

National Register of Historic Places Registration Form

849
OCT 16 2015
Nat. Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Schmid Farmhouse Ruin
Other names/site number: Schmid Farmhouse Ruin; Schmid Farmstead Ruin; HE-MTC-020; 21HE150
Name of related multiple property listing:
Minnesota's Nineteenth-Century Masonry Ruins
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 0.38 mile northeast of intersection of CR 44 and CSAH 7
City or town: Minnetrista State: Minnesota - MN County: Hennepin - 053
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets
the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets does not meet the National Register Criteria. I
recommend that this property be considered significant at the following
level(s) of significance:

national statewide local
Applicable National Register Criteria:
 A B C D

Barbara Howard October 8, 2015
Signature of certifying official/Title: Barbara Mitchell Howard, Deputy SHPO, MNHS Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: Date

Title : State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

12/11/15
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>0</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Vernacular/Carver Cottage

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: STONE; Walls: STONE; Roof: N/A

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Schmid Farmhouse Ruin is located within Lake Minnetonka Regional Park in Section 35 of T117N, R24W, in the City of Minnetrista, Hennepin County Minnesota (Figure 1). It is situated on an approximately one-acre, wooded site near the southwest shore of Lake Minnetonka. The Schmid Farmhouse Ruin is the ruin of a mortared-fieldstone farmhouse built for German immigrant Joseph Schmid and his family in 1876. The ruin historically existed as an L-plan house having a two-story upright and one-and-a-half story wing with a porch at the inset, and a variation of a German-American vernacular type known in Minnesota as the Carver Cottage. Today, it comprises the high walls and a high wall fragment of the farmhouse, with partial interior finishes and remnant portions of two brick chimneys; the subterranean level of the farmhouse, including a basement under the upright and a crawl space under the wing; and the concrete foundation of the porch. The roof and interior structure of the house have collapsed into the house interior. The one-acre site additionally contains an archaeological site, with artifact deposits dating from the precontact period through the mid twentieth century, as well as historical-period features. The property retains excellent integrity of location; good integrity of materials, workmanship, setting, feeling, and association; and fair integrity of design.

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Narrative Description

The Schmid Farmhouse Ruin consists of the ruin of a mortared-fieldstone, upright-with-wing farmhouse built for a German immigrant farmer, Joseph Schmid, and his family during the late nineteenth century (Photograph 1). The two-story upright section is known to have been built in 1876, as indicated by a date stone that also bears the initials "J. S." in its front gable (Photograph 2). It has not been confirmed that the one-and-a-half-story wing was built at the same time, but the wing is the same as the upright in all visible aspects of its construction, suggesting contemporaneity.

Only two historical images of the house in its complete state are known and available, one dating to 1924, which can be referenced in Myster and Gill-Gerbig (2001:14) and the other to circa 1936. These are essentially of the same view and are reproductions of photographs taken roughly to the north (Figure 2). They show four symmetrically placed two-over-two double-hung sash windows, two located on each story on the southwest (front) side of the upright, and a single window of the same type on the upper story on its southeast. An enclosed sunporch is located in the inset of the L. The shed-roofed porch is not of stone construction and likely is a later addition where an open porch originally was located. The porch features a door, the only door present on the front of the house. Above the porch on the southwest side of the wing, with their sills meeting its roofline, are two four-light windows. To the southeast of the southeast window, an interior brick chimney, the exterior of which is flush with the outer wall, extends above the roof. A second interior brick chimney extends above the roof from the southwest gable end of the upright.

In the present, the farmhouse ruin includes the high walls and a high wall fragment of the farmhouse. As defined in the Multiple Property Listing, "Minnesota's Nineteenth-Century Masonry Ruins," a high wall is one story or higher and reflects its original, full horizontal extent with continuity, while a high wall fragment is one story or higher but not continuous in its original horizontal extent (Pizza 2015:F2). The walls are approximately 24 inches thick, and as previously noted, are constructed of mortared fieldstones, which are randomly laid. The granite and gneiss stones measure six to 24 inches in diameter, with larger, split granite boulders at the corners and smaller, typically whole rocks and boulders infilling the walls (Photographs 3 and 4). Nearly the entire original heights of the walls of the upright and the southeast wall of the wing remain intact, with all window openings evident, but nearly the entire upper half-story of the southwest and northeast walls of the wing, as well as a portion of the first-story of the northeast wall of the wing, have been lost. The walls are absent of any ornamentation. The base of the brick chimney in the wing, which would have housed the kitchen on the first floor, extends to approximately five feet above the foundation of the porch (Photograph 5), which in turn is approximately nine inches above the ground surface. The upper majority of the chimney is no longer extant. The portion of the second chimney, in the upright, that extended above the roofline is similarly no longer extant; the remainder is partially exposed in the interior of the gable (Photograph 6).

From the exterior of the ruin, the following information can be observed about the placement of fenestration not visible in the historical photographs. In the upright, the window openings on the northeast side mirror those on the southwest, except that the southeast of the two first-story window openings is offset to the southeast and narrower, its function having been to light a stairway to the basement. Opposing single window openings are located at ground level, which provided light to the

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basement itself. Their poured-concrete window wells appear to be later modifications. A small, sixth window opening is present on the northeast side of the upright in the gable, where a window provided light to the attic. In the northwest wall are four symmetrically placed window openings, two on each floor.

