



## City of Dayton – Accepting Bids

Bid deadline – 11/14/2019

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### Stephens Farm: National Register Evaluation

Structured MN Historical and Cultural Heritage Grant

G-SMHCG-1907-23507 | \$9,437 | MN Historical and Cultural

Grant Awarded and Active



## PROJECT LEAD INFORMATION

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Program Organization: City of Dayton  
Project Director: Alec Henderson  
Authorized Officer: Martin Farrell

Applicant County: Hennepin

Applicant Organization Type: Local/Regional Government

Governance/Board Members:

Tim McNeil--Mayor, Jon Mellberg, Bob O'Brien, Dennis Fisher, Julia Gustafson--  
City Council Members

## CURRENT ORGANIZATION CONTACT INFORMATION

<b>Organization Name:</b>	City of Dayton
<b>Street Address:</b>	12260 South Diamond Lake Road
<b>Street Address 2:</b>	
<b>City:</b>	Dayton
<b>State:</b>	Minnesota
<b>Postal Code:</b>	55327
<b>Organization Phone:</b>	7634273224
<b>Project Director:</b>	Alec Henderson
<b>Project Director Email:</b>	ahenderson@cityofdaytonmn.com
<b>Authorized Officer:</b>	Martin Farrell
<b>Authorized Officer Email:</b>	mfarrell@cityofdaytonmn.com

## PROJECT INFORMATION

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### Project Title

Stephens Farm - National Register Evaluation

#### \* Brief Project Summary:

Evaluate the 14 ac, 100+ years old Win Stephens Farm for National Register listing. Includes: horse barn, silos, boathouse, POW-built outdoor oven, outbuildings & site of 1st automatic feeder in MN.

- National Register Eligibility Evaluation

Geographic Focus of Project: Hennepin

Could any items related to this application be considered "culturally sensitive objects"?  
NO

Does this project fall under the "Historic Properties" category?  
YES

### Deadlines:

- \* *75% Draft of National Register Evaluation Due:* July 1<sup>st</sup>, 2020 (7/1/2020)
- \* *Project Work Completed by:* November 1<sup>st</sup>, 2020 (11/1/2020)
- \* *Final National Register Evaluation Report Due:* November 1<sup>st</sup>, 2020 (11/1/2020)

### Applicable Standards:

- \* Consultants must meet the [Secretary of the Interior's Professional Qualifications Standards](#)
- \* Properties must meet the [Secretary of the Interior's Standards for Evaluation](#)
- \* National Register Bulletin: [How to Apply the National Register Criteria for Evaluation](#)

## HISTORIC PROPERTY INFORMATION

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Property Name: Stephens Farm  
City: Dayton  
Address: 14430 Dayton River Road  
Zip: 55327  
Property Location County: Hennepin

Describe your organization and how this project fits within your organization's goals.

The City of Dayton is a growing community of approximately 5800 residents in northwest Hennepin County. The City purchased the former farm along the Mississippi River from the Stephens family about 5 years ago to use as a public park. The City has a draft Concept Plan for the park, which specifies the retention of historic buildings and structures on the site and their restoration and reuse, where possible. Interpretation of the site's history and significance through sign panels and other methods is also planned. As the character of Dayton transitions to include new housing and commercial developments, the City Council and staff recognize the importance of preserving pieces of the area's rural, agricultural history. In the City's current 2030 Comprehensive Plan, a primary goal is to "preserve rural character" while balancing agricultural landscapes with newly developed areas. The draft 2040 Plan includes the same goal. The Land Use chapter of the 2030 Plan, written about 10 years ago, includes the policy to, "identify significant historic buildings and/or sites and implement appropriate historic preservation methods." The 2030 Plan does not include the Stephens Farm as a proposed park, since at that time the land was still in private ownership. The Final Draft Future Land Use map in the Draft 2040 Comprehensive Plan depicts the site as Park & Open Space. The draft 2040 Plan also includes goals about improving Stephens Farm into a public park, based on the Concept Plan described above. This 2040 Plan will be adopted by the City Council within a few months. In addition, both the Dayton Planning Commission and City Council have specifically discussed the historic structures at Stephens Farm and have indicated support for pursuing historic research on, listing of, and preservation of significant structures on the site. Additional goals of preserving pieces of history on Stephens Farm site will likely be added to the 2040 Plan in the coming months.

