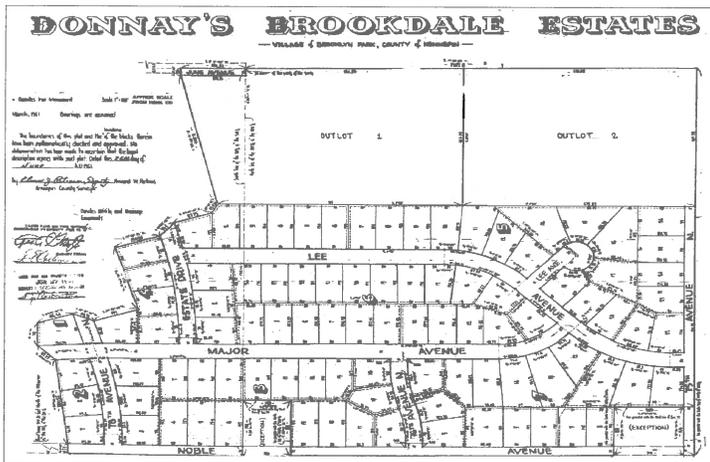
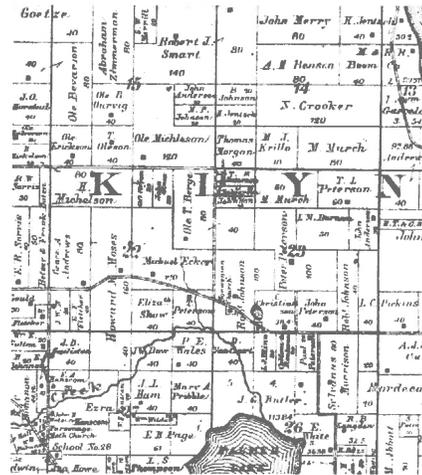
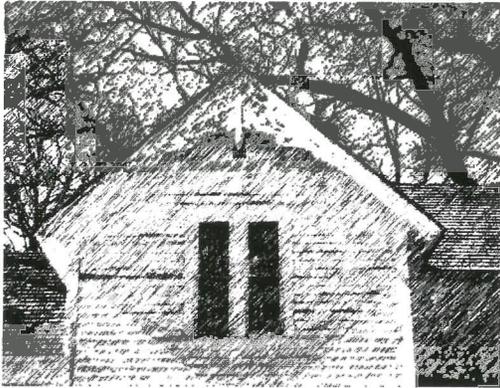


Brooklyn Park Historic Resources Study



Cover Photographs

Front Cover:

Clockwise from upper left:

Silas Merrill Farmhouse, gable detail
4201 101st Ave. N.

Mississippi River shoreline
Brooklyn Park, 2001

Map of Anoka and Ramsey Counties, 1888

Schreiber-Zimmerman Farmhouse
10232 Zane Ave. N.

Donnay's Brookdale Estates
Plan, 1961

John Smith Farmstead
9900 Zane Ave. N.

Back Cover:

Rixon-Mattson Halfway House
8540 West River Road
Photograph ca. 1880
Minnesota Historical Society

Acknowledgments

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Brooklyn Park Historic Resources Study

Prepared for the

**Brooklyn Park Economic Development Authority
Brooklyn Park, Minnesota**

by

**Carole Zellie
Landscape Research**

2001

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Brooklyn Park Historic Resources Study: Management Summary Key Findings and Preservation Planning Recommendations



*August (Eldon) Tessman Wheat Barn, 6508 85th Avenue N., ca. 1882-1886.
Photo 8/2000, looking east.*

Brooklyn Park is a growing community of nearly 70,000 located in the northern suburbs of Minneapolis. Although most of its housing was built after 1950, late nineteenth- and early twentieth-century farmsteads and other buildings are found throughout the community. These historic properties reflect the city's transformation from an agricultural community to a modern suburb.

Land claims were first made here and in surrounding Hennepin County in 1852, and most of the city's land was in agricultural use until the late 1940s. Suburban growth after World War II resulted in dozens of neighborhoods comprised of ramblers, many built by firms such as Orrin Thompson and Vern Donnay. Today, farmhouses, barns, and a variety of other historic properties remain interspersed among a great variety of suburban residential and commercial developments. These historic properties are important links to many aspects of Brooklyn Park's 150-year history.

This study was conducted for the Brooklyn Park Economic Development Authority (EDA) to identify and determine the significance of the city's historic resources. This significance is based on local criteria, particularly on the relationship of previous owners and various agricultural building types to the history of Brooklyn Park. Most properties included in the final inventory retain a good level of historic architectural detail, including features such as siding, trim, and original window openings.

Historic contexts were developed for Brooklyn Park to provide an understanding of the community's development, and fifty-seven properties were recorded on inventory

forms. As explained in Chapter I, the historic contexts assist in evaluating properties that share a common theme, geographical area, and time period.

Based on information compiled in the present study, at least one property (the Rixon-Mattson Halfway House at 8540 West River Road) may be eligible for the National Register of Historic Places. However, many others are associated with important chapters of Brooklyn Park's history and possess local significance.

Key Findings

1. Brooklyn Park's agricultural history is represented by a collection of farmhouses, barns, and other buildings associated with farmsteads, including granaries, milkhouses, potato processing sheds, and related outbuildings. The date of construction for remaining agricultural buildings ranges from ca. 1860 to 1920, with most from the period 1880 to 1910.

Many of the farmsteads are located north of 85th Avenue N. Although a number of buildings are situated on farmsteads established in the 1850s and 1860s, few buildings remain from the pioneer period. Today's buildings primarily represent the second, third, or fourth generation of development. The agricultural landscape around most properties shows little evidence of former field patterns, but there are some stands of trees such as wind breaks and ornamental planting around some houses.

2. Many properties can be traced through past ownership associated with late nineteenth-century families, most of them engaged in dairy farming and market gardening. Market gardening (or truck farming) was a mainstay of the late nineteenth- and early twentieth-century economy in Brooklyn Township.

3. Exterior alterations to houses, barns, and other buildings throughout the city have resulted in a loss of varying degrees of historic character. Extensive alterations can also make it difficult to make connections between the property and the historic contexts described in this study: i.e., the building no longer "tells its story." The subdivision of land surrounding historic farmsteads has also altered the landscape setting so important to agricultural properties.

4. Nine key properties north of 93rd Avenue N.—listed below as the Brooklyn Park Agricultural District—were identified for their historical and architectural significance as well as the present integrity of their exterior and landscape setting. In general this area is less developed than that to the south.

5. Ten key properties and a cemetery, listed below, were identified south of 93rd Avenue N. This area includes the Tessman family properties, and a number of the city's earliest remaining farmhouses.

6. West River Road retains fairly good integrity as a natural and historic landscape along its length through Brooklyn Park. It is significant as the site of nineteenth- and early twentieth-century houses and buildings related to the lumber industry and early tourism and travel.

Preservation Planning Recommendations

1. Integration of Historic Resource Study Information

The information contained in this study should be integrated into city databases including Assessor and Building Inspection files. The Historic Resources Map should be integrated with other land use and planning maps as appropriate.

2. Identification and Preservation of an Agricultural District

A number of the most architecturally and historically significant properties, and particularly those in good condition, are located along or near the North Hennepin Regional Trail Corridor north and south of 101st Avenue. Since the presence of historic landscape context is essential in the conservation of any historic property, the linkage of this corridor with key farmsteads might be among future preservation strategies.

With the planned development of the area north of 93rd Avenue N., some inventoried properties may be removed or substantially altered. A number are locally significant for their association with Brooklyn Park's settlement and agricultural development.

The preservation of the Eidem Farm on 101st Avenue N. as the Brooklyn Park Historical Farm provides the public with a view of a late nineteenth-century site with barns, outbuildings, and a fragment of an agricultural landscape.

Key properties within the Brooklyn Park Agricultural District:

3. Local Designation of Other Historic Sites

The development and implementation of a local historic preservation ordinance should be considered. A local historic preservation (or conservation) ordinance could provide review of major exterior alterations and new construction for designated properties. Design review criteria and design guidelines should also be a component of such an ordinance. The designated properties should be selected and evaluated from the list of properties and recommendations presented in this report. With further research, designation of other properties (in addition to those listed below) may be warranted.

The City of Brooklyn Park should consider all available preservation options for the diverse group of properties noted below, and other inventoried properties. In addition to the design review process that can be provided by an historic preservation ordinance, tools such as facade easements might also be considered in the case of certain city-owned properties.

South of 93rd Avenue N. and along the West River Road approximately sixty buildings and one cemetery were researched during this study. At least ten inventoried buildings and one cemetery should be considered for local designation as historic sites. While some other properties also have associations with the community's history, the following properties were inventoried because they also retain a good level of historic integrity:

• Fletcher-Hamilton Farmhouse	7833 Noble Avenue N.	HE-BPC-005
• Rixon-Mattson Halfway House	8540 West River Road	HE-BPC-009
• Thayer-Curtis Farmstead	9288 West Broadway	HE-BPC-011
• August Tessman Farmstead	6508 65th Avenue N.	HE-BPC-020
• Engvall Dairy Barn	5901 Bethia Lane	HE-BPC-025
• Paulson Farmstead	6001 69th Avenue N.	HE-BPC-026
• Luger Farmhouse	6516 West Broadway	HE-BPC-028
• Charles Ward Farmhouse	6633 West Broadway	HE-BPC-030
• Aaron Tessman House	7826 Brooklyn Blvd.	HE-BPC-034
• Luger House	6348 West Broadway	HE-BPC-035
• Brooklyn-Crystal Cemetery	7300 West Broadway	HE-BPC-024

4. Public Education

An effort should be made to coordinate the current survey and planning effort with ongoing Brooklyn Historical Society research, public education programs, and publications.



Jenkins-Stansfield House, 10317 Jefferson Highway. Built about 1875, this house was once part of a pioneer farmstead near the northern edge of Brooklyn Township. Photo 2001, looking west.

Chapter I

Brooklyn Park Historic Resources Study: Historic Contexts

Report Organization

Chapter I of the Historic Resources Study introduces five Brooklyn Park historic contexts which analyze the architectural and historical development of Brooklyn Park from township to city. The contexts also discuss representative remaining properties. Chapter II contains the citywide inventory forms and list of properties, and an inventory map.

Methods

The research was conducted in two phases, the first between October and December 1999, and the second between April and June 2000. The research included review of previous surveys and archaeological reports, and a variety of other resources including city and county directories, historic atlases and maps, historic photos and aerial views, local histories, plat maps (1874-1998), and federal and state census records. Early editions (ca. 1964-70) of the *Brooklyn Park Sentinel* were also useful in tracing the early suburban history of the community.

The Minnesota Historical Society (MHS) research library, Hennepin County recorder's office, and the Borchert Map Library at the University of Minnesota were the primary research centers consulted. The City of Brooklyn Park also provided maps and other information.

In addition to published works on county and state history, a variety of Agricultural Extension Service reports and county planning studies provided an overview of the past sixty years. The files of Hennepin County extension agent Kemper A. Kirkpatrick, who served between ca. 1925 and 1941, were also reviewed.

Fieldwork included driving every street, road, and highway within the project area north of 93rd Avenue N., and driving selected streets and highways south of 93rd Ave. N. Previous surveys, historic maps and local histories, and other land use materials were used as a guide.

Interviews were conducted with a number of long-term residents of the area, including Eldon Tessman, Lynn Joyner, and Marilyn Klohs. City of Brooklyn Park Community Development and Engineering staff also shared information and insights.

The study was conducted in compliance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

Historic Contexts

A total of fifty-seven properties were recorded on inventory forms. Each is related to one or more of the five historic contexts developed for Brooklyn Park:

1. Landscape Setting, ca. 1852-1950
2. Industry and Transportation, 1852-1914
3. Township Government to Suburban City, 1858-1969
4. Agricultural Settlement and Community Development, ca. 1852-1970
5. The Suburban Era, 1900-1970 and Beyond

Historic contexts are part of the foundation for preservation planning, and assist in making decisions about planning, identification, evaluation, registration, and treatment of historic properties.¹ Historic contexts provide a framework with which to evaluate the historic, architectural, and landscape architectural significance of inventoried properties. A property can be significant within one or more historic contexts. Properties grouped within historic contexts share a common theme, geographical area, and time period. Brooklyn Park's historic contexts intersect with broader statewide historic contexts such as Lumbering, Agriculture, and Transportation developed by the Minnesota State Historic Preservation Office (SHPO).

The Brooklyn Park Historic Resources study provides the City with comprehensive information about the location and significance of its remaining historic resources, particularly those adjacent to new housing and commercial development, road construction, and open space corridors.

The National Register of Historic Places

One objective of developing historic contexts and historic resources inventories is to determine which properties might be eligible for the National Register of Historic Places (NRHP). The National Register was established by the National Historic Preservation Act of 1966. It is the official federal listing of the nation's cultural resources deemed worthy of preservation. The National Park Service maintains the list that includes properties of local and state significance as well as those of national significance.

A property listed on the National Register must meet at least one of four criteria. Under the first criterion, a property may be registered if it is associated with events that have made a significant contribution to the broad patterns of national, state, or local history. Under the second, a property may be registered if it is associated with the lives of persons important in the past. The third criterion addresses architectural significance, and the fourth addresses archaeological significance. In addition, listed properties must be at least fifty years old, should not have been significantly altered, and should have not been moved. National Register nominations must receive approval from the State Historic Preservation Review Board, the State Historic Preservation Officer, and the National Park Service. At present there are no Brooklyn Park properties listed on the National Register.

¹See U.S. Department of the Interior, National Park Service, *National Register Bulletin #15*.

Brooklyn Park Historic Context: Landscape Setting, 1852-1950



A pine-lined drive off 82nd Avenue N. near West River Road. Brooklyn Park's original landscape of oak, aspen and birch was modified by farmers and then by suburban homebuilders. Photo 8/2000.

Introduction

The sandy outwash of Brooklyn Park provided ideal soils for raising potatoes and other crops. While flat terrain characterizes much of the city, the Mississippi River flows along its entire eastern edge and constitutes another distinctive landscape type. At present there are no specific inventoried properties related to this context, but landscape character contributes to an understanding of many agricultural properties.

Landscape Features

When eighteenth- and nineteenth-century explorers and fur traders made their way along the Mississippi River bordering what is now Brooklyn Park, they found a quiet and level prairie, interrupted by a shallow, marshy lake in Section 26 (now called Palmer Lake). Near the river, there were a number of marshes that produced good wild hay. Shingle Creek flows across the township from west to east, joining Palmer Lake before flowing into the Mississippi at Camden. Marshy areas along the creek are now devoted to public open space. Bass Creek flows through the southwestern corner of Brooklyn Park, and Mattson Brook enters the Mississippi near 85th Avenue N. Two small (and apparently intermittent) lakes along the border with Maple Grove also appear on early maps. Line Lake, no longer in existence, was also known as Brown's and Dexter Lake. The present Lake Magda is not shown on early maps, but appears to have risen from marshy areas around Bass and Shingle Creeks.



N ^
 Map of Hennepin County, Minnesota (St. Paul: Compiled by George B. Wright and G. Jay Rice, 1874).

Most of Brooklyn Park is exemplary of a glacial outwash plain, where outwash sediments were sorted and deposited by meltwaters as they flowed outward from the glacial ice sheet.² Four such areas have been identified in Hennepin County. The Brooklyn Park Outwash Plain is nearly level, composed mainly of sand with some gravel strata. Palmer Lake, surrounded by low marshes, "lies in a sag marking a former river channel buried under a thick bed of glacial till or drift." A good amount of peat is found north of Palmer Lake, and along 85th Avenue N. near Noble Avenue N.

²Patrick N. Kennedy and Robert A. Lueth, *Landscapes of Hennepin County: A Guide to Use of Land* (Hennepin Conservation District, 1976), 41.

The sandy soils that characterize this area “developed under a forest of scrub oak, aspen and birch, but large areas were originally nearly treeless or supported only stunted trees and considerable brush.”³ At settlement, the timber in Brooklyn Township appears to have been concentrated along the terraces of the Mississippi River.

Early settlers named four distinct areas of prairie. At the northwest, Bottineau (in the vicinity of Osseo); in the northeast, Long; and Jenkins and Getchell in the south, near Noble Avenue and the city limits. The Brooklyn Meadows, an extensive landscape feature in the east central portion of the township, is outlined on the 1874 *Atlas of Hennepin County*.

Historically, without irrigation, crops have suffered for lack of water on the “droughty sands” of Brooklyn Park.⁴ Since the mid-1930s, farmers have pumped water and irrigated, and planted fall rye cover crops to hold the soil until spring. A high water table also characterizes the plain. After the first wave of suburban growth, policies to stage development and control groundwater contamination were developed. A drainage ditch along 85th Avenue N. was installed to control the drainage of the northern area of the outwash plain. Aerial photographs flown in the late 1950s provide an inventory of the extent of mid-twentieth century ditching.⁵

Along portions of the Mississippi River in the northern part of the township, steep escarpments lead to the river benches above the floodplain. There are five small islands in the Mississippi along its course through Brooklyn Park. By the mid-1880s, they all were owned by the Mississippi and Rum River Boom Company.

As noted in the Brooklyn Park historic context “*The Suburban Era: 1900-1970 and Beyond*” over five decades of suburban homeowners have introduced a wide variety of shrubs, trees, and other plants to the landscape. Mature oaks, particularly near the river, are among the oldest surviving trees in the community and a few may date from the late nineteenth century.

Preservation Planning Summary: Landscape Setting

Inventoried Resources

No specific landscape features were inventoried. However, the scenic bluff shoreline along the river is protected as part of the Mississippi National River and Recreation Area.

Recommendation(s)

1. Continue to research and interpret the relationship between the natural landscape, early settlement, agriculture, and residential development of Brooklyn Park.

³ *Soil Survey of Hennepin County, Minnesota*. St. Paul: University of Minnesota Agricultural Experiment Station, 1929, 18.

⁴ Kennedy, 42.

⁵ Brooklyn Park Engineer’s Office, aerial photo files.

Brooklyn Park Historic Context: Industry and Transportation, 1852-1914



Harrisburg, a millsite north of present-day 93rd Avenue N. From the Map of Hennepin County (1874).

Introduction

Much of Brooklyn Township was a continuous landscape of farms and marshes and a few country roads from the early 1850s until the early 1880s, when a railroad was built at the western edge. However, the growth of Minnesota's lumber industry—and its terminus at St. Anthony Falls downriver—encouraged the establishment of several small boomsites and a few hotels and stopping places along the township's river edge. Most of the area's trade and industrial activities were concentrated to the west at Osseo, and during the peak years of potato production it was a national wholesaling center. Remaining Brooklyn Park properties related to the industry and transportation context include late nineteenth- and early twentieth-century houses and the Coon Rapids Dam.

Early Routes and Roads

Commercial navigation on the Mississippi River above the Falls of St. Anthony began in 1850, when boats began to travel as far as Sauk Rapids above St. Cloud. On the east side of the river in Anoka County, the St. Paul and Pacific Railroad reached the city of Anoka from St. Anthony in 1864. The Point-Douglas-Fort Ripley Military Road, built in the 1850s, also followed along the east side of the river. Surveyor Campbell Beall laid out a road in 1855 in Brooklyn Township along the west bank of the river.⁶ By 1898, it was known as the Minneapolis and Champlin Road. Andrew Rixon built a house at

⁶ This road was not among territorial or military roads noted by historian Grover Singley. See Grover Singley, *Tracing Minnesota's Old Government Roads* (St. Paul: Minnesota Historical Society, 1974). 27-28.

8540 West River Road in ca. 1859; it was enlarged by Andrew Mattson. The building served as a stagecoach stopover or “halfway house” (HE-BPC-009) for early travelers. The Camden-Brooklyn Township-Anoka Stage operated on the road until 1904.⁷

Log Booms and Early Trade Centers

Brooklyn Park’s shoreline lies just downriver from Anoka, where the Rum River meets the Mississippi. Following the signing of treaties with the Chippewa and Dakota, lumbermen from Maine and other New England states sought the pine reserves of the St. Croix and Rum River valleys. Beginning in the late 1830s on the St. Croix River, Marine and Stillwater became centers of saw milling and log distribution. By the late 1840s, the Rum River became a principal corridor for logs shipped to mills in Anoka and St. Anthony. The logging business ended in the 1880s as the pine timber along the Rum River was depleted.

Champlin, to the north along the Mississippi, was the site of a trading post operated by Charles Miles in 1852. Miles traded with the Winnebago at the mouth of Elm Creek. The village of Champlin was laid out in 1853, and the town prospered especially in the early decades when steamboats landed there. A mill was built at this point by A.P. Lane and Company in 1867.⁸ The mill and an early dam and bridge were destroyed by a flood and rebuilt in 1874. The Champlin Mill was still in operation at the turn of the century.

In addition to their farming efforts, some early settlers were employed in the pineries during the winter. The 1860 Federal Census of Population for Brooklyn Township shows that a number of residents near the river, including John McLeod and J.T. Pribble, were employed in the lumber business. Other settlers purchased additional farmland for woodlots, as is evident with A.H. Benson’s dispersed tracts in sections 14 and 25, and L.M. and Jonathan Durham’s holdings in section 23, and on Durham Island in present-day Brooklyn Center.

Harrisburg

The townsite of Harrisburg was platted in 1856 north of present-day 93rd Avenue N., in sections 11 and 12. The landowners planned a public square, and erected a mill in the city of Industriana (platted about 1859 south of Palmer Lake in what is now Brooklyn Center). Harrisburg remained primarily a paper town. It attracted a post office, probably housed in the hotel or store, between 1856 and 1866. The house at 8900 West River Road was reportedly used to house boom workers.

The Coon Creek log boom, on Coon Creek opposite Dunn Island at about 101st Avenue N., began operation in the 1860s. Another hotel was reportedly located opposite the Coon Creek Boom near 101st Avenue N. In the 1890s, the Mississippi and Rum River Boom Company acquired river frontage in sections 12 and 13, just to the south of Harrisburg (between 85th and 93rd avenues N.).

Warwick

While most of the first permanent white settlers in northern Hennepin County sought land for farming, a few sought millsites for saw or grain mills. Other settlers left the land within a few years, drawn to the opportunities of other farmland or to employment in

⁷ Ike Anderson, “The Camden-Brooklyn Township-Anoka Stage” (n.d., ca. 1980).

⁸George E. Warner and Charles M. Foote, compilers. *History of Hennepin County and the City of Minneapolis* (Minneapolis: North Star Publishing Co., 1881), 298, 300.

the saw and flour mills of St. Anthony, about ten miles to the south. For example, Thomas Warwick, a native of Edinburgh, was in the lumber business in New Brunswick and Maine prior to arriving in Minnesota in 1850 via Dubuque. He reported his occupation as a farmer in 1860. However, in 1881 it was noted that he had explored pine land, and “engaged in the lumber trade for seven years, was one season on Rum River, two on the St. Croix and Chippewa.”⁹ In 1881, however, he was living full-time on his Section 24 farm, bordering the river.

Andrew J. Smith, a native of Michigan, owned a 220-acre farm in Brooklyn Township. One historian wrote that “he has also spent a large part of his time in the pineries, cutting and hauling logs.”¹⁰ A post office serving present-day Brooklyn Park was established in 1891 on his land and was known as Warwick. J.B. Johnson operated a store here, which burned in 1894 and was then rebuilt. William and Emma Fischer took over the property about 1903 (HE-BPC-033).

Osseo

Any discussion of Brooklyn Park’s history must include Osseo. A village of 653 by 1900, Osseo was the center of trade for most Brooklyn farmers in the late nineteenth century and the undisputed center of the potato trade in the United States by the early 1930s. When the Great Northern Railroad skirted Brooklyn Township in 1882, the corresponding growth of Osseo probably eclipsed any interest in the development of a commercial or retail center elsewhere in the township.

Osseo, like Brooklyn Township, was settled in the mid-1850s. Warren Sampson and Issac Labosiniere made the village plat in 1856. The French Canadians organized the St. Louis Catholic Church in 1858.¹¹ St. Vincent de Paul was organized in 1852 and a first church built in 1864. A wood market was established in 1855, where “the merchants buy green wood, and sell it to parties in the city of Minneapolis, after holding it one season.”¹² This market expanded and reached a trade level of 100 cords per day by 1881. Hotels, stores, and a bank were built in Osseo, and the arrival of the railroad encouraged new businesses. Most area farmers brought their wagons and trucks to the Osseo Elevator to be weighed and shipped. A starch factory in Osseo provided potato farmers with a market for their surplus crop. A telephone exchange was established in 1893, and electric service was extended from Minneapolis in 1915.¹³ Osseo Road (now Brooklyn Boulevard) led farmers from downtown Minneapolis through North Minneapolis and Brooklyn Center to 77th Avenue N., where it turned west to Osseo.¹⁴

Just twelve miles from downtown Minneapolis, Osseo grew in the early twentieth century as a small but progressive city. A commercial club and dozens of societies, lodges, and clubs were centered here; Brooklyn farmers were among the members. Local businessmen were regularly engaged in various improvement campaigns. In the period 1910-1920, for example, they focused on better roads, a modern water system, and

⁹ Warner and Foote, 293.

¹⁰R.I. Holcomb and William H. Bingham, compilers. *Compendium of History and Biography of Minneapolis and Hennepin County, Minnesota* (Chicago: Henry Taylor, 1914), 1473.

¹¹Warner and Foote, 294.

¹²Warner and Foote, 294.

¹³See Henry J. Boerboom, *History of 100 Years of Osseo 1852-1952: and souvenir of the dedication of the new rectory and parochial school* (s.l.: s.n., 1952).

¹⁴“Plan New Name for Osseo Road,” *Brooklyn Park Post Sentinel* 26 Oct. 1967. There has long been some confusion about what constitutes Osseo Road. It originally extended from 44th and Penn avenues N. in Minneapolis to Zane Avenue N. in Brooklyn Park.

parks. The *Osseo Review* noted “we are designed to be a larger village. Our proximity to Minneapolis is one good reason. The trolley (sic) line will be here some day. People living in the cities want a suburban home (sic); but we have not the advantages to give them that they are accustomed to.”¹⁵ By 1900, the *Osseo* press served a broad area across northern Hennepin and southern Anoka County. The progress of the agricultural markets usually dominated the news, but a volume of township items, including columns for Long Prairie at the north, and Brooklyn Gardens, an area of farms and houses in the southern section near West Broadway and 63rd Avenue N., were also reported.



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Osseo (circled) on the Map of Brooklyn Township (1898). The western portion of the city is in Maple Grove. The diagonal rail route and *Osseo* Road are shown at the left.

Road Construction

The early river road provided a north-south route for late nineteenth-century travelers between Minneapolis and Champlin and points north. (As an extension of Lyndale Avenue, it was later designated State Highway 169 but is now a designated Scenic Route). Other early north-south travel followed the present route of West Broadway to the *Osseo* Road, also known as the Middle Road.