In the wing, one centered window opening is located on each floor of the southeast wall. In the remaining lower portion of the northeast wall are two partial window openings, the upper portions having been lost through wall collapse. The porch superstructure has been removed, resulting in the exposure of a former doorway in the southwest wall of the wing, which was aligned horizontally with the porch door, and an extant doorway in the southeast wall of the upright, which was aligned vertically with the window in the second story. Additionally visible due to the deterioration of the southwest wall of the wing is the interior doorway between the wing and the upright (Photograph 7).

The window and door frames of the house were built into the walls, in all likelihood as the walls were being constructed. Lintels of tripled, hand-hewn logs remain in most of the openings, extending approximately 16 inches beyond the width of each opening on each side into grooves in the masonry walls. The planed wood frames underneath the lintels also are primarily intact, with sills similarly inset into grooves in the walls but extending only a couple of inches beyond the opening (Photograph 8).

The interior of the ruin cannot currently be accessed due to substantial safety hazards posed by the instability of the walls and the presence of collapsed building materials on the interior. The following information, therefore, is based on observations that could be made from the exterior in 2015, the report of an intensive study of the ruin conducted in 2013, where the condition of the interior was observed through existing openings and images obtained through laser color and digital scanning (Miller Dunwiddie Architecture 2013), and the reports of earlier surveys of the property (BRW 1991; Henning 1993).

The subterranean level of the house consists of a full basement under the upright and a crawl space under the wing, and the foundation was constructed using the same mortared-fieldstone method as the exterior walls. A 1993 study of the property noted the presence of massive wood beams, log floor joists, a brick wall near a staircase, and a doorway that would have allowed access between the basement and crawl space (Henning 1993:5-4). These elements are still visible, but other elements of the subterranean level's construction or use currently cannot be ascertained because they are obscured by the collapsed materials from the superstructure.

The collapsed materials represent the loss of the roof and interior walls and floors of the above-ground levels of the house. Small portions, however, of the floors of both levels remain, with joists, subfloor, and finish floor boards (Photograph 9). In the interior of the upright and the wing, the walls are in various states of deterioration but partial wall finishes remain, including remaining wainscoting and plaster, as do small amounts of window trim, some with paint. Additionally visible are lath and furring and, where these have fallen away, the interior side of the masonry walls (Photograph 10).

The poured-concrete foundation of the porch is still intact (Photograph 11).

The Schmid farmhouse was never moved; therefore the property retains excellent integrity of location. Although the farmhouse has become a ruin, its exterior construction, particularly the stonework, and the remaining elements of its interior have undergone few, if any, alterations; the house was never, for

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example, converted for electricity or indoor plumbing. The Schmid Farmhouse Ruin therefore retains good integrity of materials and workmanship. Because, however, much of the interior structure that would speak to the functional layout of the house has been lost, it retains only fair integrity of design. The ruin is situated within a large park, and few built intrusions are present in its vicinity. In the viewshed from the front of the house, these are limited to a parking lot and an apparently modified hillside well beyond to the southwest, as well as a small park building approximately 400 feet to the south, most of which would be obscured in leaf-on conditions. From the remaining sides of the house, views comprise lightly wooded areas and Lake Minnetonka (Photograph 12), which would be in keeping with the greater naturalistic character of the landscape that was present around the house historically, when only 96 of the 334-acre farm had been improved for agricultural purposes. Although the loss of surrounding agricultural fields and farm buildings somewhat diminishes the historic character of the property, the historical photographs indicate that the house was surrounded on all but the front side by trees, providing a separation between home and work spaces. While its role as a farmhouse connects the ruin to agriculture (along with some of the archaeological features within the site boundary), when considered primarily as a residential ruin, the Schmid Farmhouse Ruin exhibits good integrity of setting, feeling, and association.

Archaeological investigations were conducted on various portions of the approximately one-acre parcel in 1991, 1992, and 1998-2000 (Thompson 1992; Henning 1993; Roberts and Henning 1993; Myster and Gill-Gerbig 2001). Cumulatively, these investigations identified a historical-period component and a precontact component to be present in the vicinity of the ruin. Materials recovered thus far from the precontact component are limited to 76 non-diagnostic lithic artifacts, 69 of which are pieces of shatter and flakes. The remaining lithic artifacts are four hammerstones, a scraper, a retouched flake, and a utilized flake. The historical-period component includes a well, a cistern, an outbuilding foundation, road remnants, concrete pylons associated with an outbuilding or structure that likely postdates 1936, trash pits, and historical-period domestic and architectural artifacts. To date, the majority of the historical-period diagnostic artifacts recovered from the site point to the period in which the property was part of the Woodend Dairy Farm (see Statement of Significance) and therefore post-date the Schmid occupation. Although some artifacts dating to the Schmid occupation have been recovered, no midden or other feature excavated to date can be associated exclusively with the Schmid occupation. Excavations have not occurred in or around the well, cistern, outbuilding foundation, or house ruin. Some trash pit features were not completely excavated, and the artifacts recovered indicate that deposits associated with the Schmid occupation had not been reached. A pre-1930 privy is known to have been present on the property, based on information provided by a former, post-Schmid resident of the house and the fact that the house never had indoor plumbing, but this privy feature has not been located. A number of other possible features were identified through a limited soil resistivity survey as part of the 1999 investigation.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Ethnic Heritage: European

