



**CITY HALL**

207 Lafayette Street  
P.O. Box 378  
Winona, MN 55987-0378  
FAX: 507/457-8212

May 1, 2013

Heritage Preservation Commissioners  
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Heritage Preservation Commission will be held on **Wednesday, May 8, 2013 at 4:00 p.m. in the Wenonah Room** of the Winona City Hall.

1. Call to Order
2. Minutes – April 10, 2013
3. Public Hearing – Proposed Local Historic Site Designation – Abner Hodgins House (275 Harriet Street)
4. Report of Nominating Committee – Commission Vice Chair Election
5. Discussion – Preservation Month Event
6. Other Business
7. Adjournment

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Moeller".

Mark Moeller  
City Planner

## **HERITAGE PRESERVATION COMMISSION MINUTES**

**DATE:** April 10, 2013  
**TIME:** 4:00 p.m.  
**PRESENT:** Mary Edel Beyer, Carolyn Larson, Andy Bloedorn, Susan Briggs, Robert Sebo, Lynn Englund, Wes Hamilton, Shaune Burke and Merle Hanson  
**STAFF PRESENT:** Mark Moeller

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The meeting was called to order at 4:00 p.m. by Chairman Sebo. The minutes from the Commission meeting of February 13, 2013 was reviewed. Chairman Sebo requested that his comments made under paragraph four following the words "Levee park area" be stricken. Given this change, it was moved by Commissioner Hanson, and seconded by Commissioner Englund, to approve the minutes as modified. When the question was called, the vote of the Commission was unanimous to approve the motion.

### **Initiation of Local Designation – 275 Harriet Street**

Chairman Sebo called on Mark Moeller, City Planner, to provide a summary of this item. Mr. Moeller noted that on October 2012, the City had secured a Certified Local Government Grant for the purpose of preparing a Local Designation Nomination Form for 275 Harriet Street. Following that, Greg Gaut, Consultant, was hired to prepare the form. Given work conducted since that time, Mr. Gaut has completed the Local Nomination Form, a copy of which was included in the Commission's Agenda Package.

Mr. Moeller explained that since the present property owners, David and Kathy Christianson desire a designation, and since the form is relatively fresh, staff was proposing that the Commission consider initiating the process for Local Designation. Under Code Section 22.27 (k), the first step in the process is for the Commission to initiate the process through adoption of a resolution. This resolution had been prepared for consideration this afternoon. Should it be approved, next steps in the process would include review and approvals by both the City Planning Commission and State Historic Preservation Office. Additionally, a formal hearing will be scheduled and this hearing will need to be preceded by notice to all property owners within 200 feet of the designation site. Following the Commission's hearing, it will, by resolution, present its decision by resolution. This resolution will then be forwarded to City Council for a second hearing. Should the nomination be approved by Council, the City Clerk will then file legal descriptions of land designated with the County Recorder and forward a copy of the Council's approving resolution to both the City Planner and Building Official. Additionally, current property owners would be provided with a copy of the resolution along with a description as to what local designation means.

Given the previous, Mr. Moeller noted that this agenda item relates to requesting that the Commission simply adopt the resolution to initiate the designation process this afternoon.

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Following brief discussion, it was moved and seconded to adopt the resolution to initiate consideration of 275 Harriet as a Local Historic Site. When the question was called, the vote of the Commission was unanimous to approve the motion.

### **Update – 2013 CLG Grant Request**

Given discussion occurring during the Commission's last meeting, Mr. Moeller noted that a 2013 Certified Local Government Grant request had been submitted to prepare a National Register Nomination Form for the now vacated UBC office building located at 125 West Fifth Street. Although the Commission had directed staff to use grant monies to prepare Local Nomination Forms for W-K, Madison, Central, and Jefferson Schools, SHPO had suggested that these could best be prepared "in house" by simply transferring data from current National Register to Local forms. With that, grant opportunities would be open to any new National Nomination Forms such as that for the UBC building.

Chairman Sebo stated that the move to prepare Local Nomination Forms for the elementary schools was, in great part, based upon recent school board discussion suggesting movement to a single large elementary building. Should this occur, he presumed that current elementary buildings would be vacated by the district.

Commissioner Larson suggested that the Commission move ahead with its Local Nomination Form preparation at which point decisions could be made as to whether to move forward with nominations or not. She further suggested that there may be some value in designating the buildings before they are vacated in order to avoid reactions once those decisions are made. She just felt that it might be best to be proactive in this matter.

Following further discussion, it was moved by Commissioner Englund and seconded to move that the Commission proceed with the preparation of Local Designation Nomination Forms for W-K, Central, Madison, and Jefferson Schools. When the question was called the vote of the Commission was unanimous to approve the motion.

### **Other Business**

Chairman Sebo stated that it was necessary for the Commission to elect a Vice Chair. Those agreeing to serve on a Nominating Committee were Briggs, Larson, and Hamilton. This Committee will return with a proposed slate of officers at the Commission's next meeting.

Chairman Sebo suggested that a formal resolution recognizing Mark Peterson as a charter member of the Commission should be prepared and formally submitted to him. He further suggested that, along with the resolution, Mr. Peterson be provided with a Commendation plaque. Following brief discussion, it was moved by Commissioner Burke and seconded by Commissioner Englund to recommend that a resolution and plaque be presented to Mark Peterson. When the question was called, the vote of the Commission was unanimous to approve the motion.

Mr. Moeller noted that the Mayor had requested two volunteers from the Commission to serve on a planning committee for the upcoming National Train Day celebration to be held

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on May 11<sup>th</sup>. This event, sponsored by Amtrak on a national level, it is designed to highlight many of the railway stations that Amtrak has along his route. Given this, and given that the property will soon be listed on the National Register, the Mayor felt that it would be appropriate to host some sort of an open house at the depot. Those agreeing to serve on the Committee were Commissioners Englund and Bloedorn.

### **Adjournment**

There being no further business to come before the Commission, the meeting was adjourned.

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Mark Moeller  
City Planner

## **HERITAGE PRESERVATION COMMISSION**

**AGENDA ITEM: 3. Public Hearing - Local Heritage Preservation Site  
Consideration, 275 Harriet Street**

**DATE: May 8, 2013**

Given Commission actions occurring on April 10<sup>th</sup>, a hearing to consider the subject nomination has been scheduled for May 8, 2013. For Commission reference, the attached Executive Summary includes a copy of the proposed Local Designation Nomination Form for the site and outlines events/required activities leading to the hearing.

Prior to opening of the hearing, Greg Gaut, Preservation Consultant, has offered to present a summary of the nomination. Following the Commission hearing, and its consideration of the full record, staff recommends approval of the nomination through Commission adoption of the attached resolution. Once executed, the resolution will then be forwarded to City Council for a second hearing and final action.

## RESOLUTION # 52

**WHEREAS**, a local Designation Nomination Form has been prepared for the Abner Hodgins House, located at 275 Harriet Street (Winona, MN); and

**WHEREAS**, the Winona Heritage Preservation Commission (the Commission) has adopted a resolution, the purpose of which is to initiate the process of considering the designation of said property as a Local Heritage Preservation Site; and

**WHEREAS**, the Winona City Planning Commission and State Historic Preservation Office have reviewed and recommended approval of the designation; and

**WHEREAS**, the Commission has held a public hearing to consider the designation.

**NOW, THEREFORE, BE IT RESOLVED** that the Winona Heritage Preservation Commission hereby finds that the Abner Hodgins House is historically significant to the City for its Historic and Architectural attributes.

**BE IT FURTHER RESOLVED** that the Commission recommends that the Winona City Council approve the designation of the Abner Hodgins House as a Local Heritage Preservation Site.

Dated this 8<sup>th</sup> day of May 2013.

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Bob Sebo  
Chairman, Winona HPC

Attest:

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Mark Moeller  
City Planner

## Executive Summary

### **Consideration of Local Heritage Preservation Site Designation for the Abner Hodgins House, 275 Harriet Street**

During its meeting of April 10, 2013, the Winona Heritage Preservation Commission (HPC) adopted a resolution to "initiate" the process of considering Local Heritage Preservation Site Designation of the Abner Hodgins House. This property was listed as a National Register site in 1984. A copy of the Local Designation Nomination Form, as prepared by Greg Gaut, consultant, is attached.

## Procedural Record

As defined under Section K of City Code Chapter 22.27-(attached), the "process" of considering local Heritage Preservation Site Designations involves a number of formal steps. As applied to this property, these steps have (to date) included the following:

1. Designation Initiation – Occurred by HPC resolution on April 10, 2013.
2. Required Notification of Proposed Consideration sent to Property Owner (Christenson) – April 16, 2013.
3. Planning Commission Review – Review was completed on April 15, 2013 at which time approval of the designation was recommended.
4. SHPO Review – Review solicited on April 5, 2013. Letter certifying designations received from SHPO – April 25, 2013.
5. Legal Notices (HPC Hearings) – Notice of the HPC's pending designation hearing published in the Winona Daily News on April 24, 2013 and sent to all property owners within 200 feet.
6. HPC Hearing – April 8, 2013. Following hearing, the Commission will forward its recommendation to Council for an additional hearing and final approval.

