

City of Litchfield – Heritage Preservation Commission

AGENDA PACKET

Monday, June 24, 2019– 6:30 P.M.

AGENDA

Monday, June 24, 2019 - 6:30 P.M.

I. CALL TO ORDER

- A. ROLL CALL/DETERMINATION OF QUORUM
- B. ANNOUNCEMENT OF ADDITIONAL ITEMS

II. MINUTES

- A. Historic Preservation Meeting - May 17, 2019 & May 28, 2019

III. PUBLIC HEARING: None.

IV. OLD BUSINESS

- A. 2018 CLG GRANT
- B. DRIVING TOURS FOR 150TH ANNIVERSARY
- C. 150TH ANNIVERSARY EVENTS

V. NEW BUSINESS

- A. MEEKER COUNTY HISTORIC PARTNERSHIP RACK CARDS
- B. CLG GRANT FOR WEBSITE

VI. REPORTS

- A. MEEKER COUNTY HISTORICAL SOCIETY
- B. MN HISTORICAL SOCIETY

VII. ANNOUNCEMENTS

- A. Next meeting will be Monday, July 22, 2019 at 6:30 in City Hall

VIII. AJOURNMENT

MINUTES

I. CALL TO ORDER –

A special meeting of the Historic Preservation Commission was held in the City Council Chambers at the City Hall on Friday, May 17, 2019 commencing at 5:30 p.m. Chair Kotelnicki called the meeting to order.

A. ROLL CALL:

Commissioner (Chair)	Darlene Kotelnicki	Present
Commissioner	Kevin Hovey	Present
Commissioner	Frank Koch	Absent
Commissioner (Plan. Comm. Rep)	Mike Flaata	Present
Commissioner	Dave Welker	Absent
Commissioner	Kateri Kormann	Present
Commissioner	Sid Willson	Present
Non-voting	Bill Hicks	Present
City Staff	Dave Cziok	Present

II. PUBLIC HEARING – 226 N Sibley The public hearing for this COA was held at the regularly scheduled meeting on April 22, 2019. This agenda was completed up to item H. Action on this application was tabled until an engineer's opinion was obtained.

- A. Open public
- B. Declaration of Conflict of Interest or ex-parte
- C. Review of Proper Notification
- D. Introduction of Completed Application by Commission
- E. Presentation by Applicant or Designee
- F. Comments from Other Interested Parties
- G. Closure of Public Hearing, with option to question applicant or parties
- H. Action on due process
- I. Checklist: Yes: 0 No: 8 NA: 2
- J. Findings of Fact:: completed
- K. Action on the application by the Commission: See below

The applicant, Ed Olson, took a chair next to the chair to facilitate his hearing the discussion. Chair Kotelnicki reviewed the progress so far on this application and the applicant stated he understood. Chair Kotelnicki asked each member of the commission to give their opinion.

1. Kevin H. stated he called the MN Historical Society and talked to Amy Spong, Director. She stated the building would need to be returned to the previous condition and the MN State Historic Architect would need to review the plans. Kevin felt that the building has been deteriorating for many years. It would have been cheaper to fix the building when it was first noticed. Also, the city had attempted to contact the property owner about this issue.

2. Sid agreed with Kevin. He stated buildings need to be taken care of. It should have been mended 20 years ago. He questioned how the stability of a new parapet would be completed and the east facade work. He would like to see an engineer's opinion.

May 17, 2019

3. Mike felt this is not a new problem and should have been dealt with. He felt it needed to be returned to its original condition.

4. Kateri has a hard time saying demo and leave it. She said the building is a contributing building and has good historic integrity based on the MN Historical Society Inventory forms. She felt since this is a triple building, the demoed part of the building could adversely affect the property values of the other two properties. This is not an individual, stand alone structure.

5. Darlene felt that this is a contributing building and it is important to restore it. The Secretary of Interior Standards need to be followed. She is concerned about the stability of the front (east) facade. She would like to see an engineer's opinion so it is fixed right and the property owner does not have this problem in another 5 years or so.

6. Dave stated that after the bricks had fallen, the city needed to act for public safety purposes. The owner had an opinion from a masonry contractor who could restore the parapet. The contractor suggested putting 4 inch concrete block for the back part and the original bricks in the front. The concrete block would add stability and not be seen by the public.

7. Bill strongly recommended an engineer's opinion to ensure vertical stability. He also suggested the engineer look at the east facade. This is a life/safety issue for the public and he felt the city needed to get the proper evaluations before authorizing work.

Discussion then centered on how to best handle the COA without an engineer's evaluation. It was decided that since the demo has taken care of the public safety issue, there is no danger to people inside the building, and the contractor assured the property owner that the building would be weather tight, the engineer's opinion can be obtained by the property owner.

The checklist was completed with no yea votes, 8 no votes and 2 not applicable.

MOTION: To deny the application based on the following two concerns, that being the application is not clear about returning the parapet to the original condition to meet the Secretary of Interior Standards. Also, there is lack of a structural engineer written report with plans to return the brick to the original condition. as requested by Bolton & Menk. (Kateri/Kevin/Passed unanimously). The applicant is to contact a structural engineer and submit report plus an updated COA. He is directed to ask the engineer, or an architect, to contact the Stat Historic Architect prior to asking the HPC to act on the COA. Bill Hicks offered to assist the property owner in this process.

IV. ADJOURNMENT – 5:30 p.m. Next meeting Tuesday, May 28, 2019 at 7 p.m.
Note date and time change

DARLENE KOTELNICKI
CHAIRPERSON

I. CALL TO ORDER –

A regular meeting of the Historic Preservation Commission was held in the City Council Chambers at the City Hall on Tuesday, May 22, 2019 commencing at 7:00 p.m. Chair Kotelnicki called the meeting to order. A quorum was established.

A. ROLL CALL:

Commissioner (Chair)	Darlene Kotelnicki	Present
Commissioner	Sid Willson	Present
Commissioner	Frank Koch	Present
Commissioner (Plan. Comm. Rep)	Mike Flaata	Present
Commissioner	Dave Welker	Present
Commissioner	Kateri Kormann	Absent
Commissioner	Kevin Hovey	Absent
Commissioner, non-voting	Bill Hicks	Present

B. ANNOUNCEMENTS OF ADDITIONAL ITEMS: Old Business D. 2019 Goals

II. MINUTES TO APPROVE –

A. Historic Preservation Meeting - April 22, 2019 MOTION: To approve as submitted (Mike/Sid/Passed unanimously)

III. PUBLIC HEARING – None

IV. OLD BUSINESS –

A. 2018 CLG GRANT – Darlene reported she had reviewed all the videos. There were two pronunciation changes that may/may not get changed. There was one area she emailed Dan that needed to be changed. The wording on the GAR Hall include some statements that the city had turned the building over the Meeker County Historical Society to manage. This is not the case. She also asked Dan about completing the four AR videos before payment. Darlene copied Michael Koop on the date the final report is due and he said in July. The commission decided by consensus that they will wait until the final draft to approve.

B. PARADE OF COAS – The tour was done tonight with very good cooperation from property owners and very poor attendance.

C. 241 NORTH SIBLEY - There is not another COA available at this time. The property owner will need to give the structural engineer opinion and another COA for the HPC to act on. Discussion about what our focus should be related to a building with significant damage and/or deterioration. Questions about being outside our scope, making sure we have everything in writing, and making sure all public safety concerns are handled by the city were discussed. It was decided we act on COAs that are submitted. The property owner needs to submit his plan and we complete the checklist. Darlene gave copies of a letter from Mark Wood from October 2009 (included). The HPC had questions about demolition and possible hardship to restore a building. The advice from the city attorney was to stick to the ordinance.