Exploration/Settlement

Architecture

Archaeology

Agriculture

Period of Significance

1876-1905

Significant Dates

1876

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

German-American

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Schmid Farmhouse Ruin is significant within the Multiple Property Listing, "Minnesota's Nineteenth-Century Masonry Ruins." Under the sub-type "residential ruins," it is significant at the local level under Criterion A in the areas of ethnic heritage and exploration/settlement for its association with and as a rare representation of the pattern of concentrated German-immigrant settlement around southwestern Lake Minnetonka during the mid to late nineteenth century. This agriculturally based settlement preceded the era in which the area around Lake Minnetonka was a hub for the Gilded Age resorts and summer cottage culture with which its history is most widely associated. It is additionally significant under Criterion D in the areas of architecture and archaeology, for its ability to contribute important information on a type of nineteenth-century German-American vernacular farmhouse recognized in Minnesota as a variation of the Carver Cottage. Extant examples of the type are predominantly constructed of brick that was manufactured in and around the city of Chaska in Carver County. The stone farmhouse ruin therefore is a unique application that can be comparatively studied to address variations in the construction of the type. Further, its ruinous state provides a cutaway view that can readily inform on the construction methods used in early German-American vernacular architecture in Minnesota. The significance of the Schmid Farmhouse Ruin is associated with the Minnesota statewide historic contexts Railroads and Agricultural Development, 1870-1940, Euro-American Farms in Minnesota, 1820-1960, and Masonry Construction in Minnesota, 1820-1900. The period of significance for the Schmid Farmhouse Ruin begins in 1876, when the stone farmhouse was constructed. Its period of significance ends in 1905, when the farmstead property was purchased by A. C. Loring as an addition to his Woodend Dairy Farm, and the Schmid family vacated the house.

It is noted that a high potential exists for intact archaeological resources that can be exclusively associated with the Schmid family occupation, including the period prior to the construction of the stone house, to be present on the property. Should such resources be identified through future archaeological studies, these would be considered contributing elements to the eligibility of the property under Criteria A and D, and could result in an earlier beginning for the period of significance. A minor amount of non-diagnostic precontact lithic artifacts have been identified through previous archaeological excavations at the property. While these do not contribute to the National Register eligibility of the Schmid Farmhouse Ruin, should a greater and/or more diagnostic precontact archaeological component be identified through future archaeological studies, it would have the potential to be eligible under Criterion D as an archaeological site with a separate period of significance on its own merits.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Schmid farmhouse was built on the farmstead of Joseph Schmid in 1876. Joseph Schmid (b. 1830) immigrated to the United States from Württemberg in 1848, likely residing in Pennsylvania and/or Ohio before arriving in Minnesota in 1853, as his brother, Benedict, is known to have done before joining him in 1855 (*Minneapolis Tribune* 1905). The original 156.5-acre property on which Joseph Schmid's farmstead was located consisted of the SE $\frac{1}{4}$ of Section 35 of Township 117 North, Range 24 West, minus that

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portion occupied by Lake Minnetonka. The land was purchased by Benedict in July of 1856 and patented by him three years later, but an 1860 sectional map of Hennepin County indicates Joseph as the owner of the property, which was officially deeded to him by Benedict in 1862 for the price of five hundred dollars (U.S. General Land Office Original Entry Tract Books and Index, Minnesota, Book 54:165; Cook 1860; Miller Dunwiddie Architecture 2013:10). Benedict lived on the land south of and adjacent to his brother's holdings, in Laketown Township, Carver County, until sometime between 1870 and 1875 (United States Bureau of the Census, [U.S. Census] 1870a; Minnesota State Census [MN Census] 1875).

Between 1862 and 1864, Joseph acquired the non-lake acreage of the E ½ of the SW ¼ of Section 35, bringing his holdings to 222.55 acres. He then obtained the 51.06 non-lake acres of the S ½ of the NE ¼ (Lot 2) between 1868 and 1872, and then the 60.75 non-lake acres of the E ½ of the NW ¼ (Lot 4) in either 1873 or 1874, bringing the farm to its peak total acreage of 334.36 (Hennepin County Assessment Rolls, 1860-1900, held at the Minnesota Historical Society). During this period of growth, an earlier house, most likely of log construction, was occupied by the Schmid family: Joseph, his wife Elizabeth, also from Württemberg, and their children: Elizabeth (b.1857), Joseph Jr. (b. 1859), Mary (b. circa 1861), Thomas (b. circa 1862), Magdalena (b. circa 1864), Francis (Frank, b. circa 1866), and Henry (b. circa 1868) (U.S. Census 1870a). This house is illustrated on a map that dates to 1873, but the precise year it was constructed is unknown (Wright 1873). The construction of the stone house within three years after the farm had expanded to over twice its original size reflects its association with a period of sustained successful market farming for the Schmid family, as gleaned from historical documentation.

