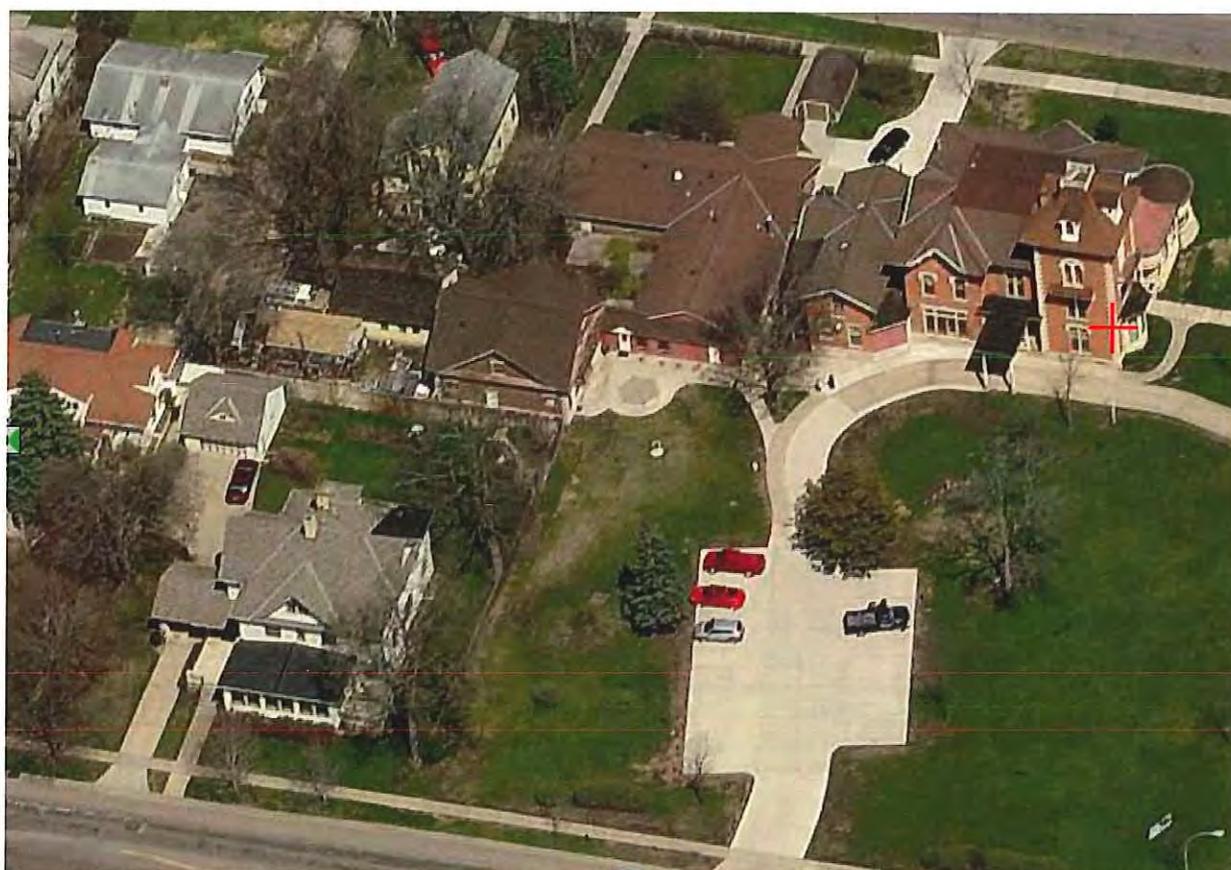


Proposed Windom Park Historic District
Winona Heritage Preservation Commission
Winona, Minnesota



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PROPOSED WINDOM PARK LOCAL HISTORIC DISTRICT

Local Designation Form

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Heritage Preservation Commission
City of Winona, Minnesota
Local Designation Form

Name of Property

Historic Name: Windom Park Historic District

Other Names: **N/A**

SHPO inventory Number: **N/A**

Location

Street & Number: See Attached List

City/Town: **Winona**

State: **Minnesota** County: **Winona** Zip Code: **55987**

Property Owner

Street & Number: **See Attached List** Telephone: **N/A**

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

PIN Number: See Attached List

Classification

Ownership of Property	Category of Property
-----------------------	----------------------

<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Building(s)
---	--------------------------------------

<input checked="" type="checkbox"/> Public/Local	<input checked="" type="checkbox"/> District
--	--

<input checked="" type="checkbox"/> Site	
--	--

<input type="checkbox"/> Structure

<input type="checkbox"/> Object

Number of Resources within Proposed District

Contributing	Non-Contributing	Total
23	6	29

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

2

Public Accessibility: N/A

Function or Use

Historic Functions:

Domestic: single dwelling

Current Functions:

Domestic: single/multi-family dwelling

Description

Architectural Classification

Materials

Italian Villa

Foundation: Stone

Italianate

Walls: Clapboard

Queen Anne

Roof: Asphalt

Colonial Revival

Other: Brick, slate

See continuation sheet for narrative description

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 historic or prehistoric studies.

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

Related Historic Contexts
Industry

Significant Person(s)
See continuation sheets

Commerce
Residential Development

Period of Significance
1857-1930

Cultural Affiliation
N/A

Significant Dates

Architect/Builder(s)
See continuation sheets

Narrative statement of significance: *See continuation sheets*

Major Bibliographic References: *See continuation sheets*

Geographical Data

Acreage of Property: Approximately 20 acres

Verbal Boundary Description: *See continuation sheets*

Boundary Justification: See continuation sheets

Form Prepared by:

Name/Title:	Myron White, Heritage Preservation Commission Staff	Date:	July 26, 2016
Organization:	City of Winona	Phone:	507-457-8250
Street and Number:	207 Lafayette Street	Zip Code:	55987
City or Town:	Winona	State:	MN

State Historic Preservation Officer Comment

September 29, 2016
Date Submitted to SHPO

October 4, 2016
Date of SHPO Comment

Description of City Council
Designation of property pursuant to _____
Date of Action _____

Additional Documentation:

Maps
Continuation Sheets
Photographs

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6. Description

The Windom Park Local Historic District is comprised of 29 resources, including 2 properties currently on the National Register of Historic Places, 23 properties that are considered contributing resources to the District, and 6 properties that are considered non-contributing resources. The area includes two non-residential properties, one City Park and one church. The district is located a few blocks west of the central business district of Winona, and within five blocks of the Mississippi River. It is one of the oldest residential areas of the city, exhibiting some of the city's finest high-style architecture.

A wide variety of architectural styles have been constructed in the Windom Park Local Historic District, including Italianate, Second Empire, Queen Anne, Colonial Revival and Tudor Revival. This collection of buildings was constructed between 1857 and 1930. A more detailed description of the current appearance of the more prominent buildings is located in the Architectural Development section of the Statement of Significance.

The boundaries of the district have been delineated in such a way that the majority of residences encircle the park, which rests in the center of the district. The park is essentially the visual focal point of the district. Windom Park itself covers one city block. It is landscaped with sidewalks criss-crossing the park, park benches scattered throughout the park, a small gazebo located in the northwestern portion of the park, and a water fountain with the sculpture of Princess We-Noh-Nah positioned in the center of the park.

Following is a map of the proposed district along with a detailed description of properties located within the boundaries of the Windom Park Local Historic District:

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7. Statement of Significance

The Windom Park Local Historic District meets the criteria of the Winona Historic Preservation Ordinance as being significant under Criterion I, Historic Significance, as one of Winona's most prominent residential neighborhoods, and under Criterion II, Architectural Significance, as a distinct district of a wide variety of intact residential architectural styles. The period of significance spans from 1857, when the earliest intact house, the Huff-Lamberton House, was constructed to 1930 just after the construction of the First Baptist Church Parsonage. The district is important under the local historic context entitled "Residential Development", as specified in the document *City of Winona, Historic Contexts* (Gemini Research, 1991). The Windom Park Local Historic District represents Winona throughout over 150 years of its residential development.

Historic Overview

The City of Winona is located west of the Mississippi River on the southern end of the Wabasha Prairie. This treeless prairie possessed the natural characteristics that made it an ideal location for Native American and, later, Euro-American settlement. The land around the plain was fertile, making it excellent for agriculture. The Mississippi River provided easy access to all villages, cities and ports along the River's path. The readily available transportation provided by the Mississippi River had a distinct effect on the growth and development of Winona.

The first Euro-Americans to visit the site of present-day Winona did not arrive until the 1800's. The Louisiana Purchase of 1803 opened up new land to the United States (Blegen: 33). This new land was unexplored and the United States Government appointed individuals to investigate these new territories. Federal appointee Zebulon Pike led a group to the area of Winona in 1805. This expedition was followed in 1817 by Stephen Long, who came to Minnesota to begin topographical studies of the area (*Scenes and Sites: 19*).

Territorial legislation of 1851 organized the area known as Wabasha Prairie into Wabasha County. The area included in this county was extremely large, and the area has since been divided into six different counties. The Euro-American population of Wabasha County in 1851 numbered only two, and both were fur traders, Nathan Brown and W.B. Bunnell. The first signs of a village developing on the Wabasha prairie occurred in 1852. Land seekers began to arrive in the area and established claims (*City Directory 1881: 12*). In 1852, J. Denman

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erected a frame house, not extant, on the corner of present-day Winona's Lafayette and Second streets (*City Directory 1881: 12*).

The Village of Winona was platted in 1852 and was within the County of Wabasha, but the real beginnings of Winona can be attributed to Orrin Smith. Captain Smith was a river boat captain who saw the flat prairie as a potential site for landing and firewood refueling. In 1851 Captain Smith and Erwin Johnson established a claim and built a small shanty (*Winona County: 140*). The year of 1853 was one of notable importance, because the new village adopted the name of Winona (*City Directory 1881: 12*).

Winona continued to grow as settlers began to pour into the area. In the fall of 1854 a land office was established and became operational in the spring of 1855. The government at this time opened up several townships and settlers claimed land under the Pre-emption Act of 1841, which allowed people to legalize their claims (*Winona County: 147; Blegen: 174*). The population of Winona at the end of 1855 numbered 815 people and 670 buildings (*Winona County: 147*).

In 1857 the village of Winona incorporated (*River Town Winona: 4*). At this time, Winona, with a population of around three thousand, was the third largest city in the state of Minnesota. The Mississippi River was the key to the development of Winona. The life of the town came from the wharf. A large number of river boats visited Winona on a regular basis. The river boats were the lifeline of small communities along the Mississippi River. In 1856 over three thousand river boats stopped at the Winona levee (*River Town Winona: 4*). The river boats refueled with firewood, unloaded supplies and brought news from around the world. The town of Winona would not have been able to survive without the Mississippi River and the steamboats that travelled it.

During the 1850's, Winona grew at an astonishing rate. The lumber industry brought wealth and prosperity to the community. From 1855 to 1861 the population of Winona grew from 815 to 2,464 residents (*Scenes and Sites: 19*). The lumber industry was a main contributor to the development of Winona. Western expansion created a demand for lumber for the construction of homes on the expanding frontier. With the readily available supply of timber in the Winona area and the Mississippi River as its transportation network, Winona turned into a lumber boom town. Grain production also contributed to Winona's growth. Winona was a key port for the transportation of grain from Minnesota farmland to cities to the south. By the 1870's, the town of Winona became the fourth largest grain shipping port in the nation (*Scenes and Sites: 19*).

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The growth of Winona's lumber and grain shipping interests caused Winona to expand as a community. In September of 1854 the first of Winona's weekly newspapers, the "Argus" was published. The Winona Normal School, the first teacher training institution west of the Mississippi River, opened in 1860. The Winona and St. Petersburg Railroad began construction in 1862, and both the Winona High School and the Philharmonic Hall were constructed in 1866 (*Scenes and Sites: 19*). The growth of Winona suffered a setback in July of 1862 when a fire broke out in the downtown area. The total amount of damage done to the commercial district was over \$300,000 (*Winona Daily News: C-12*). The growth of Winona was hindered only briefly by the fire. The population of Winona was around 4,500 in 1864 and over \$100,000 was spent on the construction of new buildings (*Winona Daily News: C-12*).

Winona had reached its height of prosperity in 1892 when the lumber industry began its rapid decline. During the 1850's it was believed that there was an endless supply of timber in the area, however this belief was proved to be wrong. The lumber industry had over-exploited its resources, greatly reducing the forests of northern Minnesota and Wisconsin. In 1895 the Youmans-Hodgins Lumber Company of Winona ended its operations. Winona, by the turn of the century, entered into a period of economic stagnation (*Scenes and Sites: 37*).

The City of Winona faced new dilemmas with the decline of the lumber industry and a significant decline in river boat traffic by the turn of the century. To maintain its economy, Winona turned its focus on small industry with more reliance on the railroad to distribute products. The railway that followed the banks of the river still ran through the city. The railroad also provided a vital link to the west through South Dakota (Clark: 59-62).

Although the wealth of the lumber industry vanished along with the timber, Winona not only survived, it flourished. By the early 1900's Winona had established itself as a major export center of grain. Winona also developed other industries which helped the city cope with the loss of the lumber industry. The Board of Trade worked hard to attract new businesses to Winona in order to fill the gap left by the lumber industry. Flour mills began to use electrical power instead of burning wood, the Winona Wagon Company was still in operation, as well as the Schroth-Aherns Millwork company (*River Town Winona: 19*). The presence of agriculture in the area contributed to the stability of Winona's economy. The Minnesota Harness Factory and the Pioneer Tractor Manufacturing Company each continued to produce finished products. Smaller industries such as Conrad Fur, Interstate Packing and Winona Candy also developed in Winona (*River Town Winona: 19*).

