Save the Northfield Depot

2018 Annual Report

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Save the Northfield Depot is an incorporated 501(c)(3) non-profit organization. Contributions are tax-deductible to the extent permitted by law. Our tax-identification number is 27-2081273.

2018 Board of Directors

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Alice Thomas
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Chip DeMann
Renovation Advisor

Baird Jarman
Renovation Advisor

***Save the Northfield Depot* is pleased to present a summary of our 2018 activities and accomplishments—made possible by the generous contributions of time, energy, and money from the Northfield community.**

We are grateful for the support of our mission: to rescue, rehabilitate and reuse the 1888 depot to retain an important part of our heritage. We are committed to:

- **Historic Preservation:** protecting and preserving a key part of the Northfield heritage and pride of place
- **Economic Development:** providing a catalyst to the economic development in the city
- **Sustainability:** reusing existing buildings as a responsible use of our resources
- **Beautification:** assuring the depot is appropriately maintained, free of blight, and a visual asset to the community
- **Building Community:** providing community gathering places to promote opportunities for social interaction and public events
- **Education:** educating current and future generations about the rich history and role of the railroads and the depot in Northfield

City of Northfield

- **City Council.** *Save the Northfield Depot* provided an update on the restoration progress as background for the Council's discussion of the completion of the driveway and transit hub.

  The City Council approved the acceptance of a sculpture, Flame, by Nick Swearer, donated by *Save the Northfield Depot* for a site on the Arts Corridor at the corner of 3rd Street and Highway 3. The repair and installation was financed chiefly by a depot grant from the Southeastern Minnesota Arts Council.

- **City Administrator and Engineer.** Several meetings were held with City staff regarding the MnDOT grant that would involve the construction of the driveway and the transit hub and use TIF funds for matching. *Save the Northfield Depot* provided a letter of support and contacted legislators, but the grant was denied within MnDOT. Current discussions are taking place regarding options of grant resubmission and/or alternative funding.

- **Building Inspector.** Once all of the new 10 brackets at the south end of the depot were installed, the inspector examined and approved the anchoring, which included an inspection of the bolts in the interior wall.

Commissions/Boards

- **Heritage Preservation Commission (HPC).** The 1888 depot was designated as a local preservation site in 1980 and reaffirmed in 2009. *Save the Northfield Depot* has been notified by the City that it does not need to reapply for local designation by the HPC.

- **Minnesota Historical Society (MHS).** Last year, we were informed that our evaluation report for eligibility for the National Register of Historic Places had been submitted prematurely since the renovation was not yet complete. This year, we have assisted the evaluator in updating the report for resubmission and in obtaining additional relevant information about its history. *Save the Northfield Depot* provided updates on the restoration progress to the national register historian at SHPO.

"We were so very impressed with your good work and commitment to preserve the building." – Rolf Anderson, President of the Minnesota Society of Architectural Historians after touring the depot

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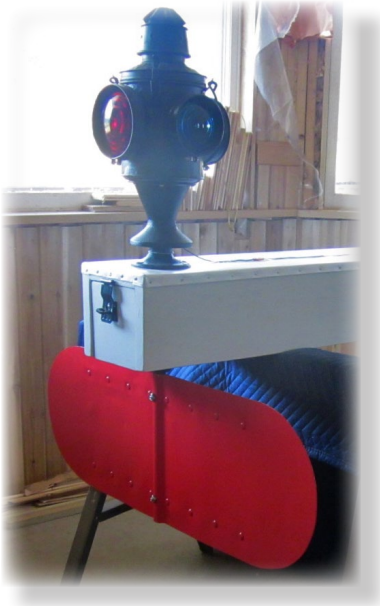
General Project Planning & Administration

Repair and Renovation of Building

Significant progress was made in 2018 on both the interior and exterior repair and renovation. Volunteers included both very able non-professionals as well as some professionals who were willing to donate their time. Professionals were hired when needed and often offered their services at a reduced rate. *Save the Northfield Depot* is very grateful for the support of the community of their time, money, and skills.

Exterior:

- The remaining four of the 10 new brackets needed for the restoration were crafted and added to the depot exterior.
- The exterior frames for the 14 new windows on the main floor and 10 in the basement were painted.
- Bird spikes were added to some of the brackets.
- Two single doors on the track side and a double door were custom ordered and installed. (When the depot was originally built, one door was used by women and the other by men.)
- Donated order board was restored.



The donated order board was restored. A 1896 photo shows an order board mounted on the exterior of the station master bay. It was used by the station master to communicate with an engineer of an approaching train.

The two new corner brackets crafted this year were so large and heavy that a forklift was required for installation.