D. GOALS FOR 2019 – The HPC reviewed them with no changes.

V. NEW BUSINESS –

A. CERTIFICATE OF APPROPRIATENESS - Darlene reported that there was an administratively approved extension for the properties at 19 and 23 East Depot Street.

B. DOWNTOWN CLOCK UPDATE - The city council approved that the Litchfield Downtown Council, Inc. could fundraise for a clock(s) in the two locations recommended by the HPC. There was also a request to work with city staff, the historic consultant, MN DOT, and city contracted services to determine the type of clock(s). There will be a conference call later this week. The members of the HPC shared their memories and expectations about this process. The city approved putting conduit and a base in two locations on North Sibley Avenue at 215 and 227 North Sibley as part of the MN DOT project. The group that requested to fundraise had no specific timeline given to them. The clock(s) could be put in after the MN DOT project; it depends on the fundraising. If the money is not raised, then the conduit and base remain there for possible future use.

C. 150th UPDATE - Darlene reported that July 8 would be business day and July 9 would be history day with a historic home self-guided driving tour and a play about the history of Litchfield at 2 and 7 PM at the opera house. Tickets are \$5. Wednesday, July 11 would be church day with a self-guided driving tour of schools and churches and an ecumenical service at Zion. Tickets are \$10.

D. MEEKER COUNTY HISTORIC PARTNERSHIP HISTORIC CRAWL - There will be a "historic crawl" on Saturday, September 21 with Meeker County historic groups taking part. More information to follow.

VI. REPORTS –

A. MEEKER COUNTY HISTORICAL SOCIETY – Memorial Day Pie and Ice Cream Social and Picnic went well.

B. MN HISTORICAL SOCIETY - Nothing

VII. ANNOUNCEMENTS –

A. Next meeting will be Tuesday, June 24, 2019 at 6:30 p.m. at City Hall

VIII. ADJOURNMENT – 8:20 p.m.

DARLENE KOTELNICKI
CHAIRPERSON

Parade of COAs May 2019

Litchfield Heritage Preservation Commission

Parkview Grille, 311 North Sibley

This property owner has worked with the HPC several times for exterior improvements to his property. The door on the north side was added to make the patio accessible, a new front door was added, and the post WWII neon-like sign was also approved. This uses LED lighting which was not found in a post WWI sign. This was approved based on longevity and safety. Rather than neon and other gas-filled lights, the LED lights are safer. Although not part of a COA, since the HPC only deals with building exteriors and properties, the interior has also been extensively remodeled. Thanks to Garmon and Anne Tipka for their work to improve this property.

ReMax Realty, 309 North Sibley

Pat Raiber and associates of ReMax Realty have improved their front facade in two stages. The first was replacing the front storefront windows, transoms, and bulk head. Then in 2018, the building was tuck pointed and painted. The result is a well-restored and attractive building. This was originally built in 1909 as a shoe store but for many years was a bakery with several different owners. Thanks to the ReMax owners for maintaining their building.

The Tavern on Main, 226 North Sibley

This building was built as a three building complex in 1886 as a saloon. In 1914, when Litchfield voted to go dry (before prohibition), it was purchased by Freeman Cox and became the City Meat market. In 1970 it became a restaurant and has been that since. New owners, Mike and Bethany Lee have remodeled and updated the interior. They worked with the HPC for a new sign in the front and new exterior vents on the south facade for the new hood in the kitchen. Thanks to Mike and Bethany for updating the restaurant, both the interior and exterior.

Mimi's Cafe, 215 North Sibley

Owner John Braun has returned the east facade to the original condition and uncovered several original parts of the structure. He has new windows, transom, and bulkhead along with a period-appropriate painted sign on the glass. The interior, although not part of a COA, has been remodeled by removing several structures that were added over the years. Thanks John for your quality work and improving an 1894 building.

Litchfield Chiropractic Center, 126 North Sibley

Owners Frank and Brittany Kock purchased this building several years ago and began improvements. The exterior has new second story windows, a new sign, and has been tuck pointed. The interior has had extensive remodeling downstairs and the old hotel rooms upstairs have been remodeled into a love apartment for the family. One of Litchfield's first chiropractors, Dr. Bernard Detterman, had an office upstairs from the early 1920s to the mid-1930s. Then the building became the Litchfield Chiropractic Center in 1984 and has been one since. Thanks to Frank and Brittany for all your hard work to improve this 1916 building.

WOOD
BERRY
& RUE

P.L.L.P.

ATTORNEYS AT LAW

October 26, 2009

Mark P. Wood
David G. Berry
Rebecca M. Rue

Leland A. Olson (1920-1998)
Wendell Nelson (1911-1997)

34 East Second Street
P.O. Box 158
Litchfield, Minnesota 55355

Phone: 320-693-3289
Fax: 320-693-7739

Litchfield Heritage Preservation Commission
126 North Marshall Avenue
Litchfield, MN 555355

Dear Commissioners:

At your request, I have reviewed the Litchfield Heritage Preservation Commission Considerations For Demolition. I am limiting my comments to the legal and procedural matters presented by this document rather than any actual matters of content. It is my feeling that the matters of content are strictly City Council and Commission considerations of policy.

Reference to the Litchfield Historic Preservation Commission Ordinance should be changed to 153.

I understand that the purpose of this document is to identify considerations to be used as a guide for future decisions. My concern is that our ordinance, at Chapter 153.06 (B) 1-4 identifies the findings that the Commission should make when considering demolition. The considerations being proposed expand that list by identifying additional procedures and requirements. Any matters that are to be entertained by the Commission that extend beyond those identified in the ordinance would not be allowed. For that reason, it would be my recommendation that you either restrict your considerations to mirror those in our current ordinance, or in the alternative, add the new considerations to our existing ordinance by amendment. The purpose for this, is that the public should be able to determine, from our ordinance, all considerations that the Commission will make in reaching a decision.

If you would like, you could present the entire matter as an amendment to the ordinance at the same time the procedural changes are presented to the Council as discussed at the last City Council meeting.

Litchfield Historic Preservation Commission
October 26, 2009
Page 2

Any new terms identified in the considerations for demolition should be added to the definitions section of 153.02. Your review of the document can identify those items and if you need assistance in obtaining definitions, please let me know. It may be easiest if I meet with one of your members to further discuss the issues raised in this review.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark P. Wood', with a large, stylized flourish above the name.

MARK P. WOOD
WOOD, BERRY & RUE, P.L.L.P.

MPW:mw

cc: Mr. Bruce Miller

HPC Goals for 2019

GOALS FOR 2019 Based on the ordinance, our purpose centers around protection, promotion and education.

Protection:

By the end of the second quarter, the HPC will work with city staff and community professionals to define the COA process, including the administratively approved process.

STATUS: Referred to city council, no change. One non-voting member added to commission who is a licensed architect.

By the end of the fourth quarter, the HPC will offer a class for area contractors.

Promotion:

By the end of the third quarter, the HPC will recognize a person, place, and event that has been involved with local preservation.

By the end of the third quarter, the HPC will offer "A Parade of COAs" to highlight improvements made by property owners in the Commercial Historic District.

By the end of the fourth quarter, the HPC will have one cemetery/living history characters event.

Education:

By the end of the first quarter, the HPC will distribute children's activity books at public events.

STATUS: Information available at Harvest Madness.

By then end of the fourth quarter, the HPC will have completed ten newspaper articles with information from the 2009 Historic Context Report.

By the end of the fourth quarter, the HPC will distribute the electronic downtown walking tour as part of Litchfield's 150th Anniversary.