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The social structure of Winona was based around strong German and Polish ethnic groups. The German population had strong ethnic ties that were apparent in the fact that the German community had their own banks and newspapers. In 1880 Germans made up 29% of the city's population and were commonly living in the Third and Fourth wards. The Polish population, like the Germans, had their own churches and newspaper. In 1880, the Polish community comprised 11 % of the city's population and most Poles lived in the Forth Ward (Granger: 66, 67). However, the largest ethnic group living in Winona prior to 1900 were considered Yankee or Old Stock, coming to Winona from New England and Eastern Canada. In 1860 there were 1,150 New England born residents living in Winona, primarily in the First and Second wards (Granger: 65, 66).

Higher education has been a driving factor in the development and history of Winona. The city of Winona has been the home of four post secondary education institutions. These include the Winona Normal School, which is presently Winona State University, Saint Mary's University, the now closed College of Saint Theresa's and MN State/SE Technical College. The colleges have helped Winona develop as a center for education and the arts in Southeastern Minnesota (Granger: 49). The community has supported its schools by residents serving as regents and participating in fundraising. The colleges have also given back to the city by educating and employing a large number of Winona's residents.

Winona throughout its history has been a city with a focus on growth and development. In its beginnings the village and its river port acted as a gateway to greater Minnesota. The explosion of logging brought prosperity in the form of money, people, and industry to the village of Winona. Winona's location was vital to the transport of lumber on the Mississippi, and grain shipping on the railroad lines that ran to St. Paul, Milwaukee and Chicago. At the turn of the century, the lumber industry dramatically declined, yet Winona was able to adjust to the fluctuations in its economy because of its diverse industrial and manufacturing businesses. The residents of Winona have always worked towards establishing the city as an agricultural and commercial center. Winona's commercial community has provided the city with a stable economy that has been able to adapt to changing markets and it will continue to adapt in the future.

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Windom Park Historic District-Historic Background

Winona was first platted in 1852, at which time it was divided into four wards. In 1861 a portion of the First Ward was designated for use as a public park. By 1908 the First Ward Park, which covered an entire city block bound by Huff Street on the southwest, West Fifth Street on the northeast, Harriet Street on the northwest and West Broadway on the southwest, was renamed Windom Park after William Windom, a prominent citizen of Winona (Keith Interview 1995). Windom moved to Winona in 1855 to practice law and helped to write Winona's original town charter. Windom became involved in politics, serving in Minnesota's house and senate and was Secretary of the Treasury under U.S. presidents Garfield and Harrison (*Winona Daily News*: C:7). Today, Windom Park is graced by a statue of Princess We-Noh-Nah. The statue was donated by F.C. Landon and was originally located in Central Park in downtown Winona (Hess: 25, 26).

The homes surrounding Windom Park were built by Winona's most prominent citizens. Many of these residents were involved in the city's main commercial and industrial enterprises. The majority of homes were constructed between 1856 and 1900, during Winona's early settlement period (City Directory: 1866-1904). The north side of the park runs along West Fifth Street and at one time had wooden blocks placed beneath the pavement in order to reduce the noise of the horses and carriages as they passed, possibly indicating the special attention given to the city's elite.

The lumber industry of Winona brought wealth to many of its residents. The owners and managers of Winona's large lumber mills chose the area of Windom Park as the site to build their mansions. Henry Huff, one of the first property owners in Winona, owner of the Huff House Hotel, as well as lumber and flour mill interests, built an elaborate Italian Villa style home at 211 Huff Street in 1856. Another lumber baron, Abner F. Hodgins, who was part owner of the Youmans Brothers Lumber Company, constructed his impressive Queen Anne style house in 1890 at 275 Harriet Street. H.S. Bolcom of the Bolcom Lumber Company resided at 276 West Fifth Street, which he constructed circa 1870 (City Directory: 1866, Historic Resources Inventory: no. WN-WAC-0453). A co-owner of the Youmans Brothers Lumber Company, H.S. Youmans, lived at 328 West Fifth Street, built circa 1898, with a view of the park (Historical Resources Inventory: No. WN-WAC-0550).

Winona Park was also a popular site for members of the financial community to take up residence. The banking system in Winona provided funding to a variety of industries that were

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developing in the City. The growth of Winona's commercial district led to prosperity for bankers and money lenders. The people who worked for Winona's major banks personally rivaled the wealth of the lumber barons. J.R. Mitchell, vice-president of the Winona Deposit Bank, built his Tudor Revival style house circa 1900 at 275 West Broadway. S.L. Prentiss, vice-president of the Second National Bank, lived in his Dutch Colonial Revival style house circa 1900 at 369 West Broadway (Historic Resources Inventory no. WN-WAC-0253). In 1900, a clerk at the Second National Bank, E.M. Roberts, lived at 265 West Broadway, a Colonial Revival style house built circa 1900 (Historic Resources Inventory: No. WN-WAC-0252).

The homes around Windom Park did not only belong to the owners of the lumber mills or financial institutions. Several residents of the Windom Park area were also leaders of retail and commerce in Winona. Hannibal Choate, owner of the Choate Department Store, lived at 263 West Fifth Street in 1868 in an Italianate style dwelling. W.F.K. Vila, co-owner of Cummings and Vila, Boots and Shoes, owned property at 327 West Broadway, another Italianate style house built circa 1870 (Historic Resources Inventory: no. WN-WAC-0527, no. WN-WAC-0448).

Other prominent residents of the Windom Park area included H.C. Gavin, who built a Queen Anne style house at 301 West Broadway circa 1896, and P. Hallenbach, who constructed a Queen Anne style house circa 1886 at 376 West Fifth. Both men were superintendents of the Chicago-Northwestern Railroad (Historic Resources Survey: no. WN-WAC-0308). The honorable H.L. Buch, probate judge of Winona, lived at 315 West Broadway in an Italianate style house constructed circa 1882 (Historic Resources Inventory: no. WN-WAC-0528). Joseph Bembenek, founder of Peerless Chain Company, was a relative late-comer to the Windom Park neighborhood with his Colonial Revival style house built at 356 West Fifth Street circa 1942 (Historic Resources Inventory: no. (WN-WAC-0549).

After the original owners of the homes located in the Windom Park District no longer occupied their homes, they were replaced by a newer generation of Winona's upper class. H.S. Bolcom sold his home at 276 West Fifth Street (originally built by Wm. S. Drew in 1876) around 1895 to John Lucas, who in 1900 organized the Hayes-Lucas Lumber Company (Historic Resources Inventory: no. WN-WAC-0453). The Huff House at 211 Huff Street was purchased by Henry Lamberton in 1871. Three generations of Lamberton's lived in the house until 1961 when the Catholic Diocese converted it into an orphanage (Historic Resources Inventory: no. WN-WAC-0544).

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Architectural Development of the Windom Park Neighborhood

The neighborhood around Windom Park contains the homes of some of Winona's most prominent people. These houses were built on a grand scale with distinct architectural features. The homes exhibit the wealth and power that the commercial and industrial leaders of Winona possessed. Winona experienced substantial prosperity in its early development and the Windom Park neighborhood stands as an example of that aspect of Winona's history.

Windom Park is a distinctive neighborhood in terms of its architectural development. The history of the neighborhood is testament to the prominence of the residents who chose to construct their home in the Windom Park area. The wealth of the Windom Park residents enabled them to construct homes of architectural distinction, with high style elements in their homes. The architectural styles represented in Windom Park include Italianate, Second Empire, Queen Anne, Tudor Revival and Colonial Revival.

The layout of the streets in the Windom Park area was first determined by the "Original Plat" of 1852, which organized the city streets and blocks in a grid, oriented east-west along the Mississippi River. By the 1850's and early 1860's, Winona began to attract wealthy Eastern settlers who constructed large, grand residences along Broadway and around Windom Park (Hess, *Phase I, Central Winona: Appendix D, PP.1,2*).

When Winona was being platted and first settled, the prevalent residential architectural styles in the upper Midwest included Greek Revival, Gothic Revival and Italianate. Though none of the first two were found in the Windom Park neighborhood, a number of important examples of the Italianate style can be found around the park. The Italianate style, typically constructed in the upper Midwest between 1850 and 1880, is distinguished by wide eaves with numerous decorative brackets, gently-sloping hipped or gabled roofs, and often polygonal or square cupolas on the roof. They tend to be square in plan with boxy proportions. Window hoods are often rounded and highly decorative. Examples are common in brick, though clapboard and stone frame Italianate houses are also found.

The most distinctive Italianate style residential architecture in the Windom Park neighborhood is the Huff-Lamberton House, which is sometimes referred to as the Italian Villa style. Built in 1857 as the private residence of Henry Huff, this red brick house is two stories tall with a

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hip/gable roof and has an “L” plan. A three story brick tower is located at the intersection of the roof, and features a number of different window types, including rounded, dormer, and a three-sided bay. The gabled cornice is dentilled with brackets, and the stone quoins accent the brick façade. The elaborate porch features Moorish style arches and elaborate gingerbread type screens, turned posts, and balustrade. Though an addition has been attached to the northwest side of the building, the house retains a high degree of integrity, with spacious grounds and most of its exterior features. The Huff-Lamberton House was individually listed in the National Register of Historic Places in 1976.

The Vila House, constructed circa 1870 at 327 West Broadway, is a much more modest example of the Italianate style. It is a two-story frame building with a hipped roof, bracketed eaves, wood window hoods with rounded corners, and a one-story hipped roof wing of the west side of the house. A two-story bay window is located on the west elevation with rectangular windows on the first story and segmental arched windows on the second story.

The H.L. Buck House, constructed circa 1882 at 315 West Broadway, is a two-story frame, front-gabled Italianate with a number of projecting wings. The flat-roofed front porch wraps around the northeast corner. The roof features a bracketed and dentilled cornice. A two-story canted bay window on the west elevation and a cross-gable bay on the east elevation add variety to the exterior.

The Italianate style overlaps construction time periods with the Second Empire style, which was generally constructed between 1870 and 1880. This less-common style is most easily recognized by the mansard roof, which gives a tall and ornamental appearance to the overall massing. Because of the overlapping time period with the Italianate style, the Second Empire style features many elements of the Italianate style, including round hood windows, bracketed eaves, and heavy ornamentation throughout the facades.

Between 1870 and 1880, new construction developed in the city at a rapid pace. While other sections of town were developing rapidly, the Windom Park area, which had previously been sparsely developed, began to reflect a greater number of elaborate, stylish houses, exhibiting the Windom Park area as the preferred neighborhood for the city’s business and industrial elite. (Hess, *Phase I, Central Winona*: Appendix D, p. 4).

The Curtis House is the only example of Second Empire style in the Windom Park neighborhood, and perhaps the oldest remaining example in the City. The one-and-one-half story brick house

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was constructed circa 1865 at 375 West Fifth Street. It features the typical mansard roof, a double door with segmental arch transom, cornice brackets, and segmental arch windows on the first story windows. The second story windows are set into the mansard roof and have flat hoods supported by segmental arched openings.

The most prominent and recognized style of residence in the Windom Park Neighborhood is the Queen Anne style, which was typically constructed in the upper Midwest between 1880 and 1910. The Queen Anne style is characterized by an irregularity of plan and massing, and a variety of surface textures, roofs and wall projections. Shingle or clapboard siding sometimes appears above the ground story. Roofs are steeply pitched, usually with a dominant front-facing gable. Bay windows as well as round or polygonal turrets are also common. Asymmetrical facades often display wrap-around verandas. Versions of the Queen Anne style which extend into the early twentieth century tend to have more classical details, with more restrained and a more rectilinear shape.

One of the most elaborate examples of the Queen Anne style in the Windom Park Neighborhood is the Abner F. Hodgins House, constructed in 1890 at 275 Harriet Street. It features a corner tower, cut shingle ornamentation in the gable eaves, a two-story porch, and bay window. The Hodgins House was individually listed on the National Register of Historic Places in 1984.

Another fine example of the Queen Anne style in the Windom Park area is the Hallenbach House, constructed at 376 West Fifth Street in 1886. This two and one-half story, hipped roof, frame building features several cross-gables. The first story is clad with weatherboard, while the upper stories exhibit cut wooden shingles. Bay windows, lattice-work arcaded frieze on the porch and bracketed eaves add to the Queen Anne details.

The Colonial Revival style is commonly exhibited in Windom Park. This style, generally built between 1895 and 1920 in the upper Midwest, was a modernization of earlier popular eighteenth century styles such as Georgian and Federal styles, as well as Dutch Colonial. Colonial Revival houses tend to be more rectilinear in massing, as opposed to the more opulent Queen Anne style. They tend to have accentuated front doors, often with decorative crown or pediments, supported by pilasters or columns. Doors are often accentuated by fanlights or sidelights, and the façade often is symmetrically balanced between windows and doors.

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A transitional example of the Queen Anne style with Colonial Revival details is the H.C. Garvin House, constructed in 1900 at 301 West Broadway. It has a hipped roof and weatherboard cladding. The two-and-one-half story flat-roofed porte-cochere on the west elevation features Ionic columns on stone piers and a second story sun porch. The entrance has a front door with sidelights sheltered by a hipped-roofed portico with Ionic columns on stone piers. The circa 1900 S. L. Prentiss House located at 369 West Broadway is a good example of the Dutch Colonial Revival style. It features the characteristic gambrel roof, weatherboard siding, a modillioned cornice, corner pilaster and Ionic porch columns. The C. H. Youmans House, constructed circa 1912 at 227 Wilson Street, is another excellent example of Colonial Revival style, constructed in brick. Its symmetrical façade features a central front door with sidelights and a Palladian-like window on the second story.

The only building within the boundaries of the Windom Park Neighborhood which is not a residence is the First Baptist Church located at 368 West Broadway. The Gothic Revival Church was constructed of stone in 1888. The Church features a hipped roof with several cross-gable bays. It exhibits a prominent tall rounded tower on the southwest corner with a conical roof. It has a Gothic-arched main entrance and the south elevation exhibits a cross-gable bay with a large, Gothic-arched stained-glass window flanked by two lancet windows.