A road corresponding to Brookdale Drive is shown on early maps, with its route curving to skirt marshy areas around Shingle Creek. By the 1870s, present-day West Broadway, Zane and Noble avenues N., and portions of 63rd, 73rd, 85th, and 101st avenues were maintained as township roads. Zane Avenue N. was an early and direct route to Champlin and Anoka. Some of these roads bore the names of local farmers, such as

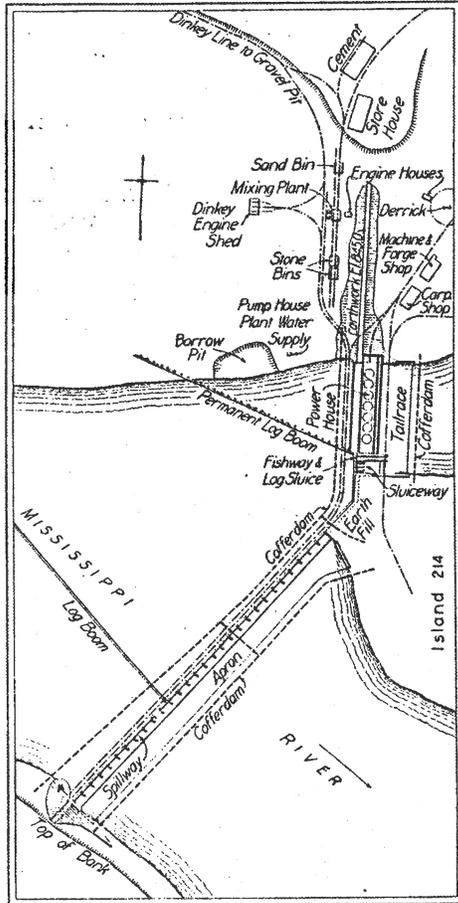
¹⁵“Time Ripe Now for New Things,” *Osseo Review*, 5 Aug. 1912.

Tessman Cross Road (West Broadway). Farmers enroute to downtown Minneapolis markets followed West Broadway through Robbinsdale, or Brooklyn Boulevard to Penn Avenue N. A hub of local roads and the site of the Brooklyn Town Hall was at the intersection of Zane Avenue and the Osseo Road (Brooklyn Boulevard). A network of improved roads was well established by 1918, when the Jefferson Highway was constructed along the western edge of Brooklyn Township.

About 1915, the Minneapolis and Central Minnesota Railway Company proposed a route running along the Great Northern route through Brooklyn Center, and then turning north to Champlin and Anoka near 73rd Avenue N. The never-built rails would have paralleled West Broadway and Winnetka Avenue N. in Brooklyn Park.



Proposed route Hennepin County Highway Map, ca. 1915. The proposed Minneapolis and Central rail route is shown with a dotted line.



Plan of Coon Rapids Plant

Plan of the Coon Rapids Dam, 1914. The power house, pump house, and other structures shown here are located on the east (Anoka County) side of the dam.

Coon Rapids Dam

The last chapter in the local industrial use of the river was the Coon Rapids Dam. Constructed on the Mississippi River five miles downstream from the mouth of the Rum River during 1913-1914, the hydroelectric plant and the 2,150-foot dam were operated by the Northern States Power Company. Power generation was ended in 1966, at a time when such smaller plants were no longer competitive. In 1969 the site was acquired by the Hennepin County Park Reserve District. The present park at the damsite was opened in 1978. The present visitor center dates from 1993.

Standard Oil Company Pipeline

In 1947, the Standard Oil Company began the construction of a pipeline across Brooklyn Township. The tank farm was built near 93rd Avenue N. and West Broadway.

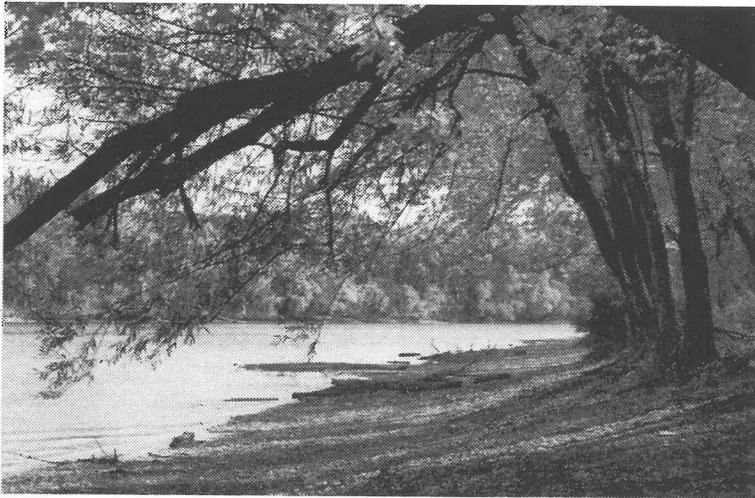
**Preservation Planning Summary:
Industry and Transportation, 1852-1914**

Inventoried Resources

William and Emma Fischer House/ Warwick Stage Stop	1903	7633 West River Rd.	HE-BPC-033
Rixon-Mattson Halfway House	1859	8540 West River Rd.	HE-BPC-009
House	ca. 1886	10541 West River Rd.	HE-BPC-069
Coon Rapids Dam	1913-14	West River Rd. (in Anoka County inventory, State Historic Preservation Office)	AN-CR-006

Recommendations

1. Continue the collection and analysis of information about the early transportation and industry in Brooklyn Park, particularly along West River Road and the Mississippi River.
2. Work with owners to conserve properties related to this context, and to develop appropriate public interpretation.



The Mississippi River was the spine of the early lumber industry in Brooklyn Township. Today it is protected as part of the Mississippi National River and Recreation Area.

Brooklyn Park Historic Context: Township Government to Suburban City, 1858-1969

Introduction

The township and village form of government served Brooklyn Park from 1858 to 1969. The evolution from township to village and to city government accompanied the transition from agricultural to suburban community. There are no remaining buildings associated with the first decades of Brooklyn Township government prior to 1969, when Brooklyn Park was incorporated as a city. A sub-context of Brooklyn Township schools is represented by three still-extant buildings noted below.

Early Government

Permanent settlement of what is now Brooklyn Park began in 1852, six years before Minnesota statehood. In 1858 Brooklyn Township was organized and the first township meeting was held in April 1858.

The meeting was held in Ezra Hanscom's house in Section 27, near present-day Noble and 73rd avenues N., where Shingle Creek crosses Noble. In 1860, Crystal Lake (originally known as Farmersville) and Brooklyn Center were divided from Brooklyn Township. Township meetings were subsequently held in school houses and residences until the Brooklyn Township Hall was erected in 1874 at the intersection of present-day Zane Avenue N. and Brooklyn Boulevard. The building was torn down in the late 1960s. The Howe School at Noble Avenue N. and Brooklyn Boulevard was also used for many community meetings.

Brooklyn Center became a village in 1911 and its municipal functions were set off from the twenty-seven square miles of the rest of the township. The remaining land—bounded by Brooklyn Center, Crystal and New Hope to the south, to the east by the Mississippi River; to the north by Champlin, and by Maple Grove and Osseo to the west—continued to be known as Brooklyn Township until the village of Brooklyn Park was created in 1954.

The Metropolitan Era

Since the communities to the south are nearly saturated, the Village of Brooklyn Park has now been caught up in the surge of metropolitan expansion.

Brooklyn Park Village Council, *Report to the Citizens: Village of Brooklyn Park, 1968.*

After about 1940, residential development, transportation, annexation, and other land use concerns were shared by many rural communities at the edges of Minneapolis. In 1941, a planning commission was founded in Brooklyn Township. By this time, a scattering of single-family homes had been built along West River Road by a new population largely of non-farmers.

When Brooklyn Park was incorporated as a village in 1954, the population was 3,868. By 1965 it rose to 10,197, and reached over 25,000 by the time the city was incorporated in 1969. In the 1960s, the federally-funded 701 master planning process was initiated for villages and cities across the state. Brooklyn Park developed its first

comprehensive plan in 1968. Consultants Midwest Planning and Research, Inc. created this and other plans for the community that regulated zoning and land use. The position of City Planning Assistant was created in 1968 to assist the 18-member planning commission, which reviewed proposals for new development and made recommendations to the City Council. Development north of 85th Avenue N. was prohibited in an effort to consolidate sewer and road construction. The city also required some developers to donate parkland as part of new residential subdivisions. and these lands grew from 36 acres in 1965 to 600 acres in 1975. Today, Brooklyn Park has over 1,500 acres of parkland.

As subdivisions replaced agricultural land, new industrial land uses were introduced to the city. Automotive supply, asphalt and concrete, metalwork and other manufacturing plants and a number of distribution facilities were located on large parcels along 85th Avenue N. and Highway 81.

Early Schools

Brooklyn Township's first schools, like those elsewhere in Minnesota Territory, were held in very simple structures. Board shanties and log structures were common in the first decade, and were replaced as settlement and tax revenues increased. The first school on Long Prairie was described as having a "board roof and two half windows."¹⁶ The school serving Getchell Prairie was built in 1854 in Section 28. A more substantial building was erected in 1859 on Section 27. By 1881, there were seven district schools.

By 1914, ten school districts served Brooklyn Township, with six small schools shown on the 1914 Map of *Anoka and Hennepin County*. Of these, three survive. The wood-frame A.H. Benson School, built in 1872 for District 29 on the West River Road, was moved to its current location at 224 73rd Avenue N. It is now a residence (HE-BPC-068). The other two are north of 93rd Avenue N. The District 31 School (The Schreiber School) at 9900 Regent Avenue N. (HE-BPC-015) and the District 33 School at 9024 101st Avenue N. (HE-BPC-038) are both constructed of red brick; both are now residences.

New schools were planned for a growing population after World War II. Among the first was the Riverside School, completed in 1953 at 9300 93rd Avenue N. As the city's planning needs and staff increased, this school building also served as a Village Hall prior to the completion of a new building at 5800 Zane Avenue N. in 1967.

Brooklyn Township and Brooklyn Park Population

1860	608	1960	10,197 (Brooklyn Park only)
1870	1024	1970	26,230
1880	1069	1980	43,332
1890	1254	1990	56,381
1900	1232	2000	66,000 (estimated)
1910	1208		
1920	947		
1930	1107		
1940	1334		
1950	3065		

¹⁶ Warner and Foote, 287.

Brooklyn Park Historic Context: Agricultural Settlement and Community Development, 1852-1970



Vernacular farmhouse, ca 1870s. This boarded-up building in the path of Highway 610 is typical of the simple houses of early Brooklyn Township.

Introduction

Although lumber was on the minds of some pioneer settlers, the lumber businesses located along or near West River Road had only a small impact on most of the township's population. Agriculture occupied most of the community. Persistence has characterized this community, and descendants of some of the earliest settlers have participated in every phase of farming. In some cases they are still involved in agriculture, local government, and business and land development.

Remaining historic resources include farmhouses, barns, outbuildings and sheds. Large tracts of farmland remain north of 93rd Avenue N., but no significant field patterns or ditching systems were noted.

Pioneer Settlement: 1852-1870

Among the earliest settlers to obtain land for farming in Brooklyn Township was Washington Getchell, a native of Maine who made a claim in 1852 in Section 28. Other early claims were made by New Englanders and French Canadians. Pierre Bottineau and Peter Gervais were among those who made claims but did not settle permanently. Ezra Hanscom, aged 31 and also a native of Maine, was probably the first permanent settler. His claim in Section 27, near Shingle Creek at present-day Noble Avenue, was made in 1852. At that time the Hanscom family consisted of his wife and two children; four more children were born by 1860.

By 1854, most of the land in the township was claimed. Maps made in 1860 and 1874 show that at the northern edge of the township the earliest settlers included Horace H. Smith, J.M. Ray, Samuel and Silas Merrill, George W. Pomeroy, Edward Norris, and E. Stanchfield. Near the river, T. Warwick and A.H. Benson had claims by 1860, and E.S. Thompson owned land along present-day West Broadway.

Old Stock Americans and Europeans

Most of the first permanent settlers were native-born, Old Stock Americans who came primarily from New Hampshire, Maine and New York. Brooklyn Township derived its name from Brooklyn, Michigan; fourteen families from Adrian, Michigan comprised the so-called Adrian Colony. Most of the families in the Adrian settlement from Michigan had roots in New England; by 1860, the census shows that only a few adult settlers were actually born in Michigan. The census of 1860 reveals that Brooklyn Township initially had very few European-born settlers. Those counted were:

<i>Name</i>	<i>Age</i>	<i>Occupation</i>	<i>Country of birth</i>
Joseph Dibbs and family	34	Farmer	England
John Dibbs	30	Farmer	England
Issac Dibbs	40	Farmer	England
Thomas Warwick	32	Farmer	Scotland
Patrick Flynn and family	48	Teamster	Ireland
George Webb	43	Shoemaker	Ireland
I. Schwab	22	Not given	Switzerland
Lany (illegible)	18	Laborer	Ireland
Bridget (illegible)	16	Servant	Ireland (<i>servants of M. Bohanon</i>)

The early Brooklyn Township population was comprised primarily of farmers, but a handful of other occupations were also represented. They included a storekeeper (I. McRay, of Michigan), shoemaker (George Webb of Ireland), lumbermen (M. Pease of Maine and John McLeod, of Prince Edward Island), blacksmiths (C. Ellsworth and D.B. Champlin of New York), a schoolteacher (D. Smith of New York), a manufacturer (I.C. Past of Pennsylvania); a plasterer (J. Plummer of Pennsylvania), and five carpenters (Homer Read of Canada, Matthew Trafton of New Brunswick, George Street of Michigan, and Silas W. Merrill and James Pottle of New Hampshire).

Ethnic Settlement

Numbers of German and Swiss farmers arrived in the 1860s and 1870s. Swiss-born Peter and Abram Zimmerman, who arrived in Minnesota in 1862, and Christian Wolter, who came from Hanover in 1863, all farmed in Section 17. Peter Zimmerman was born in 1824. He resided on his Brooklyn Township farm until 1888, when he moved to Osseo where he died in 1909. He had four children with his first wife, Rosine, and after her death married Magdalena with whom he had five children. Illustrating the extensive pattern of intermarriage among local families, two of his daughters married Wolters and Hartkopfs, from nearby farms.¹

¹"Death of Peter Zimmerman," *Osseo Review*, 20 Jan. 1909.

Karl Hartkopf, a native of Danzig, arrived in 1862. Karl and Amelia Hartkopf had 13 children. Henry was the oldest and the father of Baldwin Hartkopf, who became the first mayor of the village of Brooklyn Park in 1954.² The 40-acre Hartkopf farm was established in Section 20, on West Broadway north of Shingle Creek. It was later owned by Henry, and then by Baldwin and Robeline Hartkopf.

Jules Louis RoCHAT was born in Pont, Switzerland in 1832 and arrived in Brooklyn in 1866. He purchased a 58-acre farm that had 25 acres of cultivated land in sections 18 and 19, just south of Osseo. He returned to Switzerland in 1910 where he remained until his death in 1915. The property was later owned by his daughter, Eva RoCHAT Schmidt.³

Christian Schreiber (1834-1912), was born in Germany and arrived in the U.S. in 1865, first settling in Cook County, Illinois where he was in the lime trade. He and his wife Dora Lent had five children. After a brief stay in Meeker County he settled in Brooklyn Township in 1860. Three of his four daughters married into the Goetze, Zimmerman and Wenz families. The German Lutheran Church in Osseo was the center of that group's religious life, with services offered exclusively in German until about 1916. Another Christian Schreiber emigrated from Germany with his brother Fredrick and settled in Brooklyn Township, also in 1860. Fredrick's descendants still live on the Schreiber Farm at 9941 Zane Avenue N.

Descendants of August Tessman (1838-?) still reside in Brooklyn Park. Tessman, a fisherman, was born in West Prussia. He arrived in the United States in 1858. In Minnesota, he was employed hauling bricks on a barge along the Minnesota River. He married German-born Henrietta Hartkopf (1835-1880) and relocated to Brooklyn Township where her brother lived. Eight children were born to August and Henrietta, including Albert, Donald, Adolph, and Ferdinand, who are associated with still-extant farmhouses.⁴

A number of French-Canadians settled in the northwestern portion of Brooklyn Township by the 1870s. Family names such as Normandin, Dubuque, Peloquin, and DeSotelle are of note.

By 1898 the plat book shows a pattern of land ownership well distributed among Germans and Old Stock Americans, with a small number of Swedish and Norwegian farmers. John J. Eidem Jr., whose parents were born in Norway, purchased a 40-acre farm from Julia Bragdon. John and his wife Electa farmed between 1894 and 1956. Today, the property is the Brooklyn Historical Farm, owned by the City of Brooklyn Park. Some other Norwegians had non-farm occupations, such as Christian Swanson, a tailor turned farmer, who arrived in 1868 but did not live in Brooklyn Township permanently until 1881. J.B. Johnson, who arrived in 1865, was in the mercantile business at Warwick and operated the post office there.

By 1900, what is now Brooklyn Park had a loosely-knit pattern of French Canadians settled at the west near Osseo; Swiss and Germans such as the Zimmerman, Tessman,

² See Paula Hirschhoff, "Baldwin Hartkopf: farmer and first mayor..." *Brooklyn Park Post* 29 Jan 1976.

³ Brooklyn Park clipping file, Brooklyn Park Library (Hennepin County).

⁴ Alice P. Tessman, "August and Henrietta Hartkopf Tessman Family History." Unpublished manuscript, Minnesota State Historic Preservation Office files, 1983.

Brooklyn Park Historic Resources Study *Historic Context: Agriculture and Community Development*

and Schrieber families in the central sections, and numbers of New England settlers such as Bradgon, Bennett, Potter, and Merrill at the east, near the river and to the south.

Churches and Cemeteries



*The Brooklyn-Crystal Cemetery, W. Broadway a t73 rd Avenue N.
Photo 5/2000, looking west.*

Brooklyn Township's earliest churches were the Methodist Episcopal and Baptist; both were located just south of what is now Brooklyn Park near 73rd and Noble Avenue N. Several maps, including the 1888 *Map of Anoka County*, also show a "Norwegian Church" on present-day Brookdale Drive near Xerxes Avenue N.

The only remaining historic church within Brooklyn Park is at 10331 Noble Avenue N., now the Alliance Church. It was erected in 1885 as the Bragdon Memorial Church, a Free Will Baptist congregation. It was built in memory of E.J. Bragdon, who died while serving in the Army in Missouri in 1865.⁵ Although heavily altered, the gable-roofed frame structure retains its historic bracketed cornice. The *Osseo Press* and *Osseo Review* record many social events held here from ca. 1906 through the 1920s.

Brooklyn Township's Catholics could travel to the St. Louis Catholic Church, organized in 1853 in Osseo. Its first church was erected in 1865 and the parish maintained a one-acre cemetery on the Osseo-Brooklyn Township line in Section 18 on 93rd Avenue N. and Highway 81. Among Brooklyn Township residents in 1874 was Fr. Elic Maesfrancx, a Belgian priest.

Two other early Brooklyn Township cemeteries are noted in earlier studies. The Bennett Grave, a single grave identified in 1936, was listed in WPA cemetery records. This site was in Section 3, at about 105th Street. The grave marker can no longer be located. Another site was reported northwest of the present intersection of Regent Avenue and

⁵ Holcomb, 1471. Published accounts do not completely agree as to the date of the earliest churches.

101st Avenue N. The J.T. Andreas *Atlas of Minnesota* (1874) provides the only note of this cemetery. It could not be located in a cemetery survey of 1980.⁶

The Brooklyn-Crystal Cemetery was established in 1863 on W. Broadway near 73rd Avenue N. The parcel is flat and includes a small landscaped circle with mature cedars and a hand pump. Many early residents are buried here, including members of the Thompson, Ward, Smith, Tessman, Luger and Schreiber families.

Early Agriculture in Brooklyn Township

Early Brooklyn Township generally reflected an agricultural pattern typical of the southeastern portion of the state, but one modified by sandy soils.

Lands west of the river were not available for settlement until 1852, when agriculture was in its infancy in Minnesota. Just west of the Mississippi, the state's first farm was established by Joseph Haskell in 1840 in Afton Township, Washington County.⁷ However, with no or limited outside markets, subsistence-level agriculture developed very slowly.⁸ Grain and livestock were the focus of pioneer farming. However, in the 1850s and 1860s, with the development of a river transportation system with which to ship grain and a growing population, wheat became the state's leading crop. Its importance grew with the construction of railroads across the state.

In Brooklyn Township, the 1860 wheat crop totaled 10,251 bushels raised on 128 farms; in 1870, there were 152 farms, producing only 368 bushels. By 1880, with the advantage of rail transport, 207 farms produced 46,698 bushels. However, reliance on this crop resulted in poor soils; the final collapse of the national wheat market in the 1880s turned farmers to diversification.

For Hennepin County farmers, the Twin Cities were a ready market for poultry, eggs, meat, fruit, and vegetables. In 1895, Brooklyn Township was described as an "exclusively agricultural town," and much of this agriculture was market crops, including the sand-loving potato.

The United States Census of Agriculture reported that by 1923, Brooklyn Township had 153 farms. Farms owned totaled 121, and those rented totalled 51. With 3,012 acres in potatoes, Brooklyn Township led all other producers. By 1940, there were 116 farms, with 99 owned and 17 rented. In 1941, 4,678 acres were devoted to potatoes, and Brooklyn Township continued its lead.

⁶Also of early note but situated in Brooklyn Center, the Mound Cemetery was established in 1860. It is located on 69th Avenue North and West Palmer Lake Drive, near an Indian mound that according to an 1881 account, had yielded "bones, pottery, arrow-heads, tomahawks, etc." See Alfred J. Dahlquist, *The Grave Markers of Hennepin County, MN*. Vol 2. (Brooklyn Park, MN: Park, 1992), 8-9.

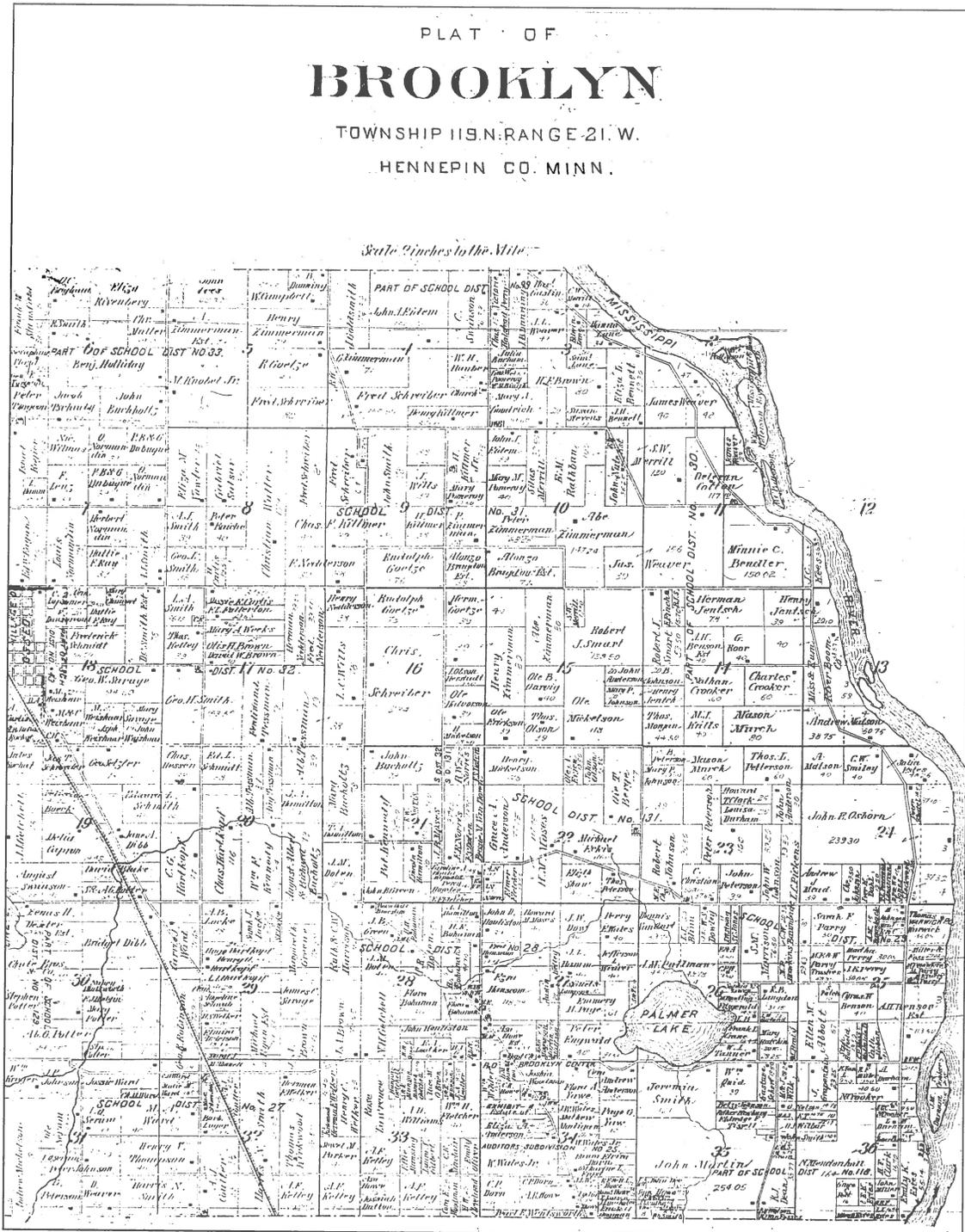
⁷"Minnesota's First Farm is 135 Years Old This Spring." *Washington County Historical Whisperings* (April 1975), 1.

⁸Warner and Foote, 471.

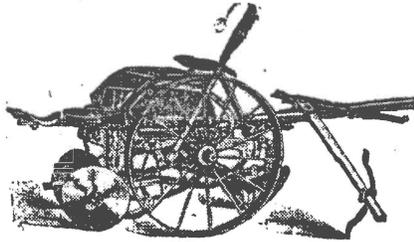
Brooklyn Township. From the Map of Anoka and Ramsey Counties with Adjacent Portions of Hennepin . . . (Minneapolis: C. M. Foote & Co., 1888). This map shows the pattern of agricultural land use and the route of the railroad to Osseo at the west.



Brooklyn Township. From Plat Book of Hennepin County (Minneapolis: P.M. Dahl, 1898). This map shows the community before Brooklyn Center was set off in 1911. The pattern of the first residential lot additions such as Brooklyn Gardens (1909) is not yet evident in the still exclusively agricultural community.



IRON AGE POTATO PLANTER



Will not or can it make a mistake!

Both Quality and Quantity:--It must be quality as well as quantity. With the "Iron Age" however, the farmer has the comfortable assurance of attaining both, easily planting with it from four to seven acres per day, and such perfection of potato planting was never before accomplished.

Dropping of the Seed:--After placing the seed in the hopper it is then carried by means of an elevator wheel and deposited in the corresponding pocket of the revolving feed wheel. For illustration of the elevator wheel and the feed wheel see Figs. 115 and 186. In order to suit the different size cutting of the seed, we furnish three sizes of elevator wheels with all potato planters, each having different sized pockets; on Nos. 1 and 2 planters the one for small seed is numbered P-120; medium P-107, and large P-126. Beside these we have one with smaller pockets, P-132, and one with large pockets, P-130.

Schuller & Company

424-426 20th Ave. No. - - Minneapolis

One of many advertisements for agricultural implements in area newspapers. The Osseo Review, April 7, 1910.

Market Gardening and Potatoes

"I was a market gardener and can still remember how we used to go down West Broadway into town with potatoes, onions, melons and sweet corn loaded onto the wagon."

Farmer and former Mayor Baldwin Hartkopf,
Brooklyn Park Sentinel, June 29, 1966

Market gardening, or truck farming, was well established among metropolitan-area farmers by the mid-1880s. Brooklyn Park's soils were superior for potato culture, but a variety of other crops were also raised. Potatoes persisted as a chief crop well into the twentieth century. The 1919 *Soil Survey of Hennepin County, Minnesota* noted that 14,000

acres were devoted to potatoes. In Brooklyn Township more than a third of the total acreage was devoted to the crop.⁹

In 1914, one observer reported of the evolution of market gardening in Brooklyn Township:

When the adjacent city (Minneapolis) had grown sufficiently to furnish a market, the farms were gradually transformed into market gardens, until today the entire town is devoted to this pursuit. One traveling along one of the roads leading to the city, in the proper season, will frequently pass wagons loaded with the various products of the gardens, on their way to the city market, where the vegetables are quickly absorbed by the green grocers of the city.¹⁰

Farmers wishing to enter market gardening were encouraged by a variety of publications, including those of the Minnesota State Horticultural Society. Farmer's Institutes were held regularly, and by 1900, the children of a number of local farm families (including Baldwin Hartkopf) began to attend the University of Minnesota's School of Agriculture.