OLD BUSINESS

Litchfield Historic Home Driving Tour
by the
Litchfield Heritage Preservation Commission
for the
150th Anniversary of Litchfield, 2019

Thank you for your interest in Litchfield's history. Our city has many beautiful historic homes. This tour was developed using information from MN State Historic Architect Charlie Nelson, Donna Brown from the Meeker County Historical Society, and property inventories completed by Will Stark and Thomas Zahn. The homes were selected based on architecture and the owners' contributions to the history of Litchfield. Unfortunately, many homes have been lost to the ages but we are happy to showcase these homes in our tour.

The tour starts on the south edge of Central Park and proceeds east. Please obey all traffic signs and be alert for pedestrians and other traffic.. There may be times you wish to park and review the information; several stops have more than one home in the immediate area. Please respect that these are private homes and this is a driving tour only. The driving directions are included but please do not be distracted while driving. A passenger can read for you! The tour should be 45 to 60 minutes. Enjoy!

Driving Directions: Start by going east on 3rd St. along the south border of Central Park, go 2 blocks at the stop sign look left.

307 North Holcombe Ave. O. H. Campbell House (#1)

This 2100 square foot home was built in 1895 by O.H. Campbell, a prominent Litchfield banker and business owner. Mr. Campbell also owned a clothing store at 113. North Sibley Ave. This is an example of a fortress style Victorian home common in the 1890s. The yellow brick was made locally. The house was purchased by St. Philip's Church. The first floor was used for three classrooms and the upper floors were the nuns' residence. The exterior is unchanged and the inside has stained glass windows and a grand staircase. The house was often called the "Raven's Nest."

Driving Directions: Now turn left on Holcombe (going north). You may look at the front of the Campbell House here. In one block turn left on 4th St. (going west). In one block, at the stop sign, turn right onto Marshall Ave. (going north).

421 North Marshall Ave. Alfred Anderson and Dr. William Nolen House (#2).

This home was built by Alfred Anderson in 1914. Alfred came to Meeker County from Sweden at the age of 14. He was mentored in buttermaking at the Litchfield Creamery by M.J. Sondergaard (father of Gale Sondergaard). When Mr. Sondergaard moved to WI to become a creamery inspector, he suggested 20 year old Alfred for the job of head buttermaker. In Alfred's 14 years as head buttermaker, he developed the Champion Butter Culture used in sweet cream butter. He also received local, state, and national awards. Alfred was mayor of Litchfield in the mid 1930s and was instrumental in converting the opera house to the community center and the formation of the Meeker County Cooperative Light and Power (REA). In her oral history at the Meeker County Historical Society, daughter Bonnie (Anderson) Dille stated " On Wednesday's we had to go to the creamery and wrap butter. Boyd (her brother) and I are probably the only ones in this town who wrapped thousands of pounds of butter."

Surgeon Dr. William Nolen, and his family, came to Litchfield in 1960 after being stationed with Litchfield's Dr. Dille at an Army base in SD. Dr. Nolen was a general surgeon who started writing as a past time. His 1970 book "The Making of a Surgeon" followed by the 1972 "A Surgeon's World" were national best sellers. He had guest appearances on the Johnny Carson show and articles in McCall'S magazine. He died in 1986 at the age of 58.

Driving Directions: Please continue north 2 blocks to 6th St., at the stop sign go right on 6th (going east) two blocks. At the stop sign, turn right on Armstrong Ave. (going south). In the middle of the first block, look to your left.

510 North Armstrong Ave. Wandok Cigar Factory (#3)

This home was originally the U.S. Land Office in Forest City. In 1866, it was moved from Forest City to Greenleaf. The building remained there as the U.S. Land Office until 1869. In December 1869 Meeker County voted to move the county seat to Litchfield since the growing town had the railroad. This home was moved to this location in 1870. Northern Meeker County and southern Stearns County had several thriving tobacco farms in the early 1900s. Litchfield, at one time, had three cigar factories. The Wandok Cigar Factory was in this home starting in March of 1907. Prior to that, it was located upstairs at 226 North Sibley Ave. In her oral history at the Meeker County Historical Society, Karna (Johnson) Agren remembers " Oh, the Wondak Cigar factory. They made Little Travelers and Little Tom cigars. Axel (her father) worked upstairs at the cigar factory (when it was on Sibley Ave.). Tobacco was grown locally and some was imported. I can see it hanging up to dry. Then he wet them to roll into cigars. I was friends with the Wandok girls from the cigar factory. You know there were no funeral homes so you had the wake at home. The Wandok sisters would always come over to spend the night with you." The Wandok sisters lived in this home until the late 1950s.

502 North Armstrong Ave. Cox House (#4)

This lot was deeded to William Rohl on May 26, 1887 on a printed deed, not the handwritten deeds like earlier land transactions. The deed is for lots 6 and 7 of the Rodange and Johnson Addition and sold for \$375. The current home was built in 1908. The builder of the home is not clear but some community members say it was Erhardt Lenhardt. The home was also purchased by the Cox family. It is commonly called the Cox house. Freeman Cox purchased the building at 226 North Sibley (now The Tavern on Main) for \$8,700 in April 1914. It was a saloon and Litchfield had voted to go dry. Freeman turned the saloon into a meat market; he had the first ammonia refrigeration in 1923. He was using 6 tons of ice weekly! The interior has remained in the original state with beautiful woodwork.

Driving Directions: Please continue one block and park near the end of the block. There are three homes located in this area. The two homes on your

left are in the Greenleaf Addition and the one on your right is in the Rodange - Johnson Addition to the Village of Litchfield

413 North Armstrong Ave. March House (#5)

This classic revival home is known as the March House. The home was built by Peter E. Hanson as a wedding gift to his daughter, Nellie, when she married Nelson March in 1905. The interior has light oak woodwork, a 10' ceiling in the dining room, and a fireplace in the master bedroom. There is a ballroom on the third floor and the home is in impeccable condition. Mrs. March organized Litchfield's Good Cheer Club which started in 1922. In his oral history Dave "Mickey" Shoutz recalled the help he received from the Good Cheer Club as a child.

"If it wasn't for the Episcopal Church and the Good Cheer Club, I do think we would have starved. The Good Cheer club brought us a Thanksgiving turkey dinner. I think we got our clothes from the Good Cheer Club too. And the shoes, of course, you had to have plenty of cardboard to stick in the bottom for the holes. You would almost freeze before you go to school."

405 North Armstrong Ave. Peter E. Hanson House (#6)

The locals call this home "Red Castle" which was the name of the 1954 rest home. It was built in 1904 by Peter E. Hanson. He had the home built while he served as Secretary of State (1901 to 1907). Mr. Hanson also served in the MN State Senate (1895 to 1898). The original tile roof, still on the turret, was the same color as the MN State Capitol. The home has five fireplaces, a grand stairway and oak and cherry woodwork. The home was built with a "quadruple-brick" for insulation. At one time, Mr. Hanson owned, individually or jointly, 78,000 acres in nine counties. He was also an agent for the Manitoba Railroad. Mr. Hanson was the founder and director of the Meeker County Bank which became the First National Bank of Litchfield.

406 North Armstrong Ave. Mullen House (#7)

This home was built in 1888 by John T. Mullen, a Litchfield businessman. Mullen's Dry Goods was located at 242 North Sibley. Mr. Mullen also owned a men's store at 113 North Sibley Ave. which he bought from Bernie Beirman's father in 1908. Mr. Mullen also owned the Saturday Review Newspaper. Mr. Mullen was also active

in civic affairs. His home is in excellent condition and has had minimal changes.

Driving Directions: Please continue going south on Armstrong Ave. going four blocks, then turn left (going east) on 1st St. and go two blocks.