Architect

Charles G. Maybury was a prominent architect in Winona during the second half of the nineteenth century. He was responsible for the design of the Abner F. Hodgins house in 1890. Maybury was born in New York in 1830 and served a five-and-one-half year apprenticeship in design before moving to Winona in 1856. He began his own design and contracting firm, and was joined by his son Jefferson N. Maybury in 1881. Maybury designed many of Winona's best known buildings and worked extensively in Minnesota and neighboring states. He retired in 1905 and died at home in Winona in 1917. Among his more prominent Winona designs are the Winona County Courthouse (1888); St. Martin's Lutheran Church (1886); Odd Fellows Hall (1884) at 78 East Third Street; Central Methodist Chapel (1900) at 402 Main Street; as well as many of the business blocks on Second and Third Streets.

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Granger, Susan, and Scott Kelley. *Winona's Historic Contexts*. Gemini Research. July 1991.

Hess, Jeffrey A. and Heather E. Maginniss, Hess, Roise and Company. *Final Report: Historic Resources Survey of the Central Portion of the City of Winona (Phase I)*. Prepared for the City of Winona, Department of Planning, Winona, Minnesota. July 1992.

9. Geographical Data

Verbal Boundary Description

The Boundary of the Windom Park Local Historic District is shown on the accompanying map entitled: "Windom Park Local Historic District, Winona, Winona County, Minnesota."

Boundary Justification

The Windom Park Local Historic District boundary encompasses a concentration of adjacent residential structures of which the large majority date from the period of 1857-1930. The buildings are similar in function, age, scale and massing. This group of buildings retains integrity of design, materials, workmanship, feeling, and association. The properties comprise a large portion of the residential neighborhood known historically as "Windom Park." The park is located in the center of the district. The boundaries of the district is bound on all four sides by residential building, however, most do not retain the same level of integrity and massing. Many of the houses outside the immediate boundaries of the district have been significantly altered, and were built in a smaller scale than many of the houses flanking Windom Park.

**Heritage Preservation Commission
Local City of Winona
Designation Form Continuation Sheet**

Property: Windom Park Local Historic District
Page Number: 14

Photograph List: All photos represent properties within the proposed local Windom Park Historic District

Photo #1: Huff Lamberton House: Listed on the National Register of Historic Places
207-211 Huff

Photo #2: Abner F. Hodgins House: Listed on the National Register of Historic Places
275 Harriet

Photo #3: First Baptist Church: NRHP Eligible
368 West Broadway
WN-WAC—1300

Photo #4: Herbert C. and Louise Garvin House 2: NRHP Eligible
301 West Broadway
WN-WAC-1251

Photo #5: Charles M. and Grace C. Youmans House: NRHP Eligible
227 Wilson
WN-WAC-1261

Photo #6: Harry L. and Ida Buck House
315 West Broadway
WN-WAC-1252

Photo #7: Harry S. and Sadie Youmans House: NRHP Eligible
328 West Fifth
WN-WAC-0550

Photo #8: Frederic S. and Francis L. Bell House: NRHP Eligible
255 Harriet
WN-WAC-0314

Photo #9: Windom Park (Gazebo): NRHP Eligible
West Broadway and Harriet
WN-WAC-1247

**Heritage Preservation Commission
Local City of Winona
Designation Form Continuation Sheet**

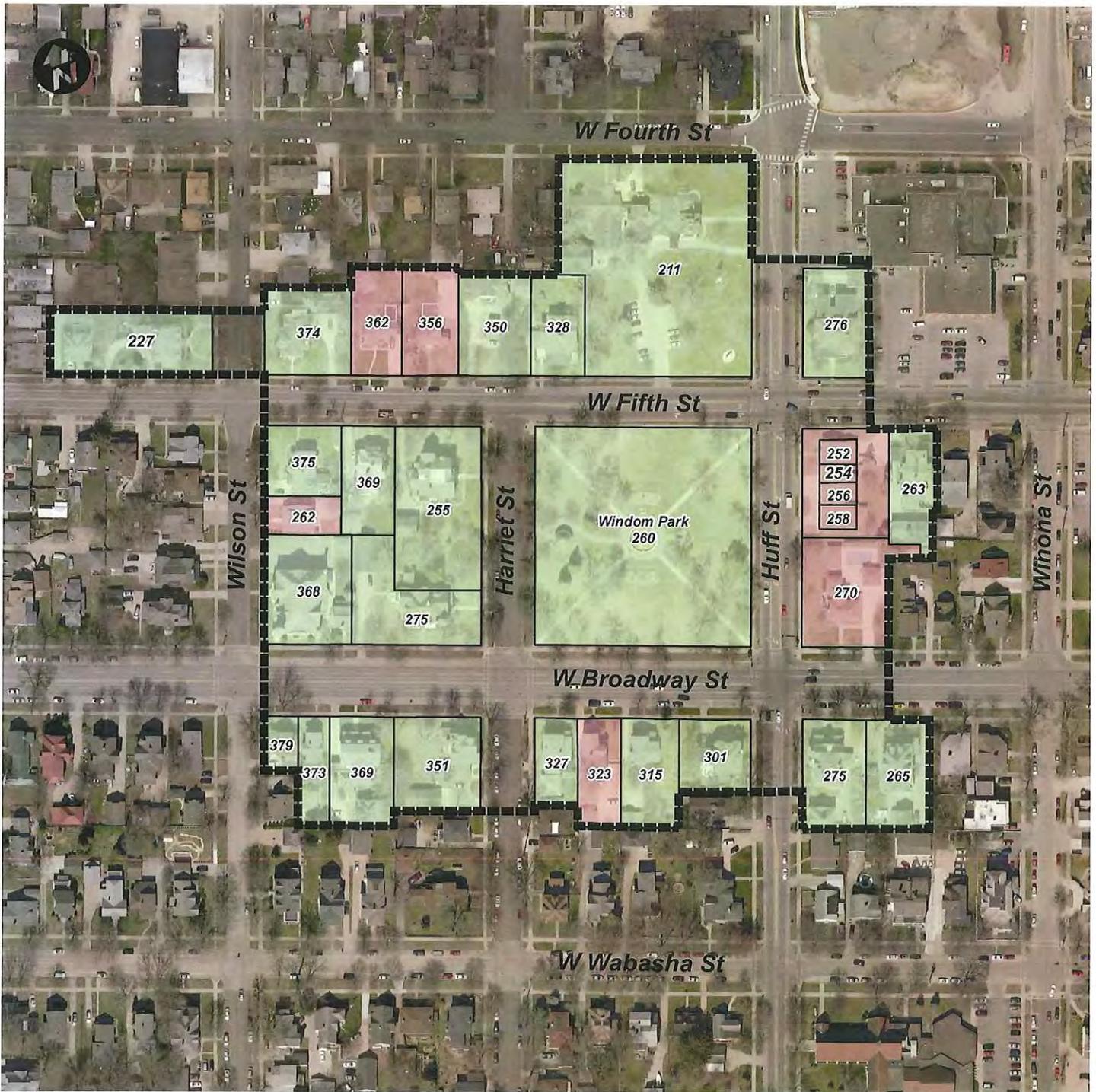
Property: Windom Park Local Historic District
Page Number: 15

Photo #10: Windom Park (Statue): NRHP Eligible
West Broadway and Harriet
WN-WAC-1247

Photo#11: William S. and Caroline Drew House: NRHP Eligible
276 West Fifth
WN-WAC-0453

Windom Park Local Historic District

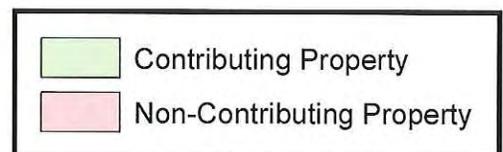
Winona, Winona County, Minnesota



0 100 200 400 Feet

September 27, 2016

This map was compiled from a variety of sources. This information is provided with the understanding that conclusions drawn from such information are solely the responsibility of the user. The GIS data is not a legal representation of any of the features depicted, and any assumptions of the legal status of this map is hereby disclaimed.



Windom Park District, Winona, Minnesota

Summary of District

Contributing Properties 1-23
 Non-Contributing Properties 24-29
 Total Properties: 29

	Property Address	Historic Name of Property	Property ID #	Construction Date	Contributing/ Noncontributing Status
1	207/211 Huff	Huff-Lamberton House		1857	Contributing
2	275 Harriet	Abner F. Hodgins House		1890	Contributing
3	265 W. Broadway	Eben M. and Clara Roberts House	WN-WAC-0252	Circa 1900	Contributing
4	275 W. Broadway	John R. and Mary Lambert Mitchell House	WN-WAC-0253	1900	Contributing
5	301 W. Broadway	Herbert C. and Louise Garvin House 2	WN-WAC-1251	Circa 1900	Contributing
6	315 W. Broadway	Harry L. and Ida Buck House	WN-WAC-1252	Circa 1875	Contributing
7	327 W. Broadway	Moses C. and Julia Varney House	WN-WAC-1253	Circa 1857-1860	Contributing
8	W. Broadway and Harriet Street	Windom Park	WN-WAC-1247		Contributing
9	351 W. Broadway	Franklin and Augusta Rising House	WN-WAC-1049	Circa 1880	Contributing
10	368 W. Broadway	First Baptist Church and Parsonage	WN-WAC-1300	1888	Contributing
11	368 W. Broadway	First Baptist Church Parsonage	WN-WAC-1300	1928	Contributing
12	369 W. Broadway	Samuel L. and Maude Prentiss House	WN-WAC-1299	Circa 1902	Contributing
13	263 W. Fifth	Hannibal Choate House	WN-WAC-0448	Circa 1876	Contributing
14	276 W. Fifth	William S. and Caroline Drew House	WN-WAC-0453	1877	Contributing
15	328 W. Fifth	Harry S. and Sadie Youmans House	WN-WAC-0550	Circa 1898	Contributing
16	374-376 W. Fifth	Peter and Edna Hallenbeck House	WN-WZC-1260	1885	Contributing
17	255 Harriet	Frederic S. and Frances L. Bell House	WN-WAC-0314	1887	Contributing
18	227 Wilson	Charles M. and Grace C. Youmans House	WN-WAC-1261	1912	Contributing
19	373 W. Broadway	House	WN-WAC-1134	Circa 1890	Contributing
20	379 W. Broadway	Charles and Stella Craik House	WN-WAC-1135	Circa 1891	Contributing
21	350 W. Fifth	Harry S. Youmans Garage	WN-WAC-1255	Circa 1910	Contributing
22	369 W. Fifth	James C. and Anna Blake House	WN-WAC-1131	1884	Contributing
23	375 W. Fifth	Hermon E. and Mary Curtis House	WN-WAC-0313	Circa 1870	Contributing

	Property Address	Historic Name of Property	Property ID #	Construction Date	Contributing/ Noncontributing Status
24	270 W. Broadway	D.C. Bambenek House	WN-WAC-0452	1950	Not Eligible
25	323 W. Broadway	Willy and Maria Hurlbert House	WN-WAC-1132	Circa 1885	Not Eligible
26	356 W. Fifth	Joseph and Irene Bambenek House	WN-WAC-1259	1941	Not Eligible
27	362 W. Fifth	House	WN-WAC-1130	1941	Not Eligible
28	252-258 Huff	Town Homes			
29	262 Wilson	House		1916	Not Eligible



RESULTS OF NATIONAL REGISTER PROPERTY SEARCH

Hodgins, Abner F., House
([see all building properties](#))

Outstanding frame example of Queen Anne residential architecture (1890), designed by Charles Maybury for a prominent Winona lumberman.

County: Winona

Address: 275 Harriet St.

City or Township: Winona

Listing Date: November 08, 1984

Nomination: [84000248.pdf](#)

Significance Level: Local

Criteria: B, C (see [criteria](#))

Date: 1890

Style: Queen Anne

Architect: Charles Maybury

Theme: architecture, industry

Historic Functions: Single Dwelling

Current Functions: Single Dwelling

Foundation Material: None Listed

Roof Material: None Listed

Wall Material: Weatherboard



- HOME
- SEARCH FOR A PROPERTY
- FAQ

All National Register determinations, including contributing/noncontributing status within historic districts, are subject to change. The [Statewide Inventory](#) at the Minnesota Historic Preservation Office contains the only accurate and up-to-date information about all National Register listings.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890

Builder/Architect Charles G. Maybury

Statement of Significance (in one paragraph)

The Abner F. Hodgins House is significant as an outstanding example of Queen Anne Style residential architecture and as the home of a prominent Winona lumberman.

Abner F. Hodgins was born near Knoxville, Tennessee, in 1826 but in 1830 his family moved to Galena, Illinois, where he was raised and educated. Originally a Galena teacher, in 1854 he quit teaching and became a clerk for the firm of Carson & Eaton Lumber Dealers. Two years later he was transferred to Winona as the firm's agent. Within a year he had become extremely successful, making Carson & Eaton second only to the local Winona firm of Laird, Norton & Company. The Carson, Eaton & Company wholesale-retail lumber yard in Winona served as one of the principal marketing outlets for their sawmills, located on Wisconsin's Chippewa River. This direct connection with the sawmills that manufactured the lumber placed the firm in an excellent competitive position with the other Winona lumber markets.

The lumber industry overall was the single most important influence on the rise of Winona as an industrial and commercial center for southeastern Minnesota. During the period when the sawmills were at full production, through 1905, Winona enjoyed its greatest growth. In Minnesota lumber production through the 1880s, Winona ranked second only to Minneapolis and consistently ranked eighth among cities in Michigan, Wisconsin, and Minnesota--states which together milled a third of the nation's lumber. The story of the city's lumber industry involves significant lumber families, including Frederick Weyerhaeuser along with Laird, Norton, and Hodgins.

In 1871 Hodgins became a partner in the well known firm of Youmans Bros. Lumber Company, incorporated later as Youmans Bros. & Hodgins Lumber Company. Abner remained a partner until his death in 1896. Youmans Bros. & Hodgins were technologically very progressive, using three modern Allis bandsaws as early as 1887, making their's the most modern mill in the city. The Minneapolis mills, which did not use the bandsaws until into the 1890s, sent visitors who marveled at the efficiency and order of the Winona mills.