Comparison of agricultural census schedules for 1860 and 1870 demonstrates the transition from primarily subsistence farming to primarily market farming at the farmstead after Joseph Schmid put down roots in Minnetrista. As of 1860, Schmid had improved just six of his 156.5 acres, from which he harvested 20 bushels of wheat, 150 bushels of Indian corn, 6 tons of hay, and 100 bushels of Irish potatoes. Livestock included one dairy cow, the milk from which was used to produce 40 pounds of butter; two "working cows," likely oxen, as these were frequently used by German-Americans in clearing land in the region (Diethelm 1957:36); three other cattle; and eight swine. Ten years later, 30 acres were improved, the yields from which included 330 bushels of spring wheat, 200 bushels of Indian corn, 20 tons of hay, and 20 bushels of Irish potatoes in 1869; the cultivation of wheat as the farm's primary product was in keeping with a spreading, eventually statewide, trend propelled by a strong market for the crop (Granger and Kelly 2005:3.16-3.18). Five dairy cows, five other cattle, three horses, and 12 sheep, along with the production of 20 or 30 (census partially legible) pounds of butter were recorded at the farm in 1870. The sustained success of the farm over the following decade, which provided the means to construct the stone house, is clear from the 1880 agricultural census schedule, which additionally demonstrates the high diversification that had come to characterize the operations of the farm. By 1880, the number of acres improved through tilling was nearly twice that of 1870, at 56 acres, and another 40 acres were in permanent meadows, pastures, orchards, or vineyards. In 1879, 496 bushels of wheat, 800 bushels of Indian corn, 50 tons of hay, 50 bushels of Irish potatoes, 384 bushels of oats, and 50 bushels of apples were harvested at the farm. Additionally 200 pounds of butter were manufactured, and the farm's hens produced 120 eggs. Other livestock owned by Joseph Schmid as of June 1, 1880, included two horses, seven dairy cows, 14 other cattle, 47 sheep, and 15 swine. Farm operations were substantial enough to require Joseph to hire labor for 12 weeks during 1879 (U.S. Census 1860a, 1870b, 1880a).

It appears that Joseph Schmid began to very gradually transition the operation of the farm to Joseph Jr. during the late 1870s. The 1878 personal property assessment by Hennepin County noted the ownership

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by the junior Joseph of one horse and one cow. While Joseph remained the owner of the farm's acreage in 1880, Joseph Jr. was listed as the head of the household in the federal population census of that year (Hennepin County Assessment Rolls, 1860-1900, held at the Minnesota Historical Society ; U.S. Census 1880b). Only Joseph Jr. and two each of his brothers and sisters were enumerated. Joseph and Elizabeth were not enumerated in the township of Minnetrista. Although not recorded as such in the Hennepin County real property assessment for 1886, land in the SW ¼ of Section 35 was deeded to Joseph Schmid Jr. in 1883 (Miller Dunwiddie Architecture 2013:12). The real property assessment for 1886 does record ownership of the SE ¼ of the SE ¼ of Section 35 by Joseph Jr., which therefore would have been transferred to him around the same time. Additionally between 1882 and 1886, the size of the farm was reduced through the purchase of Lot 2 by Ezra Peabody. Either later in 1886 or prior to the county assessment in 1887, Joseph Jr. became the owner of the remainder of the farm (Hennepin County Assessment Rolls, 1860-1900, held at the Minnesota Historical Society), which he ran for the next approximately 17 years, living with his wife, Johanna, and their five daughters and one son (U.S. Census 1900). He deeded two acres back to his parents in 1889 (Miller Dunwiddie Architecture 2013:13), who either already or subsequently lived in a separate house on the farm's land, in the SE ¼ of the SE ¼ of Section 35 (Minnesota Census 1895; Dahl 1898; U.S. Census 1900). By this time, hotel-based tourism, the summer cottages of affluent Minnesotans, and the country estates of gentlemen farmers were well-established phenomena around Lake Minnetonka. These and subsequently constructed upscale year-round residences would eventually spell the demise of standard agriculture and associated farmsteads on its shores (Johnson 2012:98, 104-105, 199-200, 205).

Just after the turn of the century, Joseph Schmid Jr. began to sell portions of the large property to various parties. On August 20, 1904, a tornado ripped through the Lake Minnetonka area, which likely destroyed a large frame barn known to have existed on the property, and undoubtedly did the same to any other buildings and structures present except for the house (*Minneapolis Journal* 1904; Myster and Gill-Gerbig 2001:10-11, 13). In December of 1905, the last 80 acres of the farm, which included the house, were sold to Albert C. Loring for addition to his Woodend Dairy Farm (*Minneapolis Journal* 1905). The house was occasionally rented to employees of Woodend until circa 1948, after which it was permanently vacated. Since that time, the lands surrounding Lake Minnetonka have become dominated by suburban lake homes, leaving almost no vestiges of those farmsteads associated with the first Euroamericans to settle there during the mid nineteenth century. The one-acre site, however, on which the Schmid farmhouse is located has escaped this fate, having remained untouched as part of Vern Gagne's private estate and immediately after, of Lake Minnetonka Regional Park.