## The Meaning of "Local Historic Site Designation"

Although the property is presently listed on the National Register, this designation does not offer the reasonable "tools" necessary to promote historic structure/property "protections". The City of Winona has concluded that the protection of its significant historic resources is a worthy goal. As such, it has, through adoption of its Preservation Ordinance, established the "local Heritage Preservation Site" designation process. Under this process, once a property is designated as a local Historic site, a building permit application that proposes to undertake any of the following actions would first need to be approved by the Heritage Commission, or its Design Review Committee:

1. Any exterior repair, alteration, or modification, unless otherwise excepted
2. Destroying a building in whole or in part
3. Construction of new buildings or new additions

4. Construction or replacement of site amenities such as walks, lighting, signs, fences, parking facilities, swimming pools, and other site modifications located within view of public street right-of-ways.

A Certificate of Appropriateness is currently not required for:

1. Painting
2. Interior remodeling when such work does not alter the exterior character of a structure.
3. Use, or change in use, of a structure/property
4. Emergency repairs of a temporary nature (120 days) to structures affected by fire, vandalism, winds, etc.
5. Maintenance or reconstruction where any exterior surface materials are replaced with identical materials, installed to original configuration, and which affect no more than 10 percent of the exterior surface area.

Generally, the process for securing a Certificate of Appropriateness begins with the submittal of a building application, plans, specifications, photos, and a complete project description to the City Building Official. This information is then forwarded to the Heritage Commission for review and consideration. In its review, the Commission is guided by those criteria found under Section (L) (6) of the Preservation Ordinance. Additionally, its approval (or denial) of an application must occur within 20 days from the filing of a building permit application. Should the Commission find that the project needs additional professional study, this timeline may be extended by 15 days.

Should the Commission find that proposed work will not adversely affect a site, the application is approved, and the building permit is issued. On the other hand, should the Commission find that proposed work will adversely affect a site, an application may (if not modified) be disapproved. In this case, the decision could be appealed to City Council who would establish a hearing to consider the appeal. Should the appeal result in project approval, the building permit would be issued.

To date, a total of two districts of fourteen private and two public properties have been designated as Local Heritage Preservation sites within the City since 2008. At the same time, the Commission has approved 39 applications for Certificates of Appropriateness, and denied five. Of those denied, none have resulted in appeals to Council.

In concluding, the Certificate of Appropriateness process is not designed to burden property owners with unnecessary delays and costs. Rather, its ultimate purpose is to promote the highest level of protection, to a defined historic property, as can be achieved. Given this, those who may be interested in undertaking a project, that requires a certificate, are encouraged to communicate with City staff well in advance of submitting building permits.

22.27 HERITAGE PRESERVATION COMMISSION. (a) Public Policy and Purpose. The City Council finds that the historical, architectural, archaeological, engineering and cultural heritage of this City is among its important assets. Therefore, the purpose of this section is to establish a municipal program of heritage preservation, as authorized by Minnesota Statutes 471.193, to promote the rehabilitation and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens and visitors of Winona.

(b) Definitions. Certificate of Appropriateness: An approved certificate issued by the Heritage Preservation Commission prior to the construction, demolition, alteration, removal, or relocation of any publicly or privately owned structure or site within a heritage preservation site.

Commission: Means the Heritage Preservation Commission established under the provisions of this section.

Heritage Preservation Site: A single area, building, structure or object, which has been duly designated as a heritage preservation site(s) pursuant to Subsection (k) of this section.

Heritage Preservation District: A concentration of two or more properties linked by significance and located in a contiguous area. A heritage preservation district shall have the same protection and meaning as a heritage preservation site under this section. Land and structures which do not contribute to the significance of the district may be included within the boundaries of a heritage preservation district when necessary to protect the significance and visual unity of the whole.

For purposes of this section, a designated residential site or district is one located within a residential zoning district while a designated commercial site or district is one located within any nonresidential zoning district.

(c) Established. There is hereby created within and for the City a Heritage Preservation Commission with the following responsibilities:

(1) To conduct continuing surveys and research in order to identify properties which have historic, architectural, archaeological, engineering or cultural significance to the community.

(2) To recommend to the City Council properties which meet the criteria of significance stated herein for designation as heritage preservation sites.

(3) To protect heritage preservation sites by public review of all proposed alterations, relocations, demolitions or new construction within designated site boundaries.

(4) To advise the property owners of heritage preservation sites and educate the public in appropriate maintenance, rehabilitation or restoration methods. To encourage continued uses, compatible with their character, of heritage preservation sites.

(5) To review and comment on applications pertaining to land use, signs, subdivisions and site plans on properties designated heritage preservation sites referred by the Planning Commission or City Council.

(6) To advise the Planning Commission and/or the City Council regarding measures required or appropriate for the preservation, protection or maintenance of heritage preservation sites including but not limited to variances or amendments to the zoning code, rules governing construction, demolition, alteration or use, or the removal or repair of blighting influence incompatible with the physical well-being of designated properties.

(7) To promote public recognition and appreciation for heritage preservation sites. It shall periodically publish a register of designated and potential heritage preservation sites and districts, along with guidelines and preservation programs available at that time.

(8) To contract the services, on a permanent or part-time basis, of technical experts and such persons as may be required to perform its duties; subject to approval of the City Council.

(9) To accept the gifts and contributions to be made to the City, and subject to approval of the City Council, make applications and administer grants for the purpose of identifying, preserving, and promoting historic properties.

(10) The commission shall make no application to the National Register or to the State of Minnesota for the designation of a historic site or district without the consent of the City Council.

(d) Commission Composition. The Heritage Preservation Commission shall consist of eleven members, each being a citizen of the City of Winona and holding no paid position with the City. Commission membership shall include the following:

(1) At least one member shall be an architect, or if an architect is not available, an experienced person of the building trades.

(2) At least one member shall be a professional or experienced person in the areas of history, architectural history, archaeology, planning, design, building trades, landscape architecture or law.

(3) One member shall be a member of the Winona County Historical Society.

(4) One member shall be a representative of the City Planning Commission.

(5) Three members shall be drawn from persons with a demonstrated interest and/or expertise in historic preservation.

(6) One member from each voting ward in the City.

(e) Appointment of Members. Members shall be appointed by the Mayor with the approval of the Council. Initial appointments shall be three members for one year, four members for two years and four members for three years. Thereafter, members shall be appointed for terms of three years. Subsequent appointments for other causes shall be filled by appointment for the remainders of the unexpired term. Members shall serve without compensation and continue to hold office until their successors have been appointed and qualified.

(f) Organization. The commission shall elect from its members such officers as it may deem necessary and the commission shall have the power to designate and appointed from its members various committees with powers and duties of the commission. The commission shall have the power to make whatever rules are necessary for the execution of its duties as set forth in this section. All such rules shall be consistent with the laws of the State of Minnesota, and shall be approved by the City Council, by resolution, before becoming effective. A quorum of the commission shall be six members. However, any recommendation to establish or change a preservation site or district, pursuant to Subsection (k)(5) below, shall require the approval of eight members. All other actions shall require the approval of a majority of those members present. Ord. No. 3237 02/06/95.

(g) Commission Staff. Staff to the Commission shall be the City Planner who shall serve as secretary. The secretary shall:

(1) Keep minutes and records of all meetings and proceedings.

(2) Be responsible for publication of copies of the minutes, reports, and decisions of the commission to the members of the commission and all other applicable agencies and individuals identified herein.

(3) Give notice as provided herein or by law for all public hearings conducted by the commission.

(4) Be responsible for preparing and administering budgets and grants necessary to carry out commission duties.

(h) Annual Report. The Commission shall make an annual report by October 31st, containing a statement of its activities and plans, to the Mayor, the City Council, the City Manager, the Building Official, the City Planner, and the State Historic Preservation Officer.

(i) Meetings. The Commission shall meet not less than four times a year: to initiate and conduct ongoing surveys and nominations of properties, to review potential heritage preservation sites, to make recommendations of properties to City Council for designation, and to prepare the Commission's annual report.

The Commission shall meet at its earliest convenience, when called by the chairman, to review such building permits or applications as are referred to it by the City Building Official or City Planner.

By May 31 of each year, the Commission shall establish goals, objectives, and a tentative budget for the following calendar year. This information shall be submitted to the City Council for consideration during budget deliberations.

(j) Records. (1) The Commission shall keep current and public a list of all properties designated as heritage preservation sites, or included in the State or the National Register of Historic Places.

(2) The Commission shall provide the Building Official and the City Planner with current lists and maps showing heritage preservation sites and districts for their use in referring applications to the Commission.