[see continuation sheet]

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			N/A

Describe the present and original (if known) physical appearance

The Abner F. Hodgins House is located at 275 Harriet Street, Winona, Minnesota, occupying the northwest corner of Harriet and West Broadway in an extremely prominent fashion.

While very irregular in plan, the Hodgins House incorporates two basic rectangles, one approximately 40 x 45 feet, three stories, with a gabled roof on east-west axis, and one approximately 30 x 40 feet, three stories, with a gabled roof on a north-south axis. The house is sheathed in narrow lap siding with banding in scalloped shingles.

The house, particularly the upper stories, is a grouping of towered and gabled pavilions, some enclosed by shingles, some opening in arcades. The two most important features, however, are the octagonal tower on the southeast corner, about which the structure pivots, and its neighboring red brick chimney stack which rises from the foundation level to the top of the corner tower's octagonal roof. Facing out the first story level of the corner tower is a very large transomed window; the tower's third story level opens as a porch in an arched octagonal arcade. Bracketted eaves surround the house above the second story. Fenestration is primarily one-over-one double-hung sash. A palladian window is located in the east gable. A large open porch wraps around the northeast first-story corner; another, unroofed, porch with shingled railing sits atop the first story porch roof.

The Hodgins House is virtually unaltered, inside and out, and is in an excellent state of repair. A small brick addition to the north (side, rear) houses a modern vault. A three-stall, one and one-half story garage is located in the northwest corner of the lot.

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 11 1984

date entered NOV 8 1984

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Hodgins, Abner F., House

and/or common N/A

2. Location

street & number 275 Harriet Street N/A not for publication

city, town Winona N/A vicinity of

state Minnesota code 22 county Winona code 169

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	N/A <input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Dr. David and Kathleen Christenson

street & number 275 Harriet Street

city, town Winona N/A vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Winona County Courthouse, County Recorder's Office

street & number Third and Washington Streets

city, town Winona state Minnesota

6. Representation in Existing Surveys

title Statewide Survey of Hist. Resources has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Minn. Historical Society, Ft. Snelling History Center

city, town St. Paul state Minnesota 55111

9. Major Bibliographical References

[see continuation sheet]

10. Geographical Data

Acreeage of nominated property Less than one.
Quadrangle name Winona West, Minn.

Quadrangle scale 1:24,000

UTM References

A	1 5	6 0 8 4 6 0	4 8 7 8 3 4 0	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

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

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Robert M. Frame III, Historical Consultant

organization N/A

date August 1984

street & number 202 McBoal St.

telephone 612-291-7882

city or town St. Paul

state Minnesota 55102

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Russell W. Fridley

Russell W. Fridley
title State Historic Preservation Officer

date 9/26/84

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 11-8-84

for Melvyn Byer
Keeper of the National Register

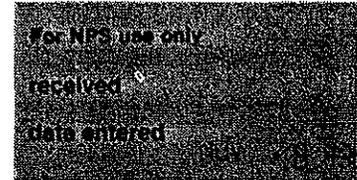
Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Hodgins House Item number 8 Page 2

Based on the success of his mill and firm, Hodgins in 1890 planned the construction of the present house. He chose a lot occupied by a house constructed at an unknown date for early land speculator and railroad promoter William Windom, who was U.S. Representative, then U.S. Senator, then Secretary of the Treasury under Presidents Garfield and Benjamin Harrison. When Windom moved to New York in 1883, his house was purchased and remodeled by railroad operator John Blunt. Several years later, Blunt moved to Chicago upon his appointment as chief engineer of the Chicago & Northwestern Railway, and the property was acquired by Hodgins.

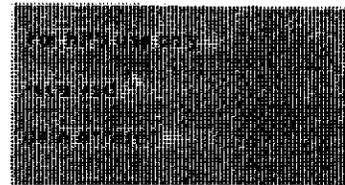
Hodgins, for reasons unrecorded, opted for a total remodeling and renovation of the Windom-Blunt house. No graphic evidence of the earlier house has survived so it has been impossible to compare the earlier and later constructions. Newspaper accounts, however, indicate that the work was radical, extensive, and costly. Prominent Winona architect Charles G. Maybury was commissioned to do the work. Maybury selected the lumber which had been milled by Hodgins' own firm, and proceeded to have the present structure erected. In January 1890, the Winona Weekly Republican states that "The most important improvement in the way of residences [in the past year] has been the complete remodeling of the old Windom residence . . . by Mr. A.F. Hodgins, the outlay amounting to \$10,000. The building has been completely modernized and provided with every possible convenience and comfort."

In his book on Minnesota Houses: An Architectural & Historical View, Roger Kennedy sees the Hodgins House as an extraordinary example "of the final phase of the American picturesque style, "a shining, extravagant, white palace," which not only exemplifies the Queen Anne architecture but, at the same time, clearly displays the fruits of the Victorian Hodgins's entrepreneurial confidence and prosperity. Kennedy, in fact, has a photograph of the Hodgins House on the title page of his volume. With its irregular massing and plan, sheathing, windows, towers, gables, turrets, porches, brackets, classical detailing, and prominent chimney, the Hodgins House displays virtually all the essential design characteristics of Queen Anne. Its unaltered condition, cleaned and restored in 1980, makes it an excellent surviving artifact.

With Hodgins' death in 1896, the house was purchased by William Pliney Tearse, another Winona lumberman, whose family remained there until 1934. From 1934 to 1976 it was owned by the Diocese of Winona and used as the Bishop's residence and, later, as diocesan offices. It has been privately owned since 1976.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Hodgins House

Item number

9

Page

Gebhard, David, and Tom Martinson. A Guide to the Architecture of Minnesota. Minneapolis: Univ. of Minn. Press, 1977 [page 331].

Hodgins, Walter J. [grandson of Abner F.]. "Abner F. Hodgins: Winona Lumber Baron." Winona County History Today 44 (March 1979): 1, 3.

Kennedy, Roger. Minnesota Houses. Minneapolis: Dillon Press, 1967 [pages 196-97, 205].

Winona Weekly Republican, April 3, 1889 [page 3], Jan. 8, 1890 [page 4].



RESULTS OF NATIONAL REGISTER PROPERTY SEARCH

Huff-Lamberton House
([see all building properties](#))

One of Minnesota's earliest and best-preserved residences in Italian Villa style, built in 1857 of brick with stone trim; Exotic Revival porch added 1876.

County: Winona

Address: 207 Huff St.

City or Township: Winona

Listing Date: December 12, 1976

Nomination: [76001080.pdf](#)

Significance Level: State

Criteria: C (see [criteria](#))

Date: 1857

Style: Exotic Revival, Italian Villa

Architect:

Theme: architecture

Historic Functions: Single Dwelling

Current Functions: Institutional Housing

Foundation Material: None Listed

Roof Material: None Listed

Wall Material: Brick, Stone



- [HOME](#)
- [SEARCH FOR A PROPERTY](#)
- [FAQ](#)

All National Register determinations, including contributing/noncontributing status within historic districts, are subject to change. The [Statewide Inventory](#) at the Minnesota Historic Preservation Office contains the only accurate and up-to-date information about all National Register listings.

PH0355771

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

RECEIVED OCT 21 1976
DATE ENTERED DEC 18 1976

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

** Huff, Henry/Lamberton, H.W., House

AND/OR COMMON

Huff-Lamberton House

LOCATION

STREET & NUMBER

207 Huff Street

NOT FOR PUBLICATION

CITY, TOWN

Winona

VICINITY OF

CONGRESSIONAL DISTRICT

1st

STATE

Minnesota

CODE

COUNTY

Winona

CODE

169

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER or change

OWNER OF PROPERTY

NAME

Catholic Charities Diocese of Winona

STREET & NUMBER

275 Harriet Street, Box 580

CITY, TOWN

Winona

VICINITY OF

STATE

Minnesota

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Registry of Deeds - Winona County Courthouse

STREET & NUMBER

Third and Washington

CITY, TOWN

Winona

STATE

Minnesota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Statewide Historic Sites Survey

DATE

1972

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Minnesota Historical Society, Building 25, Fort Snelling

CITY, TOWN

Saint Paul

PAGE 27

STATE

Minnesota

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Huff-Lamberton House occupies a one-half block site between Fourth and Fifth Streets fronting on Huff Street, approximately four blocks from the central business district of Winona. Associated with the house is a two storey carriage house, root cellar, and remnants of a formal garden. The property may be entered either from the south (front) and proceeding through a porte-cochere on the west facade, or from the west which provides access to the rear of the house and carriage house.

The Huff-Lamberton House is a brick and stone Italian Villa style residence of mansion proportion. The main mass is two storeys in height crowned with a hip/gable roof; this two storey mass assumes the "L" plan. At the intersection of the two legs of the "L" is a massive square three storey brick tower with dormered mansard roof and balustraded widow's walk. At the rear of the building is a simple attached two storey brick kitchen dependency. The characteristic of "symmetry within a facade" which is typical of the Villa mode is found throughout the Huff-Lamberton House.

The tower is the dominant feature of the design and is treated with a variety of window types. All windows are centrally positioned and the entire facade is enframed by stone quoins. The first storey employs a tripartite bay window with semi-circular arched windows; the muntons within the arch form a bisected quatrefoil pattern. The spaces below the windows are filled with beveled panels; above is a bracketed and dentillated cornice. On the second storey, the segmental arch is employed over a double window. Directly above this is a secondary projecting cornice supported by scroll-sawn brackets. On the third storey, the semi-circular arch is repeated over a two-part window. A pronounced bracketed cornice separates the three storey brick tower from the concave mansard-roofed fourth level. Dormers on this level exhibit a Baroque influence on design in use of secondary oval port-hole type windows, pilasters, and convex roofs. The entire mass is crowned by a balustraded widow's walk with intersecting circle design.

In addition to the tower, the principal facade is complemented by a two-storey, three-bay mass with a low hip/gable roof and bracketed and dentillated cornice. Both segmental and semi-circular arches are employed at window and door openings. A centrally located gable is adorned with a circular port-hole type window. The dominant feature of this facade is an intricate colonnaded lattice-and-spindle-work wrap-around porch which boasts a circular corner gazebo and scalloped Moorish-influence arches. Carved panels in bas-relief adorn the gazebo. This porch is not original to the residence, having been added in the 1870s by the second owner, H.W. Lamberton.

With the exception of a two storey modern brick addition to the rear, the Huff-Lamberton House has retained original architectural design integrity. The house continued to serve as a residence from the time of its construction in 1857 until the late 1950s. During the 1960s the function was changed to that of an orphanage, which required an addition to be constructed to provide needed additional facilities. In essence, the original structure has undergone a few alterations to adjust to adaptive use. Interior room arrangements are basically unaltered and many retain original woodwork, fireplaces, and decorative plaster treatment. The interior is basically simple when compared to the expressive design of the exterior.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1857/1873

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

Constructed in 1857, the Huff-Lamberton House in Winona is significant as one of the earliest and best preserved residences of the Italian Villa style in the State of Minnesota. Exterior design treatment is indicative of a high degree of skilled craftsmanship and a refined knowledge of the architectural motifs and philosophies promoted by A.J. Downing and Calvert Vaux. Awareness of the exotic, which reached a high point in the Philadelphia Centennial Exhibition of 1876, is illustrated in the intricate filigree of the Moorish-influence porch.

The Huff-Lamberton House has long been recognized as an architectural landmark in Winona and southeastern Minnesota.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Kennedy, Roger, Minnesota Houses, 1967, page 144-45.
 Records of Winona County Historical Society

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 1

UTM REFERENCES

A	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING

Latitude 44° 03' 04"³
 Longitude 91° 38' 30"⁸

B	ZONE	EASTING	NORTHING
D	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Charles W. Nelson, Architectural Historian

ORGANIZATION

Minnesota Historical Society

STREET & NUMBER

Building 25, Fort Snelling

CITY OR TOWN

Saint Paul

DATE

30 July 1976

TELEPHONE

612-726-1171

STATE

Minnesota

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Russell W. Fridley
 State Historic Preservation Officer

DATE

10/11/76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Attest

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

12/12/96

ATTEST

KEEPER OF THE NATIONAL REGISTER

DATE

12/8/76

5.2.4.25

WN-WAC-0252

Eben M. and Clara Roberts House
265 W. Broadway



WN-WAC-0252, facing southwest, 11/5/2009.

Description

This ca. 1900, two-and one-half story house is mid-block between Huff and Winona streets and occupies Lot 3 and a fractional portion of Lot 4 of Block 106 of the Original Town of Winona. It is about one block southeast of Windom (First Ward) Park. The rectangular-plan Colonial Revival style building faces north and rests on a coursed limestone foundation. The steeply hipped roof is clad in composite shingles, and red brick chimneys are located on the south and west roof slopes. The exterior of the rectangular-plan, Colonial Revival Style building is clad in vinyl. The wood cornice has simple flat trim. Window openings are filled with a variety of replacement sash including one-over-one; south-facing dormers have replacement single-paned sash. Projecting bays at the east and north elevations contain six windows with one-over-one sash; there is a balcony on the west elevation. Five hipped dormers contain replacement sliding and single-pane sash. Elliptical oculi decorate the second story of the north and east elevations. The wood-floored, wrap-around porch is supported by fluted Doric columns that rest on limestone piers; there is a wood balustrade infill between the piers and a lattice skirt. Rusticated limestone steps lead to the main entry, which contains a carved and paneled butternut double-leaf door.

There is a large gable-roofed, two-and one-half story wing at the rear of the building and a one-story porch. No historic photographs were identified that might provide additional information about the earlier appearance of the building. A gable-roofed carriage house, now a garage, is located at the rear property line.