The site had been a farm for over 100 years. The last owners were the Win Stephens family; Win was a well-known and prosperous car dealer, and his wife, Elsie, was affiliated with the Ice Follies. Other stories about the site include an extant outdoor oven that was built by a Japanese POW who lived on the farm during WWII. Two unique, short, concrete silos exist, as does a concrete slab adjacent to a silo on which the first automatic cattle feeder in the state purportedly sat. The horse barn, possibly 100+ years old, includes stalls and a

trolley system for waste. The site includes other historic elements, such as a boathouse, garden, and fields. The City is especially interested in preserving and restoring the horse barn for an appropriate public use. A stone foundation remains from a large barn, which is proposed for a picnic area or outdoor gathering space. The City is interested in preserving other historic structures, such as the silos and site of the automatic feeder in order to interpret them for future park users. The oldest farmhouse and another, more recent house has been torn down because they were falling down and were determined by a structural engineer to have little structural integrity left. However, the site retains the feel of a farm, due to the many other structures still standing.

Staff from the State Historic Preservation Office and the MNHS Grants Office recently conducted a site visit, and recommended that a property evaluation would be worthwhile due to the quality of some of the buildings, and the several potential stories that the site might represent. They also indicated that there are several ways in which the property might qualify: the farmstead as a whole or one or more of the structures, especially the horse barn and silos, depending on the outcome of the historical research.

The City has obtained significant public input during the recent 2040 Comprehensive Plan process, and Dayton residents indicate a strong connection to their rural, agricultural landscapes and their small-town sense of community, as well as the Mississippi River. Preserving remnants of the community's agricultural past is important to community members. Community input also indicated a lack of parks. The City's purchase and preservation of the Stephens Farm helps to meet the public's desire for more parks, as well as preserving an agricultural landscape. Because the farm is directly adjacent to the Mississippi River, the farm helps tell the story of how important the river was for early settlements, and provides a picturesque setting for the public to learn about Dayton's history. The setting will allow the community to reconnect with the river through historical interpretation as well as through physical connections like the planned trails and nonmotorized boat launch.

For this grant project, the City will procure the services of a consultant who meets the Secretary of Interior's Professional Qualifications Standards through an appropriate government procurement process, collecting bids from at least 3 consultants. The City will then select a consultant to conduct the evaluation of the farmstead. The City staff will assist in providing data that is available at City Hall and through other City sources. The consultant will conduct their evaluation according to the Secretary of Interior's Guidelines for Evaluation, and will document their findings in a report that will meet the MNHS requirements for contents, documentation and inventory. The report will be presented to the Parks Commission and/or City Council. The report will be made available to the public at City Hall and on the City's website. The City will determine the next steps for historic preservation depending on the outcome of the report. The Draft Concept Plan can be revised as necessary after the property evaluation and other

historical and structural assessments are completed. The proposed property evaluation will be the first step in the historic preservation process, which will assist the City in making the best decisions to manage, preserve or reuse the historic structures. If all or some of the structures on the farmstead are determined to be eligible for listing, then the City intends to complete a National Register of Historic Places nomination form, and to pursue preservation of significant structures.

**Need and Rationale:**

This project addresses strong demand from the public.