The last two new brackets to be crafted and installed were the small brackets on the reconstructed station master bay; the original bay was removed in the 1944 remodeling.

The doors and transoms were custom ordered using the original 1888 blueprint design; the double doors will open onto the floor of the pavilion.

The depot's restored exterior

Interior:

- Stairway, bathroom, and the remaining two of the four walls in main room were painted.
- V-board was replaced in south room and areas in main room.
- Four-piece crown moulding was added in main room using an original piece as a model. Single piece crown moulding was added to the bathroom alcove and stairway.
- Ticket window glass replacement was purchased and installed.
- Bathroom fixtures, tiled floor, and partial tiled wall were installed.
- The signature on the wall documented within a frame (see photo on page 8).

The accessible restroom was tiled, and fixtures were installed this year.

Close-up of the reconstructed four-piece crown moulding. The unpainted V-board at the top of the walls indicated an original wide crown moulding removed when the ceiling was lowered in 1944. A portion of the original crown moulding was found in the attic providing an additional clue about the size and the design.

In 1944, two separate ticket windows (one for women and one for men) were removed and replaced with one window. The unique glass was broken sometime after the depot closed. A volunteer found glass that was similar and replaced the window. The iron weights that lower and raise the window remain in place.

Sculpture Garden:

- Garden area was graded (see photo on right); a firm approved by the Minnesota Pollution Control Agency supervised the contamination remediation.
- Trenches were dug and concrete added for the foundation of the stone sitting walls.
- Sculpture pad holes were dug and filled with concrete.
- Two sculptures were transported to the garden and installed.
- Two trees donated by a local nursery were planted.

The future area of the sculpture garden along 3rd Street was graded in preparation of work of installing the stone sitting foundation with a center patio and water feature. A garden with plants, trees, and sculptures will surround the stone sitting wall.

A local firm used a crane to assist volunteers in moving the Tree sculpture from a studio where it had been repaired to the sculpture garden and placing it onto the prepared concrete pad.

In the sculpture garden, volunteers planted two trees donated by a nursery in the sculpture garden. Other plants will be added in the spring.

General Project Planning & Administration

Administration

The *Save the Northfield Depot* board meets bi-weekly to plan and coordinate the renovation, fundraising, and communication activities detailed elsewhere in this report. Various other internal administrative tasks are indicated below. The board:

- obtained estimates for bathroom tiles, crown moulding trim, door options, installation of doors, construction of limestone sitting walls, and water feature.
- investigated potential occupant options.
- carried insurance policies (property, general liability, and builders risk).
- filed appropriate 501(c)(3) reports and tax forms.

*A signature on the original V-board was discovered when the 1944 plaster was removed. The signature on the wall—**Alan Kump, July 17, 1945**—has been framed along with a high school photo of Kump at the age he was when he worked for his uncles that summer. His task was to remove mortar from the bricks discarded in the 1944-45 remodeling of the depot. We located him in Florida and he reported he earned a ½ penny/brick; he visited the depot in the summer of 2016 and passed away in 2017.*

Community Events

- **Earth Day.** *Save the Northfield Depot* participated in the 2018 Northfield Earth Day Celebration with other organizations at the Armory. A board member staffed the exhibit, which included a poster and computer displays of several ways in which the depot project promoted sustainability: preservation, reuse, community building, beautification, education, and economic development.

  As a part of Earth Day activities, *Save the Northfield Depot* invited the public to join in a cleanup of the area around the depot in preparation for the landscaping and work on the sculpture garden.

- **Best Minnesota Towns.** A board member represented *Save the Northfield Depot* at the *Minnesota Monthly* Best Minnesota Towns competition event in Minneapolis; Northfield was among the top five but lost to White Bear Lake. The online voting site used the story of the depot restoration to illustrate the Northfield community's commitment to its history and preservation.

- **The Northfield Experience.** The 1888 depot site hosted the first of what is expected to be many community events at the depot complex. The depot was one of seven Northfield sites selected by award-winning artist and director Stephan Koplowitz who produced *The Northfield Experience*—a site-specific, immersive performance event that used the town of Northfield as its canvas and inspiration. The dance performance at the depot was presented five times during the day by local college students.

The depot was used as one of the seven sites in Northfield by Stephan Koplowitz who produced ***The Northfield Experience****. The depot dance performance was based on the emotional arrivals and departures that historically took place at the depot.*

Public Awareness Campaign

- **Sculpture Dedication.** Three unique sculptures, all created over 50 years ago by local artists, were generously donated to *Save the Northfield Depot* for the planned sculpture garden. *Save the Northfield Depot* retained two of the sculptures, *Tree* and *Wind Piece*, for the garden and donated the larger piece, *Flame*, to the City since it was best suited for the city sculpture pad at the corner of 3rd Street and Highway 3 as part of the Arts Corridor.