425 East 1st St. of Dr. J. H. Bacon House (#8)

J.H. Bacon was born in Maine and enlisted in the Civil War. He was wounded at the Battle of Bull Run. He was a Civil War photographer with General Custer. After the war he went to Philadelphia to learn dentistry. Dr. Bacon came to Litchfield in 1869 and opened a dental office "near the old train depot" in 1871. By 1874, the February 19th edition of the News Ledger newspaper had an ad "J.H. Bacon, Dentist, Marshall Ave., opposite Town Hall."

He then partnered with two Litchfield photographers before opening his own studio, His ad in the Litchfield Independent newspaper on August 8, 1885 stated "I am ready to pull your tooth and then take your picture. Have had years of experience in both dentistry and photography. Give me a call." He was known as "Doc" around town and was also the first librarian of the Litchfield Circulating Library, a Justice of the Peace, a charter member of the Litchfield Fire Company 1877, a founding member of Litchfield's first brass band in 1871, and manager of the Litchfield Dramatic Association in 1877. The third floor of his home was a classroom for his children.

Driving Directions: At the stop sign turn right on to Gilman Ave. and continue for three blocks. At the T road, go left on to South St. and continue two blocks stopping just before the stop sign.

603 East South St. Lulu Boat House (#8)

This home was originally a steamboat which crossed Lake Ripley carrying passengers to the Brightwood Summer Resort between 1889 and 1894. This boat was named Lulu, after the sister of Jesses Braham an investor in the resort. The boat picked up passengers about where Anderson Gardens is today and carried them to the resort's octagon cabin on the south shore. When the lots were sold in

1896, the boat was used to build a home for James Carlton (J.C.) Jacks on the corner of North Ramsey and 4th St. The Jacks Store at 241 North Sibley Ave. was the second Ben Franklin franchise in the country. When the new telephone company was built in 1956, the house was moved again to this location. Looking the length of the house, the second floor resembles the LuLu Steamboat.

Driving Directions: Next, at the stop sign, turn right (going south). At the stop light go right (heading west). Continue to Holcombe Ave. which is the first left. You can continue over the railroad tracks and take go three blocks to Weisel St. In one block, at the T road, stop at the side of the street. House #9 is directly in front of you.

403 South Armstrong Ave. C.W.Wagner House (#9)

This Queen Anne home was built in 1890 by E. P. Peterson. Mr. Peterson was a partner with his brother in the Litchfield Independent. After selling his interest in the paper, he studied law under Campbell and Spooner. E. P. Peterson was admitted to the bar in 1883. He practiced law in Litchfield for 48 years and was the village attorney, Meeker County Attorney, president of the Litchfield Village Council, and on the Litchfield Board of Education. He was elected to the MN Senate in 1910, 1914, and 1918. It was said he was more interested in justice than punishment. C.W.Wagner purchased the house. Mr. Wagner was also editor of the newspaper. His daughter, Harriet Wagner, made a large donation to the City of Litchfield for "Library expansion purposes." Her donation made the purchase of properties for the current Litchfield Public Library.

Driving Directions: Continue south on Armstrong and at the stop sign go right on East St. Paul St. Go one block and turn left (going south) on Holcombe Ave.

523 South Holcombe Stewart House (#10)

Mrs. Stewart's bluing was originally made in Litchfield by Al Stewart and his family in this home. He named the product after his mother-in-law who was known as "Mrs. Stewart." Al was a traveling

salesman in southern Minnesota and Iowa and always carried a bottle of his family's bluing. The original bottles were hand blown and manufacturing was primitive. Corks were pounded in after being dipped in wax and labels were applied by hand using paste. The photo on the bottle is that of an older woman. It is not Al Stewart's wife but his mother-in-law. The internet reports a story that after asking his wife who turned him down, Al grabbed a photo of his mother-in-law and took it to the printer. He used his own name for the bluing. Mrs. Stewart's Bluing has always been manufactured in Minnesota and still is. There have been plants in several major cities in the U. S. and Canada. The home is considered a second empire home and was built in 1888.

Driving Directions: Please continue two blocks and at the stop sign turn right on McQuat St. and stop shortly before the next stop sign. There are three homes in this area. The first home in this area is on your left. For the second home, look across Sibley Ave. to the left. The third home is just ahead across Sibley Ave.

805 South Sibley Ave. Dr. Karl Danielson House (#11)

This large English Tudor home was built in 1910 by Dr. Karl Danielson, one of Litchfield's early physicians. He came to Litchfield in 1900 from Rockford Il. His son, Dr. Lennox Danielson, joined him in practice in Litchfield. Both doctors practiced well into their 80s. Dr. Karl was a very active man and would swim daily, even in the winter, in Lake Ripley in his 90s. The home has had minimal changes and the interior improvements have been done with respect to the lovely historic home.

806 South Sibley Ave. Larson House (#12)

This home was built in 1906. The portico for carriages is intact yet. Originally, there was a livery barn in the back that was later replaced by a garage. The house was built by Hans Christian Larson who sold it to Jane Larson. She in turn sold it to Alva Larson. The only three owners were all named Larson and not related.

724 South Sibley Ave. Rosemary Home (#13)

This was the home of Dorothea Kopplin. She was a teacher, homemaker, and author. She was named the MN Mother of the Year in 1949. In her will, Mrs. Kopplin established a trust so her home could be used for nursing students or other women who were continuing their education. It is named after her daughter, Rosemary, who died of leukemia at the age of 6. Her second floor bedroom has been left untouched since she died. The home was built in 1890's with a dormitory addition on the back to accommodate Dorothea's request after her death in 1970.

Driving Directions: Now turn right onto Sibley Ave. (heading north) and continue for five blocks. Park towards the end of the block.

310 South Sibley Ave. Mill House (# 14)

This Victorian home, called a Painted Lady, was built in 1899 for \$2000 by George G. Mill. Mr. Mill came to Litchfield in 1894 and established a large farm implement business. He was "eminently successful" selling John Deere, Moline, McCormick binders, bicycles, twine and supplies. Mr. Mill also sold Ford motor cars in 1908. When Model Ts came out the year, they were \$850. His ad stated "your car can be purchased in any color the buyer wishes, as long as the buyer wants black." There have been minimal changes to the home. The owners have extensively researched the home. The ornate fireplace has several types of wood with copper inlay. There are five original, ornate windows.

304 South Sibley Ave. Lenhardt House (# 15)

Erhardt Lenhardt was born in Saxony, Germany and came to Meeker County in 1873. His successful brewery, on the north shores of Lake Ripley, was the first brewery in Meeker County. He built this home in the late 1880s. Currently, this building is office space with an addition on the back. The addition was done in a manner that the architecture of the original home was not altered.

Driving Directions: Go one block and park before the large white home on the right.

215 South Sibley Ave. McClure House (#16)

Tipton F. McClure was a well known banker who was involved in many investment opportunities beginning in the late 1800s. Mr. McClure organized the First State Bank along with six other businessmen in 1891 with \$25,000 capital. He also built some of the brick buildings in Litchfield's Commercial Historic District. Tipton built this home in 1893. The upstairs has been apartments for several years and the downstairs has remained unchanged. The Victorian home has a Queen Anne Porch.

Driving Directions: Continue north on Sibley and go over the railroad tracks. On 2nd St. (the first intersection after the stop lights), go right. Continue to the end of the block. At the stop sign go left (heading north), you may park at the beginning of the block on Marshall Ave.

206 North Marshall Ave. Truls Peterson House (#17)

Nils Pearson was deeded the land from the St. Paul and Pacific Railroad Company, hand written warranty deed for the sum of \$50 on October 6, 1869. The deed specifies that this is "part of the lands granted by the territory of MN for the purpose of constructing a railroad from Stillwater by way of St. Paul and St. Anthony to a point between Big Stone Lake and the mouth of the Sioux Wood River." The actual ownership of the home varies with the three sources that were researched. One source stated it was built by " Truls Peterson with lumber brought in by train from Minneapolis since Litchfield was a village on the prairie." Another source stated " George B. Waller built this house and Truls Peterson lived in an 8 by 10' shack on the lot south of here (corner)." And another source stated that "Nils Person built the house after the railroad deeded him the land." All three sources agree that this was the first house built on the town-site proper Litchfield.