**BUDGET INFORMATION**

**GRANT BUDGET**

Budget Item	Amount Requested	Grant Award	Match
1. Consultant research and documentation	\$9,350.00	\$9,350.00	
2. Mileage reimbursement for consultant	\$87.00	\$87.00	
3. City staff time to compile available historical data			\$250.00
	<b>Total: \$9,437.00</b>	<b>Total: \$9,437.00</b>	<b>Total: \$250.00</b>

\* Amount Requested:

\$9,437.00

Match Offered:

\$250.00

Match Description:

In-kind match will be provided by the City of Dayton. Existing City Planning and Public Works staff will devote 10 hours to compile historical data related to the old town hall that is available in City Hall or through other City sources, valued at the rate of \$25/hour.

How were above figures determined?

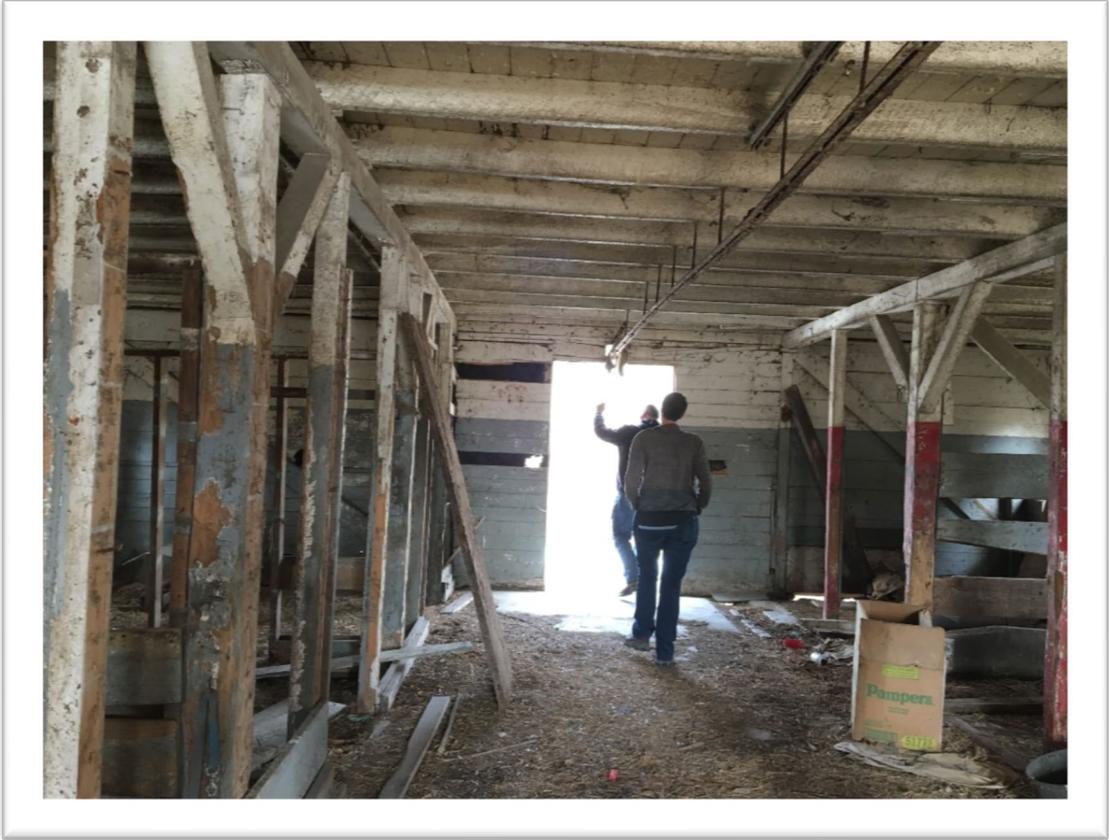
Consultant time: 110 hours at \$85/hour. This estimate was provided by a qualified consultant.