(3) The Commission shall conform to the procedures of the Division of Archives and Manuscripts of the Minnesota Historical Society and to Minnesota Statutes 138.17 on the disposition of records.

(4) A separate file in the Office of the Community Development Department is designated as the repository for at least one copy of all Commission minutes, forms, studies, reports, recommendations and correspondence required under Subsections (k), (l) and (m) below. All minutes and records shall be available for public inspection during normal business hours.

(k) Designation or Change of Heritage Preservation Sites/Districts. (1) Continuing Surveys/Preservation Catalog. Following careful historic resource surveys, the Commission shall undertake to establish and maintain a preservation catalog of community structures, sites and areas having documented historical, architectural, cultural, archaeological, or engineering interest or value. Such documentation shall be used to support the criteria found in Subsection (k)(5) below. The catalog may include single structures or sites, exterior portions of structures, groups of structures, man-made or natural landscape elements, works of art, or integrated combinations thereof and shall serve as the primary source of future district designations. In establishing the catalog, the Commission shall notify and solicit the views of property owners and residents of structures, sites, and areas proposed to be included in it on forms prescribed for that purpose.

(2) Procedure for Site/District Designation. Proceedings to establish or change boundaries of a property listed within the preservation catalog as a preservation site or district may be Initiated in one of the following ways:

(i) By petition of an owner of his/her residential or commercial property within a proposed heritage preservation site.

(ii) By petition of 60 percent of the owners of property within a proposed heritage preservation district.

(iii) By resolution of the Heritage Preservation Commission. Such resolution shall be approved by a majority vote of the Commission. A copy of the resolution shall be submitted to the affected property owner(s) within three working days and shall serve as official notice that designation is being considered.

(3) Planning Commission Review. The Heritage Preservation Commission shall advise the City Planning Commission of the proposed designation of a heritage preservation site/district, including boundaries and secure from the City Planning Commission its recommendation with respect to the relationship of the designation to the comprehensive plan of the City of Winona, its opinions as to the effect of the proposed designation upon the surrounding neighborhoods, and its opinion and recommendation as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation of approval, rejection, or modification of the proposed designation. The Heritage Preservation Commission may make such modification, changes, and alterations concerning the proposed designation as it deems necessary in consideration of the recommendations of the City Planning Commission.

(4) State Historic Preservation Office's Review. Prior to making its recommendation to the Council, every proposal of designation by the Commission shall be sent to the State Historic Preservation Office for review and comment in writing within sixty days.

(5) Finding and Recommendations. The eligibility of a property for designation shall be determined by the Commission following a public hearing. Notice of the hearing shall be given to the owner or any person having a legal or equitable interest in the property being proposed for designation, to all property owners of record located within 200 feet of the proposed designation, and be published once in the official newspaper at least fourteen (14) days prior to the hearing. In order to be recommended for designation, the Commission must determine that the property being considered possesses one or more of the following qualities and that the distinguishing characteristics of significance are for the most part original and intact or capable of restoration:

(i) Historic significance: Associated with activities, processes, events, trends or persons of importance to the community, state or nation.

(ii) Architectural significance: Possessing distinctive characteristics of a style, place, period, method or materials of construction, builder or architect.

(iii) Cultural significance: A landmark of man-made or natural features, or a combination, possessing meaning primarily by long association or identification with the community and its citizens.

(iv) Archaeological significance: An area of land possessing the potential to reveal information important to historic or prehistoric studies.

(v) Engineering significance: A work demonstrating a technology, design or method characteristic of a historic period of activity.

Following the consideration of all oral and written comments, including comments from the Planning Commission and State Historic Preservation Office, the Commission shall make a determination with respect to the proposed designation, by resolution, within fourteen days of the hearing.

(6) Council Designation. The Commission shall forward its recommendations, findings, and support data, together with the comments of the Planning Commission and of the State Historic Preservation Office, to the City Council. The City Council shall hold a public hearing prior to making its determination of a proposed designation. The procedure for the hearing shall be the same as is required by the Commission. Following the consideration of all oral and written comments, Council may, by affirmative vote of five members, approve a resolution designating a historic site or district.

(7) Notification of Property Owner and Other Agencies of Designation. (i) Within ten working days of Council approval, the office of the City Clerk shall record with the Winona County Recorder the legal description of all buildings, lands or areas designated as heritage preservation sites by the Council and shall submit a copy of the Council's resolution to the City Building Official and City Planner.

(ii) Within five working days of Council approval, the secretary shall send a copy of the Council resolution and a letter outlining the obligations resulting from such designation to the owner of record of each designated property.

(8) Affirmation of Existing Zoning. The designation of a heritage preservation site or district shall not change or affect the uses allowed, or restrictions applicable, under any other zoning classification. However, once designated, the additional guidelines of the site or district shall also apply.

(9) Amendment and Rescission of Designation. A petition to amend the boundaries of or rescind any designation may be initiated through one of the following methods:

(i) By petition of any owner of his/her residential or commercial property within an existing heritage preservation site.

(ii) By petition of 60 percent of the property owners located within an existing residential or commercial heritage preservation district.

(iii) By resolution of the Heritage Preservation Commission.

The procedure for an amendment or rescission shall comply with the same procedure set forth herein for designation. In the case of designation rescission, the petition shall set forth reasons as to why findings made for designation are no longer applicable. A petition for designation rescission may be made if one or more of the following findings are made:

a. Procedural or professional errors were made in the designation process.

b. Designated property(s) has been destroyed or radically altered to the point where the majority of its original historic qualities have been lost or removed and cannot economically be replaced.

(l) Certificate of Appropriateness.

(1) Certificate of Appropriateness. An application for a Certificate of Appropriateness shall be made to the Commission before any of the following work is begun on land located within a heritage preservation site or district.

(i) Any exterior repair, alteration or modification unless otherwise excepted below;

(ii) Destroying a building in whole or in part;

(iii) Construction of new buildings or new additions to an existing structure;

(iv) Construction or replacement of walks, lighting, signs, fences, parking facilities, swimming pools, and other site modifications located either within, or within view of, public street right-of-ways.

A certificate of appropriateness shall not be required for the following activities:

- (i) Painting;
- (ii) Interior remodeling when such work does not, in any way, alter the exterior character of a structure;
- (iii) Use or change in use of a structure;
- (iv) Emergency repairs of a temporary nature to structures affected by fire, vehicle damage, vandalism, wind storm, or the like. Such approval shall be limited to repairs necessary to make the structure wind-tight, waterproof, and free from unauthorized entry. Unless approved by the Commission, temporary repairs shall extend for a period not to exceed 120 days. If required, all final repairs shall be reviewed pursuant to Subsection (1)(2).

(v) Maintenance or reconstruction where any exterior surface materials are to be replaced with identical materials; where such replacement materials will be installed to the original configuration; and where such activity will affect no more than 10 percent of the total exterior surface area of the structure.

(2) Permit Application and Plans. The Building Official, through the Commission Secretary, shall refer applications for building permits for any action defined in paragraph (1) above to the Commission for review and written approval or disapproval. Every application for a building permit in relation to property designated as a Heritage Preservation Site or District shall be accompanied by plans, photographs, specifications or a written description fully describing the proposed work which will be provided to the Heritage Preservation Commission.

(3) Commission Review. The Commission may, by rule, designate a subcommittee of the Commission to review applications and approve Certificates of Appropriateness, authorizing the Building Official to issue permits. All applications which do not meet the criteria of Subsection (1)(6) shall be reviewed at a full Commission meeting.

(i) If full Commission review is required, a public hearing for the purpose of receiving the recommendations from concerned citizens and the applicant shall be conducted. Notice of the time, place and purpose of the hearing shall be published in the official newspaper and sent to the permit applicant at least ten days prior to the date of the hearing. If located within a district, notice shall also be sent to all property owners located within the district.

(ii) If, pursuant to Subsection (1)(6), the Commission determines that the work to be performed does not adversely affect the site, the application shall be approved by resolution. A copy of the resolution, along with conditions applicable to it, shall be given to the applicant and Building Official.

(iii) If it is determined that the work to be performed does adversely affect the site, the application shall be disapproved and the Building Official immediately informed in writing. The Commission shall furnish the permit applicant with a copy of the decision together with recommendations for changes necessary before the Commission will reconsider the permit application. The Heritage Preservation Commission, in any written order denying a permit application, shall advise the applicant of his/her right of appeal to the City Council and include this paragraph in all such orders.

(iv) Limitations. If within 20 working days from the filing of building permit application, the Commission has neither approved nor denied the building permit application, the plans and permit application shall be deemed to have been approved by the Commission, and if all other requirements of the City have been met, the Building Official shall authorize a permit for the proposed work. By vote of the Commission and notification of the Building Official, the 20 working day period may be extended by 15 working days in cases where professional study or recommendation is required and the 20 day period is not sufficient to do the work. No permit shall be issued or work commenced in the event the Commission disapproves the application in accordance with this section.