The *Osseo Review* stated on August 15, 1912 "Osseo has become known far and wide as the potato center of the state." Here, most of the produce was weighed and sold to wholesale buyers before being shipped out by rail.¹¹ Good prices meant that farmers came from a wide area to sell to wholesale buyers stationed in the city. By 1914, Osseo became the largest potato shipping point in the United States.¹² Sidetracks and loading stations were built along the rail line serving the city to accommodate the bumper crops of the pre-World War I era.¹³

With increased mechanization and truck and rail transportation and refrigeration, potato and truck farms expanded in the period 1900-1930. Many vegetable farmers made regular journeys to the market in Minneapolis, a three-hour round trip and early morning event. Asparagus, onions, and radishes were among local crops, but the profitability of potatoes led to farmers' concentration on this crop.

The peak year for area potato production was 1931, but the Depression brought poor prices for vegetables. The dry years in 1934 through 1936 were difficult for North Hennepin area farmers. Irrigation was introduced in the mid-1930s, and was greatly enhanced by rural electrification and power pumps. Edward Arnlund is credited with the first local irrigation project in 1934-35, and Aaron and Edmund Tessman made major investments to irrigate their crops in 1936 and 1937. In the 1940s, the Tessmans also were involved in the development and distribution of the Dahlman Harvester. This popular machine was used by potato growers across the country.¹⁴

⁹ *Soil Survey of Hennepin County, Minnesota*. St. Paul: University of Minnesota Agricultural Experiment Station, 1929, 19.

¹⁰ Holcomb, 1469.

¹¹ Norene A. Roberts, "Growing Potatoes in Brooklyn Park," *Hennepin County History* (vol. 53, no. 4, Fall 1994), 19-20.

¹² Roberts, 21.

¹³ "Osseo, Home of the Early Ohio Potato," *Osseo Review*, 15 August 1912. See also "What the Early Ohio Potato is Doing for Osseo," *Osseo Review* 20 Aug. 1913.

¹⁴ Roberts, 24.

After World War II, the exclusive shipping from Osseo with off-farm processing was supplanted by on-farm processing. New markets for the crop included large supermarket chains. Applebaums and Red Owl stores were typical of local chains that contracted with suppliers, although the product was still shipped nationally. As historian Norene Roberts points out, when the local Tater Daze celebration began in 1965, there were at least five families in Brooklyn Park who had been growing potatoes for four generations, and there were still about 50 growers. Five years later, there were only 25.¹⁵ Corn, soybeans, and potatoes were the principal crops in the early 1960s; as residential growth increased, farmers shifted potato crops to similar soils in the Big Lake and Monticello area.¹⁶ Calvin Gray was the last to grow potatoes; he stopped in 1992.¹⁷ Buildings formerly used as potato sheds were inventoried on at least ten properties.

Sheep Raising

Sheep were introduced to northern Hennepin County in the late nineteenth century by Edward Egan, a farmer and president of the North Side Bank. Farmers fed the sheep screenings (the hulls from wheat and rye) over the winter, and used manure for spring fertilizer. The sheep were then shipped to market by rail or truck. The Tessman, Nedderson, Killmer, Schreiber, Eidem and Merrill farms were among about thirty in the area reporting that they wintered sheep in 1907.¹⁸ Little architectural evidence of this era remains.

Dairying

With its large acreage, complex of farm buildings and silos, the dairy farm has left a significant impact on Brooklyn Park's rapidly shrinking agricultural landscape. By 1900, Hennepin County was a leading producer of dairy products. The organization of cooperative creameries fueled the development of dairying. In 1912 the Eagle Creamery in Maple Grove was organized. In 1916 the Twin City Milk Producers Association was founded and in this period tractors were put into widespread use.

By 1912, the one-hundred-or more acre farms of John Schrieber (sections 8 and 9), Chris Schussler (Section 16), or John Osborne (Section 24) were somewhat atypical of the twentieth-century Brooklyn Park pattern because the trend was increasing toward potato and onion growing on smaller tracts.

In the 1920 Federal Census of Population, about twenty Brooklyn Park farmers described themselves as dairy operators. Some reported combination truck and dairy operations. A number of these farmers were of Scandinavian heritage, but not exclusively.

Non-farm Occupations

By 1900, farming occupied most of the families in Brooklyn Township, but there was some employment diversification, especially in the southern half. Machinists were the most common non-farm occupation reported. For example, Ole B. Olson, a native of Norway, was a laborer in a sawmill in 1920. Most women were employed in farm occupations at home, but a few reported employment elsewhere, most often in Osseo.

¹⁵ Roberts, 26.

¹⁶ See "A Look at the Fields . . . Summer is almost here," *Brooklyn Park Sentinel* 28 May 1964.

¹⁷ Roberts, 23.

¹⁸ "Sheep Industry Growing Rapidly," *Osseo Review* 16 Jan. 1907, 1.



Rixon-Mattson House, 6540 West River Road. Photograph ca. 1880. This simple house, begun in 1859, was typical of many in mid-nineteenth-century Brooklyn Township. Minnesota Historical Society photo.

The Brooklyn Township Farmstead

The spatial arrangement of the house, outbuildings, and barn as well as the layout of the fields and fences was determined by a variety of cultural as well as practical factors. Farms have always been modified for changing needs, and few pioneer buildings typically survived. Most recently, farmsteads have been razed for new suburban residential or commercial construction. New development has also removed agricultural landscape features such as wind breaks and ditching systems.

Early Dwellings

In the 1850s and 1860s, a log house was not uncommon as the first on the Brooklyn Township farmstead. Despite the rapid development of the lumber industry in Hennepin County, sawn lumber was not immediately available to the first settlers of the 1850s. No extant log structures have been identified, but one was erected by Henry Potter on his homestead near 69th and Boone avenues N. in Section 30. (It was moved to Maple Grove in the late 1960s.)¹⁷

When an early frame house was built with sawmilled, dimensional lumber, it was typically of Greek Revival style, with a gable roof. Some were of Italianate style, with a gable or hipped roof. Many, however, were of quite vernacular appearance, with little if any ornamental detail. At the windows, sash typically had six lights in each pane. This basic vernacular house type persisted for decades. Its components were an L- or T-plan, a one- and one-half story elevation, and an open porch at the entry. Gradually, the six-over-six sash that was typical of the earliest houses was replaced with a standard two-over-two, or two-over-one unit.

¹⁷The North Hennepin Pioneers, an historical organization, began fund-raising in 1967 to move the Potter House to Maple Grove. See "Historical Group Seeks Aid in Log Cabin Project," *Brooklyn Park Post Sentinel*, 3 Aug. 1967, 1.

Except for the Rixon-Mattson House at 8540 West River Road, no remaining pre-Civil War houses with historic integrity have been identified.

Barns and Outbuildings, ca. 1852-1920

A gable-roofed, heavy-timbered barn and small outbuildings were gradually added to the pioneer site as the land was broken and crop and livestock raising was undertaken. Many of these early structures were replaced as larger facilities were needed, or adapted to other farm uses. The Moses Blower Barn on the August Tessman Farmstead at 6508 85th Avenue N. was erected in the 1860s. This building has been modified and no other early barns have been identified in Brooklyn Park.

With changes in agricultural practice, the gable-roofed, three-bay barn persisted with adaptations, the most common of which provided stalls for animals in one of the end bays, with space for storing grain in the opposite bay and a loft for hay, keeping the central threshing floor bay. (Gradually, on large grain farms, threshing and storage often took place in separate granaries). The Tessman wheat barn at 6508 85th Avenue N., dating from ca. 1882-1886, originally provided storage for grain and hay in the end bays and for wagons in the center. In the 1940s it was later converted into a potato processing and storage facility.¹⁸ This adaptation was typical of most farms in the late nineteenth and early twentieth centuries, as horses were replaced with tractors, and as farming practices evolved.



August Tessman Wheat Barn, 6508 85th Avenue N. ca. 1882-1886. Photo 8/2000, looking east.

¹⁸ Roberts, 25.



Gambrel barn and clay tile silo, 9900 Zane Avenue N., ca. 1900. Photo 11/1999, looking east.

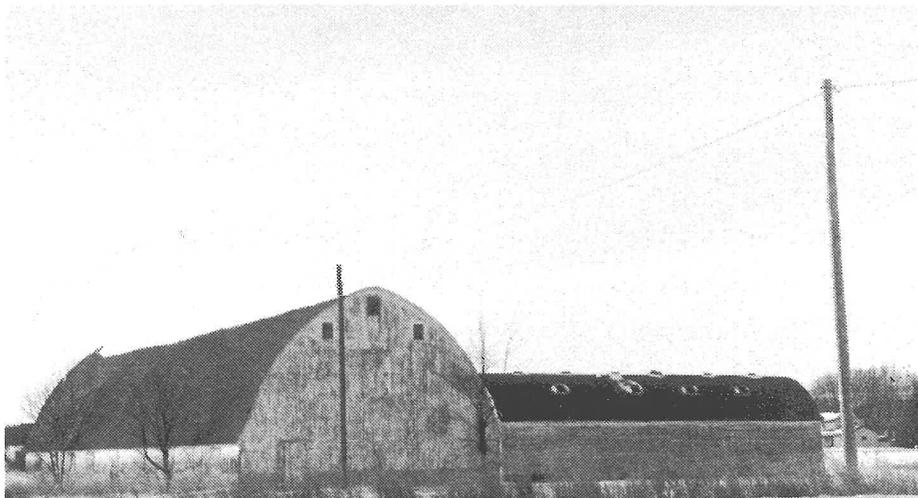
Dairying was the centerpiece of diversified farming at the turn of the century, and barns grew in size to house livestock and the hay needed for feed and bedding. As corn became the preferred feed for cattle, and silage was incorporated into modern farming, the typical dairy barn had a masonry lower level, a wide haymow, and an adjacent silo. Milkhouse additions were usually appended at the lower level. The gambrel-roof barn was introduced in Hennepin County in the 1870s and was constructed into the 1920s. Plans for these barns were widely promoted by agricultural extension agents and publications, and often represented the second generation of construction on a particular farmstead. North of 93rd, the large gambrel barn and clay tile silo at 9900 Zane Avenue N. (ca. 1900) remains an excellent example. A few smaller dairy barns such as that at 5901 Bethia Lane (ca. 1910) and at 6001 69th Avenue N. (ca. 1900) also remain.



Engvall dairy barn, 5901 Bethia Lane, ca. 1910. Photo: 6/2000, looking northeast.

The arch-roof barn was promoted as an improvement of the gambrel shape. Not as prone to sagging, the arched form also increased storage and head room. This barn type was well advertised in the 1920s and remained popular into the 1950s. A good example

is found on Jefferson Highway near the northern city limits at 109th Avenue N. Metal buildings became standard after World War II.



Arch-roof barn, Jefferson Highway near 109th Avenue N., ca. 1920. Photo 11/1999, looking west.

Market Gardening Structures

Specialized buildings for market gardening included bunching and processing sheds where produce was prepared for market, and a variety of potato processing structures. One of the best remaining examples is the hipped-roof bunching shed at Lazaroff Gardens at 2501 Brookdale Drive.

A number of gable-roofed, one or two-story barns suitable for machinery storage and crop processing remain at several other locations. The Fishbach Farm machine shop and barn at 8400 89th Avenue N. (ca. 1920?) and the Edmund Tessman Farm machine shop at 6716 85th Avenue N. (ca. 1926) are good examples.



Edmund Tessman machine shop (right), ca. 1926. Photo 8/2000, looking north.

Lazaroff Farm (Lazaroff Gardens)

The Lazaroff Farm at 2501 Brookdale Drive has been in business for over sixty years as vegetable growers, and during the past decade also as a nursery business. The Lazaroff farm site includes about fifty acres of cropland that were purchased by Nick Lazaroff (?-1952), a native of Bulgaria. This land contains much peat, and was regarded as some farmers as unsuitable for cultivation. However, according to his granddaughter Linda, Nick Lazaroff's experience in his homeland accustomed him to growing vegetables in such conditions.

The Lazaroff bunching shed is a notable survivor of early twentieth-century market gardening, and other buildings on the site may also be of significance to the development of the industry in Brooklyn Park.



At left, the bunching shed at the Lazaroff Farm, 2601 Brookdale Drive (left), date of construction unknown. Photo 6/2000, looking south.

August Tessman Farm

The Tessman properties are often mentioned in any discussion of remaining Brooklyn Park farmsteads. There are five family sites remaining. The August Tessman Farm and the Edmund Tessman Farm each retain several barns and other buildings. In 1992, a draft National Register nomination was prepared for the August Tessman Farm at 6508 85th Avenue N. The nomination states that the farmstead was "the most intact example of a complete farm operation remaining in Brooklyn Park and dating from the 1880s."¹⁹ Its associations with the railroad and the markets it provided in the boom of the early 1880s, with the status of Minneapolis as a wheat milling center, and with the predominately German settlement of the northern areas of Hennepin County were described. The wheat barn, dating from the mid-1880s, was later converted to a potato processing barn and is especially notable for its state of preservation. (There is also an 1860s barn built by Moses Blower, an earlier owner.) While the property was evaluated by the State Historic Preservation Office as not register-eligible, it is nevertheless a very significant local site and offers good information about agricultural practices in Brooklyn Township. (See Tessman inventory forms, Chapter II.)

¹⁹ Norene Roberts, "August Tessman Farm." National Register of Historic Places Nomination Form, State Historic Preservation Office.



*Thayer-Curtis-Setzler House, 9248 West Broadway, ca. 1880-1890.
Photo 11/1999, looking east.*

Late Nineteenth- and Early Twentieth-Century Dwellings

The farmhouse erected in the 1870s and 1880s was typically a clapboard-clad building with an L-plan and a prominent front porch. Gable dormers added light to the long wing of the upper story. This design was often added to, resulting in many variations of the L-plan. Exterior ornamentation was simple and usually confined to columns or turned posts at the porch. A few had Italianate style features including brackets under the eaves.

Several good examples survive, including the Charles and Meroa Ward House at 6633 West Broadway (ca. 1875) and the Thayer-Curtis-Setzler House at 9288 West Broadway (ca. 1880-90). The Ward House is of particular note for its tabbed millwork at the windows.



*Charles and Meroa Ward House, 6633 West Broadway, ca. 1875.
Photo 6/2000, looking west.*

Brick Houses

A number of red or cream brick houses were built between about 1879 and 1900; nine remain. These buildings have Italianate or Queen Anne style features. The Tessman family houses along 85th Avenue N. were stuccoed in the early twentieth century, and at least two of these were built of yellow brick from Chaska. (See Chapter II inventory forms for additional information.)

Some buildings have decorative brick panels in the gable ends and other features, but the yellow brick Schreiber-Zimmerman House of ca. 1880 is the most finely detailed. Of particular note are the carved keystones in the arched window and entry lintels.

Brick farmhouses in Brooklyn Park:

- | | | | |
|-----------------------|-----------|---------------------|------------|
| • Schreiber-Zimmerman | ca. 1880 | 10232 Zane Ave. N. | HE-BPC-001 |
| • Zimmerman | ca. 1897 | 2901 93rd Way N. | HE-BPC-057 |
| • Henry Killmer | ca. 1900 | 5032 101st Ave. N. | HE-BPC-016 |
| • Pribble-Perry | 1879 | 10856 Noble Ave. N. | HE-BPC-056 |
| • Christian Swanson | ca. 1894 | 10725 Noble Ave. N. | HE-BPC-071 |
| • August Tessman | 1883 | 6508 65th Ave. N. | HE-BPC-020 |
| • Edmund Tessman | ca. 1897 | 6718 85th Ave. N. | HE-PBC-021 |
| • Adolph Tessman | ca. 1880s | 6108 85th Ave. N. | HE-BPC-023 |
| • Ferdinand Tessman | ca. 1888 | 6717 85th Ave. N. | HE-BPC-022 |



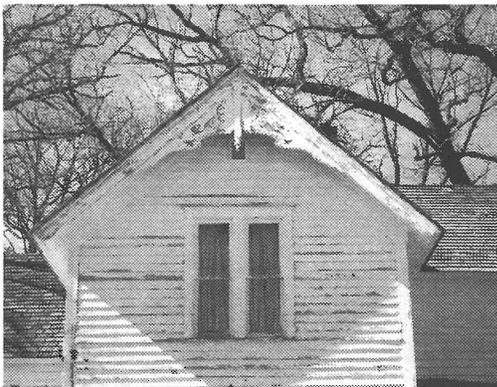
*Schreiber-Zimmerman House, 10232 Zane Ave. N., ca. 1880.
Photo 11/1999, looking northeast.*



John Eidem House 4345 101st Avenue N. (Brooklyn Historical Farm), 1894. The hip-and-gable roofs, full front porch, and gable-end trim are typical of the Queen Anne style. Photo 11/1999, looking west.

Queen Anne Style Farmhouses

Several large, well-detailed Queen Anne style farmhouses remain in Brooklyn Park, some with one or more agricultural outbuildings also intact. The often-ornate Queen Anne style was popular with builders of frame as well as brick houses between about 1885 and 1900. The John Eidem house at 4345 101st Avenue N. (ca. 1894) and its neighbor, the Silas Merrill House at 4201 101st Avenue N. (ca. 1890), are exemplary of the local farmhouse of this period. A complex plan with gable and hipped roofs, a clapboard-clad exterior, and asymmetrically placed windows are typical of most. A variety of turned millwork trim decorates the porch and gable ends.



Silas Merrill House, 4201 101th Avenue N.; Queen Anne style gable detail.

The Foursquare

After 1900, many newly constructed farmhouses were hipped-roofed, with broad, “four-square” proportions. Hipped-roofed dormers made the third floor usable, and the full porch was typically embellished with classical columns. Typically, these houses rested on poured concrete or block foundations, which became standard after the turn of

the century. Two examples of the style are the Smith-Gorder House at 10708 Jefferson Highway N. (ca. 1920) and the John W. Hamilton House at 5805 80th Avenue N. (ca. 1912). Encouraged by a variety of improvement advertisements found in newspapers, farm journals and other literature, farmhouse grounds were sometimes laid out with tree-lined drives and formally organized flower beds.



The Smith-Gorder House at 10708 Jefferson Highway N., ca. 1920, is exemplary of the hipped-roofed Foursquare house popular in the early twentieth century. Photo 12/1999, looking north.

Craftsman Bungalows

There are at least thirty houses remaining in Brooklyn Park that were constructed between ca. 1910 and 1930. Most are stucco-clad, one and one-half or two-story, with details typical of the popular Craftsman style. Plans for such houses were readily available from lumber yards and other sources such as Sears, Roebuck and Company. These houses can be found across the city, particularly along and near West River Road, West Broadway, and on Noble and Zane avenues.



8924 W. Broadway, ca. 1920. This stucco and brick Craftsman style house is typical of those built in Brooklyn Park in the teens and twenties. Photo 11/1999, looking west.

Other Twentieth-century Farmhouses

About 1925, Aaron Tessman built a well-detailed English Tudor house on his farm near Shingle Creek. This house, at 7826 Brooklyn Boulevard, is one of only two of the style in Brooklyn Park. The other example, a much simpler design, is at 6216 West Broadway.



Aaron Tessman House, 7826 Brooklyn Boulevard, ca. 1925.. Photo 6/2000, looking north.

The few farmhouses built in Brooklyn Township after 1950 were ramblers. They were typically built for a new generation of a farming family, with the earlier house still in use. The Schreiber Farm at 9933 Zane Avenue N. shows this succession, with a ca. 1896 Queen Anne house, a ca. 1925 Craftsman bungalow, and a rambler from the 1970s.

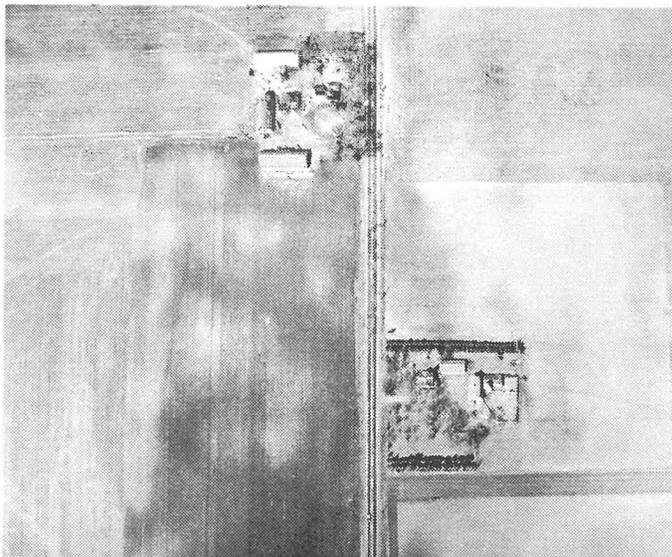
**Preservation Planning:
Brooklyn Park Agricultural Settlement and Community Development**

Representative Inventoried Resources

• Zimmerman Farmhouse	2901 93rd Way N.	HE-BPC-057
• Henry Killmer Farmhouse	5032 101st Ave. N.	HE-BPC-016
• Pribble Farmhouse	10856 Noble Ave. N.	HE-BPC-080
• Christian Swanson House	10725 Noble Ave. N.	HE-BPC-071
• August Tessman Farmstead	6508 65th Ave. N.	HE-BPC-020
• Edmund Tessman Farmstead	6718 85th Ave. N.	HE-BPC-021
• Adolph Tessman Farmhouse	6108 85th Ave. N.	HE-BPC-023
• Ferdinand Tessman Farmhouse	6717 85th Ave. N.	HE-BPC-022
• Smith-Gorder Farmstead	10708 Jefferson Hwy.	HE-BPC-074
• Engvall Dairy Barn	5901 Bethia Lane	HE-BPC-025
• Paulson Farmstead	6001 69th Avenue N.	HE-BPC-026
• Luger House	6516 West Broadway	HE-BPC-028
• Charles Ward Farmhouse	6633 West Broadway	HE-BPC-030

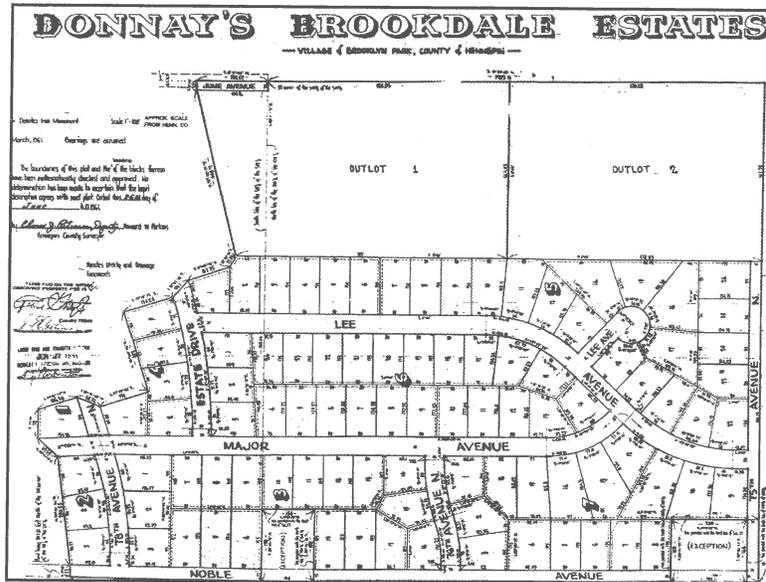
Recommendations

1. Continue to collect and analyze information about the history of nineteenth- and twentieth-century agriculture in Brooklyn Park.
2. Where feasible, incorporate historic farmsteads and buildings and landscapes into new development and conservation areas.
3. Work with owners of historic farmhouses and outbuildings to conserve the scale, materials, details, and other features of the buildings.



Aerial view of two Jefferson Highway farms, 1959. The E.A. Gorder Farm at 10708 Jefferson Highway is at right; a complex of arch-roofed barns is at left. Brooklyn Park Engineer.

Brooklyn Park Historic Context: The Suburban Era, 1900-1970 and Beyond



Donnay's Brookdale Estates (1961) at Noble and 75th avenues N.

Introduction

Housing developers eagerly sought the flat, sandy land of Brooklyn Park after World War II. The post-war flood of returning soldiers, an improving economy and low-interest loans made a suburban house available to a wide market. Improved highways, planning for Interstate Highway 94, and inexpensive, available land made Brooklyn Park very attractive as a suburban location. At the same time, the number of commercial potato farmers was declining rapidly, although potato farms and market gardening operations would continue as part of the suburban landscape for many years.

Historic resources from this period are represented by the layout of the addition or subdivision, as well as the individual houses built on the lots. The multi-acre parcels that formed Brooklyn Gardens (1909) contrast with much later suburban designs, such as the curvilinear streets and uniform lots of Orrin Thompson's Park Lane development (1954).

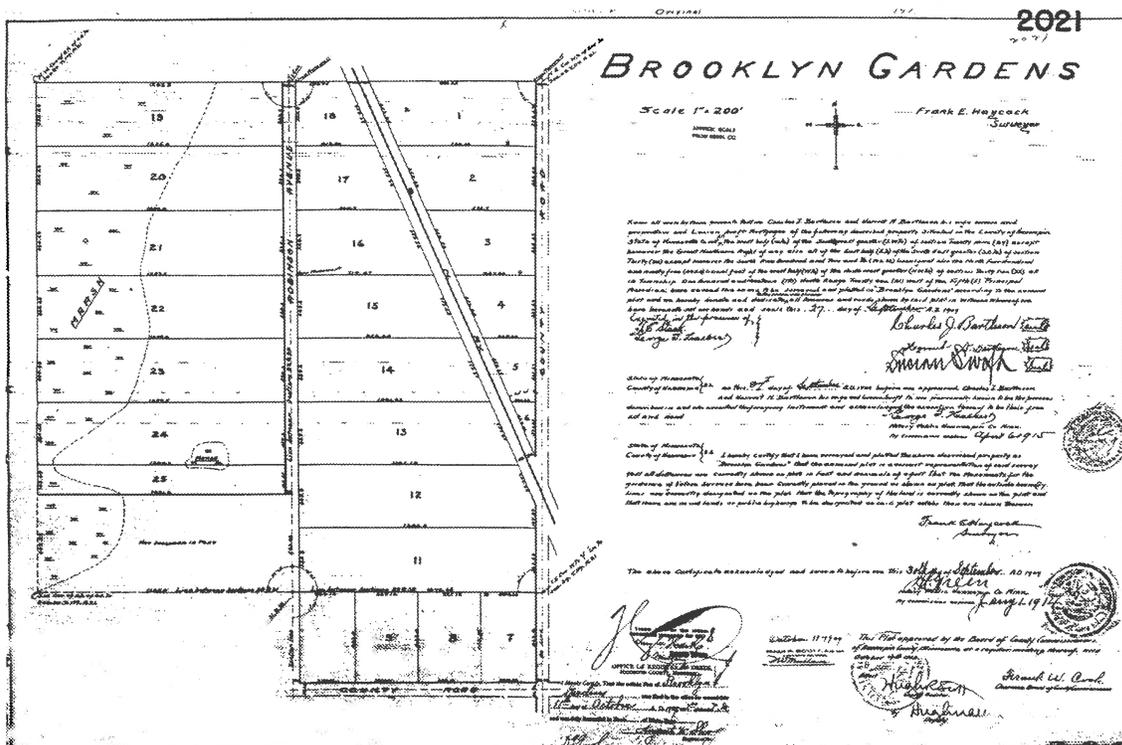
Examples of cottages and a variety of custom-designed Cape Cod and ranch-style houses and ramblers from the period 1920 through 1950 are found on the first lots subdivided from former farms, particularly in the vicinity of Brooklyn Gardens near West Broadway and along West River Road.