The Schmid farmstead was part of a pattern of German immigration that resulted in a concentrated German-American farming community in the adjoining townships of Minnetrista in Hennepin County and Laketown in Carver County, including the southwest shore of Lake Minnetonka, during the mid nineteenth century. When a massive wave of Germanic peoples emigrated from their homelands to the United States following the failed political revolution of 1848, they were coming from a place where farming was easily the dominant economic base, with "farmers constitut[ing] 72 percent of the German states' population in 1846" (Wyman 1984:52). This form of livelihood, however, had been severely compromised by land shortages and crop failure, particularly in west and south Germany, where heavy reliance on potatoes meant financial devastation after blight reached these areas circa 1846 (Wyman 1984:55, 57). The convergence of political, religious, and environmental hardships in the German states during the 1840s meant that German farmers who sought to better provide for themselves and their families were emigrating to the U.S. at the same time as those looking to escape political persecution. Although

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membership in these groups was not mutually exclusive, immigration during the late 1840s and early 1850s did not necessarily occur under the political umbrella, and the German immigrants who made their way to the vicinity of Carver County during the 1850s largely did not do so in affiliation with the Forty-Eighters, as the German political reformists of that era are known. As noted by Martens (1988:32-33):

[The Forty-Eighters] tended to locate in enclaves . . . which were supported by well organized immigration societies. This distinction is important, because the reform-minded Forty-Eighters aspired to a new world "Germania" where the architecture and high cultural achievements of Germany could be cultivated.

As a rule, the people who settled Carver County emigrated independently and without the strong support of an organized group, though they apparently found ethnic homogeneity among their neighbors to be a source of familiarity and comfort. Early Carver County settlers were receptive to innovative American customs, but were neither as radical as the utopian societies nor as conservative as the Germans who arrived after 1870.

The pattern, therefore, of German immigration which characterized the area around southwestern Lake Minnetonka was not so much community oriented as it was oriented toward personal relationships, with individuals and families in the area encouraging other family members and friends to come and take up residence there. This type of "chain migration" resulted in German-American settlement clusters in various distinct locations within the state of Minnesota, and in Carver County, the obtainment of proximate parcels by family members (Martens 1988:33; Johnson 1945:53-54; Conzen 2003:18-19). As of 1860, the population of Minnetrista Township, although small, was heavily German, with 56 percent of its adult population having been born in one of the German states, while 80 percent of the entire population of Laketown Township was of German heritage (Johnson 1945:50; Stein 1971:42, 44). In the same year, 52 of 54 heads of household in Minnetrista Township and 128 of 132 heads of household in Laketown Township were engaged in farming, 37 in Minnetrista being first-generation German immigrants and 105 in Laketown being the same (United States Bureau of the Census 1860b).

As these Germans laid claim to acreage located in the Big Woods environs of southwest Hennepin and northeast Carver counties during the 1850s, establishment of farms began by clearing trees, which provided material for an initial, relatively expedient dwelling to be constructed on the property. Log construction was familiar to German immigrants, particularly those who hailed from the south and west parts of Germany, and several instances of log cabins being the first houses built by German immigrants in the Midwest, including German-immigrant farmers in the greater Lake Minnetonka area, are known. At the time that these houses were constructed, generally farming was begun at the subsistence level. As more land was cleared and farm operations could expand, the transition was made to market farming. Once profitable market farming was achieved and financial sustainability could be forecast, a German farmer typically replaced his log cabin with a larger house of a more permanent nature, i.e., one of brick or stone; therefore, construction of many of the more permanent houses coincided with the rise of wheat agriculture during the 1870s (Diethelm 1957:18-19, 22, 29; Tishler 1986:142; Martens 1988:35, 64; Peterson 1998:33-36).

Although both brick and stone were common building materials in Germany, the permanent houses built in Carver County were primarily brick. In large part, brick was used because it was readily available due to

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the numerous brickyards of the cities of Carver and Chaska, the operation of which made Carver County the top producer of brick in the state during the late nineteenth and early twentieth centuries (Granger and Kelly 2013:E-12). A study of late nineteenth-century, German-American brick farmhouses in Carver County found that four types that reference German farmhouse traditions based on plan and functional space were constructed with some prevalence, one of which is a variation of the Carver Cottage type (Martens 1988:66-67). This variation is defined as:

A plan type recalling the flurkuchenhaus [arrival through the kitchen] concept and deriving from the basic "Carver Cottage" [the prototype being an L-plan, one-and-a-half-story, stone and brick house with an expressed ell that forms the entry] [Figure 3]. . . In the completed form of this house type, the kitchen ell dominates the approach side. The two-story element tends to be a two-over-two plan with three-bay fenestration, but this type also includes other window configurations, particularly in the gable ends.

The brick house of Wendelin Grimm, built in 1875-1876 in Laketown Township, has been identified as "consummately of this type" (Martens 1988:67) (Figure 4). Grimm, who is renowned for developing a winter hardy strain of alfalfa in Minnesota, was a member of Joseph Schmid's parish, the St. Victoria Catholic parish in Victoria, Carver County, and part of the same pattern of German immigration as the Schmid's.