  Save the Northfield Depot and the City of Northfield's Arts and Culture Commission collaborated in the sculpture dedication ceremony. The history, background, and donor of each sculpture was shared with over 50 citizens as well as individuals from out of town including two MnDOT officials.

***Tree**, Nick Swearer, 1970. Donated by Mariea Guthrie family. Had been located at the Northfield family home of Mariea who had commissioned it. Made of discarded railroad spikes. When repairing the sculpture, Swearer remarked that the spikes came from a large pile near the spot where it was to be installed and commented "The tree is coming home."*

***Flame**, Nick Swearer, 1970, age 14. Donated by Gerald Larson and Jim Herreid. Commissioned by Herreid for installation along the Cannon River; removed in the late 1970s when the Riverwalk was built and given to Larson.*

***Wind Piece**, John Maakestad, 1967. Donated by Judy, Jeff, and Doug Bond in memory of Dixon Bond. Had been located at the Bond family home in Northfield.*

Media

- **Newspaper.** In 2017, the *Northfield News* published six articles about the depot events and project developments including *The Northfield Experience* (see photo on page 9), repair of the sculptures, updated report to the Council, the proposed transit hub, development near the site, and the sculpture dedication.
- **Radio.** Board members were interviewed periodically about the project progress and activities on the KYMN Morning Show. The station also provided timely announcements of the upcoming events, e.g., Clean up Day, *The Northfield Experience*, and the sculpture dedication.
- **Television.** Staff from the Rice County Historical Society filmed a tour of the depot for one of their monthly programs on FCTV, Faribault Cable Television
- **Social media.** Over 32 interior and 48 exterior images of renovation progress were posted on Facebook.
- **Websites.** The depot website, **www.northfielddepot.org**, was updated regularly to reflect progress, events, donation options, and funding status.
- **Email newsletter.** Subscribers received six newsletters and updates sent via MailChimp.

Other Community Updates

- **Tours.** Group or individual tours were provided to:
  - 31 members of the Minnesota Historical Architects who also toured downtown and Carleton College's buildings.
  - district city transportation group that included Hiawathaland Transit Board, representatives from several southern towns, Northfield City Council member, and a District 6 MnDOT staff member.
  - a Northfield Elder Colleageum class on Northfield architecture.
  - individual donors who do not use the web to follow the progress or whose family is visiting and would like to see the depot progress.
- **Presentations.** Progress "virtual tour" presentations with before and after images and some video were provided to:
  - P.E.O. meeting of 25 people.
  - Carleton alumni group in the Twin Cities
  - Historical Society public event. Displays were included that provided an historical context for the 1888 Milwaukee Road depot and its significance to Northfield.
  - FiftyNorth public event at the Northfield Community Resource Center.
  - Individuals in their home via computer for whom the depot was not accessible.

Fundraising

Events and Asks

The major fundraising activities and amounts raised in 2018 included:

- **Paver sale (in progress), $7,434 (net, 43 pavers)**.
- **Jesse James Day tours, $466.** Small group tours of the depot included some depot history, viewing before images (i.e., the condition of the depot when acquired from the railroad), and seeing first hand the results of the repair activity taking place
- **Tekton Engineering DJJD "jail & bail" fundraiser for the depot, $1,000.**
- **Donation request mailings, $9,780.**

TEKTON Engineers held a "jail and bail" fundraiser for the depot during the Defeat of Jesse James Days. Left to right: Jeremy Baer (TEKTON Principal) and community members Jeff Johnson and Dale Gehring who served as posse members collecting donations. (Photo courtesy of TEKTON Engineers)

Grants

Save the Northfield Depot received a $4,400 grant in late 2017 to repair and install two sculptures by the original sculptor, Nick Swearer. This activity was made possible by the voters of Minnesota through a grant from the Southeastern Minnesota Arts Council (SEMAC) thanks to a legislative appropriation from the arts and cultural heritage fund. The grant funds were used in 2018 to support the repair and installation of *Flame* and *Tree*.