History

This house occupies the site of a smaller building shown on the 1894 Sanborn fire insurance map, which was probably owned by H. O. Larrabee, a dentist (1894 Sanborn; 1898 Winona City Directory). Eben M. Roberts (1862-1921), a Winona banker, built a new house on the site by 1900. In 1896 Roberts married Clara Henderson. Prior to ca. 1900 they lived at 217 Broadway (WN-WAC-1222). They had three children and the household also included Ella Henderson, Clara's mother, and two servants (1910 Census Ward 2 E.D. 197:20).

By 1930, following Roberts' death and the Roberts' family occupancy, the house was owned by Robert J. Tearse (1885-1969), the Secretary and Treasurer of the J. R. Watkins Medical Company and, prior to ca.

1919, the Treasurer of the Dr. Ward Medical Company. Robert married Cornelia Wright (1896-1961) of 326 W. 4th Street in 1921 (WRH 10 Dec. 1921:6); previously he resided with his mother, Ione De Long Tearse, and adult siblings in the family home across Windom Park at 275 Harriet Street (NRHP; WN-WAC-0315; 1920 Census E.D. 31:15).

In 1930 Robert and Cornelia's household included three children and two servants (1930 Census E. D. 201:3). The property has had several owners since the Tearse occupancy. It appears to have been student housing for a period in the 1990s and is now a single-family residence.

Significance

Eben M. Roberts was born in Winona and attended school in the city. He first worked at the Merchants Bank of Winona and in 1888 was a bookkeeper at the Second National (later the Deposit Bank of Winona). He was named Secretary of the Fidelity Building Loan and Savings Association and held the position until he became the Representative of the Northwestern Life Insurance Company; he was also associated with the Hotel Winona Company as its vice president and secretary. He was affiliated with several Masonic organizations and the First Congregational Church (WRH 20 Dec. 1921:2).

Roberts' career was anchored in banking and reflected the turn-of-the-century business growth of Winona, one increasingly based on diversified manufacturing and agricultural processing instead of lumber. His stylish house further reflects the attraction of this area for the city's second generation of business leaders. By 1900 the area around First Ward Park had become the nucleus of upper-middle class construction, with builders who were bankers, lumbermen, and manufacturing executives as well as successful local merchants. Typically most were natives of New England, New York, and Pennsylvania, and there were few foreign-born residents except for household servants.

No architect has been identified for this Colonial Revival style property, but it was most likely C. M. or J. N. Maybury of Winona. The Colonial Revival gained popularity with more subdued styles shown at the 1893 World's Columbian Exposition in Chicago. Drawn from America's colonial past, traditional gable and hip roofs, classical details, and symmetry were emphasized. Georgian, Federal, and Dutch Colonial motifs were incorporated into the surface decoration. The prominent decorative elliptical windows are Federal Revival features.

At the time of its construction, Roberts' house occupied a prominent location among three belonging to prominent business leaders. It was flanked by pioneer settler Verrazano Simpson's now-raised Queen Anne style house on the east and banker J. R. Mitchell's Tudor Revival house on the west (WN-WAC-0253). Windom (then First Ward) Park, then largely a modestly improved square, was the nucleus of the neighborhood. During the late 19th century, this district extended along W. and E. Broadway and to the south along streets such as Lafayette. During the early 20th century, it filled out the length of streets south of Broadway, most notably along Wabasha. By the early 1920s, however, the trend for expensive new construction was toward Lake Winona and the bluffs above the city. The exceptional 1927 Tudor Revival style Paul Watkins House at 175 E. Wabasha (NRHP; WN-WAC-0224; outside the APE), was designed by Boston architect Ralph Adams Cram and was an exception to this trend.

The next owner, Robert J. Tearse, was a graduate of Yale College, class of 1909 and was the Secretary and Treasurer of the J. R. Watkins Medical Company. Prior to ca. 1919, he was the treasurer of the Dr. Ward Medical Company (Curtiss-Wedge 1913:189). The president of the Ward firm was Robert's brother-in-law, Clarence D. Laird.

Tearse was the son of William Pliny Tearse (1844-1916), a lumberman, banker, and manufacturer, and Ione DeLong Tearse (1848-1934). In 1881, William Tearse, who was born in Stillwater, was an organizer

of the Empire Lumber Company in Eau Claire, Wisconsin. The elder Teases arrived in Winona in 1886 when the Empire firm established its yard and sawmill, and Tease was named its secretary when it incorporated in 1899 (WRH May 9, 1934:3). William P. was also president of the Merchant's National Bank, and the Ingram-Day Lumber Company of Lyman, Mississippi. He was also vice president of the Western Elevator Company of Winona. The Teases had six children and their three sons, Robert J., William Pliny, and Clarence D., were all involved in Winona businesses (Curtiss-Wedge 1913:189).

Robert J. Tease's career reflects the great number of managerial and professional jobs created by the J. R. Watkins Company. The firm was founded by Joseph R. Watkins in Plainview, Minnesota and initially sold liniment preparations door-to-door. In 1885 the firm moved to Winona and added products to its line. It enjoyed multi-million dollar sales by the time Paul Watkins, Joseph R. Watkin's nephew, joined the firm. The headquarters were expanded in 1912-13. Chicago architect George Maher designed the \$1.2-million administration building at 150 Liberty Street (NRHP; WN-WAC-0601).

The company added cooking, health, cleaning, and other products and continued to rely on door-to-door sales. Watkins expanded to Canada in 1915 and became the leading direct-sales company in the world by 1915, with operations in cities such as New York, Chicago, and Montreal and eventually in Europe and South America. Growth came during a period when Winona's industries diversified away from lumber. Watkins' headquarters location in Winona ensured its connection to the national infrastructure of railroads, allowing for a system of national distributors. Watkins bypassed most of the wholesaler-department store chain and their mail-order and direct-sales operation was extremely successful. It reflected the success of national brand advertising, and the "managerial revolution" of the late 19th and early 20th centuries (Chandler 1976). A hierarchy of managers separate from the ownership of the large organization coordinated the operation to allow for greater productivity and lower costs. Stability was valued over profit, and by 1938 Watkins had a network of 9,000 salesmen and 1,520 workers, who manufactured 150 varieties of spices, medicines, and health and beauty products (Federal Writers Project 1938:268). The firm remained in family ownership until 1978, when it was purchased by businessman Irwin Jacobs of Minneapolis.

Tease was Winona's mayor during 1927-31, a term that spanned the beginning of the Depression. His address in 1929 observed that the outlook for 1930 was bright, with a strong municipal organization and a good outlook for manufacturing (WRH 31 Dec.1929:1). In 1920, he was a founder of the Winona chapter of Kiwanis International and served as its first vice-president. The organization was formed as a service club with 100 men chosen for being "distinctly representative" of each business and professional classification (WDN 19 Nov. 1955:265).

During Tease's occupancy (ca. 1930-1969), the era of prominent first- and second-generation builders residing around Windom Park came to a close. Many business owners and new managers of Watkins and other firms typically chose houses at more peripheral locations. The approach to the Interstate Bridge on Winona Street brought increased traffic to the area, and construction of the YMCA in 1951 on the Matthew Norton property resulted in the loss of a centerpiece across the street from First Ward Park. Conversion to multiple-family, institutional, and apartment use accompanied the expansion of Winona State University a few blocks to the south. By the time of the national bicentennial celebration in 1976, however, recognition of the significance of the 1863 Huff-Lamberton House (207Huff Street; WN-WAC-0544) and the Abner F. Hodgins House (275 Harriet Street; WN-WAC-0315) was marked by their listing in the NRHP. Many of the First Ward Park and other Broadway houses have been well cared for by past and present owners and retain excellent historic integrity.

Evaluation

The Eben M. and Clara Roberts House was evaluated for local significance under Criterion A for its association with Roberts and Winona's early 20th-century business community. Roberts was involved with banking, insurance and hotel businesses during the period 1900 to 1921. It was also evaluated for its association with Robert J. Tearse, the next owner. During his occupancy, he was an officer of the city's leading manufacturer, the J. R. Watkins Company, and served as Winona mayor 1927-1931. The son of a lumber dealer who founded the Empire Lumber Company, his career reflects Winona's diversification of industry away from lumber-based businesses. It is recommended that the Eben M. and Clara Roberts House is significant under Criterion A. The period of significance is 1900 through 1960, spanning construction by Roberts through the occupancy of Robert J. Tearse to the 50-year NRHP cut-off for eligibility.

Although associated with locally significant businessmen, the property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

The property retains good overall integrity as an example of a 1900 Colonial Revival house but alterations to exterior cladding and windows impact its significance. It is recommended as not significant under Criterion C.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Integrity

The Eben M. and Clara Roberts House possesses good overall historic integrity, but the cladding in vinyl siding and alteration of windows has resulted in fair integrity of materials, design, and workmanship. These changes occurred after the occupancy of Roberts and Tearse. The building has been generally well maintained and is in its original location. It is in use as a dwelling and maintains its domestic appearance and good integrity of feeling and association.

Recommendation

The Eben M. and Clara Roberts House is recommended as eligible for listing in the NRHP under Criterion A for its association with Eben M. Roberts and Robert J. Tearse and Winona's early 20th-century business community. The period of significance is 1900 through 1960. It is also a contributing property to the Broadway Residential NRHP Historic District.



WN-WAC-0252, facing southwest. Photo 8/20/2009.

5.2.4.26

WN-WAC-0253

John R. and Mary Lamberton Mitchell House
275 W. Broadway



WN-WAC-0253, facing south, 8/20/2009.

Description

This house is located at the southeast corner of W. Broadway and Huff streets on Lot 5 of Block 106 of the Original Plat of Winona. The two-and one-half story building faces north and rests on a random ashlar limestone foundation. The rather eclectic design draws from English Tudor and other sources. The gable roofs of the rectangular plan are clad in composition shingles and there is a prominent cream brick endwall chimney on the west elevation and two others on the east and west roof slopes. The exterior is clad in cream-colored brick. The central cross-gable is finished with a curved Flemish parapet and corner quoins. The wood cornice at the south elevation has simple flat trim with a dentil course and the eaves are finished with exposed rafters and a narrow vergeboard. The hip roofs of the porch and porte-cochere are supported by simple wood posts that rest on battered concrete piers; graceful arched wood brackets span the openings between the posts. The porch ceiling is wood beadboard and the porch floor is tongue-and-groove. The front porch steps are flanked by a pair of brick piers that pierce the porch roof where they are crowned with painted metal globe finials. A pair of globe finials also flank the central cross gable. Window openings at the north-facing façade and those in a projecting tripartite bay on the west elevation, are filled with six-over-one sash. Most other windows contain one-over-one sash. No historic photographs were identified that might provide additional information about the earlier appearance of the building.

A one- and one-half story frame carriage house is placed at the rear lot line. It has a hip roof with gabled dormers on the north and west roof slopes and a central ventilator. The building is clad in clapboard and has an intact hay door opening and intact window openings containing four-over-four wood sash.

History

This house was constructed by John R. Mitchell (1868-1933) in 1900. The 1894 Sanborn shows a smaller frame dwelling at this location (Sanborn 1894). Mitchell and Mary Lamberton (1867-1909) were married in 1896. The house was next owned by William Hayes Laird (1859-1918) and Alice Timberlake Laird, who were married in 1902 (WRH 4 Oct. 1918:8). In 1910 the household included their 2-year old daughter Eleanor and two servants. The house remained in the Laird family through the 1950s. In 1957 William White was the owner.

Significance

John R. Mitchell, a native of Pennsylvania and graduate of Yale, arrived in Winona in 1897, a year after his marriage to Mary Lamberton, the daughter of Winona banker Henry W. Lamberton. Mitchell became president of the Winona Deposit Bank and served as president of the Minnesota Bankers' Association in 1901. He and his family moved to 251 Summit Avenue, St. Paul in 1906, where he was president of the Capital National Bank (Curtiss-Wedge 1913:301; 1910 U.S. Census).

Mitchell was part of Winona's early 20th-century business development, and Mitchell's stylish house reflects the confidence he likely had in the area. The *Winona Daily Republican* reported in January 1899 that Mitchell would erect a handsome residence at this location, which would be "a notable addition to the many fine homes already existing on Broadway" (WDR 30 Jan. 1899:3). At the time of its construction this was one of many costly houses that lined the length of E. and W. Broadway and was one of three on the south side of the block between Huff and Winona streets. Verrazano Simpson owned the large Queen Anne style house on the double lot to the east (253-257 W. Broadway) at the opposite end of the block. Simpson, along with Mitchell's father-in law, Henry W. Lamberton, was one of the city's wealthiest residents.

The next owner, William Hayes Laird, was born in Winona to one of the first white families to settle in the city. Educated in Winona, Laird entered the family lumber business, Laird, Norton Co., in 1876. His father, John C. Laird, was a founder of the firm in 1854. His uncle, William Harris Laird (1833-1910), was one of the city's leading lumber dealers.

According to his obituary, William Hayes Laird was known as an "expert lumberman" but declined to leave Winona to pursue higher positions in the firm (WRH 4 Oct. 1918:8). At the end of his career he became the publisher of the *Winona Republican Herald* (WRH 4 Oct. 1918:8).

In addition to his interests in lumber and publishing, Laird was highly involved in the Masonic order and rose to Grand Commander of the Knight's Templar Minnesota organization. He was associated with a number of boards and associations, and his obituary noted that he "exerted himself especially in pushing forward the building of the new High School" (WRH 4 Oct. 1918:8).

The house remained in the family for another thirty years: in 1926, Laird's widow, Alice Timberlake Laird, married Harry Dunmore and continued to reside here until the 1950s. Dunmore was the owner of a heating and ventilation company (WRH May 4, 1926:9). The Laird's only daughter, Eleanor Megan Laird Comini, established the Italian-language department at Southern Methodist University (Dallas News 1 July 2009). She married Riaberto Comini, a photographer, in 1933.