(4) Appeal to City Council. The permit applicant may appeal the Commission's order and decision to the City Council. Such appeal shall be made within 15 working days of the Commission's order. In considering the appeal, the Council shall follow the appeal procedures outlined in Subsection (1)(3)(i). Notice of the Council's hearing date shall be given to the Commission. Following the consideration of all oral and written comments, Council may, by a majority vote, adopt a resolution approving the permit. A copy of the Council's order shall be given to the applicant and Building Official.

(5) Permit Issuance. The Building Official shall not issue permits for these applications until receiving written approval from the Heritage Preservation Commission or City Council.

(6) Criteria. When reviewing an application as described under this section, the Commission shall consider whether the work affects the heritage preservation site in the following cases.

(i) Proposed alteration or addition to an existing building, structure or site. The Commission's written findings shall refer to the following criteria:

(a) The Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation, as well as by local standards or guidelines adopted by the Commission for Heritage Preservation Sites, districts and neighborhoods. In all cases, the Commission shall give consideration to the amount and quality of original material and design remaining in the building when applying criteria, guidelines and standards. Consideration shall also be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

(ii) Proposed demolition or removal of a building or structure. The Commission shall consider whether or not the demolition or removal is necessary and its impact on surrounding buildings and neighborhoods. The Commission's written finding shall refer to the following criteria:

(a) Consideration shall be given to the significance or architectural merit of the building itself, in terms of unusual or uncommon design, texture, or materials that could not be reproduced or reproduced only with great difficulty or expense, and, if applicable, the contribution the building makes to the historic or architectural character of the district.

(b) Consideration shall be given to the economic value, usefulness and replacement cost of the building as it now stands and as remodeled or rehabilitated, in comparison to the value or usefulness of any proposed structures designated to replace the present building or buildings, and to what viable alternatives may exist.

(c) Consideration shall be given to the present structural integrity of the building to determine whether or not it constitutes a clear and present danger to the life and safety of the public. The Commission may contract for a professional estimate of the structural integrity and an estimate of the cost of correcting dangerous deficiencies, with Council approval.

(d) Consideration shall be given as to whether or not the demolition is necessary to facilitate a defined public purpose.

(iii) Proposed new construction or relocation. The Commission shall consider the effect of the work on the historic and architectural character of the surrounding buildings and neighborhood. The Commission's written findings shall refer to the following criteria:

(a) Contemporary design for new construction shall not be discouraged, but should be compatible with scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods.

(b) The new building should be compatible with the height, width, depth, massing and setback of the surrounding buildings.

(c) The amount of solid wall to window and door openings, and the replacement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood.

(d) The shape and pitch of the roof or cornice should be compatible with that of the surrounding buildings and neighborhood.

(7) Emergency Repair. In emergency situations where immediate repair is needed to protect the safety of the structure and its inhabitants, the Building Official may approve temporary or limited repair without prior Heritage Preservation Commission action. In the case of a permit issued pursuant to this paragraph, the Building Official shall immediately notify the Heritage Preservation Commission of his action and specify the facts or conditions constituting the emergency situation

(m) Severability. In case any paragraph of this section is held invalid by a court of competent jurisdiction, the invalidity shall extend only to the paragraph affected, and other paragraphs of this section shall continue in full force and effect. Ord. No. 2975 05/15/89.

**Heritage Preservation Commission  
City of Winona, Minnesota  
Local Designation Nomination Form**

**1. Name of Property**

Historic Name: **Abner Hodgins House**  
 Other names/site number **Hodgins-Tearse House**  
 SHPO Inventory Number **WN-WAC-0315**

**2. Location**

Street & Number **275 Harriet**  
 City/Town **Winona**  
 State **Minnesota** County **Winona** Zip Code **55987**

**3. Property Owner**

Name **David and Kathleen Christenson**  
 Street & Number **275 Harriet** Telephone **507-452-1256**  
 City/Town **Winona** State **Minnesota** Zip Code **55987**  
 PIN Number **32-000-6400**

**4. Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>2</u>		Buildings
<input type="checkbox"/> public	<input type="checkbox"/> district			Sites
	<input type="checkbox"/> site			Structures
	<input type="checkbox"/> structure			Objects
	<input type="checkbox"/> object			Total
		<u>2</u>		

Number of contributing resources previously listed in the National Register of Historic Places

2

Public Accessibility No

**5. Function or Use**

Historic Functions DOMESTIC: single dwelling

Current Functions DOMESTIC: single dwelling

**6. Description**

**Architectural Classification**

LATE VICTORIAN/QUEEN ANNE

*See continuation sheet for narrative description*

**Materials**

Foundation STONE

Walls WOOD

Roof COMPOSITION SHINGLE

**7. Statement of Significance**

Historic significance: Associated with activities, processes, events, trends or persons of importance to the community, state or nation.

Architectural significance: Possessing distinctive characteristics of a style, place period, method or materials of construction, builder or architect.

Cultural significance: A landmark of man-made or natural features, or a combination, possessing meaning primarily by long association or identification with the community and its citizens.

Archaeological significance: An area of land possessing the potential to reveal information important to historic or prehistoric studies.

Engineering significance: A work demonstrating a technology, design or method characteristic of a historic period of activity.

Related Local Historic Contexts

Industry  
Residential Development

Significant Person(s):

Abner F. Hodgins  
William Pliny Tearse

Cultural Affiliation

Period of Significance

1890-1934

N/A

Significant Dates:

1890

Architect/Builder(s):

Charles Maybury

**Narrative statement of significance:** *See continuation sheets*

8. Major Bibliographic References    *See continuation sheets*

9. Geographical Data

Acreage of Property Less than one

UTM References (Place additional UTM references on a continuation sheet.)

Zone 15    Easting 608437    Northing 4878547

**Verbal Boundary Description**

Lots 8, 9 (except the northerly 2 ft of Lot 9), and 10, Block 103, Original Town of Winona.

**Boundary Justification**

Insurance maps going back to 1894 indicate that the current legal description of the property owned by the Christensons coincides with the boundaries of the lot upon which Abner Hodgins built his house. It does not appear that the size of the lot has changed over time.

10. Form Prepared By

Name/Title    **Greg Gaut, Historic Preservation Consultant**

Street & Number    **673 East Wabasha**                      Telephone    **507-452-0536**

City/Town    **Winona**                      State    **Minnesota**                      Zip Code    **55987**

Date    **January 22, 2013**

11. State Historic Preservation Officer Comment

Review and comment by the State Historic Preservation Officer pursuant to Minnesota Statute 471.193 Subd.6.

\_\_\_\_\_  
Date submitted to SHPO

\_\_\_\_\_  
Date of SHPO Comment

12. Description of City Council

Designation of property pursuant to \_\_\_\_\_

Date of Action \_\_\_\_\_

## Additional Documentation

6. Narrative description
7. Narrative Statement of Significance
8. Major Bibliographic references

A USGS map (7.5 or 15 minute series) indicating the property's location.

Photos taken by Greg Gaut. The exterior photos (#1-7) taken October 2012 and the exterior photos (#8-10) taken in January 2013. Original digital files in the possession of the photographer and the office of the Winona City Planner.

Photo #1: East (front) façade, camera facing west.

Photo #2: South (Broadway St) façade, camera facing north.

Photo #3: West (rear) façade, camera facing northeast

Photo #4: North façade, camera facing south

Photo #5: Brick vault addition on north façade, camera facing south

Photo #6: Porch on east and north facades, camera facing southwest

Photo #7: Garage, camera facing northeast

Photo #8: Main staircase, camera on first floor facing northwest

Photo #9: Fireplace in the dining room, camera facing the southeast.

Photo #10: Arched maple doors to master bedroom, camera facing north.

## 6. Narrative Description

### Summary Statement

The Abner Hodgins house is a three-story Queen Anne styled residence designed by the architect Charles Maybury in 1890 on a large corner lot at Broadway and Harriet Street. Its front façade faces Harriet and looks east on Windom Park. Although very irregular in plan, the house is essentially a rectangle covered by a hipped roof with prominent gables on all four sides. The house has a stone foundation and is sheathed in narrow lap siding and various kinds of shingling. There is an octagonal three-story tower on the southeast corner and a two-story round tower on the north façade. Besides the large wraparound porch on the northeast corner, there are smaller porches on all three levels. With the few exceptions noted below, the house is unaltered and has excellent historic integrity. The original carriage house, later remodeled into a garage, sits in the far northwestern corner of the property and is a contributing resource.

### Exterior of the home

The Abner Hodgins house sits on a large corner lot with its front façade facing east on Harriet Street looking out on Windom Park and its south façade running parallel to Broadway. The lot runs for about 150 feet along on the Harriet side and about 175 feet along the Broadway side. There is no alley.