Driving Directions: Now continue to 3rd St. and go left at the stop sign. Cross Sibley at the stop light and go one block. Then take a right onto Ramsey Ave.. In one block and at the stop sign look to the left.

104 West 4th St. Trinity Episcopal Church parsonage (#18)

This lot was deeded from the St. Paul and Pacific Railroad Company to the Trinity Episcopal Church in Litchfield on March 11, 1872. The handwritten deed is recorded in Ramsey County. The original parsonage was built in 1885 in the Gothic Revival architecture. There have been several exterior alterations. The home was then sold to Luke Sexton, a Meeker County Attorney in the early 1900s. His daughter and her husband, Flo (Sexton) Casey and P.J. Casey purchased it and it became known as the Casey House. P.J. was also an attorney and published a book about Meeker County entitled "The First 100 Years."

Driving Directions: Continue north 2 blocks and stop in the middle of the second block.

519 North Ramsey Ave. Meeker County's First Courthouse (#19)

This is the old Forest City Courthouse which was moved to 15 East 5th St. in 1870 (about where Town Square Apartments are today). In 1870 Litchfield Village President Jesse Branham Jr. owned the building and leased it out as residential because the village said it was too small for a courthouse. The city used the upstairs of 113 North Sibley Ave. for a court until Meeker County built the courthouse in 1885. A Mr. Swanson purchased the old courthouse and moved it to this location in 1875.

Driving Directions: Next, go left on 6 th St. (heading west). Go two blocks and stop in the middle of the second block at the edge of Ness Park. Look across the park to the home adjacent to the park.

705 North Miller Ave. Ole H. Ness house (#20)

Ole H. Ness was born in Norway in 1824. He came to Meeker County in 1856, one of three first settlers of Ness Township which became Litchfield Township. He played a prominent role in the U.S. Dakota Conflict in 1862 at Forest City. His home was built in 1875 and was an Italianate styled home. The Ness Park was part of his farm. There have been several alterations to the house.

Driving Directions: Continue to Swift Ave., the next intersection, turn left (heading south). Go over the railroad tracks and continue three blocks to the stop sign. Go right on Ripley St. (heading west). Turn left in two blocks on to Donnelly Ave. (going south). Park at the end of the block.

326 South Donnelly Ave. Gayle Sondergaard and Bernie Bierman House (#21)

This 1885 home was moved from the corner of Swift Ave. and Ripley St. and was the home of two of Litchfield's more famous residents, Gale Sondergaard and Bernie Bierman. Gale won the Academy Award for Best Supporting Actress in 1936 (which was the first year of the Academy Awards). She starred in several films and was also on Broadway. Her father was an award winning butter maker in Litchfield. Bernie Bierman, U of MN Golden Gophers Football Coach, was a graduate of Litchfield High School and got his start as captain of Litchfield's undefeated football team. Bernie attended the U of MN and then coached during what was known as the "Golden Era" of Gopher football. Bernie's father owned a men's clothing store in Litchfield at 113 North Sibley Ave. The home with lattice woodwork is an example of the Victorian design.

Driving Directions: At the corner, go left on Weisel St. and return to Sibley Ave.

This completes our historic home driving tour. Thank you again for taking time to learn about Litchfield's history!

Litchfield Church and School Driving Tour
by the
Litchfield Heritage Preservation Commission
for the
150th Anniversary of Litchfield, 2019

Thank you for your interest in Litchfield's history. This tour was developed using information from the Meeker County Historical Society, public records, and published church information.

The tour starts on the south edge of Central Park and proceeds east. Please obey all traffic signs and be alert for pedestrians and other traffic.. There may be times you wish to park and review the information; several stops have more than one home in the immediate area. Please respect that these are private homes and this is a driving tour only. The driving directions are included but please do not be distracted while driving. A passenger can read for you! The tour could be over an hour; you may want to stop for coffee or lunch. Enjoy!

Begin the church and school tour on the south side of Central Park. Please go two blocks east on 3rd St. and stop before the stop sign.

225 North Holcombe Ave. Presbyterian Church (#1)

The first church service in the Village of Litchfield was held on August 15, 1869 by Rev. D. B. Jackson a Presbyterian minister. It was conducted in a 7 by 9 foot unfinished school house with no windows. On January 2, 1870 the church was organized by a committee appointed by the Presbytery of St. Paul. Property for a church was donated by the St. Paul and Pacific Railroad. The building was built in 1870 and cost \$4000. This was Litchfield's first church. In 1877, a manse was built just south of the church for \$1,400. The sanctuary was remodeled in 1904 at a cost of \$6,500. The large stained glass window on the north with Jesus as a shepherd was donated by Ortho H. Campbell, His home is to your left. Mr. Campbell's son had died earlier that year at the age of 25. Mr. Campbell told people he could look out of his bedroom window and see the church window. This would remind him of the funeral Psalm, Psalm 23. An education wing was added in 1964. In 2008, the entrance and landscaping was redone. The church is the oldest congregation in Litchfield that has worshiped in the same building.

Now turn right on Holcombe Ave and proceed two blocks.

114 North Holcombe Washington School, Meeker County Family Services (#2)

The Litchfield Community placed a high value on education. In February 1871, the county school board discussed bonding to construct a school. A new MN law allowed for this. At the next meeting, it was decided to construct a school on the north east corner of block 51. The lot was purchased from the railroad for \$300. The building was two stories and 24 by 45 feet. The cost was “under \$3000 with interest at 12% for four years! This was called the Washington High School and was located about where the current Johnson Hgglund Funeral Home is.

The March 11, 1929 burning of the Washington High School and its aftermath was one of the most significant events in the history of Litchfield. Students saw the flames and smoke that Monday morning at 7:30 as they walked to school. Some cried and others were happy thinking there would be no more school or that their late shop project was no longer an issue. The cause of the fire was never determined and led to much speculation.

“Well, the whole town was there, really. We all just watched the building burn because the fire was so out of control our fire department could not do anything. Many people cried. Then we went home and waited for someone to tell us what to do.” tells Louise Tostenrud. The next day an inventory of items was completed and instructions were prepared for classes to resume. On Wednesday, March 13, 1929, students and parents met in assembly at the Litchfield Opera House for instructions.

Thursday morning found students spread out “all over town.” Some classes were held at the Opera House; other sites included the courthouse, basement of the bakery, the bank, Trinity Church, the nearby Methodist Church, and upstairs at the Masonic Hall. Violet Ness, a 10th grader, and her cousin Lucille Ness, a 9th grader, often talked about going to school “all over town.” Gen Lenhard remembers being in 9th grade and going to the basement of 241 North Sibley (currently Ed Olson’s Real Estate Office) for home economics. She learned to make a white sauce. Sewing was pajamas with a flat felt seam there after the school rented sewing machines for \$10. She states that the “seniors got the courthouse and opera house and the underclassmen got what ever was left.”

Esther Ross remembers having a perpetual sore throat from running “all over town” and Karna Agren “never did learn to type or take shorthand in the basement of that bakery” (311 North Sibley, ReMax Realty) but she liked eating the warm donuts from upstairs. Elaine Lindell remembers getting a D- in conduct after trading places to sit close to her best friend in the upstairs of 223 North Sibley.

In 1929, the new school site was a major issue. Previously, school sites were rotated north side, then south side, than back to north side. Conflict, over site selection of public buildings, is referred to locally as the “north south war” and affected the placement of the Litchfield Public Library, Litchfield Opera House, and schools.