Other historic resources include well-conserved examples of the first generation of suburban tract houses, particularly the standard one-story Rambler. The original appearance of some houses has been altered by additions and changes to the facade, but the uniform setback, roofline, landscape and general pattern of the original suburban community is still evident in places such as Garden Acres (1948-) and Park Lane (1954). Such early developments were typically built in the southern portion of the city.

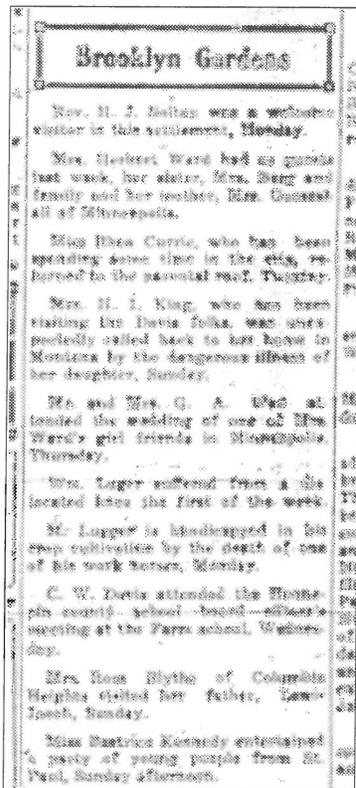
Brooklyn Gardens and Early Farmland Subdivisions

Only a few tracts of farmland were subdivided for residential building lots before 1948. Limited new development was encouraged by the construction of the railroad at the western edge of the township, the 1911 division of Brooklyn Center from Brooklyn Township, and the scenic and recreational attraction of the land along West River Road. Other incentives included the improvement of roads and highways throughout northern Hennepin County and the growth of North Minneapolis and cities such as Osseo and Anoka.

In 1909, Charles J. and Harriet Bartleson laid out **Brooklyn Gardens**, subdivided from farm and marshland in sections 29 and 30. The parcel was bisected by the Great Northern Railroad tracks, and was divided into 25 multiple-acre lots. Present-day West Broadway ran along the eastern property line, Winnetka Avenue N. ran north-south, and 69th Avenue N. bordered at the south. It appears that the small parcels were sold primarily to non-farmers.



Plan of Brooklyn Gardens, 1909. Brooklyn Park Engineer's Office.

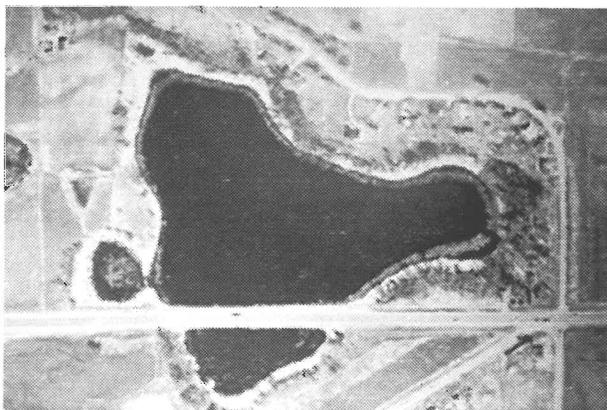


By the 1920s, the *Osseo Press* regularly reported on social events in Brooklyn Gardens. For example, in the June 16, 1925 edition it was noted that the Brooklyn Gardens Needle Club held twelve meetings “at the various homes of the twelve ladies.” Farmers in the immediate area, such as Ward, Luger, Jacob, and Potter also were incorporated into these reports.

Osseo Review, June 18, 1925.

To the east, **Sunkist Acres** was laid out in 1914 on a large tract extending from the river to Humboldt Avenue. The Minnesota Loan and Trust Company arranged the land into 51 large parcels including 12 river lots. Here and elsewhere, many river lots subdivided from farmland were platted in metes and bounds rather than divided into blocks and lots. Land purchasers included new farmers eager to try market gardening. Houses at 8014 Sunkist Boulevard (ca. 1914) and 8015 Sunkist Boulevard (the Anton and Bertha Renko House, ca. 1914) were among the earliest built in Sunkist Acres.

Some of the early additions were much smaller than Sunkist Acres. In 1916, **Watt’s Brooklyn Acres** consisted of six, 300 x 500-foot lots platted by Thomas Watt, a farmer, near 73rd and Dupont Avenue N. **Edgemont** was laid out in 1927 as twenty lots on the east shore of Lake Magda. Farmers Anchor Thoreson and Peter A. Mikkelson made the plat, but there was little development until the late 1940s.



The Edgemont Addition on the north shore of Lake Magda (1927), in an aerial view of 1959. Brooklyn Pk. Engineer’s Office.

Cottages and Country Houses, ca. 1920-1950

Small additions such as Edgemont generally attracted only a scattering of house builders. In the 1920s, a few seasonal cottages and simple frame houses were built along the West River Road. With the scenic and recreational values of the river sought by some residents, the construction of the Coon Rapids Dam in 1913-14 raised concern about further industry and increased highway traffic. In 1936, the Izaak Walton League of America, a conservation group, built a cabin on a small parcel at 8816 West River Road.

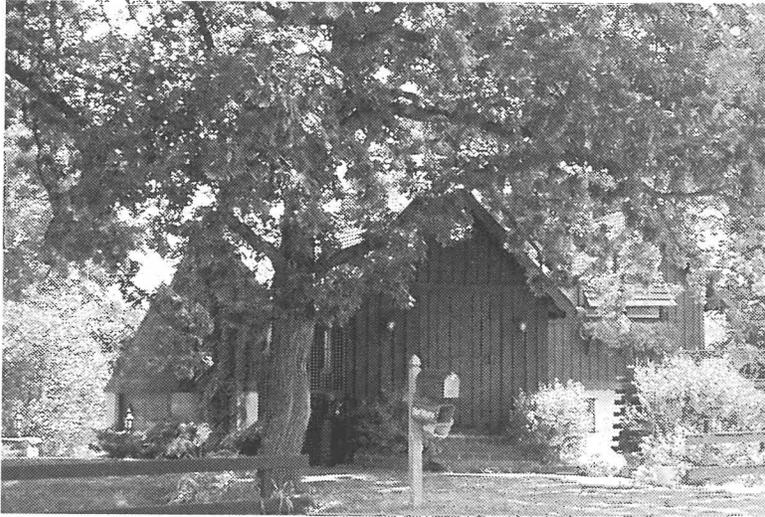
By 1950 much of the buildable land along West River Road was subdivided into long, narrow parcels or incorporated into larger additions. In this area, construction ranged from small cottages to expensive, custom-built homes.



10745 West River Road, ca. 1920. Hip and gable roofs, exposed rafters, and a cobblestone chimney are features of this shingle-clad cottage. Photo 11/1999, looking east.



7337 West River Road, ca. 1940 (?) Cape Cod style houses such as this example were built in Brooklyn Park in the 1940s and 1950s. Photo 6/2000, looking west.



9300 West River Road, ca. 1948(?). The exterior of this unique stucco and wood house is a mixture of Swiss and other picturesque motifs.

The Twin Cities Suburban Framework, 1948-1970

The housing created in Brooklyn Park and the Twin Cities after World War II followed the pattern then becoming established across the United States. Federal Home Administration (FHA) and Veteran's Administration (VA) financing provided families with low down payments and reasonable mortgages. The construction of the relatively inexpensive units was based on volume and efficient production of nearly identical buildings. Typically this housing was developed on former farmland at the edge of older metropolitan areas.¹ The well known Levittown, comprised of hundreds of units built on Long Island by Levitt and Sons Inc. in 1949, became a model for a pattern repeated everywhere, but often on a much smaller scale.

South of St. Paul, in Cottage Grove, south of Minneapolis in Richfield, and north of Minneapolis in Brooklyn Center and Brooklyn Park were places where builders sought inexpensive, flat terrain to keep construction costs down. The general lack of building restrictions provided for maximum development. A post-war generation of new roads and automobiles encouraged the growth of areas with little or no public transportation.

New local land development and building firms thrived in this environment. Some originated with a single carpenter or contractor who found a limitless market for tract housing, as it was called. These local firms created much of the suburban landscape, laying out streets, building houses, and planning for water and other utilities and services with fledgling local governments. Although prefabrication played a role in this housing market, most of the 1950s units in Brooklyn Park were of traditional framing and construction. Mobile home courts and Quonset hut developments were popular elsewhere during the housing shortage, but proposals were not approved by the Brooklyn Park Village Planning Commission.² Small neighborhood parks and playgrounds were incorporated into many of

¹ See Peter G. Rowe, *Making a Middle Landscape* (Cambridge, Massachusetts: MIT Press, 1991), and Anne Hurlburt, "Suburban Development in Cottage Grove," *Perspectives in Cottage Grove History*, No. 2, December 1987.

² For example, see proposals for the King's Court mobile home court at 79th and France Ave. N., *Brooklyn Park Post* 13 April 1966 and 21 April 1966.

the additions; features well suited to the predominately young families who made up the new population.

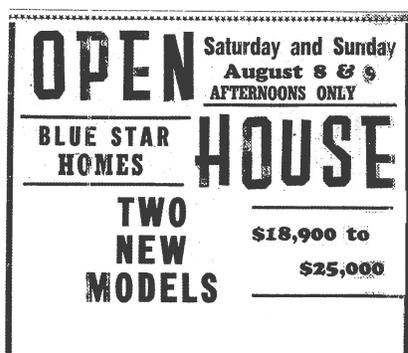
Developers Orrin Thompson, Vern Donnay, Dietrich and Francis, and Others

Orrin Thompson, the largest home-building company in the area, was the chief builder of **Park Lane** (1956, with later additions). With **Cherry Meadows** (1954) and **Garden Acres** (1958) this development accounted for much of the new construction in the southwest corner of the city. The Thompson firm, founded in 1947 and still in business today, also built extensive tracts of housing in Cottage Grove, Coon Rapids, Apple Valley, and Richfield.

Between 1961 and through the 1970s the LAD Development Corporation, comprised of Luverne (Vern) A. and Geraldine Donnay, developed at least twenty-five additions in Brooklyn Park. The first project was in 1961, with **Donnay's Brookdale Estates** at Noble and 75th avenues N. Brookdale Estate's acreage was purchased from farmers Charles W. and Blanche Hamilton. Here, Donnay laid out 100 lots on seven blocks, including one cul-de-sac on Lee Avenue.

Donnay's early developments—which typically included many additions around the original project—were not concentrated in the southwest corner like many of the 1950s and 1960s projects, but occupied extensive acreage north and south of Brookdale Drive.

Dietrich and Francis Inc. also completed many projects. One, **Cherokee Highlands**, was developed on a 68-acre tract and had features typical of many of the early 1960s. Bounded by 63rd Avenue N., Xylon and Boone avenues, it was adjacent to the Edgewood Elementary School. Approximately 193 homes were proposed, in the \$16,000 to \$25,000 range. Dietrich later developed the adjacent **Cherokee Village**, an early apartment complex. Other developers in this period included S. G. Pearson; Burton Anderson; the Schmidt Investment Company, and the Stow Development Company. Burton Anderson, of Golden Valley, erected his first "Blue Star Homes" at 75th and Hampshire Avenue N. in 1956 and continued building through the 1960s.



Advertisement for Burton Anderson's "Blue Star Homes" at 75th and Hampshire Ave. N. Brooklyn Park Sentinel, August 6, 1964.

Suburban Homes: the Forties, Fifties, and Sixties

The southwest corner of the city was the most heavily developed area after 1948. Proximity to 62nd Avenue N., U.S. Highway 52/218 (now 81), Boone Avenue N., and West Broadway were key to its growth. With the diagonal route of the railroad laid in 1882

to Osseo, this corner of Brooklyn Township—bordering Maple Grove, New Hope, and Crystal—was somewhat sliced off from the rest of the area. (More recently, the construction of I-94 has furthered this division.)

In the southwest corner, **Garden Acres** (1948), **Smith Acres** (1950), **Cherry Meadows** (1954), **Crescent Heights** (1955), **Park Lane** (1956), the **R.P. Peterson Addition** (1956 and 1958), and **Apple Grove** (1960) comprised much of the new development. Most of these developments had several subsequent additions.

The transformation of farmland to house sites for a large new housing market was the result of collaboration by the land seller who was usually a farmer, surveying and engineering firms such as Suburban Engineering, and developers prepared to work with new FHA and VA regulations, and the newly-forming village and municipal governments. Banks—such as Fidelity Bank and Trust of Minneapolis— were also partners. The high water table of Brooklyn Park, especially evident near Shingle Creek, created construction problems for the earliest developers and wet basements for owners.

To the north, the grid-plan **Homesite Addition** of 1946 incorporated modest small houses (dating from ca. 1920 to the 1940s) as well as lots for new construction. Houses possibly pre-dating the subdivision include a concrete block house at 9825 Oliver Ave. N. and a small gable-roofed house at 8924 Oliver Avenue N. (Building permits are not generally available for new construction before 1950.)



9825 Oliver Ave. N., ca. 1940 (?). Photo 8/2000.

The curving loop of **Greenhaven** was platted in 1945 by realtor C.B. Christianson. This property was just west of the Great Northern trackage and Highway 81, and included wetlands surrounding Shingle Creek. The **Riverside Addition**, another development with curvilinear streets, was platted off West River Road at Sunset Road in 1947.

Near the West River Road, development continued in 1948 with the **Killarney Addition** situated along West River Road and Riverview Lane; **Fieldston Acres** near 83rd Avenue N., and **Riverlyn. Pearson Park** (1959) and its additions filled some out the area east of the river south of 93rd Avenue N. The 10-lot **Brooklyn-Penn Addition** of 1949 near 106th Avenue N. near the Champlin border was surrounded by farmland.

In 1954, when Brooklyn Township was organized as the Village of Brooklyn Park, the development border was set at 85th Avenue N. to control the extension and cost of city services and preserve agricultural land. The West River Road area had two additions in that year, **Yellowstone**, near 97th Avenue N., and **Jewell's Addition** near 89th Avenue N. The ten-block **Marvella**, platted in 1957, off Winnetka near 106th was allowed north of 85th. Marvella was laid out by Rudolph and Marvella Peterson.

The meandering path of Shingle Creek and its marshlands made it attractive to some developers and less attractive to others. **Greenhaven** (1948) and **Shingle Creek Park** (1951), the latter developed by Brooklyn Park farmer Aaron Tessman, were among early developments that attempted to incorporate scenic wetlands into the addition. In others, low-lying areas were often filled.



Quebec Avenue N. in the Garden Acres Addition, ca. 1948. Photo 8/2000.

Two Early Examples: Garden Acres and Park Lane

Garden Acres

The first addition of Garden Acres was platted in 1948, on Aster, Iris, and Daisy (now Quebec) avenues west of West Broadway. Garden Acres was developed by Joseph and John Billman of Associated Contractors, and five subsequent additions were made in the 1950s by L.A. and G. J. Murray. The ramblers and mature landscape are typical of other additions in the area, including Cherry Meadows and Sunny Lake Park.

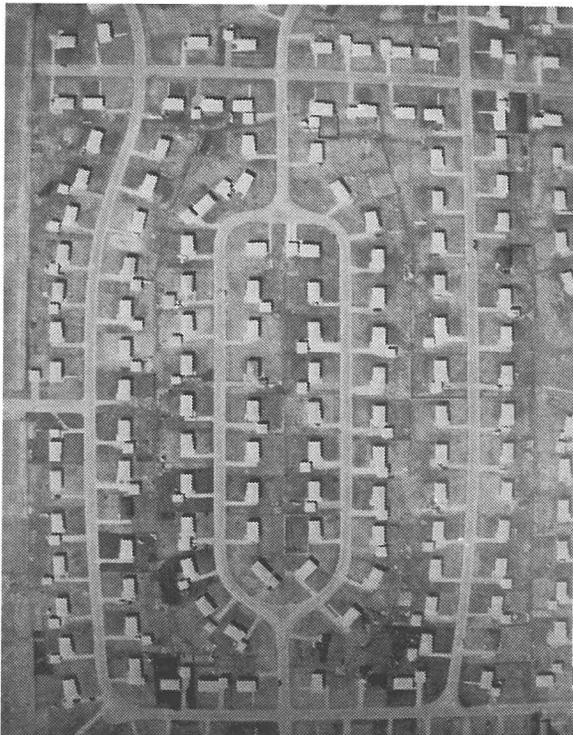
Some of the ramblers built in Garden Acres were among the smallest built in the late 1940s and 1950s. A gable roof and a central entry flanked by a picture window and a single window were standard features. Later additions to Garden Acres were developed with a larger model.



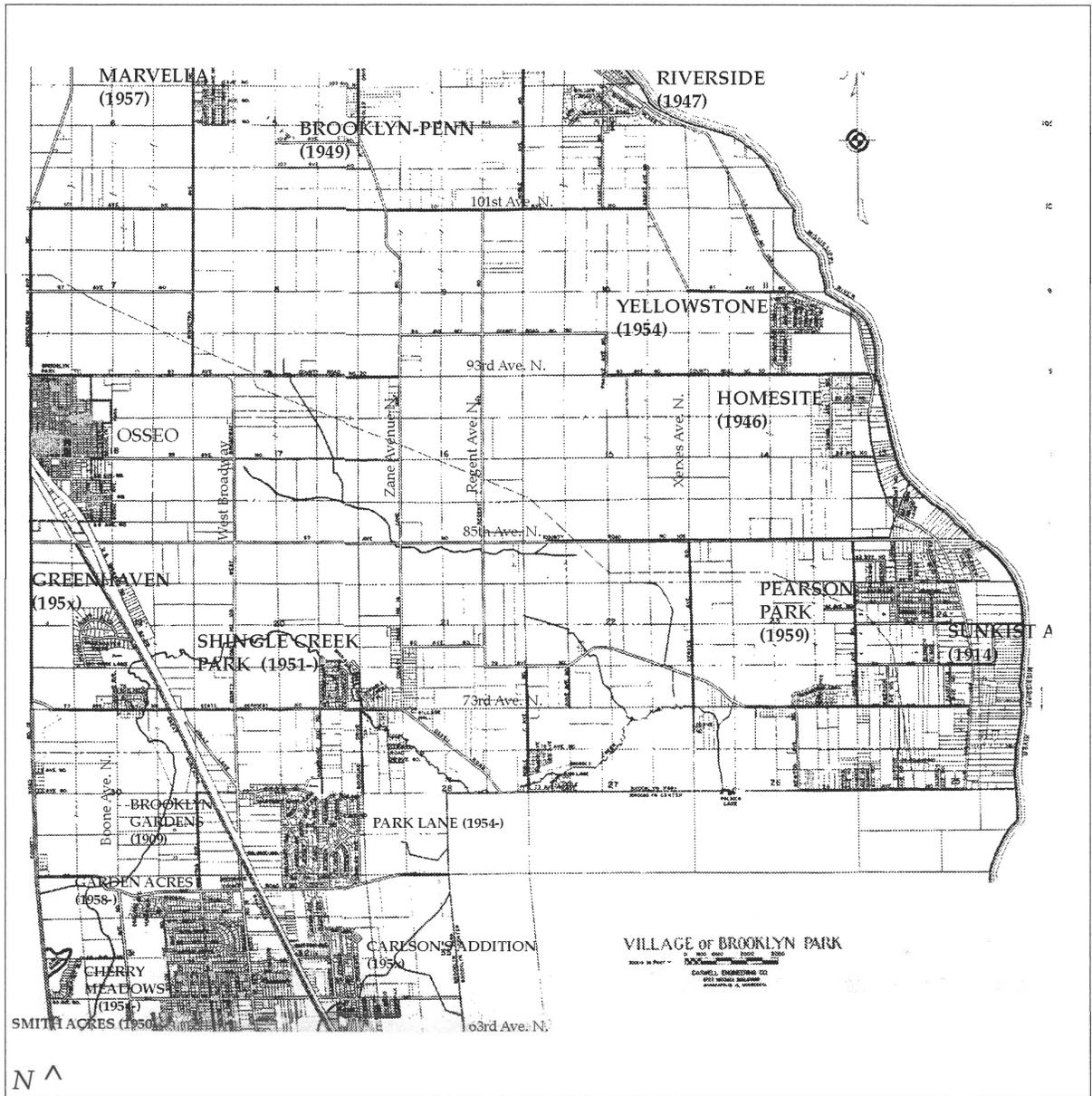
Jersey Avenue N. in the Park Lane Addition, ca. 1956. Photo 8/2000.

Park Lane

Park Lane, platted in 1956, was a large early addition and its development process was probably representative of many others. Here, the Associated Contractors purchased the parcel of farmland from the Hartkopf family. The first addition eventually expanded to four, stretching from 68th to 73rd avenues N. between Douglas Drive and Kentucky Avenue N. Many of the houses were built by Orrin Thompson. Hartkopf Park and the Park Brook Elementary School site were chief amenities. The Thompson-built houses had hipped roofs, a standard picture window, and decorative wooden trusses under the eaves.



Park Lane, first and second additions, 1959. Janell and Jersey avenues form the loop. Photo: Brooklyn Park Engineer's Office.



Village of Brooklyn Park Residential Additions, 1960. Base map by Caswell Engineering, Minneapolis, Minnesota. Map and plat information by Landscape Research from Brooklyn Park Engineer's Office.



7116 Idaho Avenue N. in the Park Lane Addition: the classic rambler of the 1950s and 1960s. The hipped roof, picture window, detached garage, and shingle exterior were features common to most. Photo 6/2000, looking east.

The Suburban House and Yard

Single-family residences were the primary house type built in Brooklyn Park through the 1960s. A compact gable or hipped-roof rambler with a large picture window, an entry at one end of the living room, and a detached double garage was most common. Siding was asbestos cement or wood shingle, with some houses partially faced in brick or limestone. Many variations of the one-story model were built through the 1960s. In the 1950s and 1960s, a few Cape Cod style houses were tucked into the additions, but the rambler was the standard model. Variations included flat roofed-ramblers, such as those built in Garden Acres.



7808 Noid Drive in Garden Acres, ca. 1958. This flat-roofed house has large picture windows and a brick and clapboard exterior. Photo 8/2000.

Attached garages joined the house and automobile, and the raised ranch and split-foyer designs of the 1970s provided more square footage, and room for additional amenities such as fireplaces and larger brick or stone chimney masses. Oak and maple floors, and oak and maple cabinetry and trim were typical interior finishes.

Most additions began as a bare landscape where developers cut roads and lots into a sandy field. The mature suburban forest that lines Brooklyn Park's residential yards and streets today reveals many past owner's landscape choices. Foundation plantings were usually made to hide the concrete block foundation. A great variety of trees popular in the period 1950-1980 include elm, birch, Russian olive, cottonwood and willow, as well as Norway and blue spruce. Some of the mature burr and white oak tends to be a remnant of old shelter belts from previous farms.



*The suburban forest: 64th and Winnetka avenues N. in Cherry Meadows.
Photo 8/2000.*

With large front lawns and no alleys, Brooklyn Park was a generally seamless suburban landscape. However, a locally-made fence was installed in many yards. The Lincoln Fence was a weathered split-rail design suited for do-it-yourself installation. Advertised in the early 1960s local newspapers, it remains a still popular design.³ It provided some separation but preserved views of open space. A more opaque basketweave design was also became popular in the mid-1950s

"Entrapped Farmhouses"

As grid-plan and curvilinear additions were laid out on former farmland, the original farmsteads were usually razed. However, in some cases the farmhouse and a barn or other outbuilding was retained within the addition. Examples of a single old building "entrapped" between blocks of new housing, include 8708 Greenhaven Dr. N. (ca. 1880); 8241 Zane Ct. N. (ca. 1900); 1767 Sugarloaf Trail N. (ca. 1900), and 8902 Quebec Court (ca. 1880s).

³*Brooklyn Park Sentinel*, 13 Feb. 1964.

West River Road Planning

In the 1950s and 1960s, West River Road attracted the builders of custom homes as well as standard ramblers. Many were built by a single carpenter or construction company for the property owner and have well-crafted limestone and brick exteriors. The houses on Ziegler Drive are exemplary. The drive was laid out in 1958 as **Ziegler's Riverview Terrace** and a variety of ramblers and contemporary designs were built over the next decades.



10700 Ziegler Drive, 1960. Detail of limestone rambler overlooking the river. The original owner was William H. Pitt. Photo 8/2000.

In the 1960s, homeowners concerned about non-residential development along and near the river formed the River Road Estates Ordinance Committee. The committee sought to enlarge the boundaries for ordinances prohibiting non-residential land use. The status of West River Road, as a highway or scenic drive, has long been debated as area residents pursued their desire for less through traffic. After the abandonment of the Coon Rapids Dam by Northern States Power, the recreational use of the river was enhanced with the acquisition of the site by the Hennepin County Park Reserve District and the opening of the park in 1978.

Apartment Building Construction

Apartment buildings were introduced to Brooklyn Park in the early 1960s and were concentrated in the southwest corner where zoning permitted their construction. In Brooklyn Park apartments met a housing need and the tax base they created also provided funds for critical road, water, and sewer improvements. Today, Brooklyn Park has forty-two apartment buildings or complexes, and approximately thirty-three of the total were built in the 1960s.⁴

The earliest units were typically two-story, brick-clad, and flat-roofed. Among the first was a six-unit building at 7901 Zane Avenue N., built in 1960 by the Octagon Company. Another early project was completed in 1963, when Clifford Fraser developed 66 units in

⁴"City of Brooklyn Park Apartment Listing," Brooklyn Police Department, January 2000. See also building permits for individual addresses.

three buildings near 63rd and West Broadway. Parking for 99 cars and a residents' recreation area was included.

Fred Yesness completed four-plexes in the 7500 and 7600 blocks of 69th Avenue N. in 1964 and 1965. In 1964, Larry Embertson developed twelve-unit buildings in the 6600 block of West Broadway. In 1966, Vern Donnay built one twenty-three unit building in the Brookdale Estates development at 7449 Imperial Drive and another at 7416 Regent Avenue N. Leonard L. Gasparee built a number of twenty-four-unit buildings between 1966 and 1969. Known today as Willow Park, they were built along the 6200 through 6600 blocks of 67th Avenue N.

Lyndale Builders, represented by Marvin Wolfenson, erected many apartment buildings along what they called "high exposure streets" such as 73rd and Zane avenues N. For example, their plan for 300 units in 2 -1/2 story buildings of brick Mediterranean design was proposed in 1966.⁵ Their 1,140-unit development in the 5800 block of 73rd Avenue N. was among the largest ever erected in the Twin Cities area, with six buildings of 139 units and another nine buildings of thirty-nine units each. (Originally named Century Court, it is now Huntington Place and Huntington Court.) The number of permits for new apartment units grew from 161 in 1966 to 377 in 1968, but after 1970 only five new projects were approved.

By 1968, the Village of Brooklyn Park led all Minnesota communities in the number of permits issued for new residential construction.⁶ The builders were encouraged by the completion of Interstate 94 along the south edge of the city and its connection with Interstate 694. Variations of the single-family rambler were advertised by builders including Cornelius Engineering of Brooklyn Park. The firm owned about 1,000 lots in the city and introduced a modular home design in 1971. The first models were erected on Brandywine Parkway. The company built single-family homes and townhouses in several locations, especially near Shingle Creek. The Bruel Corporation introduced the Heatherwood Quadrohomes near 73rd and Zane avenues N. in the early 1970s. These buildings were condominiums, a grouping of four separate two- and three-bedroom houses arranged to look like a single building. The prices started at \$19,700.