The east or front façade of the house is about 50 feet wide and very irregular. The main entrance is roughly centered and opens onto the porch. The door is sheltered by a triangular pediment with carved wood decoration. The porch extends north and then wraps around the northeast corner of the house and continues halfway down the north façade. The porch is covered by a low pitched roof which was originally topped by a wood balustrade which also wrapped around the north side of the house.

A prominent cross gable rises above the pediment and porch, topping a second floor bay which has two sets of paired windows, one above the main entrance, and a second to the right and set back in an alcove under a flattened arch. The gable features a Palladian window on the third floor with a low balustrade running along the bottom of the three windows. The gable is separated from the rest of the bay by a cornice punctuated by dentils and brackets.

South of the main entrance on the southeast corner of the house is a dramatic three-story octagonal tower topped by a tall pyramidal roof capped with a finial. The first floor of the tower features a large window topped by a stained glass transom. The third floor of the tower is an open porch with an eight-sided arched arcade.

The south (Broadway) façade of the house is about 70 feet long and also very irregular. Just as on the front façade, the octagonal tower on the southeast corner is the most prominent feature. Just west of the tower is a red brick chimney stack which begins at the foundation and rises to the height of the tower's roof. This chimney, and also a second larger chimney in the center of the roof, has elaborate brickwork at the top. At the west end of the south façade is a large cross gable, and in front of that, a projecting bay capped with a secondary gable which has the same slope but whose peak is lower and to the left of the larger gable behind it. The primary gable is decorated with a carved medallion and an oval window and the secondary gable features an arched window separated by a wide mullion.

Between these gables on the left and the chimney and tower on the right, the south façade features two porches, one on the first floor and one on the second. A side entryway opens onto the lower porch and originally there were stairs allowing access to a walkway leading to the sidewalk along Broadway. The second floor porch is covered by a shed roof. On the third floor, a dormer with a conical roof interrupts the hipped roof. Higher on the hipped roof there is a very narrow eyebrow dormer.

The west or rear façade of the house is the least ornamented, but it is also highly irregular. There is a gable over a projecting bay on the left of this façade, and on the first floor of this bay there is an enclosed porch with a shed roof protecting the rear entry door. To the right of this bay the roof is punctuated by both a hipped roof dormer and an eyebrow dormer.

The north façade has its own prominent gable, and in this case it is fronted by a secondary gable which has the same slope but whose peak is lower and to the left of the larger gable behind it. The secondary gable acts as a pediment over a third floor porch with balustrade which tops a projecting bay. To the east of this bay is a second tower, this one a round tower half embedded in the façade. This tower is capped by a conical roof pierced by yet another dormer.

Each façade has a variety of surfaces, but the general pattern is for the first floor to be sheathed in narrow lap siding and for the second and third floors to feature variegated shingling, including square, diamond, and fishscale shapes. With the exceptions noted, the windows are generally one over one double hung wood sash and are original throughout.

The ornamentation is classical rather than spindlework in style. The porch supports are pairs of Corinthian columns, and occasionally these pairs flank a square pier. The columns are raised to the level of the porch railing by a pedestal. Rather than the delicate, turned balusters associated with the spindlework version of Queen Anne, the balusters here are thick and square. Most of the cornice lines feature dentils. The classical motif is also seen in the prominent Palladian window on the third floor of the front façade.

### **Interior of the home**

The home displays all the typical grandeur of large Victorian homes from the 1890s. There are tall ceilings, spacious rooms and hallways, hardwood floors, intricately carved wood trim, and stained glass windows.

The plan of the first floor is organized around a wide L-shaped central hallway which begins with a vestibule at the front door and continues west until turning to the left to reach what was originally a carriage entrance on the Broadway, or south, side of the house. The main staircase to the second floor begins where the hallway turns to the left (Photo #8). There is a large parlor on the south side of the central hallway which also includes the space created by the octagonal tower. Behind the stairway on the south side there is another sitting room and a bathroom. On the north side of the hallway is a front parlor which incorporates the area of the round turret, the dining room, and to the rear, a butler's pantry, and then through a doorway, the back stairway and the kitchen.

The parlors and the dining room each have fireplaces with intricately carved mantels and decorative blue or brown tile (See Photo #9). The floors are of oak, cherry and maple. The woodwork, including the grand staircase, is of white oak. There is crown molding throughout, usually in oak, but the parlor in the northeast corner features intricate plaster moldings.

The second floor is also organized around a wide central hallway reached by the main stairway which has a large landing on the hallway's south side. There are two large bedrooms facing the front, or east façade, with the one on the south incorporating the area of the octagonal tower, and the one on the south including the space of the round turret. There is a third large bedroom on the north side across from the stairway. Behind the stairway there are three more bedrooms, one of which is currently used as a studio. The central hallway ends on the east with two arched doorways. The left door accesses a bathroom, and the right door opens to a hallway which provides access to another bathroom and the back stairway which goes down to the kitchen area and up to what was originally a servant's bedroom on the attic level. Overall, the home originally had seven bedrooms.

The finishes on the second level are similar to the first, except that the large bedroom opposite the stairway landing has large arched walnut doors which are characteristic of an Italianate or Second Empire style house. There is also an Italianate iron mantel on the fireplace of one of the rear bedrooms which was painted to resemble marble. Very likely these pieces were salvaged from the William Windom's Second Empire home which formed the shell upon which the Hodgins home was built (see Figure 1 below).

### **Garage**

A large three car garage sits in the extreme northwest corner of the lot with its three auto bays facing south. A driveway running parallel to the back line of the property provides access to the garage from Broadway. The garage was most likely built as a carriage house and stable when Hodgins built his home in 1890.<sup>1</sup> The structure is rectangular, with the longer east façade, measuring about 55 feet, snug on the east property line, and the shorter north façade, about 30 feet, on the north property line. The garage has a full second floor storage area and a gabled roof with the gables facing the north and south. The front of the garage, the south façade, features three garage doors for autos on the first level and paired two over two wood sash windows on the second level. Charred timbers on the northern interior wall indicate a major fire. Perhaps it was then that the carriage house was rebuilt in a way that gives it the appearance of a modern garage.

### **Integrity of the home**

The house has been well maintained and altered very little over its 123 year history. It retains its essential integrity as an 1890 Queen Anne home. It occupies the same place and setting, has essentially the same design features, and exhibits the same materials and workmanship, as it did when it was built. Nevertheless, a few changes have been made to the building over the years, including the following:

1. There is a one-story flat-roofed brick addition, approximately 15 x 20 feet, on the north façade towards the rear (Photo #5). The addition made use of an existing exterior door. Since it was built as a vault, the brick walls are broken only by small glass block windows near the roof line on the east and west façade. This addition dates to the 1950s when the Catholic Diocese of Winona owned the property and used it for church offices, as is described below.
2. The carriage entrance on the south façade originally allowed access to Broadway down a

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<sup>1</sup> The garage is not recorded in the 1889 Sanborn Insurance Map (Map 6), but does appear in the 1894 version of the Sanborn Insurance Map (Map 35).

- short flight of stairs.<sup>2</sup> These stairs have been removed and the opening closed with a low balustrade. The exterior door remains and allows access to this enclosed porch (Photo #2).
3. The east end of the central hallway on the second floor extends all the way to the east exterior wall and allows a view of Windom Park through paired windows. Originally this hallway ended with a wall behind which was the dressing room serving the bedroom in the northeast corner of the second floor. The wall was removed by the Diocese of Winona during the period when that bedroom was divided into two offices. The dressing room door was used to access the corner office from the hallway. The present owners chose not to replace this wall so as to allow light from the paired windows to illuminate the hallway.
  4. There was a wood balustrade above the first floor porch on the east and north facades. This appears in historic photos from the 1960s (see Figure 2) and is absent in later photos (see Figure 3). It was likely removed during a roofing project.
  5. The southeast façade of the octagonal turret originally had a carved panel between the first and second floors which was at some point replaced by siding.<sup>3</sup>
  6. Originally there were four chimneys, but only two remain.<sup>4</sup>

## 7. Narrative Statement of Significance

### Summary Statement

The Abner Hodgins House is **historically significant** because of its association with two of the leading entrepreneurs in the lumber industry which drove Winona's growth and development between 1870 and World War I. The home is an important resource for understanding Winona's industrial and residential development, two of the historic "contexts" or themes which have been identified as key to the city's history. Winona's industrial development relates to the larger statewide historic context of "St. Croix Triangle Lumbering, 1830-1900" and its residential development relates to the statewide historic context of "Urban Centers 1870-1940."<sup>5</sup> The house is **architecturally significant** as an outstanding example of the Queen Anne architectural style because it possesses all the distinctive characteristics of the style at the peak of its development. The house is representative of the work of Charles Maybury, the prolific and talented Winona architect whose designs for residences, commercial blocks, churches, and public buildings had an enormous impact on the built environment of Winona in this period.