Evaluation

The John R. and Mary Lamberton Mitchell House was evaluated for local significance under Criterion A for its association with Mitchell and Winona's early 20th-century business community. Mitchell, the son-in-law of Henry W. Lamberton, was the president of the Winona Deposit Bank during his occupancy from 1900 to 1906. The property was also evaluated for its association with William Hayes Laird. During his occupancy, he was a member of Laird, Norton Co., the city's leading lumber firm, and became the publisher of the *Winona Republican Herald* a few years before his death in 1918. Although a generation older than his neighbor, Robert J. Tearse at 265 W. Broadway (WN-WAC-0252), he had to contend with the decline of the family lumber business, and saw the diversification of industry transform the city's economy. Neither individual appears to have been particularly noted for civic leadership, but both were part of significant institutions and industries. It is recommended that the John R. and Mary Lamberton Mitchell House is significant under Criterion A. The period of significance is 1900 through 1918, spanning construction by Mitchell to the death of William H. Laird.

Although associated with locally significant businessmen, the property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

The property retains good historic integrity as an example of an eclectic 1900 Tudor Revival-inspired house and is recommended as significant under Criterion C. The period of significance is the date of construction, 1900.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Integrity

The John R. and Mary Lambertson Mitchell House possesses good overall integrity of materials, design, and workmanship. The building has been generally well maintained and is in its original location. It is in use as a dwelling and maintains its domestic appearance and good integrity of feeling and association. The carriage house also possesses good integrity and is in fair condition.

Recommendation

The John R. and Mary Lambertson Mitchell House is recommended as eligible for listing in the NRHP under Criterion A for its association with John R. Mitchell and William H. Laird. The period of significance is 1900 through 1918. It is also significant under Criterion C for its representation of the Tudor Revival style. The period of significance is 1900. It is also a contributing property to the Broadway Residential NRHP Historic District.



WN-WAC-0253, facing southwest, 11/5/2009.



WN-WAC-0253, facing east from Huff Street, 11/5/2009.



WN-WAC-0253, facing south, 11/5/2009.



WN-WAC-0253, carriage house facing southeast, 11/5/2009.

5.2.4.27

WN-WAC-1251

Herbert C. and Louise Garvin House 2

301 W. Broadway



WN-WAC-1251, facing southeast, 11/5/2009.

Description

This house is located on Lot 1 of Block 107 of the Original Plat of Winona, at the southwest corner of Huff Street and Broadway. The two-and one-half -story, hip-roofed building (ca. 1900) with a square plan faces north and rests on a limestone foundation. Four hipped dormers pierce the upper roof slopes. The roofs are clad in composition shingles. The Colonial Revival style exterior is clad in narrow clapboards with narrow cornerboards. The wood cornice has simple flat trim. A white-painted chimney mass is located on the east elevation. Rectangular window openings are filled with a variety of sash including six-over-six; two arched windows set in wood surrounds are ornamented with wood keystones and a bracketed sill. Large picture windows on the first story are set into the rounded northeast corner of the house. The hip-roofed porch shelters a recessed entry and has slender columns with Ionic capitals that rest on a limestone parapet wall. Small wood garlands trim the porch frieze. The porch steps are concrete and the ceiling is beadboard. Ionic columns on limestone piers support a flat-roofed porte- cochere at the west elevation. A sleeping porch is placed above the structure; the tall windows contain modern casement windows. There is a one story, clapboard-clad addition at the rear (south) elevation. No historic photographs were identified that might provide additional information about the earlier appearance of the building.

A two-story, gable and hip-roofed dwelling at the rear property line is the former carriage house that also served as an automobile garage. It is a separate property (311 Huff Street; WN-WAC-1297). A concrete bollard in the rear driveway appears to be part of a former fence.

History

This house was built on the site of two earlier houses occupying Lots 1 and 2 of Block 107 of the Original Plat of Winona. One of the houses was moved to the corner of Grand and Wabasha streets. A small dwelling at the rear of the house on Lot 1 was razed to create room for a carriage house (1894 and 1917 Sanborn Map). The building was moved to Harriet Street between King and Howard (WDR 5 March 1900:3).

Herbert C. Garvin (1862-1942) and Louise Dana (1871-1968) of New Bedford, Massachusetts were married in Aberdeen, South Dakota in 1895. In 1900 the Garvins lived at 226 W. Broadway and planning for this house was underway (WDR 1 March 1900:3). Garvin apparently previously built another modest house in ca. 1892 (WN-WAC-0449). In 1898 they purchased a summer cottage in the developing summer colony of Homer (WDR 25 Aug. 1903:3). In 1910 their household included their son, Wilford (1900-1966), and a servant (1910 Census Ward 2 E.D. 197:17).

Louise Garvin lived at this address until her death in 1968. Richard Callender was the next owner (1951 Winona City Directory) and was followed by Howard Krueger, who operated a law office from the house (1976 Winona City Directory).

Significance

Herbert C. Garvin was the son of Benjamin Garvin (1823-1910), a native of Chichester, New Hampshire, who was “considered one of the best engineers and mechanics in the United States” (Matteson 1893:60). His father’s employment influenced his path through the railroad industry: Benjamin was employed by the Chicago and North Western Railway (C&NW) Company, and its predecessors, from 1854 to 1872.

Herbert C. Garvin was born in Fond du Lac, Wisconsin in 1862. He left high school after one year and worked for various railroads in capacities from messenger to general agent. He arrived in Winona in 1881 as a telegraph operator for the C&NW and returned in 1888 as the traveling freight agent for the Dakotas after postings in Huron and Watertown, South Dakota. In 1889 he was appointed the general agent of the traffic department of the Winona & St. Peter & Dakota divisions of the line. He traveled extensively across the Dakotas and apparently met his future wife, Louise Dana, in Aberdeen, South Dakota, where she had lived for nine years (WDR 15 Dec. 1942:1; 2 Feb. 1895:3). Louise Dana was the daughter of William A. Dana (1818-1871), a banker in New Bedford, Massachusetts (Cutter 1908:1534).

In 1898, Garvin left the railroad to become one of the founders of the Bay State Milling Company. He variously served as its general manager, director, and secretary. He was also a director of a number of banks, including the Merchants and First National in Winona, and the Capital National Bank of St. Paul, and his obituary noted he “had other business interests in Minneapolis, St. Paul, Chicago, and New York” (WRH 15 Dec. 1942:1,3). In 1921 he became vice-president of Bay State, a position he held at the time of his death (WRH 15 Dec. 1942:1,3).

Garvin built this house just as his milling career was launched. In 1899 the Porter Flour Mill was purchased and overhauled by the Bay State Milling Company of Boston. B. J. Rothwell of Boston was president and Garvin was hired as General Manager. In addition to Garvin, the Boston-based incorporators of the new firm were Rothwell, L. S. Brown, C. H. Adams, and J.W. Booth. The improvements added production capacity to total 1,600 barrels of flour per day, and a two-story warehouse with a 30,000-barrel capacity was also built. The new mill employed 135 men in 1912 and also created jobs in related barrel manufacturing and other firms. Garvin’s resignation from the Chicago & North Western was reported as a “surprise,” but he was well qualified because of his “wide experience with the grain business through his extensive travels over the grain fields of Minnesota and the Dakotas and association with grain dealers, and his fine business ability, keen foresight, and good judgment” (WDR 22 Feb. 1899:3). Bay State’s Wingold Brand was nationally known, and the decision to rebuild the plant after a 1911 fire was hailed as a move that kept the local economy on track. In 1955 Bay State was the leading flour producer in the Upper Midwest and is still in operation (Gemini 1991:31).

The business he led for nearly 50 years continues in operation, but his other legacy was invested in public park development, and he was also interested in Minnesota’s Good Roads Movement in southeastern Minnesota. In the 1890s he furnished a 27-acre park in on the Cottonwood River in Lyon County in

southwestern Minnesota. The Chicago & North Western Railroad named the small railroad settlement for him in honor of the gift. With additional purchases, this became the nucleus of what is now a 1000-acre county park (<http://www.lyonco.org/depts/publicworks/parks/history.htm>). In 1918 he donated Garvin Heights Park to the Winona State Teacher's College. He also donated Lower Garvin Heights Park, a tract along the shore of Lake Winona. In 1925 he donated Farmers Community Park in Winona County, where he funded lodges for 4-H and other uses, a bandshell, playground, and bridges (WRH 15 Dec. 1942:1;3)

Winona's Queen Anne and Colonial Revival Architecture

301 W. Broadway joined a row of others built by the city's industrialists, merchants, and professionals. It did not receive much fanfare in the local press and no architect has been identified; the default architect in this period was Charles G. Maybury (1830-1917) who arrived in Winona in 1856 and was involved with nearly every phase of the city's building until his death. After 1881 he was in partnership with his son Jefferson M. (1858-1928). The house was reportedly furnished with what was considered by a Winona hardware dealer as "the finest grade of hardware ever brought to the city" (WDR 13 Aug. 1900:3). The carriage house included a steel turntable that Garvin used to turn his automobiles (WDR 30 June 1958:16).

After 1880, varieties of the Queen Anne Style were typical of nearly all of the large houses built around Windom Park by merchants, lumber dealers, bankers, and professionals. The popularity of the highly picturesque style executed in wood or brick coincided with the city's building boom of the late 19th century, a time when managerial as well as labor occupations expanded with lumber and manufacturing investment. The Frederic Bell House (1887) at 255 Harriet Street (WN-WAC-0314) and the nearby Abner F. Hodgins House (1890) 275 Harriet (NRHP; WN-WAC-0315) are typical of the elaborate houses of the period and feature the shingled surfaces, asymmetrically-placed windows of many sizes and types and the towers and balconies that characterize the style. Charles G. and Jefferson M. Maybury were the designers of many of the city's Queen Anne residences, which were illustrated in local promotional publications of the 1890s such as the *Winona Album* (1891). The Colonial Revival gained popularity with more subdued styles shown at the 1893 World's Columbian Exposition in Chicago. Drawn from America's colonial past, traditional gable and hip roofs, classical details, and symmetry were emphasized. Georgian, Federal, and Dutch Colonial motifs were incorporated into the surface decoration. The porch garlands and Ionic columns are typical decorative features associated with the Colonial Revival.

The Garvin House was among the last houses built around Windom Park. After 1910, builders located to the south and west along W. Broadway, and chose from the many varieties of the popular Period Revival styles. The E. M. Roberts House at 265 Broadway is a comparable example of the Colonial Revival style in this period (WN-WAC-0252).

In 1911, the architectural firm of Purcell, Feick and Elmslie was commissioned to prepared working drawings for a sunroom for the Garvins. Marion A. Parker made the drawings. A firm manuscript described the commission, which was never built:

Sunroom, with sleeping porch above, for Garvin's home in Winona. For all these thirty years Mr. and Mrs. Garvin have been dissatisfied with their living room and they still are; have always talked about doing something to correct it. This was their first move. While our design made pleasing rooms inside, the yard was narrow and the new room would have come out very close to the sidewalk. They thought it would spoil the look of their house. In 1928 they were still trying to figure some way to make their living room into the kind of a room they wanted to live in, but without success. Meantime, they had revised, redecorated, and refurnished their house from top to bottom many times, and with a large expenditure of money, and no doubt had a lot of good fun in doing so (http://www.organica.org/pejn90_1.htm).

In 1955 attorney Leo Murphy purchased the carriage house for use as a dwelling (WDN 30 June 1958:16; 311 Huff Street; WN-WAC-1297).

Evaluation

The Herbert and Louise Garvin House was evaluated for local significance under Criterion A for its association with Garvin and Winona's 19th-century business community. Garvin was a prominent figure in the city's railroad and shipping business after 1887. He made a significant change in 1899 when he joined Bay State Milling, a new company that would produce the nationally-known Wingold Brand and sustain the city's economy after the decline of sawmilling. His contributions to the public landscape were extraordinary and still bear his name. Garvin is exemplary of successful Winona business leaders from the period 1888-1948, and it is recommended that the Garvin House is significant under Criterion A. The period of significance is 1900 through 1960, spanning construction by the Garvins through the occupancy of Louise Garvin to the 50-year NRHP cut-off for eligibility.

Despite Garvin's local and regional significance, the property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

The property retains good historic integrity as an excellent example of a Colonial Revival Style house and is recommended as significant under Criterion C. The period of significance is the date of construction, 1900.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Integrity

The Herbert C. and Louise Garvin House possesses good overall integrity of materials, design, and workmanship. The building has been generally well maintained and is in its original location. It is in use as a dwelling and maintains its domestic appearance and good integrity of feeling and association. The carriage house, now a dwelling and a separate property (311 Huff Street; WN-WAC-1297) has also been generally well maintained although it has lost integrity of materials and design through window alteration and a second story addition to a rear wing.

Recommendation

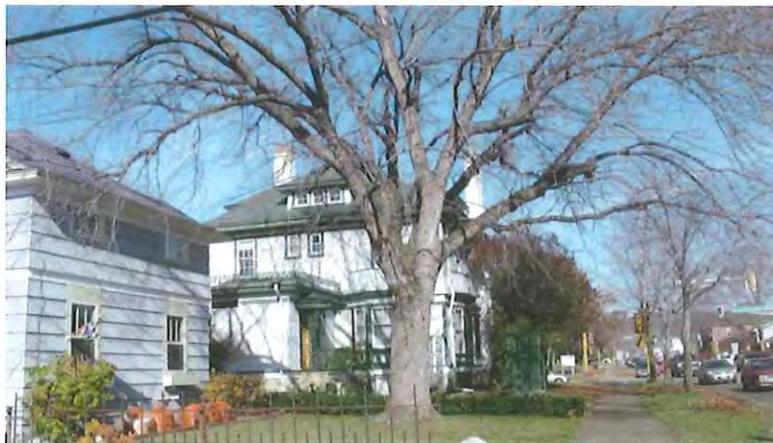
The Herbert C. and Louise Garvin House is recommended as eligible for listing in the NRHP under Criterion A for its association with Herbert Garvin and Winona's railroad and milling industry as well as philanthropy. The period of significance is 1900 through 1960. It is also recommended as eligible under Criterion C for its representation of the Colonial Revival style in Winona. The period of significance is the date of construction, 1900. It is also a contributing property to the Broadway Residential NRHP Historic District.