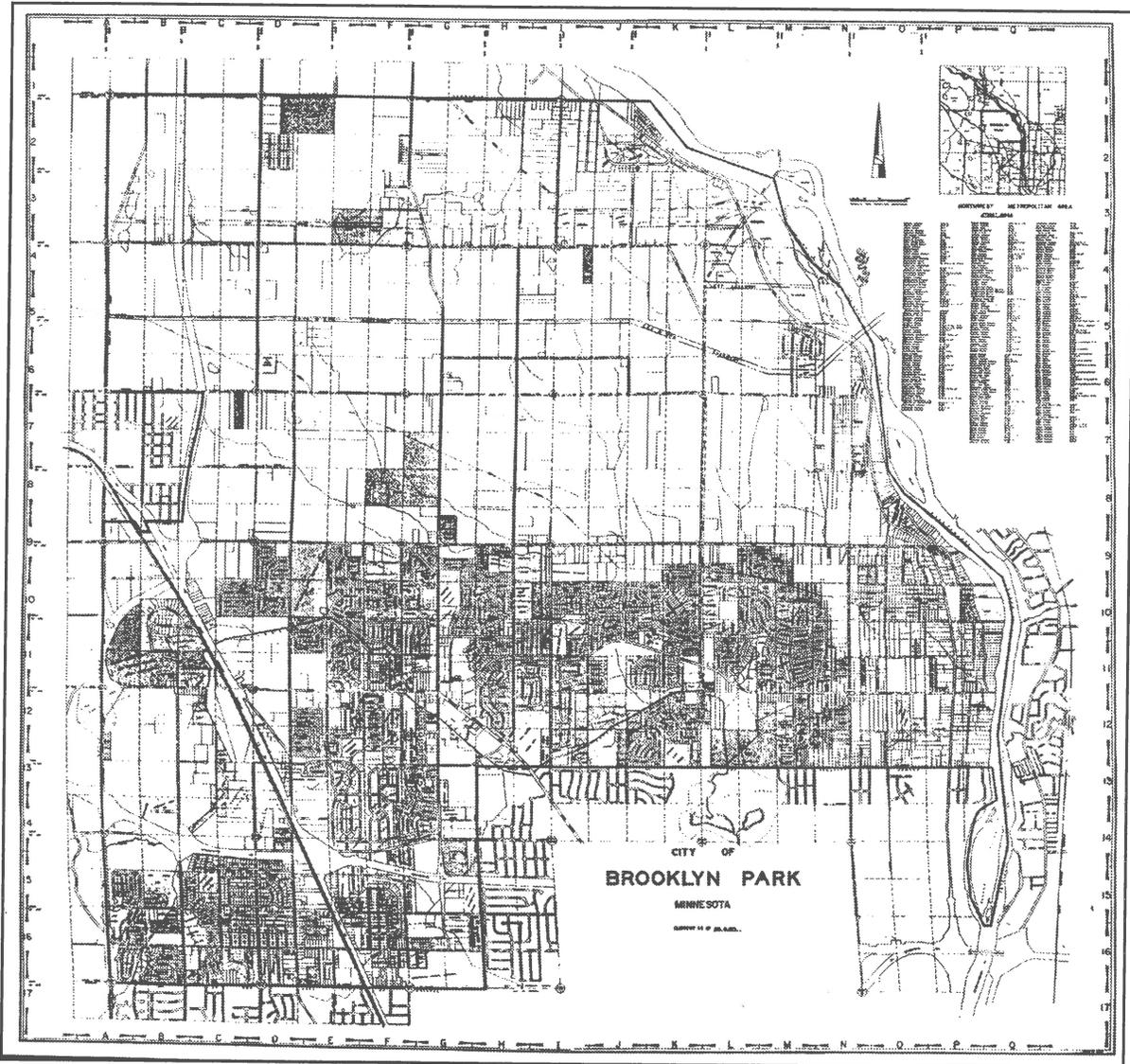
Townhome construction boomed in 1972, when five projects yielded 441 new units, four times the number completed in 1971. By January 1973, Brooklyn Park had 545 townhouse units, 5,201 apartment units, and 5,344 single family homes. Builders cited a demand for smaller living units because of smaller family sizes and a trend for single individuals to purchase houses.⁷

Planning for the city's next phase of growth north of 85th Avenue N. was initiated in the early 1980s, when golf course construction and housing development was commenced at Edinburgh north of 85th Avenue N.

⁵"More Rb-3 Recommended at 73rd-Osseo Road," *Brooklyn Park Sentinel* 16 March 1966.

⁶ Village of Brooklyn Park, *Report to the Citizens*, 1968, 4.

⁷"Brooklyn Park townhouse boom," *Brooklyn Park Post* 25 Jan. 1973, 1.



City of Brooklyn Park, Minnesota, 1979. Brooklyn Park Engineer's Office. By 1979 the city had reached its development limit, then at 85th Avenue N.

Mid-Twentieth-Century Industrial and Commercial Development



Joyner Silver Shop, 7716 Lakeland Avenue, 1947. This building is a survivor of Brooklyn Park's first industrial development. Photo 6/2000.

A variety of roadside businesses were established along the most traveled automobile routes in Brooklyn Park, especially the Osseo Road (Highway 152), the Jefferson Highway, and Highway 81. Service and gasoline stations, restaurants, and retail establishments were appeared by the late 1950s. In 1958, the Starlite Drive-in opened at Brooklyn Boulevard and Highway 81. The Joyner Bowling Alley and Joyner Silver Shop were also located at this intersection.

The Joyner Silver Shop was built in 1947 at 7716 Lakeland Avenue N., and was Brooklyn Park's first industrial building. The firm is now a manufacturer of zinc die castings for assembly into products such as Jenn Air stoves and Harley Davidson motorcycles, and was founded by Albert and Victoria Joyner as a silver plating business. The business has expanded nearby, but the original stucco and glass block building retains much of its original façade. It is now vacant.

Other early industries established in this area were Knox Lumber at West Broadway and Highway 52, and Oscar Roberts Ready-mix Concrete at 77th Avenue N. and Highway 52. A next stage of industrial development was concentrated at Northland Industrial Park, opened in 1972 at the intersection of I-94 and Boone Avenue.

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Hofbräu ON OSSEO ROAD IN ZANEBROOK SHOPPING CENTER

Zanebrook

Advertisement for Zanebrook, 1964.

Shopping Centers

In 1962, the first phase of Brookdale Shopping Center was completed at highways 152 and 100 in Brooklyn Center. In Brooklyn Park, four strip shopping centers were built between 1964 and 1972, and converged at Zane Avenue near Brooklyn Boulevard. Zanebrook Shopping Center opened in 1964, followed by Zaneway, Park Plaza, and Village North. A now-raised local landmark, the Octagon Restaurant, was just north of Park Plaza. Zanebrook occupied the symbolic center of Brooklyn Township, the site of the old town hall.



Zane Ave. N. and Brooklyn Boulevard. The Brooklyn Township Hall and several early settler's houses were once clustered around this intersection. Photo 6/2000.

**Preservation Planning Summary:
The Suburban Era, 1900-1970 and Beyond**

Inventoried Resources:

House	10745 West River Road	HE-BPC-067
House	9300 West River Road	HE-BPC-081
House	10700 Ziegler Drive	HE-BPC-061
IWLA Cabin	8816 West River Road	HE-BPC-062
Joyner Silver Shop	7716 Lakeland Ave. N.	HE-BPC-066

Early Additions to the Village of Brooklyn Park:

Cherry Meadows	1954-
Garden Acres	1948-
Park Lane	1956-

Recommendations:

1. Continue to collect and analyze information about the development of West River Road and its early landowners and builders.
2. Continue to identify Brooklyn Park's early residential additions and to collect information about related builders and developers.
3. Work with owners to conserve the scale, setback, and other features of the mid-twentieth-century suburban house.

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See also maps and plans in Brooklyn Park Engineer's Office, City Hall, Brooklyn Park, Minnesota.

Chapter II

Brooklyn Park Historic Resources Study: Inventory

Objectives

Historic resource inventories are conducted to serve a variety of preservation planning needs. The inventories assist in determining potential listings for the National Register of Historic Places, inform planners and citizens about locally significant resources, and provide information for federal protection and compliance review. Federal protection and compliance review is often conducted for federally-funded activities such as road and bridge construction, and where federally-funded activities may have an impact on properties eligible for the National Register.

Previous Inventories

In 1977, the Minnesota State Historic Preservation Office (SHPO) conducted a windshield inventory of Brooklyn Township. In 1989, consultant Norene Roberts inventoried Brooklyn Park as part of a study of Hennepin County for the State Historic Preservation Office. The 1989 inventory identified approximately thirty sites, and recommended several for further study. Inventory forms were filed at the State Historic Preservation Office.

The next inventory effort was in 1994 and involved detailed research on twelve properties. This was part of the *Cultural Resource Survey of Proposed Trunk Highway 610 in Maple Grove and Brooklyn Park, Hennepin County, Minnesota* by Tellus Consultants.

During the present study, newly-inventoried properties were added to the SHPO database, and the existing database was updated.

Inventory Methods and Survey Criteria

During the present study all extant sites in previous inventories were visited and photographed. Preliminary research was conducted on all of the properties to determine early ownership, land use, and significance. The historic contexts developed during the study provided a framework for evaluating the inventoried properties. It was found that a number are in poor condition or have little exterior integrity due to alterations to windows, entries, rooflines, and other features. In most cases, only those with at least a fair level of historic integrity were researched in more depth and included on the final inventory.

Fifty-seven properties with historic architectural features and/or local historical significance are recorded on the following inventory forms. All properties use the statewide numbering system with the HE-BPC- prefix. The Brooklyn Park Historic Resources inventory list, inventory map, and a sample inventory form are found on pages 132 through 138.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo 6/2000, looking west.

Inventory Number: HE-BPC-003
Name: John W. and Cora O. Hamilton House
Address: 7949 Zane Avenue N., Brooklyn Park, MN
Date: ca. 1890
PIN: 21-119-21-32-0008
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5'

Description

This one and one-half story, L-plan house rests on a foundation parged with concrete. It has a gable roof and clapboard siding. There is a small fixed sash window in the gable end; it is trimmed with a cornice molding. A picture window on the east elevation faces Zane Avenue. It is typical of late nineteenth-century construction in the area. A small screened porch shelters the entry.

Significance

This house is locally significant for its association with the Hamilton family who were well-known farmers in early twentieth-century Brooklyn Township, and as a well-conserved example of a simple, late nineteenth-century vernacular house.

Reportedly John and Cora (Olive)Hamilton lived here before building their larger farmhouse across Zane Avenue N. at 5808 80th Ave. N.

Brooklyn Park Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo 5/2000; looking north.

Inventory Number: HE-BPC -004
Name: John W. and Cora Hamilton Farmhouse
Address: 5808 80th Avenue N., Brooklyn Park, MN
County: Hennepin
Date: ca. 1900
PIN: 21-119-21-31-0005
County: Hennepin **U.S.G.S. Quad:** Anoka, Mn 7.5'

Description:

This two and one-half story, hipped-roof house has a slate roof and four prominent dormers. The exterior is clad in clapboard. The front porch is missing, but other original details such as the large picture windows with leaded glass transoms, and glazed transom and sidelights at the main entry are intact. There is an attached modern garage at the rear.

Significance:

This property is significant for its association with the Hamilton family and early twentieth-century farming in Brooklyn Park. John Hamilton (1877-1951) was a native of Ohio. He does not appear in the census until 1900, when he was operating a market gardening business at this location with the help of his wife Cora Olive (1878-1945) and a hired hand. The house opposite (at 7949 Zane Avenue N.) was apparently their first residence. Previously the land had been owned by Aaron Fisher (ca. 1874) and later by P. Kennedy (1888).

The Hamiltons must have had their first child about 1901, the first of nine. The 1920 census records the household of John and Cora Hamilton with nine children and two hired men. The 1923 Farmer's Directory for Hennepin County lists J.W. Hamilton with 117 acres. There were several other Hamilton families in Brooklyn Township in the late nineteenth century; their relationship to John and Cora is not known. (The 1923 Farmer's Directory lists six farmers by this name in Brooklyn Township.)

(See continuation sheet.)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota

Continuation Sheet Page 2

Inventory Number: HE-BPC -004

Name: John W. and Cora Hamilton Farmhouse

Address: 5808 80th Avenue N., Brooklyn Park, MN

County: Hennepin

Date: ca. 1900

PIN: 21-119-21-31-0005

County: Hennepin U.S.G.S. Quad: Anoka, Mn 7.5'

Significance, continued

Nearby, Lincoln Hamilton, also a native of Ohio (1860-) raised seven children on his market gardening farm. In 1900 that household also included three farm laborers.

Brooklyn Park Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 5/2000, looking northwest.

Inventory Number: HE-BPC-005
Name: Fletcher-Hamilton House (?)
Address: 7833 Noble Avenue N., Brooklyn Park, MN
Date: ca. 1880
PIN: 21-119-21-44-0001
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5'

Description:

This very well maintained, one- and one-half story, gable-roofed Queen Anne style farmhouse rests on a fieldstone foundation and is clad in clapboard. It has many exterior trim details, including scalloped shingles in the gable ends and a basketwork frieze at the south elevation. However, the current owners report that a number of the decorative features may have been added by a previous owner during the 1970s. Newly added features likely include the diagonal-boarded bay at the south elevation (which originally contained the main entry), the spooled porch frieze at the west elevation, and etched glass in the porch windows.

Significance

This house is significant as one of the best-conserved late nineteenth-century houses in Brooklyn Park. Although agricultural outbuildings have been removed, this house has an adjacent picturesque-landscaped full lot to the south, and retains some of its former agricultural landscape feeling. However, its original builder has not been determined.

The parcel on which the house stands appears to have been subdivided from a farm tract by 1888. On the map of that year it was the property of E.F Fletcher. By 1912 it was the property of Joseph A. Hamilton. Air photos from the late 1950s show that the most of the parcel was devoted to cropland, including the present-day front yard. Earl Dorn was the last farm owner prior to the development of most of the acreage.

Brooklyn Park Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota



Photo: 6/2000, looking east.

Inventory Number: HE-BPC-009

Name: Rixon-Mattson Halfway House

Address: 8540 W. River Road, Brooklyn Park, MN

Date: ca. 1859

PIN: 13-119-21-34-0060

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Description:

This one- and one-half story, gable-roofed house rests on a limestone foundation; the exterior is now stucco-clad. The 28' x 40' dimensions include a late nineteenth-century addition at the rear. Two gabled dormers break the roofline at the main elevation. (These dormers are shown on a photograph of ca. 1890). The entry and first floor details are obscured by a full-length porch, apparently added in the twentieth century. Today the property associated with the house occupies less than one acre. The garage was constructed in 1981.

Significance:

This property is probably the earliest remaining in Brooklyn Park, and the simple vernacular exterior retains a good level of historic integrity. Its early use as a halfway house for stage travelers (ca. 1872- ca.1900), is significant for the association with early transportation and trade along the Mississippi River above the Falls of St. Anthony. This trade was primarily connected with the early lumber industry, and several log booms were in operation nearby. Because of its early twentieth-century "tourist rooms" period, it is also significant for its association with the development of tourism and recreation along the river.

According to the WPA survey conducted in Hennepin County in 1936, the front, side-gabled portion of the building was constructed by a Pennsylvania owner about 1859. The next owner, Andrew Rixon, purchased the 128-acre parcel in 1863. He sold the property in 1872 to Andrew Mattson, a (see continuation sheet)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota

Continuation Sheet Page 2

Inventory Number: HE-BPC-09

Name: Rixon-Mattson Halfway House

Address: 8540 W. River Road, Brooklyn Park, MN

Date: ca. 1859

PIN: 13-119-21-34-0060

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Significance, continued

native of Norway. Mattson made an addition to the building in about 1873. He and members of his family operated a halfway house, providing water for teams and lodging for travelers on the West River Road. In later years, the Mattsons advertised "modern tourist rooms" with "inner spring mattresses." According to a local resident, Mattson had once planned to build an entertainment park on this site. Mattsons later operated a truck farm at this location.¹

A stage between Camden and Anoka was in operation along the road until 1904, a trip which took about three hours. Andrew Mattson's son Alvah subdivided some of the property after Andrew's death in 1929. In 1936 Alvah created three single-family lots which extended from the road to the river.

Mattson Creek, commemorated by Mattson Creek Drive, flows from the 85th Avenue N. drainage ditch into the river near this point.

Two excellent late nineteenth-century photographs of the property are in Minnesota Historical Society collections.

Brooklyn Park Historic Context(s): Agriculture and Community Development; Industry and Transportation.

¹ See Paula Hirschhoff, "River Road Weaves Tale of City's Oldest Home," *Brooklyn Park Post* 29 Jan 1976, 1.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo 10/99, looking east.

Inventory Number: HE-BPC-011

Name: Thayer-Curtis-Setzler Farmstead

Address: 9248 W. Broadway, Brooklyn Park, MN

Date: ca. 1880; barn ca. 1910.

PIN: 17-119-21-21-0002

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Description

The house on the property is an L-plan, two-story, gable-roofed building built ca.1880. The building rests on a fieldstone foundation. The exterior is clad in clapboard and there are wide cornice boards at the eaves. The west-facing facade has a single-leaf door and one picture window. Other windows are mostly one-over-one with simple flat trim.

The flat roof of the one-story full porch is carried by wooden classical columns. The columns rest on a rusticated concrete base approximately 5' high. There are several small additions at the rear and a small enclosed porch at the west elevation.

The gambrel barn at the northeastern corner of the property is two-story and faces west. It appears to date from ca.1910. It rests on a fieldstone foundation and has a heavy timber frame. Most surfaces of the building are clad in board and batten. A metal-clad machine shed is attached at the west end.

By 1950, the site included several metal machine or crop processing sheds. The shed attached to the west end of the barn is all that remains.

(See continuation sheet)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota



Date of Photo: 6/1999, looking southwest.
Thayer-Curtis-Setzler Barn, 9248 W. Broadway (ca. 1910)

Continuation Sheet Page 2

Inventory Number: HE-BPC-011

Name: Thayer-Curtis-Setzler Farmstead

Address: 9248 W. Broadway, Brooklyn Park, MN

Date: ca. 1880

PIN: 17-119-21-21-0002

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Significance

The house is architecturally significant in Brooklyn Park as a typical late nineteenth-century vernacular farmhouse that has had relatively few exterior alterations. The ca. 1910 barn is one of the city's few surviving gambrel examples.

This property was part of the original claim of D.B. Thayer. Thayer was a member of the "Adrian Colony" of about a dozen settlers who came from Michigan in the fall of 1853. According to an 1881 account, Thayer, Horace H. Smith, and Thomas Keeley built a shanty together upon first reaching their claims in Brooklyn Township.¹ By 1888, the Thayer property was divided into smaller parcels including that of Henry (1844-?) and Susan Curtis (1851-?).

The house was probably built during the Curtis occupancy. By 1914, Otto P. Setzler (1874-?) was the owner of this parcel. He was a son of George Setzler (1832-?) and Mary Setzler who were born in Bavaria and settled in Brooklyn about 1870. They had eight children. Otto Setzler owned the property until the mid-1930s.

Brooklyn Park Historic Context(s): Agriculture and Community Development

¹ Warner and Foote, 286.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 5/2000; looking east.

Inventory Number: HE-BPC-082
Name: Hartkopf Farmhouse
Address: 7308 W. Broadway Ave., Brooklyn Park, MN
Date: ca. 1880-90
PIN: 29-119-21-24-0121
County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5'

Description

This gable-roofed, one- and one-half story house is clad in wood-grained masonite siding. A gingerbread-trimmed porch wraps around the west and south elevations of the house, but no other historic details are evident. The lower portion of the porch has been parged (covered) in concrete. There is a large modern outbuilding at the rear of the lot.

Significance

This house is locally significant for its association with an early Brooklyn Township family. The building has had extensive alterations but retains its gingerbread porch. There are no other historic agricultural outbuildings on the site.

Karl and Amelia Hartkopf arrived in 1865 from Germany via St. Paul. They farmed in Section 20, near West Broadway. The Hartkopfs had thirteen children. Several Hartkopfs farmed along West Broadway and this was the farmhouse for one of Karl and Amelia's descendants. (It is not the Henry or Baldwin Hartkopf house formerly at 7408 W. Broadway, which burned in the 1970s.) There were four Hartkopf families in 1900, most farming along West Broadway: Adolph Hartkopf (1862-?), a native of Germany, and his Minnesota-born wife Henrietta; Henry Hartkopf (1864-?) and his wife Alma; Hugo (1870-?) and Olga Hartkopf, and Charles (1829-?).

Brooklyn Park Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/1999, looking east.

Inventory Number: HE-BPC-081

Name: House

Address: 10745 West River Road

Date: ca. 1920

PIN: 03-119-21-21-0007

County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5'

Description

This well-conserved, one-story, hip-and-gable roofed house rests on a concrete block foundation. It has exposed rafter ends and a cobblestone chimney and is clad in wood shingles. Windows are of varying sizes.

Significance

This house is locally significant for its relationship to the development of West River Road as a recreational and scenic destination. A number of simple cottages such as this example were built near the river after World War I. Few survive in such unaltered condition.

Historic Context(s): The Suburban Era

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota



Photo 5/2000, looking north.

Inventory Number: HE-BPC-025

Name: Engvall Dairy Barn

Address: 5901 Bethia Lane, Brooklyn Park, MN

Date: ca. 1927

PIN: 28-119-21-33-0014

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Description

This two-story, gable-and shed-roofed dairy barn was part of a twentieth-century dairy operation owned by Henry Engvall. The exterior is rusticated concrete block and clapboard siding. There are small rectangular windows at the first and second stories. A large aluminum ventilator is mounted atop the ridgepole. Although no photographs of its original appearance were located, it appears to have good historic integrity. The now-altered original farmhouse, at 5909 Bethia Lane, faces Zane Avenue N.

Significance

The Engvall Barn is locally significant as one of the last dairy buildings remaining in Brooklyn Park. Dairying was a part of the diversified farming practiced in Brooklyn Township in the late nineteenth and early twentieth centuries.

Between 1874 and 1900 this site and the surrounding 40 acres were owned by J.C. Savage. By 1914 the property was owned by B. A. Small (1855-?). Small and his wife Rosette (1863-?) were natives of Maine. They had five children.

The property was then purchased by Henry Engvall (1892-?), the son of Peter Engvall (1854-?). Peter Engvall, his wife and eight children were all natives of Sweden and emigrated to the U.S. in 1880-82. Peter operated a dairy on the west side of Palmer Lake in what is now Brooklyn Center off 69th Avenue N. According to the 1923 *Farmer's Directory of Hennepin County*, Peter's son Henry Engvall farmed 79 acres on this property. In the 1950s and 1960s most of the acreage was subdivided for residential development.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 5/2000, looking south.

Inventory Number: HE-BPC-026
Name: Paulson Farmstead
Address: 6001 69th Avenue N. , Brooklyn Park, MN
County: Hennepin
Date: ca. 1910
PIN: 33-119-21-22-0090
U.S.G.S. Quad: Anoka, MN 7.5'

Description

Situated along busy County Road 120, this early twentieth-century farmstead is comprised of a ca. 1910 stucco-clad house, a gambrel-roofed barn, and several early twentieth-century outbuildings. There is also a modern double garage on the site. The house is well set back from the road, and large trees frame the property.

Exposed rafters at the eaves are intact on the house, although it has had dormer additions, modernized windows and other features.

The barn is clad in clapboard and board and batten and has a concrete block lower level built into a slope which provides access to the main level. The east elevation has six rectangular windows with wooden sash and two service doors. There is a loft door above the windows.

The clapboard-clad, gable-roofed outbuilding has a 4-panel service door and sliding barn door.

Significance

This property is significant as a relatively intact early twentieth-century Brooklyn Township farmstead. The roughly one-acre site retains the barn and outbuildings typical of a small truck farm in this period. The buildings retain good integrity.

(See continuation sheet.)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota



Above: Paulson Barn, looking south.

Continuation Sheet Page 2

Inventory Number: HE-BPC-026

Name: Paulson Farmstead

Address: 6001 69th Avenue N. , Brooklyn Park, MN

County: Hennepin

Date: ca. 1910

PIN: 33-119-212-22-0090

U.S.G.S. Quad: Anoka, MN 7.5'

Significance

Henry Welker owned this property in 1900; by 1914 it was owned by John Paulson, who acquired about 125 acres on either side of present-day Zane Avenue. The buildings appear to date from either the Welker or Paulson occupancy. In 1920 John (ca. 1873-?) and Mary Paulson operated a general farm here. The Paulsons had two children.

Brooklyn Park Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 5/2000, looking west.

Inventory Number: HE-BPC-027

Name: Henry S. Thompson Farmhouse

Address: 6325 West Broadway Ave. N, Brooklyn Park, MN

Date: ca. 1885 (and earlier)

PIN: 32-119-21-32-0001

County: Hennepin **U.S.G.S. Quad:** Anoka, MN 7.5

Description

The Thompson House is a gable-roofed, one and one-half story frame building with several historic architectural features including a wide frieze at the eaves, and rectangular windows with peaked lintels. An attached two-car garage and additions are among modern alterations.

Significance

This building is locally significant for its association with early settlers of Brooklyn Township. This is the site of a pioneer homestead built by Henry Smith Thompson (1802-?) and Abigail Jewett Thompson (1799-?). The house was rebuilt after an 1884 fire. Details such as peaked lintels, evident on the south elevation, may be from the original or early construction. The ca. 1950s garage and breezeway reportedly incorporate an old machine shed.

The Thompsons were farmers and natives of Maine. They settled in Brooklyn Township in 1854 on sections 31 and 32. They had three children, Mary Elizabeth, Ebenezer Folsom, and Henry Francis. Mary Elizabeth married Elisha P. McCausland in Pittsfield, Maine in 1841; they moved to Minnesota with her parents.

Ebenezer and Henry farmed on tracts of 80 and 75 acres in Section 32. The 1860 Brooklyn Township census lists Henry and Abigail in residence with Ebenezer, his wife, and year-old son. Henry V. (?) owned this acreage in 1900. Born in 1864 and married in 1888 to Celia Thompson, this was the only native-born Thompson family in the Brooklyn Township census (and likely the grandson of the elder Thompsons; see Lauraine Kirchner, in *Pioneer Chronicles*, 168-170).

Historic Context(s): Agricultural Settlement and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 6/2000, looking east.

Inventory Number: HE-BPC-028

Name: Luger Farmhouse

Address: 6516 West Broadway Ave. N, Brooklyn Park, MN

Date: ca. 1910

PIN: 32-119-21-24-0014

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Description

This hipped-roof, square-plan residence is typical of the Foursquare houses built on local farms in the early twentieth century. The clapboard exterior and wrap-around porch have had a good deal of repair and restoration over the years. There is a small, early twentieth-century frame barn at the rear of the property.

Significance

This well-conserved building is locally significant for its association with the early German settlers of Brooklyn Township. The 1900 census recorded Bart Luger (1842-?), who was a native of Germany and a market gardener. His family included Catherine (1846-?), also German. Bart and Catherine Luger emigrated in 1871 and 1872 respectively. Their children George, William, and Max were born in Minnesota. By 1923, M. and W. G. Luger farmed property in sections 28 and 32. In the early twentieth century, the farm was noted for its onion production.

Historic Context(s): Agricultural Settlement and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota



Photo: 5/2000, looking west.

Inventory Number: HE-BPC-030

Name: Charles and Meroa A. Ward Farmhouse

Address: 6633 West Broadway Ave. N.

Date: ca. 1875

PIN: 32-119-21-23-0002

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Description

This L-plan farmhouse has a gable roof and clapboard exterior. The small porch is enclosed. The lower portion of the facade has a relatively recent brick apron. The wide cornice boards are intact, as are the long rectangular windows with tabbed millwork. Despite the alteration to the facade and porch, the building retains a good level of architectural integrity.

The interior retains nearly all of its original millwork, including high-profile pine trim at the windows and doorways. A garage is a modern addition to the site.