The historical appearance of the Schmid farmhouse and its known German-American association indicate that it was of the same type, although the current state of the interior "makes it nearly impossible to discern a floor plan" (Miller Dunwiddie Architecture 2013:26). The remaining portion, however, of the wood floor, with joists, subfloor, and finish floor boards is evidence of the construction methods used. Further demonstration of construction methods and materials is provided by the interior of the upright, where the various states of deterioration make it possible to concurrently view wall finishes, including remaining wainscoting and plaster, underlying lath and furring, the further underlying stone walls, and the means by which these were put together. Additional evidence of construction methods is expected to be obtained in the subsurface level of the house once the collapsed superstructure is removed. Further, the collapsed material itself is anticipated to be able to provide at least limited information on the house's construction once access becomes safe and allows for its study.

Under the registration requirements for the Multiple Property Listing, "Minnesota's Nineteenth-Century Masonry Ruins," a residential ruin is significant under Criterion A in the area of ethnic heritage at the local level if the former house is associated with a demonstrable community-specific pattern of ethnic settlement incorporating masonry construction, and in the area of exploration/settlement at the local level if the former house is one of the first established in the development of a community. The Schmid Farmhouse Ruin is clearly associated with the pattern of German-American agricultural settlement in southwest Hennepin and northeast Carver counties during the mid to late nineteenth-century, in which permanent houses were predominantly of brick construction. As a part of this pattern of the initial Euroamerican settlement of the area, it is one of the first residences intended to be of a permanent nature established in the development of the community of Minnetrista. Given these associations, the Schmid Farmhouse Ruin is significant as a residential ruin under Criterion A.

Under the registration requirements for the Multiple Property Listing, "Minnesota's Nineteenth-Century Masonry Ruins," a residential ruin is significant under Criterion D if it retains features that can provide

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information on historical construction techniques or design specific to a building or structure type, and the ruins are the only source for this information. Additionally, the ruin must be significant under one of the other three significance criteria. Information on the construction methods used in the Schmid house will provide an important addition to the body of data on German-American vernacular architecture in Minnesota generally, and on that associated with the concentrated German-immigrant, agriculturally based settlement in southwestern Hennepin County and northeastern Carver County during the mid to late nineteenth century specifically. A rare stone example for this geographic area, where Carver Cottage houses almost entirely are of brick, the farmhouse ruin is important to an understanding of the full complement of commonalities and variations in the construction of the type. These commonalities and variations, in turn, may speak to which elements of construction may have taken precedence for German-American builders and which elements were more acceptable points of departure. The Schmid Farmhouse Ruin is therefore significant as a residential ruin under Criterion D.

Although archaeological investigations to date have not yielded archaeological deposits associated exclusively with the Schmid occupation, a high potential exists for archaeological resources with such an association, including those from the period prior to the construction of the stone house, to be present and intact on the property. Should such resources be identified through future archaeological studies, these would be considered contributing elements to the eligibility of the property under Criteria A and D, and could result in an earlier beginning for the period of significance. A minor amount of non-diagnostic precontact archaeological resources have been identified through previous archaeological excavations at the property. While these do not contribute to the National Register eligibility of the Schmid Farmhouse Ruin, should a diagnostic precontact archaeological component with greater artifact density and/or features be identified through future archaeological studies, it would have the potential to be eligible under Criterion D as an archaeological site with a separate period of significance on its own merits.

Schmid Farmhouse Ruin
Name of Property

Hennepin County, MN
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Schmid Farmhouse Ruin

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Miller Dunwiddie Architecture

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Minneapolis Journal

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Schmid Farmhouse Ruin

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Name of Property

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Schmid Farmhouse Ruin
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Hennepin County, MN
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Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2.0

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 15 | Easting: 447064 | Northing: 4971715 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |

Schmid Farmhouse Ruin
Name of Property

Hennepin County, MN
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary line is indicated on the accompanying USGS map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the site is based on the location of the Schmid Farmhouse Ruin and the extent of surrounding known archaeological features and artifact deposits as identified through previous archaeological investigations and indicated in the records of the Minnesota State Historic Preservation Office.

11. Form Prepared By

name/title: Andrea C. Pizza
organization: Deco Cultural Services LLC
street & number: 207 4th Avenue North
city or town: South St. Paul state: Minnesota zip code: 55075
e-mail: andrea@decocultural.com
telephone: 651-276-9446
date: July 7, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Schmid Farmhouse Ruin
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Schmid Farmhouse Ruin

City or Vicinity: Minnetrista

County: Hennepin

State: Minnesota

Photographer: Andrea C. Pizza, Deco Cultural Services, South St. Paul, MN

Date Photographed: March 30, 2015

Location of Digital Files: Minnesota State Historic Preservation Office, 345 W. Kellogg Blvd., St. Paul, MN 55102-1906

Description of Photograph(s) and number, include description of view indicating direction of camera:

All digital images labeled as follows:

MN_Hennepin County_Schmid Farmhouse Ruin_0001

- 1 of 12. Overview of Schmid Farmhouse Ruin, looking north
- 2 of 12. Date stone in gable, looking northeast
- 3 of 12. Detail of stonework at north corner, looking south
- 4 of 12. Detail of stonework infilling walls, looking southeast
- 5 of 12. Remnant of kitchen chimney, looking northeast
- 6 of 12. Remnant chimney in upright interior, looking southwest

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7 of 12. View showing doorways, looking north

8 of 12. Window detail

9 of 12. Interior of upright, showing intact portion of first floor, looking south