The school board had eight referendums in ten months until a site in the center of town was chosen. The first referendum was for \$275,000 and it failed. The second referendum also failed. It had two questions, one for cost and one for site. The third referendum for \$225,000, with no site passed. The remaining referendums focused on a north site, a south site, and a middle site. During this process one school board member resigned, one died, the superintendent resigned, the school board was investigated by the

State Department of Education, and an opinion was obtained from the MN Attorney General.

Bids were sought in the spring of 1930 and the school opened that October. The building cost 17 cents a square foot, compared to 20 to 22 cents a square foot on similar buildings bid the previous year. The building was fire proof and did not have any fire escapes due to the interior fire walls. The junior high school was to the left of the lobby and some grade school rooms were to the right. The second floor was mainly high school rooms. There was a basement cafeteria so students could eat their lunches from home . The large auditorium also was “new” and replaced assembly rooms. The state of the art building had terrazzo floors and a telephone in each room.

The opening of the school prompted much attention. Dates of the opening were published weekly and then postponed. The school finally opened in October 1930 and the community rallied. Esther Ross, a member of the first class to graduate from the building remembers it was “awesome.”

“I was in third grade. I remember the day we opened the new school-it was October- and we had a teacher, Miss Hare. She had us pick up all our little books and pencils and everything and we marched out of there and right up to the new school, the whole class. Our room was in the southwest corner of the new school and that is where we settled. That was quite a day” remembers Iva Scarp Pearson in her oral history.

Now continue south crossing US Highway 12 and the railroad tracks. Continue six blocks after the railroad tracks and turn right on Lockerbie Street. Proceed two blocks, stopping before the stop sign on Sibley Avenue.

703 South Sibley Ave. First Lutheran Church (#3)

In 1861, the first Swedish Lutheran service was held in Henry Thoen's large stone house west of Lake Ripley by Reverend Eric Norelius. Ministers from Kandiyohi and Stockholm Township, Wright County also traveled to Litchfield to conduct worship services in homes. A meeting was called on August 28, 1873 to discuss founding a Swedish Lutheran Church in Litchfield. The first congregation had 16 communicant members and 19 children. In 1884, The Swedish Lutheran Church built a new church. All services were in Swedish until 1910. At that time, an English service was held every fourth Sunday evening. In 1920, Sunday morning services alternated between English and Swedish. In 1922, the name was changed to First Lutheran Church. The current church was built in 1958 with an addition in XXX.

In November of 1959, C.W. Wagner of the hospital board approached First Lutheran's Pastor J. Henry Bergren about building a home for the ageing. The new hospital was being built and the vacated old hospital on North Holcombe would be for sale. After a review of the building, it was decided with some repair and remodeling, the structure could house between 40 and 50 guests. In October 1951, the first annual meeting of Augustan Lutheran Homes, Inc, was held at First Lutheran Church. Dues were \$5.00 per year. After purchasing and renovating the old hospital, the doors opened for the first six residents on July 20, 1953. The building was named Emmaus Place. First Lutheran

member Wendell Nelson, a Litchfield attorney, served on the board as legal counsel from the beginning until his retirement.

Please turn left at the stop sign and proceed south on Sibley Avenue, about 3 blocks.

1000 South Sibley Ave. Methodist Church (#4)

The Methodist settlers in Forest City met in homes and in 1860, property was purchased in what would become Litchfield. Due to the Civil War and U.S. Dakota Conflict, a church was not built until 1872. The congregation held services in various locations like a small school and for a time a hall above one of the seven saloons downtown.

The church building at Marshall and 4th St. was completed for \$2,600. The foundation for the church was laid in September 1872; it was 15 by 18 feet. Services were held in the building the winter of 1872 and the dedication service was held June 29, 1873. The building served the congregation until a December 23, 1960 fire destroyed it.

On Jan. 3, 1961 Norm Olson, of the Methodist Church, appeared before the City Council. He requested to rent the Litchfield Community Building for \$25 a month. He stated the church would provide janitorial service. The Litchfield Community Building, now the Litchfield Opera House, was used for their services, baptisms, and confirmation until the this Methodist Church was finished. On April 23, 1961 a ground breaking ceremony was held at the current location and the new church held the first service March 4, 1962. The new church had spaces for worship, Sunday School, and a fellowship hall. The Methodist Church started the Litchfield Block Party at Prairie Park in 2015 as part of the National Night Out. Then in 2017, they expanded the program and worked with other churches in Litchfield to have block parties in several Litchfield parks.

Continue one block on Sibley Avenue and turn right on to Pleasure Drive.

100 West Pleasure Drive Ripley Elementary School (#5)

By the early 1960s, there was crowding at Litchfield's elementary schools. A referendum, passed in May 1966, included a new 12 unit elementary school on the south side of town, with no specific site, and additions to Washington and Wagner Schools. The Lake Ripley School site was purchased from Johnson Brothers Corporation and the Methodist Church in September of that year. By the end of that school year, there was another referendum asking for an additional \$600,000 for a 24 unit school rather than the 12 unit originally planned. This passed in April 1968 with a 2:1 margin. The snag this time was the City of Litchfield and the need to extend the storm sewers to the south part

of town. The issue was finally settled by a joint committee and the necessary infrastructure was completed.. Lake Ripley Elementary opened in 1969 and was designed with an “open school” concept with minimal permanent wall in the interior spaces. The school was originally designed for all students south of the railroad tracks with Wagner School being the elementary school for all children on the north side. Currently, Lake Ripley School has students kindergarten 4th grades.

Proceed along Pleasure Drive, turn right onto Swift Avenue. Go about 5 blocks and turn right at the stop sign on to Pacific Avenue, then go two blocks and turn left on Ramsey Avenue.

500 block South Ramsey Church of God (#6)

Go north on Ramsey Avenue until the stop sign.

227 S. Ramsey Ave. St. Paul's Ev. Lutheran Church (#7)

German settlers came to Meeker County and settled in townships and in Litchfield. In 1889, St. Paul’s Lutheran (German) Church organized with Reverend H. Franz from Montrose. The first service was held March 3, 1889. They rented the Swedish Lutheran Church, for seven years, on Sunday afternoons. In 1895, land was purchased and a church built on property south of the railroad tracks where First District is today. The year 1953 saw St. Paul’s Evangelical Lutheran Church building a new church. It was dedicated in August 1953. An Education Wing was added in 1976 and a Fellowship Hall in 2003.

Turn left on West Ripley Street, go two blocks. At the stop sign turn right onto Swift Avenue and cross the railroad tracks. After the tracks, go to 2 blocks to Third Street, turn right and then in one block turn left on Miller Avenue.

313 South Miller Ave. Seventh Day Adventist Church (#8)

In 1930, the Seventh Day Adventist Church built on North Miller. The church formed in 1891 and met in homes. Around the turn of the century, the congregation built a church near the current Family Services Building. When the Litchfield High School burned in 1929, this property was needed for the new school. The church relocated to this property in 1930 and the city built a basement for them. The upstairs was added later.

Continue north on Miller Avenue to the end of the block. Go right on 4th St. and then in one block go left on Ramsey Ave.

422 North Ramsey Ave. Church Of The Nazarene (#9)

The Church of the Nazarene built on its current site in 1927. (PP) The Church of the Nazarene was built in 1948. The contractor was Mr. E.V. Jacobitz from Buffalo Lake. During the depression the church was in debt. Everyone helped and the minister took a job as the time keeper for Works Progress Administration, in addition to his ministry. He and his wife were excellent instrumental and vocal musicians in the community. An addition was built in XXXX. The church has Spanish services and adult and youth fellowship opportunities.