Significance

The Ward Farmhouse is locally significant for its association to the Ward who farmed in Brooklyn Township for over sixty years. It is also locally significant for architecture. This property, in Section 31, and much of the northern half of Section 31, was owned by the Ward family in the late nineteenth century. Charles H. Ward (ca. 1833-?), a native of Henniker County, New Hampshire, arrived in Hennepin County in 1854. He served as county commissioner and assessor. He married Meroa A. Ward (his brother's widow) in 1855. He then sold his original claim and purchased his brother's claim. The 1860 census recorded that the Wards had two children.¹

(See continuation sheet.)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota

Continuation Sheet Page 2

Inventory Number: HE-BPC-030

Name: Charles and Meroa A. Ward Farmhouse

Address: 6633 West Broadway Ave. N.

Date: ca. 1875

PIN: 32-119-21-23-0002

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Significance

Another Brooklyn Township Ward was Frank F. Ward (1841-?), possibly a relative and also a native of Henniker County, New Hampshire. He arrived in Brooklyn Township in 1864 where he farmed and raised livestock on a parcel in Section 29, north of Charles Ward. Frank F. Ward married Carrie Curtis in 1862. By 1914 he was Deputy Sheriff of Hennepin County. His son George ran the family farm as of 1914.² The 1900 census listed Frank Ward residing with a housekeeper and Charley Leslie, an engineer who was a boarder.

Historic Context(s): Agricultural Settlement and Community Development

¹Holcombe, 1473-1474.

²Holcombe, 1474.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota



Photo: 6/2000, looking north.

Inventory Number: HE-BPC-031

Name: Farmhouse (?)

Address: 3700 Brookdale Dr., Brooklyn Park, MN

Date: ca. 1855-70

PIN: 22-119-21-42-0001

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Description

This site is elevated, and drops sharply to Brookdale Drive. The stucco-clad, gable-roofed house is rests on a rusticated concrete block foundation. There is a wide frieze and returns at the eaves. Six-over-one windows at the south facing, main facade. The main building is one and one-half stories, and there is a flat-roofed, modern addition at the rear. Until recently there was a gable-roofed barn on the site.

Significance

The significance of this property is not certain. While this appears to be a Greek Revival house (ca. 1855-1870), the rusticated concrete foundation suggests that it is of later date or was moved to this site. The 1900 Map of Brooklyn Township shows the District 31 school at the edge of this property. It has been suggested by local residents that this house might be the school building, moved to this site.

Early ownership of the 116-acre site included James Norris, a native of Maine who arrived in Brooklyn Township by 1860. By 1900 the property was owned by Michael Eckes, and then by Philip Eckes (1914). Michael (1859-?) and Margaret (1862-?). Eckes had no children, so Philip was probably from another branch of the family.

Historic Context(s): Agricultural Settlement and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota

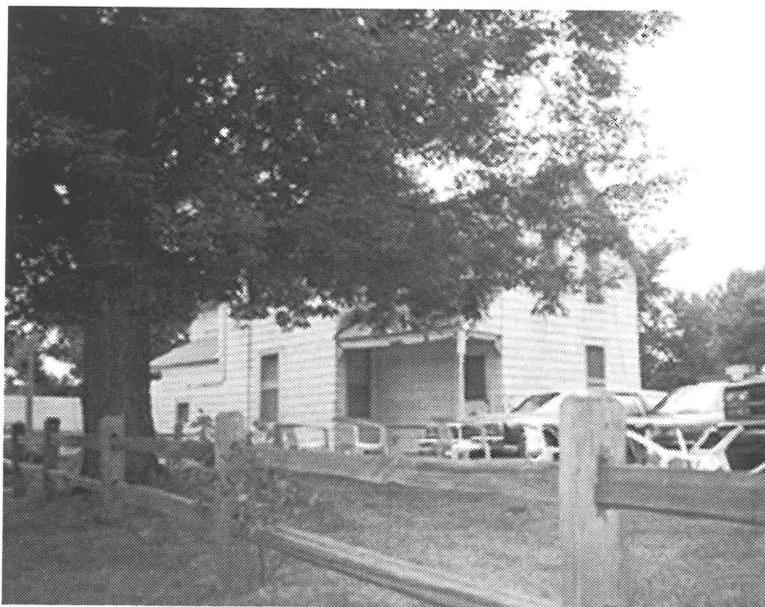


Photo: 6/2000; looking southeast.

Inventory Number: HE-BPC-032

Name: Lazaroff Farm

Address: 2601 Brookdale Dr., Brooklyn Park, MN

Date: ca. ca. 1880 (house; other buildings twentieth-century)

PIN: 26-119-21-22-0016

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Description

The site includes a late nineteenth-century farmhouse, a bunching shed, various metal sheds of relatively recent date, portable housing units including trailers, and a retail nursery building. Fields are located to the south of the buildings. North of Palmer Lake, this site includes an extensive tract of peat land.

The main house is a two-story, gable-roofed building clad in asbestos cement shingle siding. It was moved in recent decades during a city sewer project. There have been many additions to what appears to be the original L-plan farmhouse. Apart from a small porch with turned posts, the house retains little architectural integrity.

The hipped-roof, clapboard-clad bunching house is a rare survivor from the early twentieth-century market gardening era. This building provided washing and sorting facilities as field crops, particularly radishes and onions, were prepared for market. The double-hung windows have two-over-two sash.

(See continuation sheet.)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota



Photo: 6/2000; looking south.

Above: Lazaroff Farm Bunching Shed, 2601 Brookdale Drive.

Continuation Sheet Page 2

Inventory Number: HE-BPC-032

Name: Lazaroff Farm

Address: 2601 Brookdale Dr., Brooklyn Park, MN

Date: ca. 1880-(house; other buildings twentieth-century)

PIN: 26-119-21-22-0016

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Significance

This site is locally significant for its collection of market gardening structures. The farmhouse has little architectural integrity. The bunching shed is a fine survivor of earlier agricultural practices and is still in use.

Members of the Lazaroff family have been market gardeners in Brooklyn Park for over sixty years, and this is one of the last (and largest) businesses of this type remaining in the city. According to his granddaughter Linda, Nick Lazaroff was a native of Bulgaria who arrived in the late 1930s or early 1940s. Lazaroff was familiar with growing vegetables in peaty soils, and was successful in growing crops such as radishes, onions, and lettuce for the urban market. While the entire family was involved in the business, seasonal workers were also recruited from the city and from Mexico. (Potato farmers tended to use family labor.) The nursery business was added in the past ten years.

Historic Context(s): Agricultural Settlement and Community Development

Additional Sources

Interview with Linda Lazaroff, July 30, 2000.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 6/2000, looking west.

Inventory Number: HE-BPC-033
Name: Fischer House-Warwick Stage Stop
Address: 7633 W. River Road, Brooklyn Park, MN
Date: ca. 1903
PIN: 25-119-21-12-0039
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This two- and one-half story, gable-roofed Queen Anne house rests on a stone foundation. The building is clad in vinyl. There is a hip-roofed bay at the south elevation, and the first and second stories of east-facing facade have rectangular windows grouped in threes. A square window lights the gable end. There is a modern garage on the site. The remains of an old stone smokehouse and a shed reported to be on the site in 1988 were not found.

Significance

Like the Rixon-Mattson House at 8540 West River Road, this building is significant for its association with the development of early roads and transportation in northern Hennepin County and Brooklyn Park. The house, although altered with modern siding, retains much of its appearance as a turn-of-the-century building.

In 1903, William Fischer, a native of Germany, and his wife Emma moved to Brooklyn Township from St. Louis Park, where they had previously operated a grocery store. Here, at the edge of the area settled by lumberman and farmer Thomas Warwick in the 1850s, they built this house, worked as truck farmers, and operated a general store and post office until the 1920s. The 1920 census listed the Fischers and their five children. (Some local accounts suggest that the house was built by J.B. Johnson, a previous postmaster.)

Historic Context(s): Agricultural Settlement and Community Development

Additional Sources:

North Hennepin Post, 19 May 1988.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Date of Photo: 6/2000; looking east.

Inventory Number: HE-BPC-035

Name: Luger House

Address: 6348 West Broadway, Brooklyn Park, MN

Date: ca. 1910

PIN: 32-119-21-31-0064

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Description

This well-conserved, one and one-half story, hip-roofed house has a central entry with a prominent original picture window at the west elevation. There are two gabled dormers with returned eaves. The clapboard exterior is well-detailed, and includes a Tuscan-columned porch. There is a small gable-roofed barn at the rear, clad in clapboard.

Significance

This small house is typical of those built in the southern portion of Brooklyn Park in the early twentieth century. Erected on property subdivided from the adjacent Luger farm, it retains many original architectural details. Typically houses of this type were located on roughly ten-acre parcels subdivided by farmers from their holdings. The south end of Noble Avenue N. also has a collection of houses of similar date and type.

Historic Context(s): Agricultural Settlement and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota

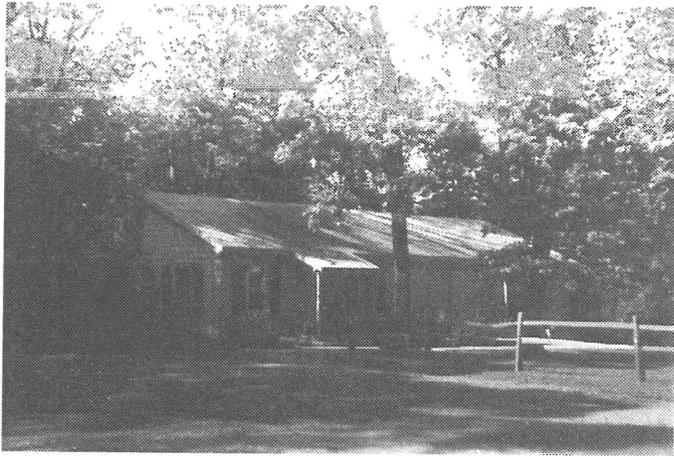


Photo: 5/2000; looking east

Inventory Number: HE-BPC-062
Name: Izaak Walton League Cabin
Address: 8816 West River Road, Brooklyn Park, MN
Date: 1936 (chimney plaque)
PIN: 13-119-21-32-0011
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5'

Description

A wooded drive leads to a clearing on this river lot. The cabin, the only building on the site, is a one-story, gable-roofed building. It rests on a concrete foundation and is clad in wood shingles. There is a fieldstone chimney at the west elevation with a concrete plaque and "IWLA 1936" outlined in metal and incised. The building is available for group rentals.

Significance

This building is significant as a relatively unaltered example of simple cabin construction typical of this period. In the 1930s, several seasonal properties such as this were built along W. River Road. The Izaak Walton League of America (IWLA) is one of the country's oldest conservation organizations. It was founded in Chicago in 1922.

Historic Context(s): The Suburban Era

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 10/99; looking east.

Inventory Number: HE-BPC-063

Name: Riverlyn

Address: 9510 West River Road, Brooklyn Park, MN

Date: ca. 1915-19

PIN: 12-119-21-32-0008

County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5'

Description

Riverlyn occupies a portion of a large parcel overlooking the Mississippi River. Highway 610 is located at the northern edge of the property. The original building faces west. It is one and one-half stories and has a broad gable roof with clipped gables. The stucco-clad building rests on a concrete foundation. The roofline is the main surviving feature of the original construction. Remodelings include the present one-story, "mansard"-roofed extension and a gable-roofed entry portico.

Significance

This building is locally significant for its association with the West River Road Improvement Association and the early development of West River Road. However, the building interior and exterior have been almost completely altered. Riverlyn was erected by West River Road area residents, primarily farmers, as a community center. Reportedly this was a project of the West River Road Improvement Association, founded in the 'teens and concerned with the river road and surrounding area. The association maintained the road which had been damaged during the construction of the Coon Rapids Dam. The stucco-clad Craftsman Style building was used for dances, receptions, and other activities. In 1957 the building was purchased and remodeled by the Village of Brooklyn Park for use as a municipal liquor store and bar. After just a few years, it was sold back to private ownership. The building has housed a number of restaurants including the present "Rum Runners."¹ It has lost its historic appearance through a number of remodelings.

Historic Context(s): Agricultural Settlement and Community Development

¹ See *North Hennepin Post*, 30 May 1957.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo 5/2000, looking southeast.

Inventory Number: HE-BPC-064

Name: House

Address: 8040 Sunkist Blvd. N. , Brooklyn Park, MN

Date: ca. 1914

PIN: 24-119-21-41-0058

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Description

This one and one-half story, gable-roofed house rests on a concrete block foundation. The gable roof has prominent returns at the eaves. There is a single-arched window in the gable end; other principal windows are one-over-one. The exterior is aluminum-clad, and the full front porch is enclosed. There is a modern garage on the site.

Significance

This house is locally significant for its association with the development of small tracts intended for market gardening and other uses. The development known as Sunkist Acres was platted from larger farms in 1914, with lots extending across West River Road to the river. This subdivision was one of Brooklyn Township's first after the village of Brooklyn Center was created in 1911. Subsequent development was very gradual, with most houses erected on lots near the river.

Historic Context(s): The Suburban Era

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 5/2000, looking N.

Inventory Number: HE-BPC-065
Name: August Swanson House
Address: 8716 Brooklyn Blvd N., Brooklyn Park, MN
Date: ca. 1900 (or earlier)
PIN: 19-110-21-34-0002
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7. 5'

Description

This farmhouse is situated on busy County Road 130 (Brooklyn Boulevard). A small body of water called Line Lake was formerly opposite the house across the road. The L-plan, gable-roofed house has shed dormers on south and west roof slopes. The main facade has one-over-one windows at the upper story and a large picture window at the first story. The exterior is stucco-clad. There are twentieth-century outbuildings at the rear.

Significance

This property is locally significant for its relationship to late nineteenth-century Swedish farmers in Brooklyn Park. However, it has had multiple alterations obscuring the original farmhouse design. August Swanson owned 75 acres at this location in 1888. Previously it was owned by Joseph A. White.

According to the 1900 Census of Population, August Swanson (1854-?) was a native of Sweden. His wife Carrie (1864-?) was born in Pennsylvania. The Swansons had four children: Elmer, Myrtle, Agnes, and Francis. By 1920 Elmer and his wife Alice were farming part of the property. In 1923, August Swanson was listed in the *Farmer's Directory* as farming 35 acres in Section 19.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 5/2000, looking northeast.

Inventory Number: HE-BPC-066
Name: Joyner Silver Shop
Address: 7716 Lakeland Ave.
Date: 1947
PIN: 19-119-21-44-0005
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7. 5'

Description:

This one-story, flat-roofed building is clad in stucco. Its Moderne style features include the central entry flanked by glass block panels; glass block is also used at the curved corners. The metal awning and entry hood are intact. A concrete block building with a gable roof is attached at the rear. The Joyner firm has relocated and the building is currently vacant.

Significance

This building is locally significant as the only relatively unaltered Moderne style roadside building remaining in Brooklyn Park. It is also the city's first industrial building. It was built as the Joyner Silver Shop, a silverplating plant. The business was founded by Albert and Victoria Joyner and is still owned by the Joyner family.

Historic Context(s): The Suburban Era

Additional Sources:

Interview with Lyn Joyner, September 2000.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 8/2000, looking north.

Inventory Number: HE-BPC-068
Name: A.H. Benson School (District 29)
Address: 224 73rd Avenue N., Brooklyn Park, MN
County: Hennepin
Date: ca. 1872
PIN: 25-119-21-14-0013
County: Hennepin **U.S.G.S. Quad:** Anoka, MN 7.5'

Description

This small gable-roofed, aluminum-clad building rests on a rusticated concrete block foundation. There are a variety of window opening sizes with modern windows. The building no longer resembles a school.

Significance

This building, now a residence, is locally significant as is the earliest of the three remaining district schools in the city. Constructed in 1872 to serve District 29, it was originally located closer to West River Road, on land originally claimed by A. H. Benson, an early settler and a native of Maine.

The primary gable-end elevation originally had a center entry flanked by a single window on each side, and a single oculus above the entry. It was moved to its present location in ca. 1920.

Historic Context(s): Township Government to Suburban City

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo 8/2000, looking north.

Inventory Number: HE-BPC-006
Name: Bohanon-Lawrence Farmhouse
Address: 7557 Noble Ave. N. , Brooklyn Park, MN
Date: ca. 1880
PIN: 28-119-21-11-0001
Township: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5'

Description

This two- and one-half story, cross-gable-roofed house is stucco-clad. An open, Ionic-columned porch is currently undergoing repair; a projecting bay at the south elevation has Italianate detail. Historic millwork at most windows is intact. Exterior historic integrity is good. There is an attached one-story, gable-roofed clapboard building at the rear. This building formerly housed a garage, and according to the current owner, a potato processing shed.

Significance

This property is locally significant for its reported association with early settlers, and relatively intact historic house and attached agricultural building. In the 1870s, adjoining parcels north of Shingle Creek were owned by H.C. and William Bohanon; the property was still in the family until in the 1920s. The current house appears to date from ca. 1880. Local historians link this house with the Nathan Getchell and George Lawrence families, but this link has not yet been established with maps or land records.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 6/2000, looking east.

Inventory Number: HE-BPC-007

Name: J. M. Dow House

Address: 7548 Noble Ave., Brooklyn Park, MN

Date: unknown

PIN: 27--119-21-22-0062

County: Hennepin **U.S.G.S. Quad:** Anoka, MN 7.5

Description

This one- and one-half story house is gable-roofed and has a stucco exterior. There is a projecting bay at the main facade, prominent returned eaves, and an modern hexagonal window in the gable end. There is a gable-roofed modern addition at the south. The original building has been extensively altered.

Significance

The significance of this house is not certain at present because the specific association with J.M. Dow has not been determined. According to local tradition, this should be a very old house, perhaps from the 1850s. This property was originally owned by Reverend J. M. Dow, the first Methodist minister in Brooklyn Township. The Methodist church was organized in 1855 and met in private homes until the church was built in 1866. Dow was a native of Maine. His first house was reportedly a log shanty.¹ His name does not appear in the 1860 census of Brooklyn Township.

Perhaps Dow came to Brooklyn Township because of his son-in-law's settlement here. In 1842, Dow's daughter Mary (1825-?) married Ezra Hanscom (1821-?), another early settler. They had eight children. Hanscom arrived in Brooklyn Township in 1852 after two years in St. Anthony and claimed land in Section 27, south of Shingle Creek. Hanscom was still living on his claim, just south of this house, in 1881.²

Historic Context(s): Agriculture and Community Development

¹ Warner and Foote, 287.

² Warner and Foote, 285.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 6/2000, looking east.

Inventory Number: HE-BPC-067

Name: House

Address: 9300 West River Road, Brooklyn Park, MN

Date: ca. 1948

PIN: 27-119-21-33-0008

County: Hennepin **U.S.G.S. Quad:** Anoka, MN 7.5

Description

This picturesque house is sited on a steep river lot. It has an asymmetrical plan with intersecting gable roofs and a conical-roofed bay at the north elevation. The exterior is clad in stucco and wood. The building appears to have had several additions. The scalloped bargeboards, board-and-batten siding, and the conical roof suggest that the designer's inspiration was a Swiss chalet.

Significance

This house is a locally significant for its unique architectural features. It was built at a time when nearby houses under construction were primarily one-story ramblers. Although building permits do not document any earlier construction, the original house may pre-date 1948.

Historic Context(s): The Suburban Era

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Date of Photo: 10/99, looking W.

Inventory Number: HE-BPC-069

Name: House

Address: 10541 West River Road N., Brooklyn Park, MN

Date: 1886 (or earlier)

PIN: 03-119-21-14-0005

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Description

This simple L-plan, one- and one-half story house faces the river along the west side of the river road. It has a concrete foundation. Despite alterations to the historic windows, vinyl siding, and porch removal, the silhouette of the nineteenth-century house remains visible. There is a modern garage on the property.

Significance

This house appears to be locally significant for its associations with the development of West River Road. A few houses along West River Road served as hotels and stores as well as dwellings. Such connections have not yet been established for this house. Despite exterior alterations to the house, the history of this property may be important because of its river road location and connection to the economy of the early river settlement.

This parcel appears to have been owned by Mrs. Hanna Lane by 1874, and some dwelling was in this approximate location on the George B. Wright *Map of Hennepin County, 1873-74*. Local historians have also noted the name Bennett in association with the house. The Lanes do not appear in the 1860 census of Brooklyn Township, but Hanna (1827-?) and adult children Edwin and Lillian resided here in 1900. All were natives of Maine. Edwin, born in 1865, was a grocer.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 10/99, looking northeast.

Inventory Number: HE-BPC-072

Name: House

Address: 10348 Zane Avenue N., Brooklyn Park, MN

Date: ca. 1895

PIN: 04-119-21-32-0006

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Description

This one-and one-half story, L-plan farmhouse is clad in clapboard. There is a wide cornice at the eaves, but no ornamental detail. Pairs of double-hung windows with two-over-two sash are located in the gable ends. A small entry porch, carried by slender posts of recent date, and a shed-roofed kitchen addition are located on the south elevation.

A gable-roofed, tarpaper-clad outbuilding, ca. 1900, and a modern metal-clad garage are at the rear of the house.

Significance

This house is locally significant as a good example of a small rural farmhouse from the late nineteenth century. The exterior integrity of the simple vernacular design is well maintained. From the late 1870s to 1900, nineteenth-century ownership included J. Goldsmith, who appears on the 1874 *Map of Brooklyn* at this location but has not been further identified.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/99, looking east.

Inventory Number: BPC-HE-015
Name: District 31 School (The Schreiber School)
Address: 9900 Regent Avenue N., Brooklyn Park, MN
Date: ca. 1910
PIN: 09-119-21-14-0010
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This one and one-half story, hipped-roof building has a brick exterior with numerous alterations from the original ca. 1910 design. The west elevation is now clad in aluminum. A bell tower, framed by two wooden Tuscan pillars remains on the front roof slope. A modern three-car garage is also on the parcel.

Significance

This building is locally significant as one of three remaining rural schoolhouses in Brooklyn Park. This property is the former District 31 school and was known as the Schreiber School because of its proximity to several Schreiber family farms. An earlier building appears on the 1898 *Map of Hennepin County*; but the style of this building suggests its later date of construction. It was converted to a dwelling in 1974.

Historic Context(s): Township Government to City

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/99, looking east.

Inventory Number: BPC-HE-077

Name: John Smith Farmstead

Address: 9900 Zane Avenue, Brooklyn Park, MN

Date: ca. 1880 (house; barn and other outbuildings are twentieth-century)

PIN: 09-119-21-21-0002

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Description

The farmstead is comprised of a ca.1880 stucco-clad, gable-roofed vernacular house, a ca. 1950 bungalow, a gambrel-roofed, timber-framed barn (ca. 1910), and several other outbuildings. The barn is the central feature of the farmstead. It is clad in wood siding and has a concrete silo. Two large ventilators rest atop the ridgepole.

Significance

This property is locally significant for its early twentieth-century, gambrel-roofed barn, one of the largest and most intact of those in Brooklyn Park.

There were a number of transactions on this property before it was purchased by John Smith (1836-?) by the early 1870s. Smith was a native of New Hampshire. Anna (1856-?) and John Smith had one daughter. According to the census, by 1900 members of the Wethrin family were in residence as boarders. In the early twentieth century, this property was owned by E.O. McHugh. In the mid-twentieth century the farm was owned by C. C. Campion.

Like the Schreiber farmstead across the road, this property is surrounded by unbuilt tracts of land and retains its general integrity as an agricultural landscape.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 10/99; looking west.

Inventory Number: BPC-HE-002

Name: Schreiber Farmstead

Address: 9933-10001 Zane Avenue N., Brooklyn Park, MN

Date: ca. 1896 (house at 9941); twentieth-century outbuildings

PIN: 09-119-21-22-0005

County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5

Description

The farmstead is comprised of a ca. 1896 Queen Anne style house, a 1925 bungalow, a ca. 1970 house, two timber-framed barns, two machine shops, a granary, potato processing shed, well house, privy, and old garage.

The main house is a two-story, rectangular plan building with projections from the north and south elevations. The exterior is vinyl-clad with patterned shingles in the gable ends. Braces of scroll-sawn trim also decorate the gable ends. An open porch wraps around the east end and a portion of the south side of the house; it is supported by turned wooden posts and sawn trim. A tripartite bay projects from the south elevation. At the northwest corner of the house is a one-story gable-roofed addition, possibly a former house moved to the site. A garage is appended to this addition. The dwellings rest on brick foundations. The one and one-half story bungalow is stucco-clad and rests on a poured concrete foundation. The modern house and garage are wood frame.

Significance

The Schreiber farm is locally significant for its relatively intact, multi-generation collection of farm buildings and its long pattern of ownership by one family. It remains an important agricultural landmark in Brooklyn Park.

(see continuation sheet)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota

Continuation Sheet page 2

Inventory Number: BPC-HE-002

Name: Schreiber Farmstead

Address: 9933-10001 Zane Avenue N., Brooklyn Park, MN

Date: ca. 1896 (house); twentieth century outbuildings

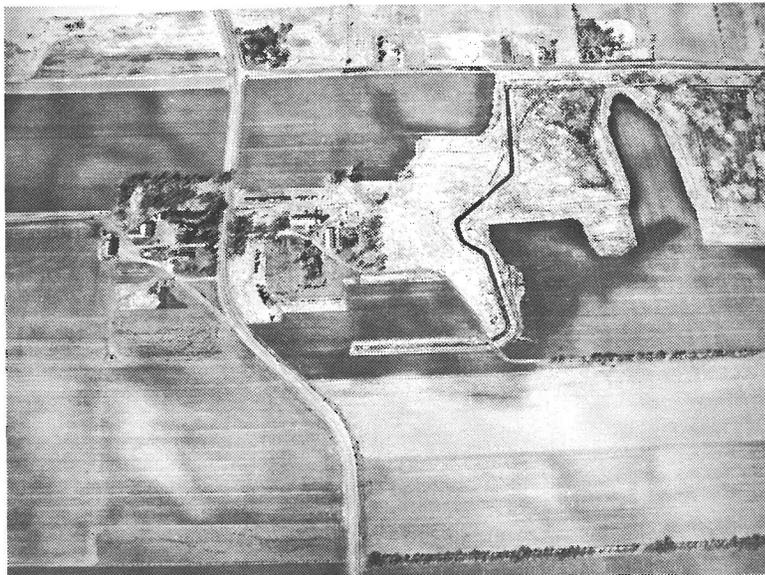
PIN: 09-119-21-22-0005

County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5

Significance, continued

The property was mortgaged in 1856 by Silas Merrill of New Hampshire. He sold it to David Marchard in 1857. A native of Canada, Marchand was a carpenter who later practiced his trade in Maple Grove. The property changed hands a number of times before its purchase in 1890 by Frederick and Mary Ann Schreiber; all of the improvements on the property apparently date from their occupancy. (Some of the transactions involved the owners of other nearby and still-extant property, such as the Silas Merrill House and the Seth and Mary Pribble House.) Members of the Schreiber family have farmed here continuously, specializing in potato production.

Historic Context(s): Agriculture and Community Development



Aerial View, Schreiber (left) and Smith (right) farms, 1959. Brooklyn Park Engineer's Office.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/1999, looking south.

Inventory Number: HE-BPC-019
Name: Silas Merrill Farmstead
Address: 4201 101st Avenue N., Brooklyn Park, MN
Date: ca. 1874-1890
PIN: 10-119-21-21-0002
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This property includes a T-plan, clapboard-clad farmhouse and gable-roofed barn, gable-roofed shed, and two-bay tile garage. The house is generally well conserved despite a modern picture window at the east elevation. A sawn finial with scrollwork detail is relatively intact in the gable end. The wood frame barn is clad in vertical board and battens; another small shed to the west, and a long one-story machine shed appear to date from ca. 1900. A tile garage to the west of the house may date from the 1920s.