Bay State Milling Co., ca. 1912 (MHS)



H.C. Garvin in 1916 (MHS)



WN-WAC-1251, facing north, 11/5/2009.



WN-WAC-1251, facing south, 11/5/2009.



WN-WAC-1251, facing south, 11/5/2009.

5.2.4.28

WN-WAC-1252

**Harry L. and Ida Buck House
315 W. Broadway**



WN-WAC-1252, facing southwest, 11/5/2009.

Description

This two-story, gable-roofed Italianate style house is located on Lot 3 of Block 107 of the Original Plat of Winona, mid-block between Harriet and Huff streets. It faces north and rests on a parged limestone foundation and is clad in narrow clapboards with slender corner boards and a wood sill board. The ca. 1875 building faces north and Windom Park. It has a cruciform plan that includes a two-story gable-roofed rear wing. There is a deep wood cornice with returns, all enriched with a wood dentil course. A small square louvered ventilator is placed in the gable end. A wide red brick end chimney is located on the east elevation along a tripartite bay. Long rectangular window openings are filled with a variety of sash including four-over-four. A tripartite two-story bay is filled with four windows as well as the end chimney. Three full-length windows are placed on the main façade; the central window is single-pane. Wood storm sash appears intact at the main façade. Cornice lintels at each window opening and above the main entry have small paired modillions. The full-length porch has exceptional paired slender, chamfered posts and a rope beaded molding that edges the entire frieze. The flat porch roof has a bracketed and denticulated cornice and the porch posts rest on eight brick piers, which may not be original. There is no balustrade or rail. The wood porch floor has been replaced with concrete and there are concrete steps. A cornice lintel surmounts the single-leaf entry. No historic photographs were identified that might provide additional information about the earlier appearance of the building. There is a modern gable-roofed, single-car garage at the rear property line.

History

This house was likely built prior to Harry L. and Ida Buck's occupancy but no information has been located about a prior owner or builder. Harry L. Buck (1861-1952) married Ida Carpenter (1862-1943) in 1887. By 1900 their household at this location included five children, Ida's mother and sister, and two servants (1910 Census Ward 2 E.D. 202:23). Buck resided here for nearly fifty years, almost until the end of his life. By 1941 Michael Galvin was the owner, and was followed by George Tweedy by 1951 (Winona City Directory).

Significance

Harry L. Buck was raised in Winona by attorney Cornelius F. and Nancy Buck, who were pioneer settlers. The family's ancestral home was on Lake Boulevard on Lake Winona, and Buck appears at times

to have used the W. Broadway house primarily as a winter residence. Buck served as Winona postmaster (1912-1920), as resident director of the Winona State Teachers College (1905-1909) and practiced law in the city for more than 50 years. After studying with a local attorney and admittance to the bar in 1883, he graduated from the University of Wisconsin Law School in 1887 and practiced with Patrick Fitzpatrick in Fitzpatrick & Buck; their office was at 163 Center Street (Winona Directory 1888). He was also president of the Winona County Old Settlers Association for nearly 30 years. He served on many boards and organizations, including the Winona County Bar Association where he was president for 30 years. He was Winona city attorney in 1887, a municipal judge 1883-1892, and probate court judge 1890-1900, and president of the Winona School Board. He was Democratic Party chairman in 1902-04, and held various positions in Masonic and fraternal organization. He retired from law practice in 1945. At the time of his death Buck was considered "one of the oldest living natives" of the city (WRH 15 Nov. 1952:1).

Harry L. Buck was part of the second generation of attorneys in Winona. The preceding first generation was praised as "an unusual proliferation of outstanding lawyers" and included William Mitchell, Daniel S. Norton, W. H. Yale, William Windom, Thomas Simpson, and H. M. Lamberton (Gemini 1991:43). Several of these men, notably William Mitchell and William Windom, achieved national recognition. The group of attorneys and judges also served as state legislators, U.S. senators and congressmen, and, in the case of Mitchell and Windom, held state supreme court and U.S. cabinet posts (Gemini 1991:44). In 1872 there were 14 attorneys in the city. There were 22 in 1888, including Fitzpatrick & Buck (Winona City Directories).

Italianate Style Architecture

The Buck House represents one variety of the Italianate style dwellings built in Winona during the late 1860s and during the 1870s. In this period Winona's growing community of business and industry owners and professionals created a new class of housing, remaking what a newspaper editor had called a city of shanties (WRH 31 Aug. 1875:1). The palatial Italian Villa (1863; WN-WAC-0544) erected by pioneer speculator Henry Huff at 207 Huff Street, opposite First Ward Park (Windom Park) was a very early and anomalous example that greatly surpassed the efforts of other local builders in scale and cost.

A group of stylish, if much smaller, Italianate Style houses were built near First Ward Park and on and around W. Broadway after the Civil War. Some replaced a first generation of vernacular or Greek Revival style houses. The well-furnished buildings were modeled on designs illustrated in plan books such as Andrew Jackson Downing's (1815-1852) *Cottage Residences*. This book was first published in 1842 and went through many editions until 1873. Downing, of Newburgh, New York, was a landscape designer and tastemaker, and most of the buildings shown were by architect Calvert Vaux (1824-1895).

Winona builders created Italianate Style buildings with low hip roofs, high limestone foundations of local stone (known as Winona or Oneota Dolomite or Travertine), red brick exteriors, tall windows ornamented with carved limestone hoods and sills, and porches ornamented with carved brackets and chamfered porch posts. Some variants like the Buck House had low-pitched gable roofs. The Buck House, like the Varney (WN-WAC-1253) and Choate houses (WN-WAC-0448) is exemplary of clapboard or shingle-clad examples that included high-profile wood moldings at window and entries, all products from local planing mills. These two-story houses were relatively compact; none approached the mansion-proportions of the Huff House and few copied the elaboration of some Italianate-inspired downtown business blocks. Many were located south of downtown along E. and W. Broadway and W. 4th and W. 5th streets, and clustered near the Central and First Ward (Windom) parks along W. Broadway.

Although the Buck, Varney, and Choate houses could have been executed by a carpenter-builder working from published plans (there were eight listed in the 1872 Winona Directory), it is likely that architect Charles G. Maybury (1830-1917) was involved in the design of many of the Italianate houses, as he was

in the next generation of Queen Anne style buildings. A native of New York, Maybury arrived in Winona in 1856 and opened a successful practice as an architect and contractor. After 1865, he worked full-time as an architect. He is credited with many of the city's larger homes and downtown business blocks as well as the Winona County Courthouse (1888, NRHP, WN-WAC-0460), and many churches. After 1881 he was in partnership with his son Jefferson M. (1858-1928).

Evaluation

The Harry L. and Ida Buck House was evaluated for local significance under Criterion A for its association with Buck and Winona's 19th-century legal community. Buck was a local attorney and his career involved many aspects of politics and public service as well as private business that spanned the late 19th and first half of the 20th century. It is recommended that the Buck House is significant under Criterion A. The period of significance is ca. 1887 to 1940, spanning the Buck's occupancy.

The property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

Alterations to the porch rail and floor, and addition of brick porch posts results in poor integrity of a key architectural feature. It is recommended as not significant under Criterion C.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Integrity

This building possesses good overall integrity of materials, design, and workmanship. Despite loss of features at the porch, the building has been generally well maintained and is in its original location. It is in use as a dwelling and maintains its domestic appearance and good integrity of feeling and association.

Recommendation

The Harry L. and Ida Buck House is recommended as eligible for listing in the NRHP under Criterion A for its association with Buck's political and legal career. The period of significance under Criterion A is 1887 to 1940. It is also a contributing property to the Broadway Residential NRHP Historic District.



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WN-WAC-1252, facing southeast, 8/20/2009.



WN-WAC-1252, facing southeast, 11/5/2009.

5.2.4.29

WN-WAC-1253

Moses C. and Julia Varney House 327 W. Broadway



WN-WAC-1253, facing southeast, 8/20/2009.

Description

This two-story Italianate style house is located at the southeast corner of W. Broadway and Harriet streets. It occupies Lot 5 of Block 107 of the Original Plat of Winona. The building dates from ca. 1857-1860 and faces north to the corner of Windom Park. It rests on a parged limestone foundation and the low-pitched hip roof is clad in composition shingles. Two chimneys pierce the east and west roof slopes. The exterior is clad in blue wood shingles with painted wood cornerboards, eaves, and trim. Scrolled wood brackets with finials are placed at the main eave line and small modillions line the other eaves. The main, three-bay façade faces north and has east and south wings. At the west elevation there is a projecting two-story bay filled with segmental-arched windows. The full-length porch has simple slender chamfered posts and a balustraded rail. Window openings are filled primarily with one-over-one sash (with some two-over-two storm sash) and have distinctive flat label molding at the north-facing facade. The single-leaf entry has a half-round glazed transom and a deep wood surround. A single picture window with a label molding is located to the west of the door. A hip-roofed, one-story wing at the east is possibly a former porch. A two-story hipped roof wing at the rear (south) elevation is finished with the same eave treatment as the rest of the building. There is a modern hip-roofed, double-car garage at the rear property line. No historic photographs were identified that might provide additional information about the earlier appearance of the building.

History

Although this house was associated with Walter K. F. Vila (1834-1924) for sixty years, it was built by Moses C. Varney (1823-?), possibly as early as 1857. The Varney household in 1857 included Julia Varney and their son, Frank (1857 Territorial Census, Winona:8). Without better evidence, however, 1863 is a good working date for construction, based on census records. The 1867 bird's eye view of Winona (Ruger 1867) shows a structure and a carriage house on this property. The building was sold to Vila in 1871 (WDR 14 Feb. 1871:3). In 1880, the household included Vila's wife Mary (1837-1911), three sons, and a servant (1880 Census E.D. 288:48). After Vila's death in 1924, the building appears to have been rented for a number of years. In 1930, Edgar H. Finkelnburg, an electrical engineer and son of city attorney W. A. Finkelnburg, was the occupant (1930 Winona Directory).

Significance

Moses C. Varney was the owner of a planing mill and sash and blind factory at 2nd and Huff streets, which he built in the early 1860s and operated until about 1868. Varney was a native of Vermont and was in Winona by 1857 when he is recorded as a lumberman (1857 Territorial Census, Winona:8). In 1868 he advertised his house and business for sale prior to leaving Winona. His career after leaving Winona appears untraceable. The building was described as a "Fine Residence for Sale" in the *Winona Daily Republican*:

The residence of M. C. Varney, Corner of Broadway and Harriet Streets. Fronting the First Ward Park, is offered for sale. The house is well made, and every foot of lumber contained in the building having been selected with especial care, and the workmanship having been performed by superior mechanics. The interior arrangement is ample, convenient and cozy; there being a fine hall, two parlors, a large dining room, china closet, kitchen pantry, bedroom, bath room and closet on the first floor, and on the second floor five bedrooms with good closets, and an ample storeroom. There is also a first rate barn on the premises. There are two wells of water on the grounds, one at the house and one at the barn and also a good cistern connected with the house. (WDR 12 Oct. 1868:3).

The house did not sell until 1871, however, when Walter K. F. Vila purchased it for \$5,000 (WDR 14 Feb. 1871:3).

Walter K. F. Vila was a native of Newton, Massachusetts. He came to Winona in 1860 after a four-year whaling voyage around Cape Horn to the Pacific Coast with his future brother-in-law, Isaac B. Cummings, a native of Maine (226 W. 5th Street; WN-WAC-0446). Vila was a grain dealer until 1862. He then entered the wholesale and retail shoe business of Cummings & Cushing. He later purchased Cushing's interest and formed a partnership in the shoe business with Cummings as Cummings & Vila (Hill 1883:804; WRH 8 March 1924:1). They built a store for their firm at 57 W. Third Street. After selling their shoe business in 1891, the pair operated a real estate and loan office. They platted Cummings, Vila and Gould's Addition to Winona (WRH 23 Jan. 1893:3). Vila was a member and director of the Board of Trade, and like his brother-in-law was very involved in Masonic organizations (Hill 1883:804).

The Varney House is exemplary of Italianate style dwellings built in Winona during the late 1860s and 1870s. Winona's growing community of business and industry owners and professionals created a new class of housing, remaking what a newspaper editor had called a city of shanties (WRH 31 Aug. 1875:1). The palatial Italian Villa (1863) erected by pioneer speculator Henry Huff at 207 Huff Street, opposite First Ward Park (Windom Park) was a very early and anomalous example that greatly surpassed the efforts of other local builders in scale and cost.

A group of stylish, if much smaller, Italianate Style houses were built near First Ward Park and on and around W. Broadway during the 1860s and 1870s. Some replaced a first generation of vernacular or Greek Revival style houses. The well-furnished buildings were modeled on designs illustrated in plan books such as Andrew Jackson Downing's (1815-1852) *Cottage Residences*. This book was first published in 1842 and went through many editions until 1873. Downing, of Newburgh, New York, was a landscape designer and tastemaker, and most of the buildings shown were by architect Calvert Vaux (1824-1895).

Winona builders created Italianate Style buildings with low hip roofs, high limestone foundations of local stone (known as Winona or Oneota Dolomite), red brick exteriors, tall windows ornamented with carved limestone hoods and sills, and porches ornamented with carved brackets and chamfered porch posts.

Some variants had low-pitched gable roofs. The Varney House, like the Choate House (WN-WAC-0448) is exemplary of clapboard-clad examples that included high-profile wood moldings at window and entries, all products from local planing mills. These two-story houses were relatively compact; none approached the mansion-proportions of the Huff House and few copied the elaboration of some Italianate-inspired downtown business blocks. Many were located south of downtown along Broadway and W. 4th and W. 5th streets, and clustered near the Central and First Ward (Windom) parks along Broadway.