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<sup>2</sup> The stairs are depicted in a detailed sketch of the home in *Album of Winona, Minn* (Winona: Jones & Kroeger Printers and Binders, n.d.)

<sup>3</sup> This panel is visible in the sketch in *Album of Winona, Minn.*, *ibid.*

<sup>4</sup> Three chimneys are visible in the sketch in *Album of Winona, Minn.*, *ibid.* A fourth would have serviced the kitchen.

<sup>5</sup> Susan Granger and Scott Kelley (Gemini Research), *Winona's Historic Contexts: Final Report of a Historic Preservation Planning Project*, Submitted to the Winona Heritage Preservation Commission. (July 1991), p 5-6. The statewide contexts were created by the State Historic Preservation Office as a guide in the evaluation of the historic significance of resources.

### Abner Hodgins and the Lumber Industry

Euro-Americans first settled the land that became the city of Winona in 1851, shortly before the U.S. government and the Mdewakanton Dakota signed the Treaty of Mendota, which opened up the west bank of the Mississippi River for settlement. Winona was incorporated as a city in 1857, and thanks to lumber, grain, steamboats and railroads, this small settlement on a Mississippi sandbar grew quickly into a commercial center for the upper Midwest.

Winona was first significant as a steamboat port. People and goods flowed upriver, and grain and lumber flowed down. Then in 1862 local entrepreneurs began building the Winona and St. Peter railroad in 1862, and by 1888 five railroad lines served Winona. Shipping and milling wheat was the city's original economic motor, and by 1870, Winona ranked fourth behind Chicago, Milwaukee and Toledo as a primary grain market. In 1875, thirteen grain mills operated in Winona County. By the late 1880s, the wheat industry surrounding Winona had declined. Timber processing, however, was on the rise, and in the final analysis, would be the single most important influence on Winona's rise as a commercial center.<sup>6</sup>

By 1870, four major sawmill operations located along the waterfront were generating great wealth. During the next three decades, Winona was one of the nation's top lumber processing and marketing centers. Winona's mills processed the timber being cut in the great white pine forests of the "St. Croix Triangle" of Minnesota and Wisconsin along the Chippewa and St. Croix rivers. The Chippewa joins the Mississippi just 30 miles north of Winona, and in 1862, the Winona and St. Peter Railroad opened a line west from Winona into the treeless prairies which were being turned into farmland. As a result, Winona was an ideal place for sawmills to process logs floated down the river and then load the lumber on trains for shipment westward to build the thousands of new farmsteads and towns.

In 1855, Matthew and William Laird founded Winona's first lumber mill. A few years later they were joined by their cousins James and Matthew Norton, and together they built the Laird-Norton lumber company into the largest in the city. They were joined by three other companies, including Empire Lumber, Winona Lumber Company, and Youmans Bros. & Hodgins Lumber Company. Each company had sawmills, millwork shops and offices along the riverfront.

Earl and Addison Youmans had put their first sawmill into operation in 1857 on the riverfront west of the downtown. In 1870 they tore down their original mill and replaced it with a larger and more advanced operation. The following year, they formed a partnership with Abner Hodgins to form Youman Brothers and Hodgins Lumber Company.

Abner F. Hodgins was born in Tennessee in 1825 but moved with his family at age 5 to Galena, Illinois. His father taught school there, and as a young man Abner Hodgins taught at the same school in which his father had taught. In 1854 he took a job for a lumber dealer and in 1856 this company sent him to Winona as its agent. He thrived in this work and this led to his partnership with John Robson, one of the most prosperous independent lumbermen on the Mississippi.

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<sup>6</sup> William Crozier, "A Social History of Winona, Minnesota 1865-1895." Ph.D dissertation, University of Nebraska, 1975. 38.

Success in this endeavor led to his final move, his partnership with the Youmans brothers in 1871. He remained a partner in the firm of Youman Bros & Hodgins until his death in 1896.<sup>7</sup>

The firm updated their mill again in 1887, by which time they had a capacity of 40 million feet of lumber and 25 million shingles annually. Like the other companies, Youmans Brothers and Hodgins also developed a network of retail lumberyards in Minnesota and beyond. In 1897 production in Winona's saw mills began to decline as the Chippewa Valley timber was depleted. As the lumber boom came to an end along the Mississippi, Laird Norton and Empire Lumber shifted their investments to the Pacific Northwest. Youman Bros & Hodgins shut down its mill and sold its site to the Chicago and Northwestern Railroad in 1898. A son of Earl Youmans continued to operate the company's sixteen retail lumberyards in Minnesota and South Dakota.<sup>8</sup>

Abner Hodgins was also a successful politician. In 1859, just three years after arriving in Winona, he was elected an alderman for the 1<sup>st</sup> Ward. He held this post until elected mayor in 1862, and he continued as mayor until 1866. He later returned to the city council, and then was again elected mayor in 1874, and then again in 1880. He was also on the board of trustees of the Woodlawn Cemetery and the First Presbyterian Society, and a founding member of the Old Settlers Society.<sup>9</sup>

In 1896 Hodgins became ill while attending a reunion in Galena and died several weeks later in Winona. The funeral took place at the family home on June 8, 1896, presided over by the pastor of First Congregational, the church which Hodgins attended. In addition to his partner Earl Youmans, the honorary pall bearers included some of his competitors in the lumber industry, including Matthew Norton, William H. Laird, and Charles Horton of Empire Lumber.<sup>10</sup>

### **A lumberman's mansion on the park**

In 1890, at the peak of the lumber boom and perhaps also of his personal prosperity, Hodgins decided to build a grand home on the edge of the 1<sup>st</sup> Ward park. At the time he was 65 years old and married to Emeline Fowler Clark, his third wife. His first marriage in 1844 had produced eight children and ended with the death of his wife Mary Price in 1863. The following year he married Constance Sophia Classon with whom he had two children. She died in 1875, and seven years later, he married Emeline Fowler Clark, a widow who was a former school teacher.<sup>11</sup>

In the late nineteenth century, Winona's economic elite tended to build large homes near downtown along Fifth Street, Broadway (Sixth Street) and Wabasha (Seventh Street), and especially around 1<sup>st</sup> Ward Park, one of the four ward parks created in the initial platting of Winona. This park is bounded on the north and south by Fifth Street and Broadway and on the east and west by Huff and Harriet. The neighborhood's prestige dates back to 1858 when Henry

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<sup>7</sup> Franklin Curtiss-Wedge, *The History of Winona County, Minnesota* (Chicago: H. C. Cooper, Jr. and Co., 1913) p. 200.

<sup>8</sup> Curtiss-Wedge, p 182-183.

<sup>9</sup> Walter Hodgins, "Abner F. Hodgins: Winona Lumber Baron." *Winona County History Today*, 44 (May 1979), No 5, p 2.

<sup>10</sup> "Death of Mr. A. F. Hodgins: An Honored Citizen of Winona Succumbs to Disease," *Winona Daily Republican*, June 8, 1896, p 3.

<sup>11</sup> Curtiss-Wedge, p 200.

Huff, one of Winona's principal founders, built an Italianate mansion on the block just north of the park. In 1873, Huff sold the home to Henry Lambertson, a prominent attorney, who added the Moorish influenced wraparound porch.<sup>12</sup> In the decades that followed, Winonans who had made money in lumber, banking, railroad, law, and retail built large homes in the area. By 1890, homeowners in the neighborhood included lumber baron Mathew Norton (254 W. Fifth), department store owner Henry Choate (263 W. Fifth), probate judge H. L. Buck (315 W. Broadway), and Chicago and Northwestern railway superintendent Peter Hallenback (376 W. Fifth). All these houses still stand except for the Norton house which made way for the parking lot of the YWCA.

The lot which Hodgins chose on the Harriet Street side of the park was the site of a house built by William Windom, the most famous of all the early Winona entrepreneurs. Like most of the early Winona elite, Windom was an Easterner who migrated to the area after the treaty with the Dakota opened the area west of the Mississippi River to European settlement. He came to Winona in 1855 to practice law, and as his capital increased, he speculated in land and invested in railroads. Like several other Winona lawyers, he became involved in politics, first on a state level, then in Congress, and eventually as Secretary of Treasury under both Presidents Garfield and Harrison. In 1869 he built a Second Empire styled house at 275 Harriet across from the 1<sup>st</sup> Ward Park (See Figure 1 below). When he moved back East in 1883, he sold the house to John Blunt, a superintendent for the Chicago and Northwestern Railroad. When Blunt was promoted to chief engineer and transferred to Chicago, Hodgins bought the house and began a total renovation of the existing house.<sup>13</sup> After Windom's death the city of Winona renamed 1<sup>st</sup> Ward Park in his honor, and it is referred to as Windom Park today.