Significance

The Merrill farmstead is an important site in Brooklyn Park because of its association with an early settler, as well as the relatively intact house and remaining historic farm buildings.

Silas Merrill was a well-known member of the late nineteenth-century community. He appears to have purchased (or inherited) several parcels of land for farming or speculation. His occupancy of what is now 101st Avenue N. well predates that of his neighbor to the west, John Eidem. A native of New York, he arrived in the township in 1861 at the age of eighteen. After serving in the Civil War he married Emma Pomeroy in 1865.

(See continuation sheet.)

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/1999, looking west.
Above: Silas Merrill House, 4201 101st Avenue N.

Continuation Sheet Page 2

Inventory Number: HE-BPC-019
Name: Silas Merrill Farmstead
Address: 4201 101st Avenue N. , Brooklyn Park, MN
Date: ca. 1874-1890
PIN: 10-119-21-21-0002
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Significance, continued

Archie Eidem, the son of John and Electa, who farmed on the adjacent property, purchased this farm in 1925 and remained here until 1975. In 1986 the City of Brooklyn Park purchased the property.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/1999, looking northwest.

Inventory Number: HE-BPC-018
Name: John Eidem Farmstead (historic)
Brooklyn Park Historical Farm (present)
Address: 4345 101st Avenue N., Brooklyn Park, MN
Date: ca. 1894
PIN: PIN: 10-119-21-21-0003
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This property includes a hip-and gable-roofed farmhouse and gable-roofed barn, as well as several outbuildings and a windmill. The house has been well restored to a late nineteenth-century appearance, with a wood-shingled roof, clapboard exterior, and one-over-one sash in most windows. There is a full porch with Ionic columns, and a side porch with turned columns. The gable-roofed barn has vertical siding and a glazed transom over the main door.

Significance

This farmstead is locally significant as a well-conserved late nineteenth-century farmstead. With the adjoining Merrill Farmstead to the east, it conserves a significant tract of former agricultural land as well as agricultural buildings.

This farmhouse, which dates from ca. 1894, and the original outbuildings were built in by John Eidem(1869-1956), the son of aNorwegian-born settler. The land was previously owned by Silas Merrill and later by Willard and Rosa Bragdon. The now-restored and interpreted property has been owned by the Parks and Recreation Department of the City of Brooklyn Park since 1975 and is a center for a number of community events. (See continuation sheet.)

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota



Continuation Sheet Page 2

Inventory Number: HE-BPC-018

Name: John Eidem Farmstead (historic)

Brooklyn Park Historical Farm (present)

Address: 4345 101st Avenue N., Brooklyn Park, MN

Date: ca. 1894

PIN: 10-119-21-21-003

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Significance, continued

John and Electa (1872-1950) Eidem farmed here on 40 acres. John remained on the farm until his death in 1956.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 1/2000 ; looking south.

Inventory Number: BPC-HE-059

Name: Alonzo Bragdon Farmstead

Address: 4401 95th Avenue N. , Brooklyn Park, MN

Date: ca. 1860- (house); twentieth-century outbuildings

PIN: 10-119-21-33-0020

County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5

Description

This gable-roofed house with a rambling rectangular plan (and additions of various dates) is clad in asphalt shingles. Sash are two-over-two, double-hung. There are small attic windows on one wing of the house which suggest an early date of construction. The west-facing main facade has a central entry and symmetrically placed end chimneys. The exterior has been extensively altered. A mature stand of trees screens the house at the west. Agricultural buildings on the site, all apparently in poor condition, include a frame pumphouse (ca. 1900); an arched-roof granary, a railroad car storage unit, an arched-roof poultry house, a gable-roofed shed, a privy, a Quonset barn and a gable-roofed barn with silo and shed.

Significance

This property is significant for its association with Alonzo Bragdon and his relatives, all associated with the earliest settlement of Brooklyn Township. Bragdon (1829-?) was a native of Maine and was farming in the township by 1860. By 1874 he owned parcels in sections 9 and 10. The Bragdon Memorial Church at 10225 Noble Avenue N. was named for E.J. Bragdon, a private in Company B, Sixth Regiment, Minnesota Infantry who died at Jefferson Barracks, Missouri in 1865. (Another Bragdon family, that of Canadians L. and M., were farming in the township by 1860.) The house, barns, and outbuildings have little remaining exterior integrity (and previous studies have found that the property was not eligible for the National Register). However, further examination of the house may yield more information about the early settlement of Brooklyn Township.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/99 ; looking north.

Inventory Number: BPC-HE-013

Name: Zimmerman Farmstead

Address: 4500 95th Avenue N. , Brooklyn Park, MN

Date: ca. 1880

PIN: 09-119-21-41-0008

County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5

Description

This farmstead includes a gabled wood frame house, a heavy-timber framed barn, gable wood frame granary, wood frame poultry house, wood frame garage, and other small outbuildings. A 1994 survey of the property noted that the house, barn and granary were constructed with square nails. The one- and one-half story wood frame house has an L-plan. The exterior is clad in clapboard. Windows are two-over-two, double-hung. The roof has collapsed and the structure is open to the weather.

The gabled, heavy timber frame barn has mortise-and-tenon joints and wood peg pinnings. The exterior walls are clapboard. The interior has been altered by partitions, framing changes, and enclosure of spaces. A clay tile silo rests on a poured concrete base; its former polygonal roof is missing. This property was examined in detail by Tellus Consultants in 1994 (see inventory form, MN SHPO).

Significance

Although completely in ruin, this house, barn, and granary are among the earliest remaining in the study area. This property changed hands a number of times between 1856 and 1862, with ownership between 1862 and 1904 by Peter Zimmerman (1824-1935), a native of Switzerland. Fred Balow was the owner between 1904 and 1918. The house, barn, and granary could pre-date Zimmerman's occupancy, but their style suggests a ca. 1880 date of construction.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/1999, looking north.

Inventory Number: BPC-HE-044
Name: House
Address: 3701 95th Avenue N., Brooklyn Park, MN
Date: ca. 1916
PIN: 10-119-21-34-0001
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This is a one- and one-half story, gable-roofed wood frame house with a gable-roofed, sheet-metal and wood-clad stable. The house rests on a rusticated concrete block foundation and is clad in pressed asbestos siding. The porch is enclosed. The most distinctive feature of the facade is the arrangement of three fixed-sash windows at the gable peak and at the gable end returns. The house has little remaining architectural integrity.

Significance

This property's main significance is for its relationship to the Zimmerman family. The surrounding acreage was owned by Swiss born Abraham Zimmerman in 1898 and by Abraham's son Gabriel by 1913. Branches of this large family are represented by several remaining properties, including the Caspar Zimmerman House at 10232 Zane Avenue N. (ca. 1880; HE-BPC-001).

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/1999, looking west.

Inventory Number: HE-BPC-057
Name: Zimmerman Farmhouse
Address: 2901 93rd Way N., Brooklyn Park, MN
Date: 1897
PIN: 11-119-21-33-0079
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This property contains a two-story, gable-roofed brick house, and a gable-roofed, wood frame garage. The house rests on a stone and concrete foundation and has brick-arched lintels at each window. Second-story windows retain original one-over-one, double-hung wooden sashes. A brick beltcourse is applied to the main facade, and there are angled brick diamonds in the gable ends. A clapboarded kitchen addition was built in the 1940s.

Significance

This property is significant for its association with the Zimmerman family, and for its brick construction. It is one of nine historic brick houses in the city. Several Zimmermans, all Swiss-born, settled in Brooklyn Township in the 1860s. Peter and Abraham are associated with several farmsteads in the area. This house is typical of the T-plan design popular for both wood frame and masonry construction.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/1999, looking northwest.

Inventory Number: BPC-HE-078
Name: Farmhouse
Address: 9801 Xerxes Avenue N. , Brooklyn Park, MN
Date: ca. 1895
PIN: 10-119-21-14-0002
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This two-story, T-plan farmhouse has a gable roof and enclosed porch at the main facade. A tripartite bay, an early feature, is intact at the south elevation. The exterior is now aluminum sided and most principal windows have been altered in size. Among outbuildings are a multi-bay concrete block garage at the rear of the property (ca. 1920?), and a pyramidal roofed shed, (ca. 1920?). The perimeter of the property is bounded by a stand of mature trees.

Significance

This farmhouse is significant as representative of the two-story, T-plan configuration popular in the late nineteenth century in Brooklyn Township. Although the exterior details have been altered, this building retains some general integrity of form.

This may have been the farmhouse of John Nute, who appears at this location by 1890 and owned property in the vicinity by 1874. He was not located in the census for 1860 or 1900. In 1984, it was purchased by market gardeners Nick and Rosa Lazaroff.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 5/2000, looking west.

Inventory Number: HE-BPC- 024
Name: Brooklyn-Crystal Cemetery
Address: 7300 W. Broadway Ave. , Brooklyn Park, MN
Date: ca. 1862-
PIN: 29-119-21-31-0001
County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5'

Description

The approximately 1-acre cemetery parcel is flat and includes a small landscaped circle with mature cedars and a working pump. The cemetery markers include simple limestone headstones from the mid-nineteenth century as well as early twentieth-century polished granite headstones.

Significance

The Brooklyn-Crystal Cemetery was established in 1863 and is the city's only historic cemetery. Many pioneer settlers and other early residents are buried here, including members of the Thompson, Ward, Smith, Tessman, and Schreiber families.

Historic Context(s): Agriculture and Community Development.



Photo: 5/2000, looking west.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 10/99, looking south.

Inventory Number: HE-BPC-080

Name: Seth and Mary Pribble Farmhouse

Address: 10856 Noble Avenue N., Brooklyn Park, MN

Date: 1879

PIN: 03-119-21-22-0004

County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5'

Description:

Situated near West River Road, this property occupies a wooded lot with a curved drive. This L-plan, two-story cream brick house rests on a limestone foundation. The hipped roof has a wide wooden cornice. Windows at the lower story have arched lintels and single lights. At the upper story there are long rectangular windows. A small enclosed porch occupies the northeast corner of the building. A wood-sided, early twentieth-century garage is opposite the house.

Significance

This house is among the best conserved of those remaining in the city. Between ca. 1875 and 1900 a number of red or cream brick houses were erected in Brooklyn Township; only nine remain. The ownership of this property transferred several times in the late nineteenth century. Between 1870 and 1887, a 40-acre tract was owned by Seth and Mary Smith Pribble. Seth (1832-?) was a farmer and native of Maine; he arrived in Brooklyn Township in 1858. Mary was the daughter of Hiram Smith, an early settler.

Local tradition seems to maintain the 1879 date of construction, during the Pribble's occupancy. They sold the house in 1887 to Charles Mayo, and in 1890 it was purchased by Preston (1858-?) and Victoria (Bragdon) Perry in 1858. The Perrys were farmers and had no children. In 1900 they had four relatives living with them, as well as a Norwegian boarder who worked in a sawmill. By 1914 this house was part of an 18-acre tract owned by Henry Hopp. The exterior is well maintained. This property does not appear to be eligible for the National Register, but is a strong candidate for local recognition. The recollections of Mary Smith Pribble are included in *Old Rail and Fence Corners* (1914), pages 186-188. **(Historic Context(s): Agriculture and Community Development)**

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 10/99, looking north.

Inventory Number: HE-BPC-070
Address: 10225 Abbott Avenue N., Brooklyn Park, MN
Name: Farmhouse
Date: ca. 1880 (?)
PIN: 03-119-21-43-0009
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5'

Description

This property is located along a dead-end dirt road north of 101st Avenue N. (Another house, possibly dating from the late nineteenth century but extensively altered, is located on an adjacent parcel farther to the north.)

The L-plan, two-story, gable-roofed house consists of a two-story main block with a one-story addition. Both are clad in vinyl siding. Modern windows and doors replace most original units, but those on two-story façade appear to be original. Here, a prominent dentil course at the cornice is a distinctive feature. There are two modern garages and one small, late nineteenth-century frame shed. The clapboard-clad shed is well conserved and, according to the current owner, once housed livestock.

Significance

This house is locally significant as a good example of a late nineteenth-century farmhouse. It may be the house remaining from the farmstead of H.F. Brown, who owned 80 acres here by 1879; in 1874 it was owned by F. Stanchfield. Browns and Stanchfields can be identified in the 1860 census, but were not specifically associated with this parcel. The 1860 census includes H. Brown (1800-?), a farmer and native of New York. Brown was still associated with the property in 1898. This area was locally known as Long Prairie. While the house has exterior alterations, the frame shed is a well-conserved building that with more research may offer additional information about the site. It may be associated with an early twentieth-century owner, farmer George W. Woodle.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 10/99, looking west.

Inventory Number: HE-BPC-071
Name: Christian Swanson House
Address: 10725 Noble Avenue N. , Brooklyn Park, MN
Date: ca. 1895
PIN: 04-119-21-11-0012
County: Hennepin **U.S.G.S. Quad:** Anoka, MN 7.5'

Description

Sited on a wooded parcel, this two- and one-half story house has intersecting gable roofs and a white-painted brick exterior. It rests on a concrete block foundation. A gable-roofed addition at the north is finished with a smooth stucco surface. The window openings have segmental-arched lintels and the gable ends are filled with decorative brick panels.

Significance

This property is locally significant as one of nine remaining late nineteenth century brick houses in Brooklyn Park. According to late nineteenth-century maps, this property was owned by L. Atkinson (1874), Christian Swanson (1890, 1898), and William Blanchett (1915). The house was possibly built by Swanson, a Norwegian born in 1839 who arrived in Minneapolis in 1868. The biography of Swanson in the *History of Hennepin County* (1914) suggests that he might have had some experience with brick or bricklaying (he worked several summers in a brick yard). According to the biography, he built a house in 1881 and rebuilt it in 1893-4. The history notes "he finished the house throughout, himself, and now has a large and beautiful home."¹ This may refer to this property. The building retains a good level of architectural integrity.

Historic Context(s): Agriculture and Community Development

¹ Holcomb, 1475-76.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 10/99, looking northeast.

Inventory Number: HE-BPC-001

Name: Schreiber-Zimmerman Farmhouse

Address: 10232 Zane Avenue N., Brooklyn Park, MN

Date: ca. 1865

PIN: 04-119-21-33-0006

County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5

Description

This T-plan, cross-gabled house is clad in cream brick with limestone trim. Despite the construction of a modern bay window at the main, south-facing elevation and several modern additions, the original portion of the house retains good integrity. The principal windows have segmental arches with brick voussoirs, carved stone keystones, and stone sills. The landscape of the original farmstead setting is now configured as a suburban country home, with a new stable/garage at the rear of the property.

Significance

The Schreiber-Zimmerman House has the highest level of original architectural significance of the nine brick houses remaining in the city. At the windows, the carved limestone keystones at the arched lintels are of particular note.

Local historians attribute the earliest ownership of this house to German-born Fredrick Schreiber. It later was owned by the Swiss-born Zimmerman family, who owned farms at several locations in the northern portion of Brooklyn Township. The earliest Zimmerman settler was apparently Peter (1824-1909), who claimed land in Section 17. He and his brother Abram arrived in 1862. Thomas Zimmerman owned acreage in Section 6. Both owners are shown on the 1874 *Map of Brooklyn Township*. Henry Zimmerman (1857-) arrived in the United States in 1862. He and his wife Bertha had four children, Rachel, Henry, Laura, and Goldie.

In 1898 the property occupied 71 acres of farmland.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 10/99, looking northwest.

Inventory Number: HE-BPC-017

Name: Bragdon Church

Address: 10255 Noble Avenue N., Brooklyn Park, MN

Date: ca. 1885

PIN: 04-119-21-44-0001

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Description:

This gable-roofed, 30' x 40' wood frame building has a 40 x 24' north addition; both are clad in masonite siding. The addition dates from 1940. Most exterior features have been altered, but the wooden brackets and wide cornice under the eaves at the front gable may date from the original construction. There are no outbuildings.

Significance

This building is locally significant as the only nineteenth-century church in Brooklyn Park, a center of religious and social life for many years. It is now the Alliance Church. Although heavily altered, the gable-roofed frame structure has a bracketed cornice suggesting a construction date of ca. 1880-1895. It was erected as the Bragdon Memorial Church, a Free Will Baptist congregation. It was built in memory of Ebin J. Bragdon, who died while in the Army in Missouri in 1865.² The Bragdon family were natives of Maine; some farmed in Section 10. This church is not mentioned in the 1881 *History of Hennepin County*, but a church appears at this location on the 1898 *Map of Hennepin County*. Previous survey forms noted that church members believed that the building dated from 1860, but there is no evidence to support this.

Historic Context(s): Agriculture and Community Development

² Holcomb, 1471.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 10/1999, looking west.

Inventory Number: HE-BPC-073

Name: House

Address: 10225 Noble Avenue N., Brooklyn Park, MN

Date: 1920

PIN: 04-119-21-44-0009

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Description

This two-story house is situated on one of a number of narrow parcels subdivided from larger farms on Noble Avenue N. Earlier, this was part of the 160-acre farm of Fred Schreiber. By the 1920s, however, Noble Avenue was divided into parcels suitable for smaller-scaled market gardening.

The stucco house has intersecting gambrel roofs and a full front porch carried by slender columns. The simple design is typical of the housing developed by plans sold by Sears, Roebuck & Co. and other mail-order firms prior to World War I.

Significance

This property is locally significant for its architectural design and well-conserved exterior. No early owners have been identified with this property, but like others sited on the open landscape of Noble Avenue, it retains much of its early twentieth-century character.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 1/00; looking north.

Inventory Number: HE-BPC-016
Name: Henry and Annie Killmer Farmhouse
Address: 5032 101st Avenue N., Brooklyn Park, MN
Date: ca. 1900
PIN: 04-119-21-44-0008
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This two-story, late Italianate style farmhouse rests on a rusticated concrete block foundation. The multiple hip roofs have deep eaves with ornamental brackets. It is clad in cream brick, and has segmental-arch windows. There are decorative brick panels in the gable ends. A two-story enclosed porch is at the southeast corner.

The other principal historic building on the property is a gable-roofed, board-and-batten-clad barn, ca. 1900, with an attached shed. It appears to be in poor condition.

Significance

With the Pribble House at 10856 Noble Avenue N., and the Zimmerman House at 10232 Zane Avenue, this is the best conserved brick house remaining in the area north of 93rd Avenue. According to maps, this property was owned by Henry Killmer in 1898; in 1874 it was owned by C.H. Parlin. Both maps show a building on the site.

According to the 1900 census, Henry Killmer was born in Minnesota in 1865 to German-born parents, Annie and Henry Killmer. The Killmers had three children.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 1/00; looking north.

Inventory Number: HE- BPC- 074
Name: Smith-Gorder Farmstead
Address 10708 Jefferson Hwy. N., Brooklyn Park, MN
Date: ca. 1903
PIN: 06-119-21-21-0001
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This property is now a tree farm which occupies acreage extending east to Highway 169. The buildings include a two-story, stucco-clad, hipped-roof house, ca. 1900, and a gambrel-roofed wooden barn with a concrete silo. Three other small outbuildings and two garages also appear to date from the early twentieth century.

This farm was well-situated to transport farm products into Minneapolis or Osseo and may have supported a dairy operation at the same time as market crops.

Significance

This property is locally significant as an example of an early twentieth century farmstead, one with many outbuildings relatively intact. In the 1870s, this property was owned by Thomas Meyer, who has not been identified. A building is shown at this location on the 1874 *Map of Brooklyn Township*. By the time the present farmstead was constructed, the property was owned by Christopher (?) Smith, a native of Germany, later (1914) by P.A. Schmidt, and then by E.A. Gorder.

An early (but very altered) house to the north at 10720 (?) Jefferson Hwy N. was probably that owned by Levi Brigham (1820-?), an early Brooklyn Township settler. He was a native of Canada and later lived in Vermont and Massachusetts. He came to Minnesota in 1855.³ By 1900 the property was owned by his son, Oliver.

Historic Context(s): Agriculture and Community Development

³ Neill, 289.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 7/2000; looking west.

Inventory Number: HE-BPC-075
Name: Jenkins-Stansfield House
Address: 10317 Jefferson Hwy N., Brooklyn Park, MN
Date: ca. 1875
PIN: 06-119-21-32-0008
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This gable-roofed, stucco-clad house has two intersecting gabled wings. The south wing is probably the earliest and is a portion of the original L-plan house. The central section of the house has three windows with double-hung sash; what appears to be an early porch is at the south.

There is a modern metal building at the rear of the property.

Significance

Although substantially altered with stucco cladding and various additions, this building is nevertheless recognizable and locally significant as an early house along a once-well traveled route. It is also associated with the John Jenkins and later the Frank H. Stansfield families. Jenkins was counted in the 1860 census as a native of Maine, aged 45. It is not known if he was related to A. and N. H. Jenkins, other early settlers for whom "Jenkins Prairie" was named. Stansfield, the next owner, settled in Brooklyn Township in the 1880s. The 1900 census reported that Stansfield (1859-) and his wife Helen (1866) had three children.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 1/2000; looking north.

Inventory Number: BPC-HE-038
Name: District 33 School
Address: 9024 101st Avenue N., Brooklyn Park, MN
Date: ca. 1910
PIN: 06-119-21-33-0009
Township: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

Sited at the intersection of 101st and the Jefferson Highway, this former school building is clad in red brick. The form of the original gable roofed building is intact despite alterations, including a frame addition, adapting it to a business and residence. The main facade has a central entry flanked by two segmental-arched windows; there are five segmental-arched windows at the south elevation, while an addition joins the building at the north. A half-round light is in the gable end; it has been filled with stained glass in recent years, as have other windows on the building.

Significance

This building is locally significant as one of only three remaining district schools in Brooklyn Park. All are now in residential use.

At least two of Brooklyn Park's early twentieth-century schools were constructed of brick. Another nearby example, is at 9900 Regent Avenue N. School consolidation brought an end to the small district schools across Minnesota, but a number were recycled into other uses such as housing.

Historic Context(s): Township Government to City

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota

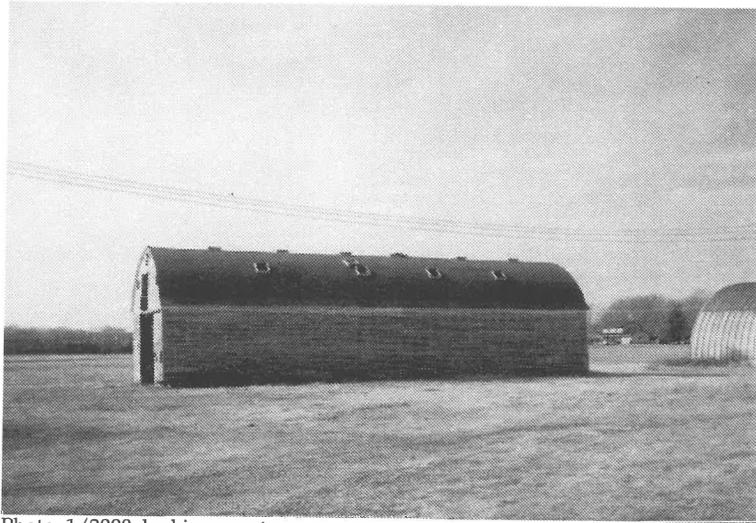


Photo: 1/2000; looking west.

Inventory Number: HE-BPC-076
Name: Arch-roof barns (2)
Address: 10825 Jefferson Highway
Date: ca. 1940
PIN: 06-119-21-22-0001
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

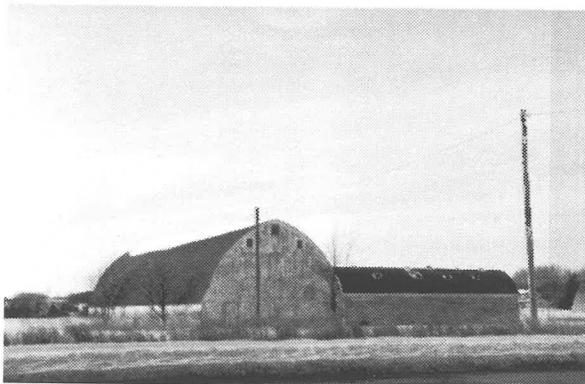
Description

This property is located on south of the intersection of Jefferson Highway and 109th Ave. N. on the west side of the highway. The property includes a group of three barns; two have arched roofs. They are clad in wooden battens and/or siding and have wood or metal roofs. There are no farmhouses or other structures on the parcel.

Significance

These arch-roof barns are among the last remaining examples in Brooklyn Park. These buildings were popular with potato growers and other farmers for crop storage and processing. The builder is not known, but this property was part of the Frank Stansfield farm from the late nineteenth into the early twentieth century.

Historic Context(s): Agriculture and Community Development



BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota

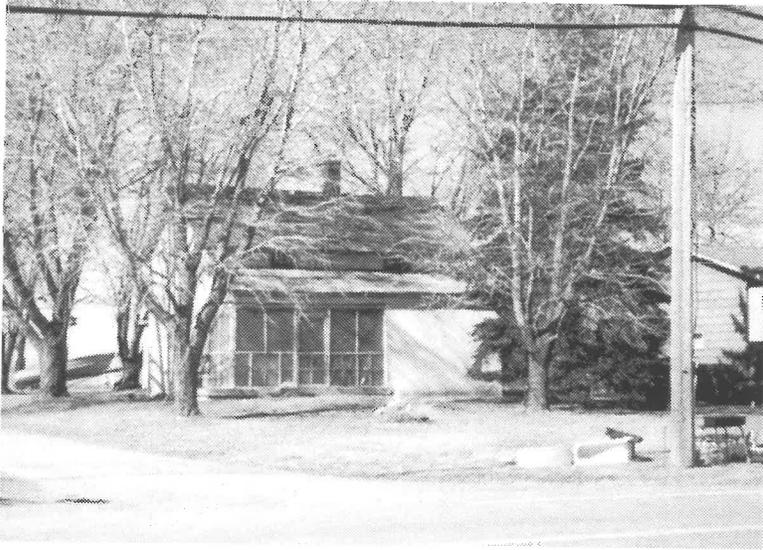


Photo: 11/1999; looking west.

Inventory Number: HE-BPC-037

Name: House

Address: 9309 Winnetka Avenue N., Brooklyn Park, MN

Date: 1890 (or earlier)

PIN: 07-119-21-44-0002

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

Description

This small, one and one-half story, stucco-clad house has a gable roof and a central chimney. There are small fixed casement attic windows under the eaves. There is a large gable-roofed, wood-sided garage/shed at the rear of the property.

Significance

This building is locally significant for its association with the late nineteenth-century history of Brooklyn Park and the Smith family.

This house may have been associated with the farm of Andrew J. Smith. Members of the Horace H. Smith family owned property near present-day 93rd and West Broadway from the late 1850s until well into the twentieth century. Horace H. and Lois Shepard Smith, natives of Vermont who later resided in New York and Michigan, arrived in Brooklyn Township in 1854. They were members of the so-called "Adrian Colony" of about a dozen settlers who came from Michigan. In Brooklyn Township the Smiths claimed 160 acres in Section 17. By 1881, Horace H. Smith was practicing as a "magnetic physician" in Minneapolis. The elder Smiths moved to Kansas in 1902.⁴

The Smiths had two sons, Andrew J. (1844-?) and George H. (1843-?) and two daughters. Andrew continued farming and served as a state legislator 1877-1879.

(See continuation sheet)

⁴ See 1881, p. 285; 1473.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota

Continuation Sheet

Page 2

Inventory Number: HE-BPC-037

Name: House

Address: 9309 Winnetka Avenue N., Brooklyn Park, MN

Date: 1890 (or earlier)

PIN: 07-119-21-44-0002

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5'

By 1914 he farmed 220 acres including the elder Smith's land. George farmed and also worked as a railroad contractor and as a lumberjack.⁵ By 1900, his holdings included 153 acres in Section 17.