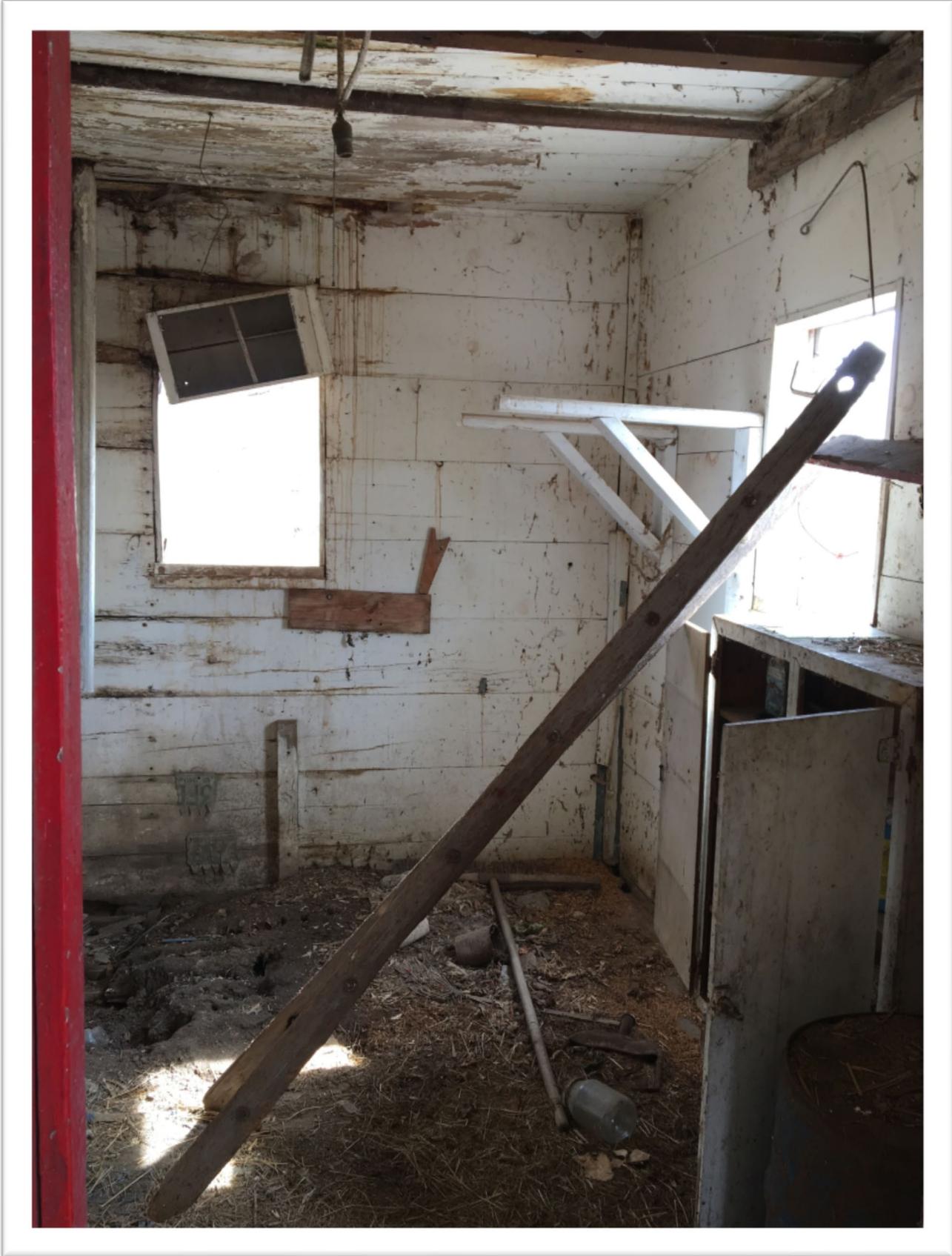
Mileage: 150 miles at the current federal GSA rate of \$0.58/mile





















# Stephens Farm - Site Location



14430 Dayton River Rd  
Dayton, MN 55327



0 205 410 820 1,230 1,640 Feet