Proceed to the end of the block and turn right at the stop sign. Turn right at the stop light and go one block south on Sibley Avenue. At 4th Street, turn left .

416 North Sibley Ave. Trinity Episcopal Church (#10)

In 1871, Trinity Episcopal church was founded and the church built with gifts from the Litchfield family and a Mrs. Auchmutz from New York. A parish hall was added the next year with a bell and bell tower in 1879. In 1892, services were held in Swedish to attract the Swedish immigrants. The 300 members celebrated their centennial in 1971. A new foundation was completed in 1978 and the church remains today as it was when built. The current congregation is small but very dedicated. The building is on the National Historic Register of Places with architectural significance.

During WWII, the Rector was the Reverend Elmer E. Johnson. He saw 89 of the young members of his congregation leave for war. He inaugurated a weekly prayer and communion service. Rev. Johnson had the church bell rung daily at 6 PM as a reminder to pray for the young men and women in the service. All 89 returned home.

Continue one block and turn right onto Marshall Avenue.
The next church is on your left.

312 North Marshall Ave. Christian Church (#11)

The Christian Church or simply Church of Christ was formed in September 1871 by Lundsford Bailey, the principal of Litchfield's school and Superintendent of Schools for Meeker County. The church met in Asher Hall (the second floor of a downtown store),

the school, and above a saloon. The Methodist Church, on the northeast corner of Central Park, was completed in 1873 and the congregation met there for a few months. The Christian Church was completed in December 1873. A parsonage was built adjacent to the church in 1883. The church was remodeled in 1953 and this building is now the fellowship hall. A new church was built and dedicated on October 28, 1973. A new addition that extends to the north end of the block, was completed in XXXX. The addition is the church and the 1973 structure is the fellowship hall.

At the end of the block, turn right at the stop sign. Continue to the stop lights and turn right onto Sibley Avenue. proceed on Sibley about 8 blocks. At the Dairy Queen, turn left onto 11th Street. Go two blocks west.

175 West 11th St. Immanuel Lutheran Church (#12)

Immanuel Lutheran Church was built in 1963 after meeting at the Litchfield Armory for two years. The Immanuel Lutheran Church formed in 1961 and met in the Armory for two years. The current church was built in 1963 and by that time there was a choir, Ladies Aide, and junior choir.

Please turn around in the church parking lot and go back to Sibley Avenue. At the stop sign, turn right and go south on Sibley Avenue.
In approximately five blocks, turn left onto 6 th Street.
Continue 3 blocks to the stop sign and go left on Armstrong Avenue.

307 East 6th Street Wagner School (#13)

In August 1951, as a first order of business, the before deciding about an architect or contractor, the School Board secured the services of a lawyer for the project. The Board and community members remembered the number of referendums for the 1930 school. By February 1952, the referendum proposed had a request for an addition to Longfellow School and another elementary school at a site to be determined. The voters rejected this referendum. The School Board's response was to discontinue kindergarten for the 1952 school year

The next vote, later in 1952, was to decide if the property, in the northeast part of town, owned by the school since 1911 and known as the "farm site," was suitable as a school. The school owned this property and became an agriculture school under the Putnam Act. Litchfield was selected as one of the schools to have an agriculture school to teach modern methods of farming. Students had classes from 10 a.m. to 3 p.m. about crops, animal husbandry, blacksmithing, and farm arithmetic. The class times allowed students to be home for chores. Nine rural schools wanted to join the Association of

Litchfield Schools. Decades later, when the State of Minnesota mandated rural school consolidation, many of these rural schools decided to come to Litchfield due to the successful farm school.

The referendum for the “farm site” was approved in May 1952 by only four votes. The final vote, at the end of May, had three questions. The first was to buy additional land from the City for the athletic field. The second was for a summer recreation program, and the third was for the school and the Longfellow addition. All three passed. In August of 1952, the School Board voted to hold kindergarten classes in the Masonic Hall at 242 Sibley Avenue. It was there students were given “sneezing classes” by Dr. Lennox Danielson in light of the polio epidemic. In 1953, Wagner School opened for students on the north side of Litchfield. For many years, the school was grades 4, 5, and 6. Today the school has the district offices and Early Childhood/Family Education.

Continue on Armstrong Avenue until the stop sign at 10 th St. Turn right and continue about 4 blocks to the next stop sign.

340 E. 10th St. Litchfield Middle School (#14)

In the early 1990s, the School Board was facing an issue with the Washington School. Much work was needed to improve the structure and bring it up to code. Talk surfaced about a new high school at the “old airport site” just north east of the high school. Two referendums failed in 1993. The School Board held open meetings and basically said to the community, “What do you want?” About 40 to 50 people of all ages were appointed to a citizen's committee and met for several months.

The Commissioner of Education would not allow a referendum for improvements at the Middle School because of the land shortage and minimum acreage needed for schools and/or additions. A recommendation was made to the School Board to add a middle school addition on to the Litchfield High School rather than building a new school. This referendum for 7.7 million passed in April 1993 with 1911 voting yes and 1313 voting no. The new addition cost \$62 a square foot. It opened in January 1994.

901 N. Gilman Avenue Litchfield Senior High (#15)

By 1962, the school system was over crowded at the secondary level. The Board decided to rent the east third of the Litchfield Opera House, now known as the Community Building. It was used for classes until the new high school opened in the fall of 1964.

The site selection for a new high school and the subsequent vote in May 1963 was not an issue for the voters. A citizen's committee was formed, the *Independent Review* ran a four part series “How Important is a School?” and the ISD 465 voters passed this \$1.37 million referendum on the first vote by a 2:1 margin.

This time the Attorney General's opinion was needed on an issue with the City of Litchfield. The location of the new high school was the northern part of the 1911 "farm site." There were only gravel roads to the location. A new road, curbs, and gutters were needed and the City did not want to take the financial burden. The MN Attorney General ruled that school tax dollars could not be used for roads, curbs, and gutters but that the City could assess the school system like any other property owner.

The school opened in the fall of 1964. The first class to graduate was the Class of 1965. They dedicated their school annual to the tax payers of ISD 465. Over the years there have been new entrances on the north side of the building, interior renovations, and an addition.

Now turn right at the stop sign and proceed about 4 blocks to the stop sign on 5 th St.

504 East 5th St. Zion Lutheran Church (#16)

The Zion Lutheran congregation was organized in 1922 as the Norwegian Lutheran Church. They met in rented space, at one time the Adventist Church on the site of the Family Services Building. Prior to 1922, people of the Norwegian Lutheran faith attended services at the Ness Church, rural Litchfield.

The current Zion Lutheran Church was built in 1963. The church dedicated a new addition in 1984. An education and day care addition was added in 1994 and a new and expanded fellowship hall was completed in 2005. Kids of the Kingdom Day Care opened in the early 1990s and has expanded. It now serves XXXX children ages XX to XX. The church offers recovery support groups and adult and youth fellowship opportunities.

Now turn left on 5th St. and go about 6 blocks.

821 E. 5th St. St. Phillip's Church (#17)

In 1871, the Diocese in St, Paul assigned the first resident priest to Meeker County. Father Arthur Hurley resided in Litchfield and served Forest City and Greenleaf. A house was purchased in Litchfield and one room was used as a chapel for daily mass. Then in May 1882 the parish of St. Phillip's was officially recognized. A wooden church was built on the corner of 3rd St. and Holcombe Ave. It was dedicated by Bishop John Ireland on October 7, 1883. Unfortunately, this was destroyed by fire in 1921. It was replaced with a brick church in 1921.

In 2005, the new St. Phillip's Church and fellowship hall were built on East 5th Street adjacent to the cemetery. All of the stained glass windows have been placed in the new church. There are a few in the church proper and some along the walk way which leads into the parish offices. In 2015 offices were added on the Church.