Horace H. Smith's brother David C. Smith (ca. 1825-?) also settled in Brooklyn Township in Section 18. David was also part of the "Adrian Colony" and was a teacher, farmer, and road contractor. Like many farmers, he also worked in the pineries cutting and hauling logs. David C. Smith and his wife M.R. had two children.

In 1855, Brooklyn Township's first school was built on Smith property on the southwest corner of 93rd Avenue N. and West Broadway. It burned in 1864.⁶

Historic Context(s): Agriculture and Community Development

⁵ Andrew J. Smith and George H. Smith in Holcombe, p. 1473.

⁶ Warner and Foote, 288.

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota



Photo: 8/2000, looking east.

Above: August Tessman (now Eldon and June Tessman) House, 1883.

Inventory Number: HE-BPC-020

Name: August Tessman Farmstead (Eldon Tessman)

Address: 6508 85th Avenue N., Brooklyn Park, MN

Date: ca. 1862 (first barn); 1883 (house)-

PIN: 17-119-21-44-0005

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Description

The August Tessman farmstead includes six buildings, all with good architectural integrity. The two-story Italianate style house dates from 1883. The yellow brick exterior (reportedly of Chaska brick) was stuccoed in 1937. The building rests on a fieldstone and limestone foundation. The original T-plan house has a one-story kitchen wing and a three-stall attached garage (ca. 1960). The hipped roof has bracketed eaves. The front porch was enclosed in 1920 and the east-facing bay has also had alterations.

The smoke house (1883) is yellow Chaska brick. The gable-roofed building has a single wooden door. It was used for smoking ham and fish.

The granary (ca. 1880), is a gable-roofed frame building that rests on a fieldstone and quarry rubble foundation. There is an overhead garage door and service door at the south elevation, a service door on the south, and overhead garage door on the east elevation. The windows are single-sash. The exterior is clad in clapboard. A side-gabled hog barn (ca. 1880) is attached to the north side of the granary. It is now a machine shed.

The large wheat barn (ca. 1882-1886) is gable-roofed and is clad in board-and-batten siding. The heavy timber frame rests on a fieldstone foundation. A cupola is attached to the ridgepole. The
(See continuation sheet)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM

Hennepin County, Brooklyn Park, Minnesota



Photo: 8/2000, looking east.

Above: August Tessman (now Eldon Tessman) Wheat Barn, 1882-1886.

Continuation Sheet Page 2

Inventory Number: HE-BPC-020

Name: August Tessman Farmstead (Eldon Tessman)

Address: 6508 85th Avenue N., Brooklyn Park, MN

Date: ca. 1862 (first barn); 1883 (house); subsequent outbuildings

PIN: 17-119-21-44-0005

County: Hennepin U.S.G.S. Quad: Anoka, MN 7.5

Description, con't

The small gable-roofed barn (ca. 1862-1870) is banked into the slope northwest of the large barn. Its heavy timber frame is clad in board and batten siding. The building rests on a fieldstone and quarry scrap foundation; a portion has been parged. The building was converted for potato processing in the 1970s and then to a machine shop.

The sheep shed (1936) is a tamarack pole shed with a gable roof clad in corrugated metal. Three walls are metal; the building is open at the south side. The screening house (pre-1936) is a small gable roofed frame building with two flip-down screening doors.

Significance

As noted in Norene Roberts' draft National Register of Historic Places nomination for this property, "the Albert (August) Tessman Farmstead is the most intact example of a complete farm operation remaining in Brooklyn Park and dating from the 1880s." The remaining buildings, all with a good level of historic integrity, represent a farm established by German immigrants in the 1880s during its evolution through grain, dairy and then potato farming as well as sheep raising. In addition, the pioneer farm established here in the 1860s by Moses Blowers is represented by the 1860s barn, apparently the earliest in the city. Although the building was determined not Register-eligible (due in part to stucco and other alterations to the house), this remains a site of high architectural and historical significance in Brooklyn Park. (See continuation sheet.)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota

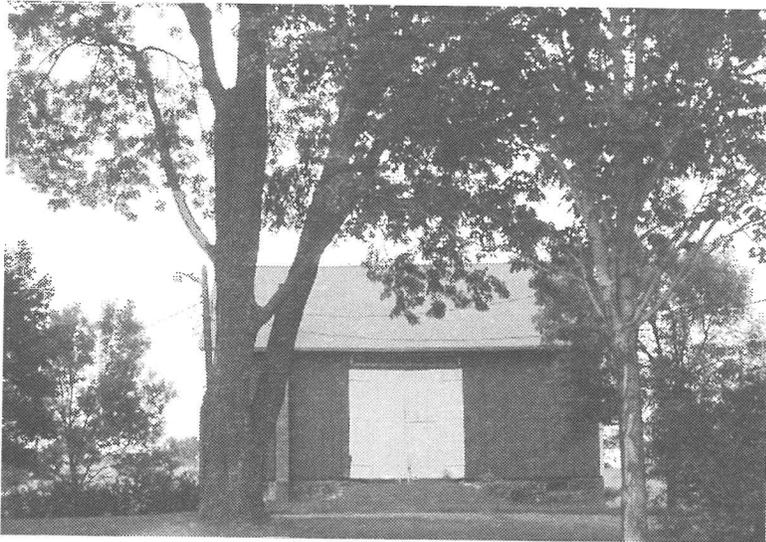


Photo: 8/2000, looking east.

Above: August Tessman (now Eldon Tessman) Barn, ca. 1862-70.

Continuation Sheet Page 3

Inventory Number: HE-BPC-020

Name: August Tessman Farmstead (Eldon Tessman)

Address: 6508 85th Avenue N., Brooklyn Park, MN

Date: ca. 1862 (first barn); 1883 (house); subsequent outbuildings

PIN: 17-119-21-44-0005

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Significance, continued

As discussed in Roberts' article "Growing Potatoes in Brooklyn Park," Tessman family members were leaders in the area's potato growing industry. The existing buildings well represent aspects of the twentieth-century potato industry, one which has long put Brooklyn Park "on the map."

Reportedly, Moses Blowers claimed this property in the 1850s and built a log house (razed) and the existing barn. Blowers was not located in the 1860 census. August Tessman (1838-?) was a native of West Prussia. He arrived in the United States in 1858 and settled near Chaska, Minnesota, where he worked as a barge operator and hauled bricks for local kilns. He married Henrietta Hartkopf (1835-1880), a native of Germany. The Tessmans moved to Brooklyn Township in 1870, where her brother Charles (?) was farming. They settled on this property in the former Blowers log house with three children and had four more. The new house was built after Henrietta's death in 1880.

In 1888, August built a new house at what is now 6717 85th Avenue N. (It was later the Ferdinand Tessman House and then Donald Tessman's.) Albert Tessman and his wife Leopoldena established their family here in 1896 and their son Albert (Bert) took over the farm when the elder Tessman's moved to Minneapolis. Their son Eldon is now the owner of the property. (See continuation sheet.)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota

Continuation Sheet Page 4

Inventory Number: HE-BPC-020

Name: August Tessman Farmstead (now Eldon Tessman)

Address: 6508 85th Avenue N., Brooklyn Park, MN

Date: ca. 1862 (first barn); 1883 (house); subsequent outbuildings

PIN: 17-119-21-44-0005

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Historic Context(s): Agriculture and Community Development

Additional Sources:

Interview with June and Eldon Tessman, August 30, 2000.

Roberts, Norene. Albert Tessman Farm, Brooklyn Park, MN. National Register of Historic Places Nomination. Submitted to the State Historic Preservation Office, 1988.

Roberts, Norene. "Growing Potatoes in Brooklyn Park," *Hennepin County History* (vol. 53, no 4, Fall 1994).

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 8/2000, looking east.

Above: Edmund Tessman House, ca. 1897.

Inventory Number: HE-BPC-021

Name: Edmund Tessman Farmhouse (Raymond and Alice Tessman)

Address: 6716 85th Avenue N. Brooklyn Park, MN

Date: ca. 1897

PIN: 17-119-21-43-0001

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Description

Like the August Tessman farm adjoining at the north, the farmstead site includes mature oak trees and an expanse of lawn. The L-plan gable-roofed brick house was constructed of yellow brick. The present stucco cladding was applied in ca. 1920. The curved front porch was built in 1920 and was rebuilt after a 1925 tornado. A wide frieze board and segmental-arch brick lintels remain; there is a round-arched window in the main gable end. The dark brick facing on the foundation was reportedly applied over the original fieldstone foundation. The brick is also used at the porch foundation.

The ca. 1910 barn was damaged by the tornado. The gambrel-roofed barn was rebuilt, and a long shed attached. The barn exterior is board and batten and the shed is clad in clapboard. There is a gable-roofed, clapboard-clad granary and woodshed. The four-bay stucco-clad machine shed was also rebuilt after the tornado.

Significance

This property is locally significant for its association with the large Tessman family, all descendants of August (see 6508 85th Avenue N.; HE-BPC-020). The gambrel barn and shed are also among the best conserved in Brooklyn Park. Edmund (1873-?) the builder of this farm, was a son of August and Henrietta Hartkopf. He married Louise Setzler in 1901 and was a leading potato grower. Raymond, one of their six children, later farmed this property. (See continuation sheet.)

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 8/2000, looking east.
Above: Edmund Tessman (now Raymond Tessman) Barn ca. 1910.

Continuation Sheet Page 2

Inventory Number: HE-BPC-021

Name: Edmund Tessman Farmhouse (Raymond and Alice Tessman)

Address: 6716 85th Avenue N. Brooklyn Park, MN

Date: ca. 1897

PIN: 17-119-21-43-0001

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Historic Context(s): Agriculture and Community Development

Additional sources:

Roberts, Norene. "Growing Potatoes in Brooklyn Park," *Hennepin County History* (vol 53, no 4. Fall 1994).

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 8/2000, looking north.

Inventory Number: HE-BPC-023
Name: Adolph Tessman Farmhouse
Address: 6108 85th Avenue N. Brooklyn Park, MN
Date: ca. 1880s
PIN: 16-119-21-33-0006
Township: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This L-plan stucco clad farmhouse was constructed of yellow brick. It is now clad in stucco. Except for the segmental-arch lintels at the windows and entry there are few remaining historic features, and no remaining historic outbuildings.

Significance

This property is historically significant for its association with the large Tessman family, all descendants of August (see 6508 85th Avenue N.; HE-BPC-020).

Adolph Tessman (1869-?) was the third child of August and Henrietta Tessman. Adolph and Mollie Peterson were married in 1891 and had eight daughters.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 8/2000, looking northwest.

Inventory Number: HE-BPC-022
Name: Ferdinand Tessman Farmhouse and Barn
Address: 6717 85th Avenue N. Brooklyn Park, MN
Date: ca. 1888 (house); ca. 1900 (barn)
PIN: 20-119-21-12-0001
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This gable-roofed, L-plan farmhouse is constructed of yellow brick. It was stuccoed in the 1920s. Brick segmental arched lintels remain exposed at the two-over-two windows. There is permastone facing on the first story.

Outbuildings include a board and-batten clad, gable-roofed barn (ca. 1900), and a three-car stucco garage.

Significance

This property is significant for its association with the large Tessman family, all descendants of August (see 6508 85th Avenue N.; HE-BPC-020). Ferdinand Tessman was the youngest of August and Henrietta Hartkopf's seven children. He never married. It was later the Donald Tessman farm. The property has been owned by the Church of Christ since 1991.

(See continuation sheet)

Additional Sources:

Roberts, Norene. "Growing Potatoes in Brooklyn Park," *Hennepin County History* (vol. 53, no 4. Fall 1994).

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 8/2000, looking south.
Above: Ferdinand Tessman Barn, 717 85th Avenue N. (ca. 1900).

Continuation Sheet Page 2

Inventory Number: HE-BPC-022
Name: Ferdinand Tessman Farmhouse and Barn
Address: 6717 85th Avenue N. Brooklyn Park, MN
Date: ca. 1888 (house); ca. 1900 (barn)
PIN: 20-119-21-12-0001
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 5/2000, looking north.

Inventory Number: BPC-HE-034
Name: Aaron Tessman House
Address: 7826 Brooklyn Blvd., Brooklyn Park, MN
Date: ca. 1925
PIN: 20-119-21-44-0083
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This two-story, stucco-clad house has multiple gable roofs, a gabled entry portico facing south, and an arched portal at the east elevation. The asymmetrical English Cottage facade has small lancet windows flanking the stone-trimmed entry and in the gable ends. Paired rectangular windows have three-over-one sash. The entry portico has limestone trim at the base and around the lancet-arched entry. The single-leaf door has tracery-like wooden mullions. The stucco chimney at the facade has limestone trim and a raised tree motif that extends the length of the chimney. Other details such as wrought iron grillwork below the windows and stone steps contribute to the locally unique exterior. The garage on the property dates from 1989.

Significance

This building is locally significant for its association with a large family of German farmers who settled in Brooklyn Township in the 1870s. The Tessmans were well known for potato growing in the twentieth-century. Aaron Tessman was one of the first Brooklyn Park farmers to plat land for residential subdivision after World War II, including the adjacent Shingle Creek Heights (1951) and Shingle Creek Park (1954). Aaron (1899- ?) was the son of Albert and Leopoldena Tessman. His father farmed 78 acres in Sections 17 and 20 (6508 85th Avenue N.) adjacent to the farms of Edward and Adolph Tessman.

Historic Context(s): Agriculture and Community Development; the Suburban Era

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota



Photo: 11/1999, looking north.

Inventory Number: BPC-HE-079
Name: Wolter Farmhouse and Outbuildings
Address: 8400 93rd Avenue N., Brooklyn Park, MN
Date: 1890
PIN: 07-119-21-43-0004
County: Hennepin
U.S.G.S. Quad: Anoka, MN 7.5

Description

This site includes a two-story, gable-roofed L-plan house with a one-story, flat-roofed addition, and a concrete block garage (machine shop) with an attached one-story shed. The gable-roofed house is stucco-clad and has two modern chimneys at the east and west elevations. A modern picture window has been installed at the front facade and the porch is enclosed.

A one-story shed attached to the machine shop is clapboarded and was previously used as a potato barn. There is also a small gable-roofed, clapboard-clad building at the rear of the house.

Significance

This house and machine shop are locally significant for their association with Brooklyn Park's development as a potato growing and market crop center. The origins of the farm begin with Leo Wolter. Family members including the Fischbachs have farmed here since. The Fischbach family grew potatoes and in more recent years have sold summer produce and Christmas trees from the site.

According to the owner, a portion of the house is from an old jail in Osseo, and the small gable-roofed building at the rear was moved from another farm and once housed seasonal farm workers.

Historic Context(s): Agriculture and Community Development

BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM
Hennepin County, Brooklyn Park, Minnesota

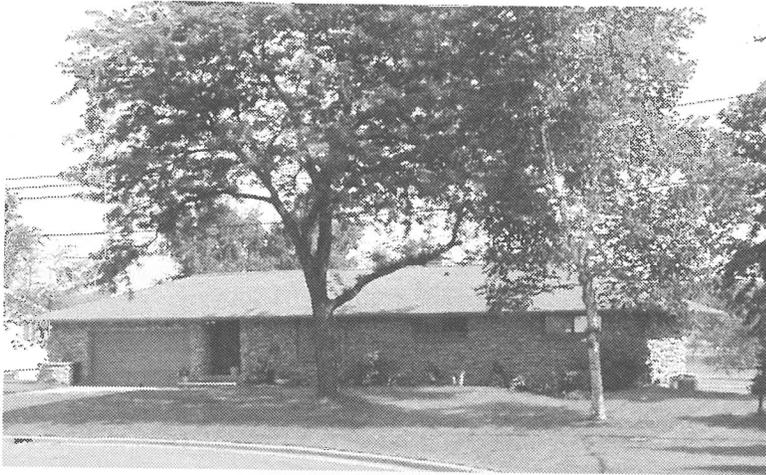


Photo: 6/2000, looking north.

Inventory Number: BPC-HE-061

Name: William Pitt House

Address: 10700 Ziegler Drive, Brooklyn Park, MN

Date: 1960

PIN: 03-119-21-12-0014

County: Hennepin

U.S.G.S. Quad: Anoka, MN 7.5

Description

This hipped-roof rambler is sited on a lot overlooking the river in Ziegler's Riverview Terrace (1958). The building is clad in limestone and has a variety of window sizes. There is a stone-framed portal built through the house, just to the south of the double garage.

Significance

This building is locally significant as an example of the custom-built homes erected after World War II along and near West River Road. The stone exterior and details such as the portal set it apart from many other rambler built in the Brooklyn Park in this period. William Pitt, formerly of 3342 James Avenue N., Minneapolis, was the first owner of the house.

Historic Context(s): The Suburban Era

Brooklyn Park Historic Resources Inventory Property List

Property Identification Numbers (PIN) appear under the property name.

Map #	Property Name	Address	Date Built	State Historic Preservation Office (SHPO) HE-BPC-	Page #
1	John W. and Cora Hamilton House 21-119-21-32-0008	7949 Zane Ave. N.	ca. 1890	003	60
2	John W. Hamilton Farmhouse 21-119-21-31-0005	5808 80th Ave. N.	ca. 1900	004	61
3	Fletcher-Hamilton Farmhouse 21-119-21-44-0001	7833 Noble Ave. N.	ca. 1880	005	63
4	Rixon-Mattson Halfway House 13-119-21-34-0060	8540 West River Rd.	ca. 1859	009	64
5	Thayer-Curtis-Seltzer Farmhouse 17-119-21-21-0002	9248 West Broadway	ca. 1880	011	66
6	Hartkopf Farmhouse 29-119-21-24-0021	7308 West Broadway	ca. 1880-90	082	68
7	Brooklyn-Crystal Cemetery 29-119-21-31-0001	7300 West Broadway	1862	024	106
8	Engvall Dairy Barn 28-119-21-33-0014	5901 Bethia Lane	ca. 1927	025	70
9	Paulson Farmstead 33-119-21-22-0090	6001 69th Ave. N.	ca. 1910	026	71

Map #	Property Name	Address	Date Built	State Historic Preservation Office (SHPO) HE-BPC-	Page #
10	Henry S. Thompson Farmhouse 32-119-21-32-0001	6325 West Broadway	ca. 1885	027	73
11	Luger Farmhouse 32-119-21-24-0014	6516 West Broadway	ca. 1910	028	74
12	Charles Ward Farmhouse 32-119-21-23-0002	6633 West Broadway	ca. 1875	030	75
13	Farmhouse 22-119-21-42-0001	3700 Brookdale Dr.	ca. 1855-70 (?)	031	77
14	Lazaroff Farm 26-119-21-22-0016	2601 Brookdale Dr.	ca. 1880	032	78
15	Fischer House-Warwick Stage Stop 25-119-21-12-0039	7633 West River Rd.	ca. 1903	033	80
16	Pitt House 03-119-21-12-0014	10700 Ziegler Dr.	1960	061	131
17	Luger House 32-119-21-31-0064	6348 West Broadway	ca. 1910	035	81
18	Izaak Walton League Cabin 13-119-21-32-0011	8816 West River Rd.	1936	062	82
19	Riverlyn 12-119-21-32-0008	9510 West River Rd.	ca. 1915-19	063	83
20	House 24-119-21-41-0058	8040 Sunkist Blvd.	ca. 1914	064	84

Map #	Property Name	Address	Date Built	State Historic Preservation Office (SHPO) HE-BPC-	Page #
21	August Swanson Farmhouse 19-119-21-34-0002	8716 Brookdale Dr.	ca. 1900	065	85
22	Joyner Silver Shop 19-119-21-44-0005	7716 Lakeland Ave.	1947	066	86
23	House 12-119-21-33-0008	9300 West River Rd.	ca. 1948	067	90
24	A.H. Benson School (District 29) 25-119-21-14-0013	7302 73rd Ave. N.	ca. 1872	068	87
25	House 03-119-21-14-0005	10541 West River Rd.	ca. 1886	069	91
26	District 31 School (Schreiber School) 09-119-21-14-0010	9900 Regent Ave. N.	ca. 1910	015	93
27	Farmhouse 03-119-21-43-0009	10225 Abbott Ave. N.	1880	070	108
28	Christian Swanson House 04-119-21-11-0012	10725 Noble Ave. N.	ca. 1895	071	109
29	Farmhouse 04-119-21-32-0002	10348 Zane Ave. N.	ca. 1895	072	92
30	Schreiber-Zimmerman Farmhouse 04-119-21-33-0006	10232 Zane Ave. N.	ca. 1865	001	110

Map #	Property Name	Address	Date Built	State Historic Preservation Office (SHPO) HE-BPC-	Page #
31	Bragdon Church 04-119-21-44-0001	10255 Noble Ave. N.	ca. 1885	017	111
32	House 04-119-21-44-0009	10225 Noble Ave. N.	ca. 1920	073	112
33	Henry Killmer Farmhouse 04-119-21-44-0008	5032 101st Ave. N.	ca. 1900	016	113
34	Smith-Gorder Farmstead 06-119-21-21-0001	10708 Jefferson Hwy. N.	ca. 1903	074	114
35	Jenkins-Stansfield House 06-119-21-32-0008	10317 Jefferson Hwy. N.	ca. 1875	075	115
36	District 33 School 06-119-21-33-0009	9024 101st Ave. N.	ca. 1910	038	116
37	Arch-roof Barns 06-119-21-22-0001	10825 Jefferson Highway	ca. 1940	076	117
38	Farmhouse 07-119-21-44-0002	9309 Winnetka Ave. N.	ca. 1890	037	118
39	John Smith Farmstead 09-119-21-21-0002	9900 Zane Ave. N.	ca. 1880	077	94
40	Schreiber Farmstead 09-119-21-22-0005	9993-10001 Zane Ave. N.	ca. 1896-	002	95

Map #	Property Name	Address	Date Built	State Historic Preservation Office (SHPO) HE-BPC-	Page #
41	Zimmerman Farmstead 09-119-21-41-0008	4500 95th Ave. N.	ca. 1880	013	102
42	Farmhouse 10-119-21-14-0002	9801 Xerxes Ave. N.	ca. 1895	078	105
43	Alonzo Bragdon Farmstead 10-119-21-33-0020	4401 95th Ave. N.	ca. 1860-	059	101
44	House 10-119-21-34-0001	3701 95th Ave. N.	ca. 1918	044	103
45	Zimmerman Farmhouse 11-119-21-33-0079	2901 93rd Way N.	1897	057	104
46	Silas Merrill Farmstead 10-119-21-22-0002	4201 101st Ave. N.	1874-1890	019	97
47	John Eidem Farmstead 10-119-21-21-0003	4345 101st Ave. N.	ca. 1894	018	99
48	Wolter Farmhouse and Shed 07-119-21-43-0004	8400 93rd Ave. N.	ca. 1890	079	130
49	August Tessman Farmstead 17-119-21-44-0005	6508 85th Ave. N.	ca. 1862; 1883-	020	120
50	Edmund Tessman Farmstead 17-119-21-43-0001	6716 85th Ave. N.	ca. 1897	021	124

Map #	Property Name	Address	Date Built	State Historic Preservation Office (SHPO) HE-BPC-	Page #
51	Ferdinand Tessman Farmhouse 20-119-21-12-0001	6717 85th Ave. N.	ca. 1888	022	127
52	Adolph Tessman Farmhouse 16-119-21-33-0006	6108 85th Ave. W.	ca. 1880s	023	126
53	J.M. Dow House 27-119-21-22-0062	7548 Noble Ave. N.	unknown	007	89
54	Bohanon-Lawrence Farmhouse 28-119-21-11-0001	7557 Noble Ave. N.	ca. 1880	006	88
55	Seth and Mary Pribble Farmhouse 03-119-21-22-0004	10856 Noble Ave. N.	1879	080	107
56	Aaron Tessman House 20-119-21-44-0083	7826 Brooklyn Blvd.	ca. 1925	034	129
57	House 03-119-21-21-0007	10745 West River Rd.	ca. 1920	081	69

Historic Property Map

Legend

-  Historic Properties
-  Key Historic Properties



City of
Brooklyn Park,
Minnesota



BROOKLYN PARK HISTORIC PROPERTY INVENTORY FORM (SAMPLE)

Hennepin County, Brooklyn Park, Minnesota

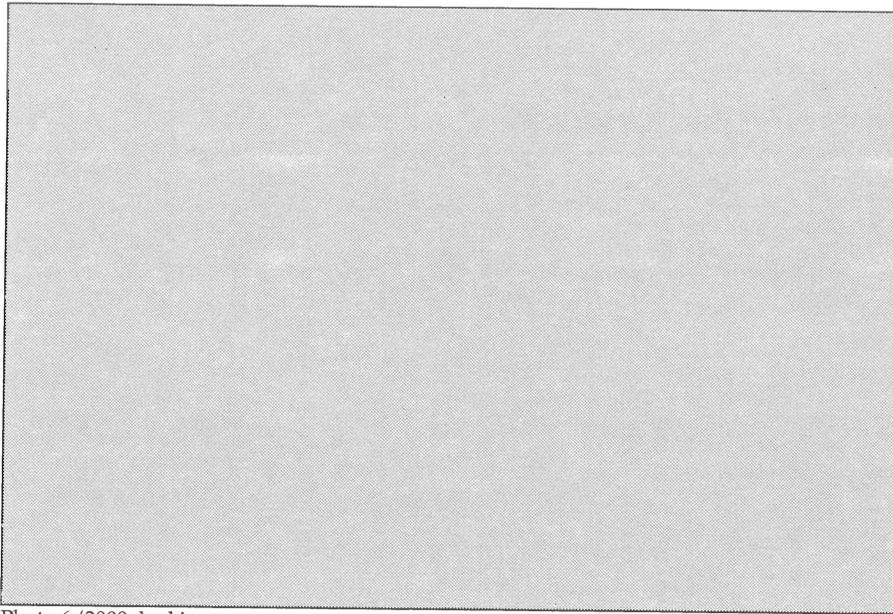


Photo 6/2000, looking west.

Inventory Number: *(HE-BPC- prefix from State Historic Preservation Office Database)*

Name: *Original or earliest known property owner*

Address:

Date: *Exact (if known) or approximate (ca.) date of construction*

PIN: *(Property Identification Number)*

County: Hennepin

U.S.G.S. Quad: *(United States Geological Survey Quadrangle Map)*

Description

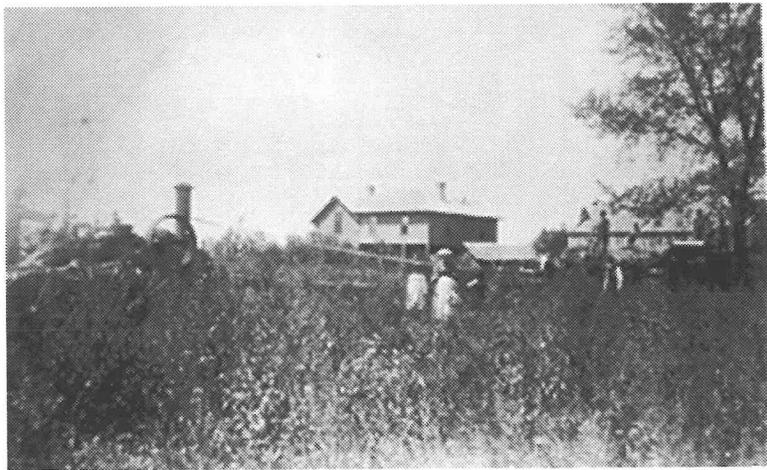
Physical characteristics of the property, especially as they relate to historic features.

Significance

Statement of why this property is locally significant, and how it relates to Brooklyn Park's historic contexts.

Brooklyn Park Historic Context(s):

Applicable historic context(s).



Brooklyn Park Historic Resources Study

