Research. The project began November 1, 1990, and will be completed by July 31, 1991. The consultant met with the Northfield Heritage Preservation Commission to discuss the research design and survey on November 29, 1990.

The survey is a continuation of the project begun in 1989 for the Northfield Heritage Preservation Commission and the Minnesota State Historic Preservation Office. Survey results were reported in the Final Report: The Northfield Historic Sites Survey Part I, Phase I: Identification submitted in July, 1990. The survey design remains generally unchanged for Part II, but a greater variety of building types are currently under study. Part I focused on large residential areas on the east and west sides of town, including many of the city's earliest and most high-styled residences. Part II, however, includes the entire downtown commercial district (already listed on the National Register of Historic Places), the campuses of St. Olaf and Carleton Colleges, and outlying properties including parks, cemeteries, and farmsteads. Part II also includes residential areas outside the boundaries of the original plat of Northfield.

The survey is a major component of the Northfield Heritage Preservation Commission's collection of planning information, and is critical for purposes of understanding the development of the city as well as evaluating the significance of a particular structure or structures. Likely outgrowths of the survey include additional local historic site designations, preparation of National Register nominations, and a variety of public education programs. In addition to completing the city-wide inventory begun with Part I, Part II further develops the city-wide historic contexts study completed in 1988.

Based on the framework established in this research design, several tasks are completed or underway. Meetings have been held or are planned with representatives of the SHPO and Northfield HPC, a survey form has been designed, and a review of archival material has been completed. Photo-documentation of the survey area is nearly completed and further archival research is planned as the

immediate next step.

Objectives

The primary objective of the Part II survey is to document--by fieldwork and archival research--approximately 500 commercial, residential, and agricultural buildings. Most were constructed before 1940. The commercial buildings are primarily concentrated on Division Street in central Northfield, while the residential properties are found in neighborhoods near the edges of the city, outside the boundaries of the original plat. The buildings and monuments of the St. Olaf and Carleton College campuses, as well as the landscape design of the campuses, are included.

The fieldwork will produce survey forms and photographs organized into site files useful in further evaluation and registration activities, and the survey research will collect and evaluate a variety of archival material. The final report will analyze the survey data and examine the relationship of survey sites to the historic contexts. The final report for Part II will incorporate earlier data gathered during Part I and will generally replace the Part I report.

Methods

Fieldwork and archival research will form the basis of the study. The survey form is the basic organizational tool of the project. To prepare a form suitable for Northfield, several types of forms used in other surveys were evaluated. The final design of the form incorporates the standard Minnesota SHPO form with additional requirements as noted by the Northfield HPC and Community Development Director. Information from the forms can be included in other databases as desired.

During Part 1, a site file system was established and will be continued in Part 2. Each file, labeled by street, contains a completed survey form and contact photo. Copies of supplementary research materials such as photocopied newspaper articles or existing survey forms are attached to the forms. A total of 52 survey forms and related materials have been copied from the SHPO files, and information on a variety of other sites has been gathered from brochures and other materials in the Northfield HPC and Community Development Department files.

A map of Northfield with all survey sites plotted is included with the forms.

Fieldwork

Although there are excellent examples of high-styled, late-nineteenth and early twentieth-century residences within the survey area, much

of Northfield's building stock can be classified as vernacular. The consultant plans to continue the effort to describe and analyze the variety of exterior treatments and building types which constitute this substantial portion of the city's dwelling units.

Each property in the survey area was (or will be) viewed during November, December and January. In general, consideration of each property's architectural style, building type, date of construction, and original use will guide its inclusion in the survey. Properties known to have specific historical components, such as association with prominent local residents, will also be included. Integrity is also an important consideration, particularly for buildings constructed after 1870. Properties in the following categories, and judged by the above general criteria, will be photographed and further documented on survey forms:

1. All properties on existing survey lists.
2. All pre-1945 commercial, industrial, institutional, educational and civic buildings.
3. Residential examples of Greek Revival, Italianate, Queen Anne, Colonial Revival, Arts and Crafts and other historic styles.
4. Well-chosen residential examples of vernacular building types, such as those usually described by terms such as "gabled ell" or "four-square."
5. Examples of the work of noted architects or builders.
6. Selected post-1945 examples of modern architecture associated with the work of local practitioners.
7. Examples of historic landscape design, including park, campus and cemetery design.

In addition to the above categories, it is anticipated that all remaining (or nearly all) pre-1870 buildings--those dating from Northfield's earliest period of settlement--will be documented in the survey. Fences, garages, sheds, and other outbuildings will not be included in the survey unless they are of particular architectural, landscape architectural, or other historical merit.

Photographs will be taken of the principal, usually street-facing, facade of each property. Only those elevations visible from the public street, sidewalk, or alley will be photographed. Finally, each surveyed site will be located on a base map showing city blocks and lots.

Archival Research

In the field, a basic property description will be entered on the form. A variety of other records will then be used to document the significance of the properties included in the survey. County histories, college histories, historic maps, atlases, photographs, tax and subdivision records, and published and unpublished materials

found in state and local collections (including campus archives) will be consulted. The property reference card file at the Northfield Public Library, which contains many newspaper and other citations related to historic buildings, will also be utilized.

Analysis

A summary of the study findings will report on the number, style and type, geographical dispersion and other characteristics of the surveyed properties. In particular, the survey analysis will examine the previously-established contexts and attempt to organize the survey sites accordingly. The approximate timeframes, themes, and property types presented in the context report will thus be tested with the survey results. Recommendations regarding additions and revisions to Northfield's historic contexts will be made in the final report.

Expected Results

Based on the experience of the Northfield historic contexts report (1988) and a recent review of research material, it is expected that the survey will yield a good deal of information about the remaining areas of the city, and fill in the "missing pieces" of the existing survey and historic contexts study. It was shown in Part I that the east side survey area nearest Carleton College had the expected strong associations with business, education, and other community leaders. Part II might produce more information about other individuals who resided in the vernacular housing in the outlying southeast and west side survey areas. Post-World War II housing development included a variety of Prairie-School inspired residences, which might also be incorporated into existing contexts.

With the post-World War II development of Highway 3, much of the city's nineteenth- and early twentieth-century industrial center was demolished. Any remaining buildings relating to Northfield's agriculture and industry contexts are candidates for further study. As previously noted, it is expected that existing contexts and themes will be revised as a result of the study, and new contexts might possibly be added.

At the completion of Part II of the study (in July, 1991), the survey results will be discussed at a public presentation. A short publication explaining the survey and goals of the Heritage Preservation Commission will also be completed during this phase of the study.

This project has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the Minnesota Historical Society under the provisions of the National Historic Preservation Act as amended. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names of commercial products constitute endorsement or recommendations by the Department of the Interior. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write: Office of Equal Opportunity, U.S. Department of the Interior, Washington, D.C., 20240.