10 of 12. View of interior of upright, looking southeast

11 of 12. Porch foundation, looking north

12 of 12. View from northeast side of ruin toward Lake Minnetonka, looking northeast

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

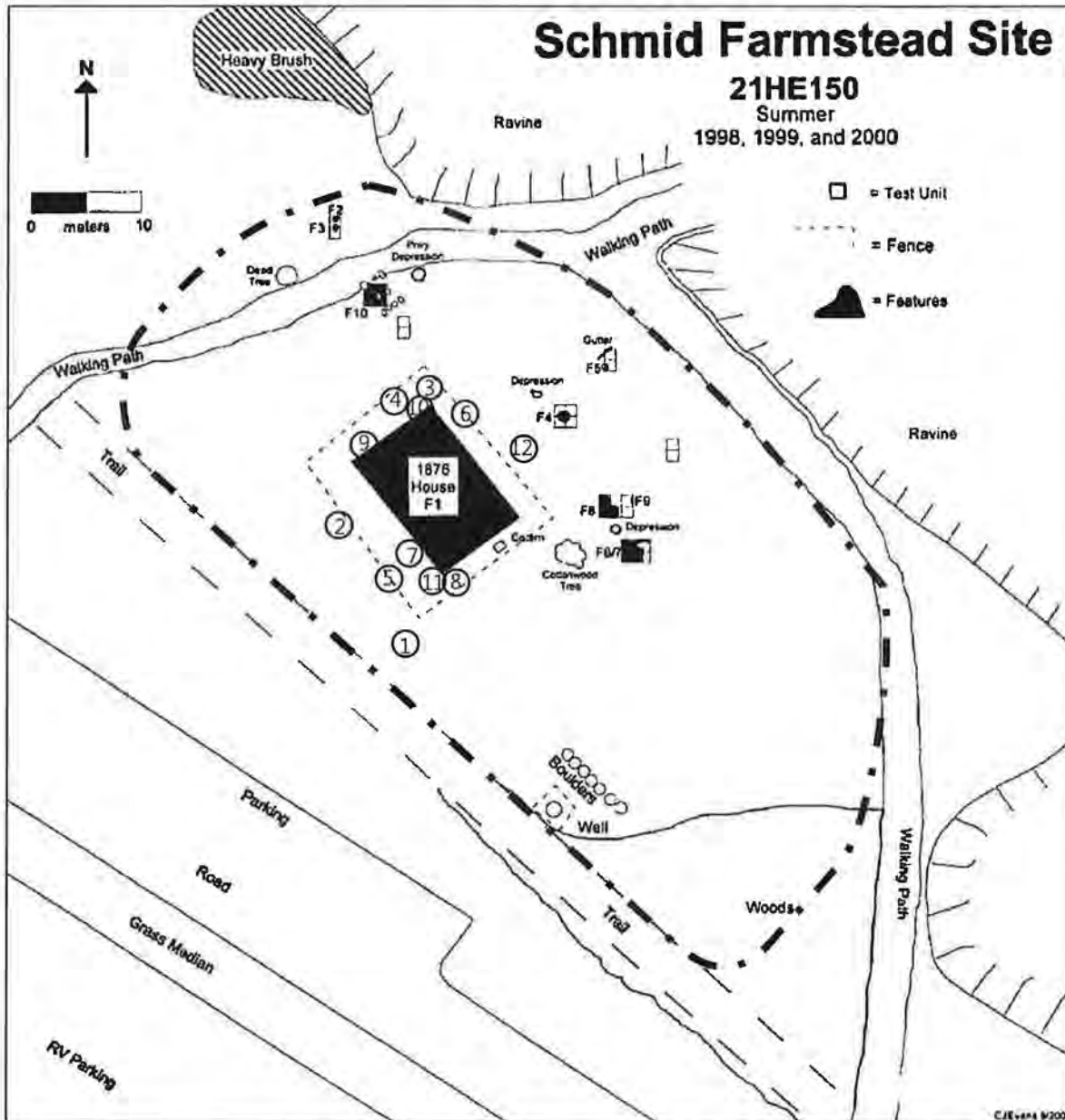
National Register of Historic Places Continuation Sheet

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Minnesota's Nineteenth-Century Masonry Ruins
Name of multiple listing (if applicable)

Section number _____ Additional Information _____

Page _____ 23 _____

Sketch map of property showing features and archaeological excavation locations (From Myster and Gill-Gerbig 2001:35), with property boundary and numbered photograph locations added



- - - - - Site Boundary ○ Location from which photograph was taken

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Figure 3. Carver Cottage prototype, Carver, Minnesota.....	26
Figure 4. Wendelin Grimm farmhouse, Laketown Township, Minnesota.....	26

United States Department of the Interior
National Park Service

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Figure 1. Current aerial view of Schmid Farmhouse Ruin