Hodgins hired Charles Maybury and Son to design a totally new house on the shell of the old. Maybury was another example of an Easterner who moved to Winona and found ample outlet for his talents. As a young man in central New York State, he was an apprentice and then a partner in a prominent building firm. Upon arriving in Winona in 1856, the 26-year-old Maybury immediately set up shop as an architect and building contractor in Winona. In 1865, he closed the contractor business and focused entirely on architecture. Popular with all kinds of clients and able to move gracefully among different architectural styles and building types, his impact on Winona's built environment far exceeds any other individual. In 1881, his son Jefferson joined the firm and the name was changed to Maybury and Son. Together they are representative of the first wave of professional architects in Minnesota.<sup>14</sup>

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<sup>12</sup> Usually referred to as the Huff-Lamberton House, the structure was added to the National Register in 1976 and was locally designated by the Winona Heritage Preservation Commission in 2006.

<sup>13</sup> "Local Brevities," *Winona Weekly Republican*, April 3, 1889, p 3. In an untitled article reviewing construction in the city during 1889 the same newspaper stated that Hodgins did a "complete remodeling" of Windom's house at a cost of about \$10,000. January 8, 1890, p 4. It is also evident from the Sanborn Insurance Maps that the Hodgins house encompassed the same footprint of the Windom house and expanded on it. The Windom house appears on the 1889 Sanborn Insurance Map (Map 6) with the caption "Being Rebuilt" written over it. The Hodgins house in the 1894 Sanborn Insurance Map (Map 35) neatly overlays the Windom house.

<sup>14</sup> Alan Lathrop, "Architecture in Minnesota at the Turn of the Century," p. 29 in Michael Conforti, ed. *Minnesota 1900: Art and Life on the Upper Mississippi 1890-1915* (Associated University Presses, 1994)

Remarkably prolific, Maybury designed many schools, churches, downtown commercial blocks, and homes for the elite, both in Winona and also in towns and cities in Wisconsin, Iowa and the Dakotas, in a variety of styles. For example, he designed the Anger's Block in downtown Winona (a National Register property) in 1872 and the home for C.C. Beck, a local entrepreneur, on a bluff overlooking the Mississippi in 1877 (eventually part of the Saint Mary's University campus, it was destroyed by arson in 2006). Both were Italianate in style. In 1882, he built a Second Empire style home for himself at 77 E. Sanborn St. In 1885, he completed construction of a Romanesque courthouse for neighboring Houston County. In 1886, he built St. John Nepomucene Catholic Church, a Gothic Revival structure at 558 E. Broadway.

When Hodgins hired him in 1889, he had just completed the Winona County Courthouse in the Richardsonian Romanesque style and was engaged by the federal government to oversee the building of the United States Post Office, another large Romanesque building in stone.<sup>15</sup> In the 1890s, he went on to design other Winona landmarks, including Saint Stanislaus Catholic Church (1894) and a new Central United Methodist Church when the existing church burned in 1895.<sup>16</sup> He was professionally active until about 1900 and died in Winona in 1917.<sup>17</sup> For four decades he was the dominant architect in Winona, and designed so many buildings in Winona that an early history of the county claimed that "it is impossible to get out of sight of his work in walking through the city."<sup>18</sup>

### **A model Queen Anne Home**

When wealthy entrepreneurs began building houses in central Winona in the 1850s and 1860s, the dominant style was Italianate. As a result, Henry Huff built an Italianate villa, and two more Italianate homes survive on the Broadway side of the park, the Vila House at 327 W. Broadway and the H.L. Buck House at 315 W. Broadway. In the 1870s, the Second Empire style made a brief appearance with its tall, mansard roofs, and there is at least one surviving example in the Windom Park neighborhood, the Curtis House at 375 W. Fifth Street. Starting about 1880, affluent middle class Midwesterners chose the Queen Anne style to express their values and announce their success.

The Queen Anne style is characterized by "irregularity of plan, volume and shape; a variety of surface textures, roofs and wall projections; steep roofs with multiple or intersecting gables; bay windows, towers, wrap-around porches and tall chimneys with intricate caps."<sup>19</sup> Other features include patterned shingling in gable areas, towers or bays, classically inspired columns or

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<sup>15</sup> The Post Office was razed in 1963 after an unsuccessful attempt to save it. The courthouse was saved from demolition after an eighteen year struggle, although its interior was gutted. It was added to the National Register in 1970. See Greg Gaut and Marsha Neff, "'Save the Lady' - The Struggle to Save the Winona County Courthouse." *Minnesota History* 59 (Winter 2005/06): 316-334.

<sup>16</sup> St. Stanislaus was listed on the National Register in 1984. Although the Central Methodist Church that Maybury designed was also destroyed by fire, his distinctive tower survived, and a new church was built in the 1960s to complement it. Alan K. Lathrop, *Churches of Minnesota: An Illustrated Guide* (Minneapolis: U of Minn Press, 2003), 224.

<sup>17</sup> Curtiss-Wedge, p. 679.

<sup>18</sup> Curtiss-Wedge, p. 879.

<sup>19</sup> Charles Nelson, "Tech Talk: Minnesota Architecture Part II, The Bric-a-Brac Styles," *The Interpreter*, September 1999, p 5.

spindlework railings, dentils and brackets on eaves, tall windows with large panes often decorated with stained glass. Every element of the Queen Anne style is calculated to avoid flat planes and undifferentiated wall surfaces.

The style originated with a group of British architects led by Richard Norman Shaw, who built some rambling Victorian mansions based on late Medieval examples from the Elizabethan and Jacobean eras. Later he developed a completely different style which revived the severe, symmetrical forms of the reigns of Queen Anne and George I (1702-1727). When his earlier style became popular in the United States, it was mistakenly labeled as "Queen Anne." In spite of its confused origins, this name became the common way to refer to the picturesque style of Shaw's popular early work.<sup>20</sup> A few Queen Anne style houses were built in the 1870s on the east coast. The style was then spread rapidly across the country by pattern books, magazines, and even precut architectural details delivered by the expanding railroad network.<sup>21</sup>

In their classic handbook of American residential style, Virginia and Lee McAlester distinguish two major subtypes of the Queen Anne style based on decorative detailing. The most common they call "Spindlework" (others refer to this as Eastlake) which uses turned spindlework supports on porches and gables and lacy gingerbread ornamentation. The second most common, and the dominant form after 1890, they call "Free Classical," which features classical columns instead of spindlework. This style also employs other classical forms including Palladian windows and cornice line dentils.<sup>22</sup>

It is difficult to imagine a better exemplar of the Queen Anne style, especially in the Free Classical version, than the Hodgins House. Its basic shape features a hipped roof with lower cross gables, two towers, a secondary gable, and gabled dormers. Maybury employed a variety of devices to avoid flat wall surfaces, including a variety of shingle patterns, recessed window alcoves, projecting bays, second and third floor porches, a dramatic octagonal tower and a more restrained cylindrical tower. Each façade is aggressively asymmetrical, and although the front door is roughly at midpoint of the east façade, it is flanked by the dramatic octagonal tower on the left and the porch which begins to its right and wraps around the northern façade of the house. The Free Classical elements include Corinthian columns on the porch, a deeply inset Palladian window in the third floor gable on the east façade, and ample dentil work at the cornice lines and elsewhere throughout.

Two highly regarded architectural historians have recognized that although many Queen Anne houses survive, the Abner Hodgins house stands out as an exemplar of the style. The late Charles Nelson, who was for many years the State Historic Architect, inspected the house in 1976 and wrote that "it would be difficult to find a building which expressed as many characteristic design features of the Queen Anne style as this house."<sup>23</sup> In his *Historic Homes of*

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<sup>20</sup> Roger Kennedy, *Historic Homes of Minnesota* (St., Paul: Minnesota Historical Society Press, 2006), 143

<sup>21</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1995), p. 268.

<sup>22</sup> McAlester, p 264. They also list two other subtypes, the Half-Timbered and Patterned Masonry, which account for a small minority of Queen Anne homes.

<sup>23</sup> Charles Nelson, "Memo to File: Hodgins-Tearse House, Winona," 3 May 1976. State Historic Preservation Office Files at the Minnesota Historical Society in St. Paul, MN

*Minnesota*, the late Roger G. Kennedy featured the Abner Hodgins house which he called “a shining, extravagant white palace typical of those years.” With this house, he wrote, “we come into the presence of the final phase of the American Picturesque style, which abandoned all formal precedent to assemble a loose, exultant combination of whatever oddments might please the owner or the builder.” Kennedy was referring especially to what he observed on the second and third stories of the home, which he wrote, “make up a joyous encampment of towered and gabled pavilions, some enclosed in shingle, some opening in arcades.” For Kennedy, this house embodied the era in which it was built, which was, at least for men like Hodgins, “a strutting time, accelerating in confidence and prosperity.”<sup>24</sup>

This house stands out today as a successful example of the Queen Anne style because Hodgins hired Charles Maybury, an architect who had the uncanny ability to assimilate a variety of styles popular at the time and make them uniquely his own. In 1888, Maybury worked with H. H. Richardson’s style to design a courthouse for Winona County which was an exemplar of the Richardsonian Romanesque style but also his own unique creation. A few years later the Polish community from Winona’s eastside hired him to create a church in the Baroque style popular among Polish immigrant communities. Once again, he met their expectations while creating something uniquely his own. The same can be said of his treatment of the Queen Anne style in the Abner Hodgins house.