*Well-known sculptor Nick Swearer returned to Northfield from his Connecticut studio to repair **Tree** and **Flame**, both created in the mid-1970s when he was a teenager.*

Materials - donation of materials or use
- Sculptures
- Loans of equipment from individuals (ladders, saws, various tools, and scaffolding)
- Interior and exterior paint
- Glass replacement for ticket window

Volunteers - donation of time
- Constructing and installing new brackets
- Painting exterior window frames and new doors
- Adding bird spikes to brackets
- Cleaning up site for *The Northfield Experience* event
- Replacing interior V-board where needed
- Cleaning, filling nail holes, making repairs and painting original interior wall V-boards
- Creating and installing crown moulding
- Installing replacement ticket window
- Installing bathroom window casing
- Researching options for elements in depot restoration and sculpture garden
- Restoring order board
- Moving sculptures
- Trenching for limestone wall foundation
- Digging holes for sculptures and installing sculptures
- Cleaning up site in preparation for grading
- Planting trees

Professional Volunteers - expertise donated
- Working with volunteer to install crown moulding
- Moving repaired sculpture from studio to garden site
- Installing the sculptures
- Applying protective coat to sculpture
- Managing website and social media
- Architectural advice
- Restoration advice
- Sculpture installation advice

"Northfield depot is an excellent example of local vernacular architecture and a beautiful historic building. We are pleased to help raise funds for the continuing efforts to restore and preserve this Northfield landmark." – TEKTON Engineering "jail & bail" event at First National Bank

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Financials

The progress made this year, as evidenced in this report, is the result of the generous support of the community. The *Save the Northfield Depot* board of directors is very grateful to those responsible for that significant progress — the volunteers and donors who made it possible to purchase materials and hire professionals when needed. Progress will continue as funds become available from our fundraising efforts.

Time period: January 1, 2018 – December 31, 2018

Revenue

Individual/business donations.....$55,547
Fundraising events $9,841
Total revenue $65,388

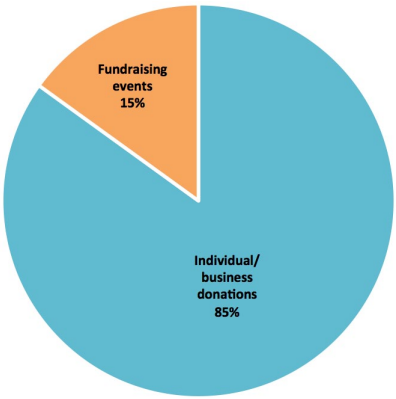
Expenditures

Fund development & marketing $718
Construction & repair.....$44,115
Other $4,283
Total expenditures.....$49,116

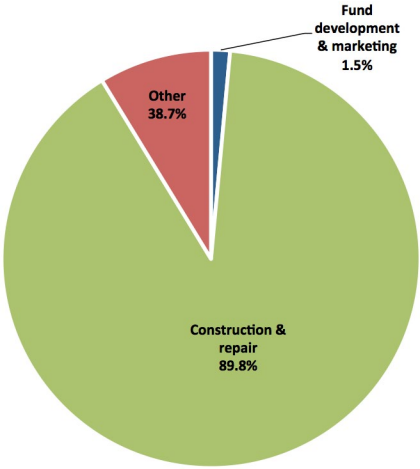
Major Components Remaining in Project:
Interior (flooring, stairs, basement ceiling), pavilion, sculpture garden/landscaping, & safety fence on track-side property line

NOTES:
Fund development & marketing: *printing, postage, online donation processing fee, website*
Other: *insurance, banking, non-profit registration*

Revenue



Expenditures



Online donations accepted through:

giveMN.org
www.givemn.org/organization/NorthfieldDepot

www.facebook.com/NorthfieldDepot
(Note: Facebook charges no transaction fees)

Lynn Vincent

Lynn was the *Save the Northfield Depot* co-chair and founding board member. She became critically ill in late 2018 and passed away in early January 2019. Lynn was dedicated to the depot project and will be greatly missed. She also served as the Fund Development Chair and was a member of the Events Committee. Most recently she was heavily engaged in and excited about the depot sculpture garden. Donations made in her memory are being used for a memorial bench and other elements in the garden.

Diane Notch

Diane joined the *Save the Northfield Depot* effort when she moved to Northfield in 2014. She was a member of the Fund Development and the Events Committees. She distributed and collected cash boxes at stores around Northfield, put up posters, attended weekly planning meetings, helped with events, marched in parades, and distributed information about depot project. She always had a cheerful smile and an encouraging word for depot supporters. She is missed by those of us who were privileged to know her.

Save the
Northfield Depot

P.O. Box 486
Northfield, MN 55057

Tel: 507-301-8254
E-mail: info@northfielddepot.org
Web: www.northfielddepot.org

Donate online at:

www.givemn.org/organization/NorthfieldDepot

www.facebook.com/northfielddepot
(Note: Facebook charges no transaction fees)