Calvary Cemetery is adjacent to church on East 5th Street. In 2009 the way of the cross was added to the cemetery using the stations from the old church. Each station has been enclosed in a cement case with glass for viewing and was donated by parishioners.

Continue along 5th St. to the stop sign at CSAH 34. Turn right and continue to the church on the left.

205 CSAH 34 Cornerstone Church, First Baptist Church (#18)

Cornerstone Church was originally founded in 1952 as First Baptist church, building its first building in 1954 on East Fourth Street. A new sanctuary and basement was added in 1968. Due to a need for increased space and ministry to the surrounding area Cornerstone moved to its present facility on CSAH 34 in 2006, which provided 22,000 feet, housing a 400-seat worship center, adequate office space, and space for children's and youth ministry. Due to continued growth the 17,000 sq. foot Hub was added in 2014. This houses space for both children's and student ministries, in addition to being available to the community for early childhood screening, knowledge bowl, special emphasis days and sports banquets. In addition to worship services in English, Spanish, and American Sign Language, Cornerstone Church offers Bible studies, recovery support groups, and ministry events for men, women, and families. Cornerstone works closely with UCAP to come alongside families in need. In 2018 a second ministry site was opened in Cokato.

Continue south on CSAH and turn right onto East Ripley St. at the far end of the church property. Proceed about one-half mile to the stop sign on Gorman Ave. and go left.

303 South Gorman Ave. Harvest Community Church (#19)

Please go to the stop sign on Highway 12 and turn right. Continue about 6 blocks, turn right on Armstrong Avenue. Go about 3 1/2 blocks and turn left onto the East 3rd St.

225 East 3rd St. St. Phillip's School (#20)

In 1935, St. Phillip's opened a catechetical school and music conservatory across Holcombe Avenue in the O.H. Campbell home in 1932. This was the forerunner of St. Phillip's School and was staffed by the Sisters of St. Benedict from the Convent in St. Joseph, MN. The parish school was built in 1953 and it opened in the fall of 1954. The Sisters of St. Benedict partially staffed the school until 1979; now staff is all lay persons. The school is now pre-school to grade 5.

Continue on East 3rd St. for two blocks and you have returned to Central Park.

NEW BUSINESS

**City of Litchfield
Certified Local Government Grant
Request for Proposal**

Statement of Purpose

This project is to develop a website for the Litchfield Heritage Preservation Commission (HPC). The website will be used for the education and promotion of Litchfield's cultural and historic resources. The regulatory information for the HPC will remain on the City's website.

Background Information

The HPC has had a strong recent history of collaborating with other community groups. The website topics and hyperlinks will reflect these relationships. The HPC has collaborated with the Lake Ripley Citizens Cemetery Committee for two cemetery tours that highlight individuals in Litchfield's history. Both videos, 2017 and 2018, will be on the website. The HPC worked with the Litchfield Chamber of Commerce to provide the history and characters for Harvest Madness, the fall downtown celebration. The booklet completed for the 2017 tour will be on the website. The HPC networks with the Meeker County Historical Society, the Litchfield Downtown Council, Inc., and the Litchfield Visitors Bureau.

MEETING NATIONAL STANDARDS

Interpretive Methods: Civic Engagement Best Practice Opinion of local stakeholders are represented in selected interpretive methods through focus groups or collaborative planning.

In 2017 and 2018, the HPC used the National Trust pamphlet "A Self-Assessment Guide for Local Preservation Commissions" to survey stakeholders in the community. The results showed that members of the community, about 50% of those surveyed, wanted information and education about Litchfield's historic resources. This website will provide expanded opportunities for education and serve a wide audience.

STATEWIDE PRESERVATION PLAN SUPPORT

Goal #3. Build a foundation for effective preservation education and activism.

- This project will improve the interpretation of Litchfield's cultural and historic resources by using internet resources (website) for local and non-local education and promotion.
- Educational materials on the website are available 24/7 and increase access to historic and cultural information. In a broader concept, the hyperlinks will provide additional educational resources for people living in or visiting Litchfield.
- The hyperlink to the Litchfield Visitors Bureau will provide promotion of these resources. The website will have cemetery tours (2017 and 2018) plus a downtown walking tour in DVD format.
- Items like the booklet for the 2017 Harvest Madness and 2019 Historic Home tour, a driving tour, will be in a printable format. This can be used for instruction or personal use.

Goal #4 Increase diversity in Minnesota's historic preservation community.

- The website will have age-appropriate activities for preschool and school age children. These activity books are in English and Spanish and were done by the HPC several years ago.
- The Litchfield ISD 465 has computer based learning and each student grades 4 to 12 has a Mac Book. This allows for home access to internet resources and assists meeting the educational needs of all regardless of income levels. The ISD 465 also has e-learning days when there is a snow day; this will provide faculty a new option for e-learning. The HPC will network with ISD 465 faculty to promote this website.
- The videos will allow people not able to attend the cemetery tour, or walk the streets for the downtown tour, to experience the tours and learn about Litchfield's history.

Timeline

May 2019: Grant awarded

June 2019: The City does open procurement via request for proposal and invitation to bid. Contract offered.

July 2019: City secures contract and consultant has initial meeting with HPC.

August to October 2019: The consultant researches and designs the website.

November 2019: The consultant reviews the draft of the website with the HPC

December 2019: The website is revised, if needed, and final bills are turned in by the consultant.

January 2020: The website is launched by the HPC/city.

February 2020: The City completes the final report.

GOALS AND EVALUATION

SHORT TERM GOAL

By February 2020, the HPC website will be available for public use and will be monitored with a visitor/hit counter. Evaluation: The HPC website will have 750 hits in one year.

LONG TERM GOAL

In the next three years, the HPC will add one additional audio/video tour and one driving tour to the HPC website. Evaluation: HPC minutes and CLG annual report will reflect audio/video and driving tours added.

Deliverables

Custom-designed website with search engine optimization with hyperlinks with the following:

- Brand Identity System: logo concepts, style tile, color palette, typography
- Webpages for printable walking tours, driving tours, and activity books, history of Litchfield, and photo gallery all provided.

- Audio/visual cemetery tours and downtown walking tour with vignettes for buildings all provided.

- Training of HPC members and/or designees to maintain website

- Provide website hosting recommendation

- Point all purchased DNS to one URL

- Functionality, Widgets, Plugins, and API integration

- DVD capabilities (provided to consultant)

The HPC website will be linked to the websites of the City of Litchfield, the Litchfield Visitors Bureau, the Litchfield Downtown Council, Inc. and the

Meeker County Historical Society. There will need to be capabilities for additional hyperlinks for the future.

Terms of Contract

Payment: 50% of salary upon completion and approval of first draft of report, 50% payment upon approval of MN Historical Society final report.

Requirements for Proposal

Contact Information
Professional Qualifications
Work Experience
References
Sample(s) of similar work
Timeline for Project
Itemized Bid

Evaluation

Proposals will be evaluated by the Heritage Preservation Commission and City of Litchfield based on the above requirements and ability to work on this project.

Point of Contact

Organization: City of Litchfield
Street Address: 126 North Marshall Avenue
City: Litchfield
State: Minnesota
Postal Code: 55355
Organization Phone: 320 693-7201

Project Director: Darlene Kotelnicki
Project Director Email: darlenelpl@hotmail.com

Authorized Officer: David Cziok
Authorized Officer Email: Dave.Cziok@ci.litchfield.mn.us

Deadline

Proposals meeting the requirements may be sent electronically to Dave Cziok at the email above. **Proposals are due August 13, 2019 by 4:30 P.M.** Proposals may be mailed to the address above or hand delivered by the same deadline, August 13, 2019 at 4:30 P.M.