### **The House after Hodgins**

When Abner Hodgins died in 1896, another lumberman, William Pliny Tearse, bought the home at 275 Harriet. Typical of the Winona entrepreneurs, he was born in New York State and married another New Yorker, Ione Elizabeth De Long, in 1871. They had six children. By 1881 they had migrated to Eau Claire, Wisconsin where William Pliny Tearse helped found the Empire Lumber Company. When Empire Lumber established mills and lumber yards along the riverfront on Winona’s eastside in 1886, Tearse came to Winona with his family to oversee the new operation. In 1899, Empire Lumber ended its Wisconsin operations and reincorporated as a Minnesota corporation with headquarters in Winona. Tearse was the secretary of this new corporation. He was also president of Merchant’s Bank and vice president of Western Elevator Company, among other things. He served as a member of the Winona Board of Education and as resident director of the Winona State Normal School.<sup>25</sup>

William Tearse was 52 when he bought the Hodgins house. He lived there with his family until his sudden death from heart failure in 1916.<sup>26</sup> Mrs. Tearse continued to live in the home at 275 Harriet until her death after a brief illness in 1934.<sup>27</sup> The family belonged to the nearby First Congregational Church and Mrs. Tearse continued to be involved in church work after her husband’s death. As a result of the Tearse family’s 38 year tenure in the home, it is sometimes referred to as the Hodgins-Tearse house.

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<sup>24</sup> Kennedy, p 152-154. In addition to writing more than a dozen books, Roger Kennedy served as the director of the Smithsonian’s National Museum of American History and the National Park Service.

<sup>25</sup> Curtiss-Wedge, p 188

<sup>26</sup> “William P. Tearse, Aged Banker Dies Suddenly of Heart Failure,” *Winona Republican Herald*, June 14, 1916, page 5.

<sup>27</sup> “Mrs. W. P. Tearse Dies Here after Illness of Month,” *Winona Republican Herald*, May 9, 1934, p 3.

In 1934 the Catholic Diocese of Winona purchased the house which served as the residence for Bishop Francis Kelley and as the office of the diocesan chancery. For the next four decades it was known locally as "The Bishop's House."<sup>28</sup> In 1949, the diocese bought the mansion next door, the F.S. Bell house at 255 Harriet. The bishop then took up residence in that building so that the entire Abner Hodgins house could be used for church offices.<sup>29</sup> This expansion allowed the diocese to move the office of Catholic Charities into the Hodgins house the following year.<sup>30</sup> It was very likely during this period that the Diocese built the brick addition on the north side of the home to serve as a vault for church documents. In 1976, Bishop Loras Watters, who was known for his simple and austere lifestyle, decided to move the bishop's residence and chancery into the former convent near the Cathedral on Main Street and put the two mansions on the park up for sale.<sup>31</sup>

At that point, David and Kathleen Christenson, the present owners, purchased the Abner Hodgins house. They originally came to Winona as college students and they returned to Winona after David had completed his medical degree. Prior to purchasing the home, the Christensons had to organize neighborhood opposition to an effort to rezone the house for sale to a law firm as an office building. They set about returning the historic structure into a single family home. Fortunately, it was structurally sound and had suffered no major alterations. The oak and cherry woodwork, the tiled fireplaces, and the stained glass work all looked much as they had in the 1890s. Beyond cosmetic changes, their major restoration project involved removing partitions in two upstairs bedrooms which had been divided into offices, patching the crown molding and wood trim as required, and closing several doorways which had been cut into the central hallway to provide access to these offices.<sup>32</sup> They also removed a wood and glass partition which divided the central hallway on the second floor.

For over 35 years, the Christensons have invested a great deal of time and money into maintaining the house and preserving the details of its historic character. The home was added to the National Register of Historic Places in 1984. In 1996, the Winona Heritage Preservation Commission began a process to designate a Windom Park Historic District which would have included the Abner Hodgins House. This effort was ended because of opposition by some property owners. The Christensons however, continued to seek the local designation of their home as a historic and architectural landmark. In 2007, the Heritage Preservation Commission of the City of Winona presented them a preservation award in recognition of their outstanding stewardship of this historic landmark.<sup>33</sup>

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<sup>28</sup> William Crozier, *Gathering a People: A History of the Diocese of Winona* (Winona: Diocese of Winona, 1989) p. 302.

<sup>29</sup> Crozier, 324.

<sup>30</sup> Crozier, 468.

<sup>31</sup> Crozier, 386.

<sup>32</sup> David Christenson, "Living in a Landmark," *Saint Mary's College Magazine*, Winter, 1982, p 10-13.

<sup>33</sup> Tony Borreson, "Living in the Past: Christensons honored for preservation of Hodgins house," *Winona Daily News*, May 13, 2007, p 1A

## Historical Photos

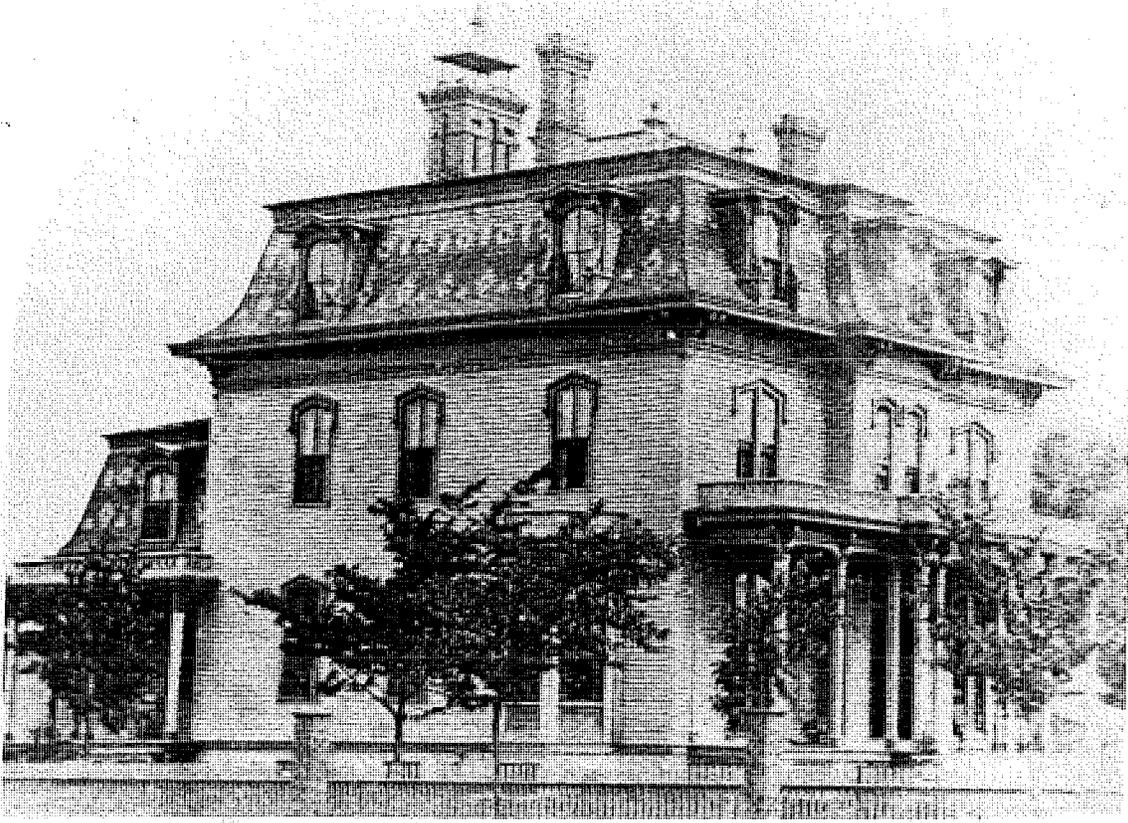


Figure 1

*The Second Empire styled house that William Windom built at 275 Harriet in 1869. He sold it to William Blunt in 1883. When Blunt was promoted to chief engineer of the Chicago and Northwestern Railroad, he sold the house to Abner Hodgins and moved to Chicago. Charles Maybury apparently retained at least some of the existing structure and a few architectural details when building the new house for the Hodgins family in 1890.*

*From the Winona County Historical Society collections.*



Figure 2



Figure 3

*Abner Hodgins House during the period when it occupied by the offices of the Diocese of Winona and Catholic Charities. Note the wooden balustrade on the porch roof in the top photograph, taken about 1965. The balustrade had been removed by the time the lower photo was taken in about 1974. From Minnesota Historical Society collections.*

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