1936

Figure 2. View of Schmid farmhouse, circa 1936

United States Department of the Interior
National Park Service

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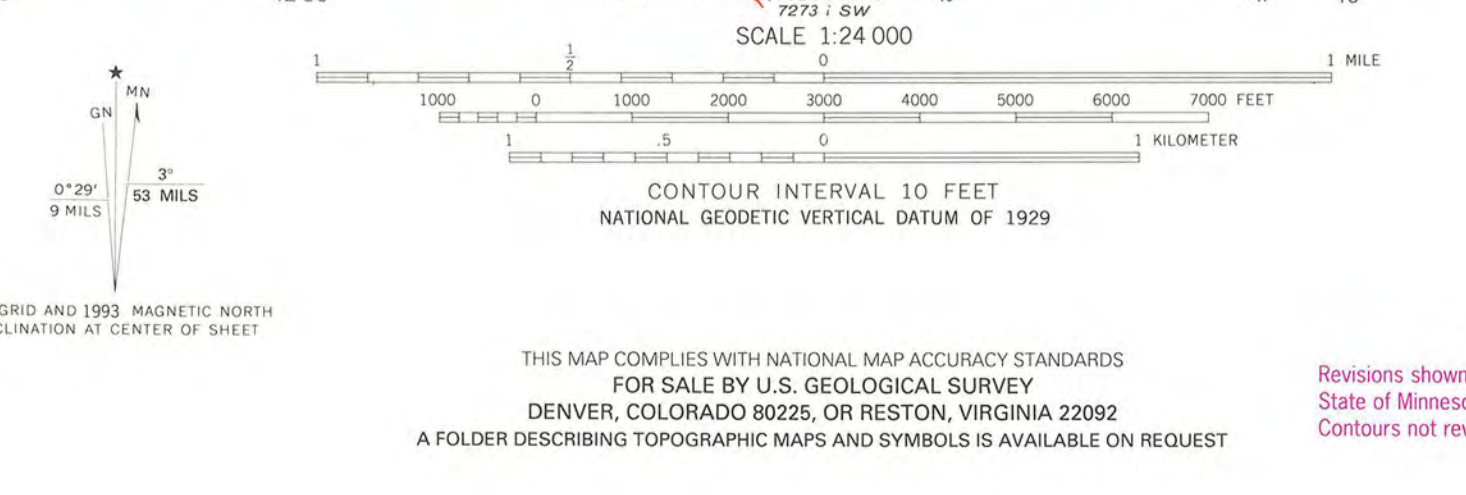
Figure 3. Carver Cottage prototype, Carver, Minnesota



Figure 4. Wendelin Grimm farmhouse, Laketown Township, Minnesota



Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1953. Field checked 1958. Map edited 1958
Hydrography compiled from information furnished by Minnesota Department of Natural Resources
Projection and 10,000-foot grid ticks: Minnesota coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue
1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are given in USGS Bulletin 1875
There may be private inholdings within the boundaries of the National or State reservations shown on this map



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

MOUND, MINN.
NW 1/4 LAKE MINNETONKA 15' QUADRANGLE
44093-H6-TF-024

Revisions shown in purple and woodland compiled in cooperation with State of Minnesota agencies from photographs taken 1991 and other sources
Contours not revised. This information not field checked. Map edited 1993
1958
REVISED 1993
DMA 7273 1 NW-SERIES V872

NAD 83
E 447064
N 4971715

1053B



DANGER
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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Schmid Farmhouse Ruin

MULTIPLE NAME: Minnesota's Nineteenth-Century Masonry Ruins MPS

STATE & COUNTY: MINNESOTA, Hennepin

DATE RECEIVED: 10/16/15 DATE OF PENDING LIST: 11/06/15
DATE OF 16TH DAY: 11/23/15 DATE OF 45TH DAY: 12/01/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000849

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA AD

REVIEWER [Signature]

DISCIPLINE Historic

TELEPHONE _____

DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Minnesota Historical Society
State Historic Preservation Office
345 Kellogg Blvd West, St. Paul, Minnesota 55102
651-259-3454

RECEIVED 2280

OCT 16 2015

Nat. Register of Historic Places
National Park Service

TO: Stephanie Toothman, Keeper
National Register of Historic Places

FROM: David Mather

DATE: October 9, 2015

NAME OF PROPERTY: Schmid Farmhouse Ruin (with MPDF "Minnesota's Nineteenth-Century Masonry Ruins")

COUNTY AND STATE: Hennepin County, Minnesota

SUBJECT: National Register:

- Nomination
- Multiple Property Documentation Form
- Request for determination of eligibility
- Request for removal (Reference No.)
- Nomination resubmission
- Boundary increase/decrease (Reference No.)
- Additional documentation (Reference No.)

DOCUMENTATION:

- Original National Register of Historic Places Registration Form
- Multiple Property Documentation Form
- Continuation Sheets
- Removal Documentation
- Photographs
- CD w/ image files
- Original USGS Map
- Sketch map(s)
- Correspondence
 - Owner Objection
 - The enclosed owner objections
 - Do Do not constitute a majority of property owners

STAFF COMMENTS:

This Multiple Property submission includes the MPDF: "Minnesota's Nineteenth-Century Masonry Ruins" and the accompanying NRHP nomination for the Schmid Farmhouse Ruin in Hennepin County. Both of these documents were prepared under historic preservation programs funded by the state's Arts and Cultural Heritage Fund, supported by the 2008 Clean Water, Land & Legacy Amendment to the state constitution. The MPDF was drafted as part of a survey undertaken through the Statewide Survey of Historical and Archaeological Sites. The nomination was supported by a grant to Three Rivers Park District, through the Minnesota Historical and Cultural Heritage grants program.