Although examples such as the Varney House could have been executed by a carpenter-builder working from published plans, it is likely that architect Charles G. Maybury (1830-1917) was involved in the design of many of the Italianate houses, as he was in the next generation of Queen Anne style buildings. A native of New York, Maybury arrived in Winona in 1856 and opened a successful practice as an architect and contractor. After 1865, he worked full-time as an architect. He is credited with many of the city's larger homes and downtown business blocks as well as the Winona County Courthouse (1888, NRHP, WN-WAC-0460), and many churches. After 1881 he was in partnership with his son Jefferson M. (1858-1928). The Varney house is exceptional because of its millwright builder, and the description he provided of it at the time of sale (WDR 12 Oct. 1868:3).

Other nearby Italianate style examples include the Huff (later H.W. Lamberton) House, which commands much of the block opposite First Ward Park (WN-WAC-0544). The houses of William S. Drew at 276 W. 5th Street (WN-WAC-0453), retailer Hannibal Choate at 263 (WN-WAC-0448), an unidentified builder's at 253 (WN-WAC-0447), as well as attorney William Yale's house at 255 Washington (WN-WAC-0443) are exemplary. The latter was a particularly distinctive design but has been altered.

Evaluation

The Moses C. and Julia Varney House was evaluated for local significance under Criterion A for its association with Varney and Winona's 19th-century business community. The next occupant, Walter K. F. Vila, was similarly evaluated. Varney was a pioneer planing mill owner about whom little is known. He seems to have operated the city's only sash and door company during Winona's first decade, and built a fine residence. There is not enough information to evaluate his approximately 13-year career in Winona. Vila is exemplary of pioneer Winona residents who engaged in various occupations over a long career, in this case, grain, shoes, and then real estate and loans. His accomplishments, however, seem fairly typical of the period. It is recommended that the Varney House is not significant under Criterion A.

The property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

The property retains good historic integrity as an excellent example of a ca. 1860 Italianate style house and is recommended as significant under Criterion C. The period of significance is the date of construction, ca. 1857-1860.

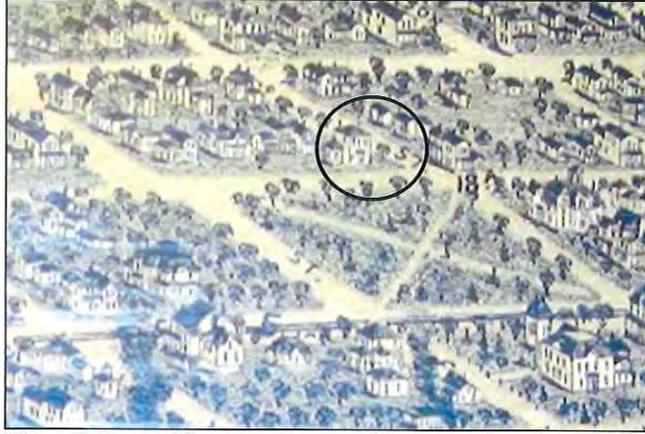
The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Integrity

The Moses C. and Julia Varney House possesses good overall integrity of materials, design, and workmanship. The building has been generally well maintained and is in its original location. It is in use as a dwelling and maintains its domestic appearance and good integrity of feeling and association.

Recommendation

The Moses C. and Julia Varney House is recommended as eligible for listing in the NRHP under Criterion C for its representation of the Italianate style in Winona. The period of significance is ca. 1857-1860. It is also a contributing property to the Broadway Residential NRHP Historic District.



Moses C. Varney House as shown on bird's eye view (Ruger 1867)



WN-WAC-1253, facing southeast, 11/5/2009.



WN-WAC-1253, facing north, 11/5/2009.

Phase I and II Architectural History Evaluation 2011
Winona Bridge Study, Winona, Winona Co. MN

5.2.4.30

WN-WAC-1247

Windom (First Ward) Park

W. Broadway and Harriet Street



WN-WAC-1247, facing southwest.

Description

Windom Park is a one block square bordered by W. Broadway to the south, Harriet Street to the west, Huff Street to the east, and W. 5th Street to the north. The primarily turf-covered park occupies Block 104 of the Original Plat of Winona and contains two acres (.81 hectare). The perimeter of the block is edged by a concrete sidewalk and the two diagonal paths are concrete and brick. The central feature of the park is a bronze statue of We-no-nah, placed at the center of a brick and concrete fountain (WN-WAC-0566). The statue dates from 1902 and depicts a graceful young woman who stands with her hand shading her eyes as she looks to the distance. It is placed on a carved granite base, also dating from 1902, engraved with "We-No-Nah" and "Gift of W. J. Landon in Memory of Ida Cone Landon 1900." Water sprays from the upturned throats of three large bronze pelicans that flank the base, and from three tortoises mounted on the edge of the fountain. The fountain is bounded by a circular concrete-lined brick wall capped with a light gray limestone rim supplied by Biesanz Stone. Granite monuments supplied by Winona Monument have engraved panels describing the history of the statue and listing the names of contributors. A ca. 1990, wood-clad gazebo to the west of the fountain has a pyramidal, wood-shingled roof and turned wood columns. Although the perimeter sidewalk and diagonal paths are in the location of the historic sidewalk and paths, all of the hardscaping at the center of the park dates to a 1989 project.

There is a mature elm at the W. 5th Street and Huff corner, but most tree and plant materials in the park have been planted since 1989 (WDN 17 July 1989:1). The remaining historic features of the park are the circulation system of diagonal paths and a perimeter sidewalk and to some extent, the grades. The statue, while historic, was originally placed in Central Park.

History

Block 104 was shown on the original town plat of Winona (Montezuma) in 1852 as a public square and was subsequently donated (in ca. 1857) to the City of Winona by Henry Huff (Hill 1883:426;842). As described below, it has been in continuous use as a public park.

Significance

Winona is in itself a park.

Beautiful Winona (Schmied 1909:27).

Winona incrementally built its system of city parks beginning with development of the block-square parks that were gifts from early landholders. First Ward Park, bordered by W. Broadway and Harriet, Huff, and W. 5th streets, was donated to the city by pioneer speculator Henry Huff, who arrived in 1853 and purchased an “undivided interest” in the original townsite platted by Orrin F. Smith and Edgar Johnson (Hill 1883:353). He first built a cottage near the corner of W. 4th and Huff streets. There are varying accounts of the date of donation; 1857 is most likely. In 1863 he completed his palatial Italian Villa one block north of the park (WN-WAC-0544). Originally Block 104 was called Winona Square and, despite protests from Huff, was subsequently named First Ward Park (WRH 12 March 1906:6). Huff was characterized as a “leader in all public matters . . . there was no one among the pioneer settlers who accomplished so much by his individual efforts to build up the city of Winona” (Hill 1883:354). He was responsible for naming the city Winona instead of Montezuma, opened an early hotel, and a flour mill. He was a stockholder in the Transit Railroad Company that began the push to lay rails to Winona, and started the Winona Express, the city’s second newspaper, which grew to become the *Winona Republican* (Hill 1883:354). Huff left Winona in about 1875 for Chicago.

In 1906 the Board of Park Commissioners renamed it Windom Square in honor of William Windom (1827-1891), who resided at the corner of Harriet and Broadway in a mansard-roofed house completed in 1869. The *Winona Daily Republican* [WDR] noted, “Hon Wm. Windom has commenced work on the foundation of a new house on the lots which he recently purchased fronting the First Ward Park” (WDR 7 July 1869:3). Windom was an attorney and native of Ohio. He arrived in Winona in 1855, was elected to Congress in 1859 and was then appointed to fill a vacant Senate seat. He was elected to the U.S. Senate in 1871 and in 1877 joined the cabinet of President Garfield as Secretary of the Treasury. He briefly returned to his Congressional seat and he practiced law in New York until returning as Secretary of the Treasury under President Harrison (Curtiss-Wedge 1913). The Huff and Moses C. Varney houses faced the square at the south by the early 1860s; the 1867 bird’s eye view of Winona shows eleven houses framing the park; Windom’s house was not built yet.

Nearby, Second Ward Park, between E. Broadway, E. 5th Street, Main and Center streets was originally labeled on early maps as Court House Square, but no courthouse was built here (WRH 15 Apr. 1904:4). In 1906 its already popular name of Central Park was confirmed by the Board of Park Commissioners. Third Ward Park, between E. Broadway, Wabasha, and Kansas and Liberty streets, was named Sinclair Square, and Fourth Ward Park between Wabasha and Sanborn and Steuben and Buchanan streets was named Sobieski Square (WRH 4 Feb. 1909:6).

Interest in developing a park system was apparently organized by the Winona Board of Trade, which was successful in getting a park commission appointed in 1889 (WDR 27 Apr. 1889:3). The legislative bill provided for the “organization and government of a system of parks” and provided for a board of five commissioners appointed by the mayor (WDR 7 March 1889:3). Matthew G. Norton was among commissioners appointed by Mayor John Ludwig (WDR 10 May 1889:3). Such commissions and park planning efforts were a standard component of American urban development during the late 19th century and often relied on leadership from the business community for political lobbying and land purchases.

The city’s first major park development was Levee (Riverside) Park, which was proposed in the mid-1880s and incrementally developed, reaching general completion in 1903. It did receive some guidance from the park board, but it was primarily the project of attorney and parks enthusiast, W. A. Finkelnburg, and civil engineer George Zell Heuston (1856-1933). Other design advice came from John Thorpe, a

Chicago landscape gardener hired by Hannibal Choate for his own home grounds. Thorpe was the designer of the grounds at the Ladies Seminary, later the College of St. Teresa (Winona Republican Herald [WRH] 12 May 1903:8). An initial focus of the park board, which met only sporadically during its first years, was to acquire and improve outlying tracts such as Lake Park on Lake Winona, and Bluffside Park, which overlooked the city (WDR 12 Jan. 1891:3). The squares were not a high priority; in 1891 one citizen called for improvement of the existing square parks, recommending benches and fountains (WDR 16 June 1891:3). No general plan for the parks was adopted by 1895, and citizens called for more investment, noting that available land would grow more expensive with delay. The *Winona Daily Republican* published a survey of the park progress of cities such as Minneapolis, St. Paul, and Milwaukee, and encouraged action (WDR 26 Oct. 1895:3). In 1896, new appointments under Mayor A. B. Youmans included W. H. Yale, an attorney who lived a few blocks from First Ward Park (WN-WAC-0443).

Public interest in the old “square” parks continued, and in 1902 W. J. Landon donated a statue and fountain of We-no-nah to the city for placement in Central Park in memory of his wife Ida Cone Landon (WN-WAC-0566). Chicago designer John Thorpe consulted on a landscape plan for the park around the fountain (WDR 30 May 1903:8). The fountain and sculpture were installed on August 26, 1902. The work was executed by Isahel Moore Kimball (1863-1950) of New York. A native of Iowa, she studied at the Chicago Art Institute and at the Pratt Institute, New York, where she graduated from the Normal Art Course. She taught drawing at the State Normal School in Moorhead, Minnesota and other institutions before returning to New York where she studied with Herbert Adams (Annals of Iowa 1915).

First Ward Park appears to have been only modestly improved prior to the creation of the park board, and sometimes directly by its citizens. In 1871 it was reported, “the citizens around First Ward Park have set out a fine lot of evergreens this spring” (WDR, 29 Aug. 1871). Also in 1871, Winona City Council authorized the expenditure of \$35 to H. E. Curtis for park improvements and gas street lamps were placed at the corners (WDR 29 Aug. 1871:3; 16 Nov. 1875:3). Summer concerts, often featuring the Germania band, were regularly performed in the park. A procession for the Decoration Day observance on May 31, 1871 led to the park, where citizens transferred to carriages and went to Woodlawn Cemetery (WDR 31 May 1871:3). The Winona Street Commissioner seems to have been responsible for most improvements prior to the organization of the Board of Park Commissioners; in 1880, for example, they supervised the installation of wood sidewalks (WDR 11 May 1880:3). By 1883, an old fence around the park was reported as an eyesore (WDR 24 Apr. 1883:3). Mayor John Ludwig appears to have been a parks enthusiast, because he personally supervised the cleaning up of First, Second, and Third ward parks. The *Winona Daily Republican* noted, “this is a most commendable work, for if ever the parks are to become the source of pleasure which was anticipated when they were laid out, it is of the utmost importance that something should be done each year towards ornamenting and improving them” (WDR 26 Apr. 1883:4).”

An 1891 photograph titled “First Ward Park” shows a double row of trees, one of elm and one of birch, lining a wood sidewalk along W. Broadway. Reports of placing trees and shrubs and other improvements date from ca. 1909 and the work was done under the supervision of W. A. Finkelnburg. The diagonal walks were surveyed and graded and filled with crushed stone.

Initial park improvement to Windom and the other square parks consisted primarily of sidewalk construction and planting of trees, shrubs, and ornamental beds. Windom Park appears to have remained a stable focus of the immediate area throughout the 20th century, despite growing volumes of traffic on Huff and W. Broadway. Windom and Central parks were the site of concerts, picnics, and celebrations.

In 1909 Windom Park, along with the other parks, was also evaluated for its potential as a city well site (WRH 8 Apr. 1909:7). This idea was revisited in 1945 but the park board refused permission to the board of municipal works to drill a test well and create a permanent well (WRH 27 Sept. 1945:3).

Windom Park was maintained for decades as a simple green square and there is no evidence of any structures (except a short-lived electrical light mast, ca. 1883) added to it. After 1925, junior high school classes used it for physical education classes. A project to renew the park design began in the late 1980s and a volunteer committee oversaw a "Victorian design chosen to complement the neighborhood's architecture" (Winona Daily News [WDN] 17 July 1989:1). The Garvin Trust Fund supplied the budget for the project, which included soil, grading, irrigation and electrical systems. In 1993 the We-no-nah statue was placed at the intersection of the diagonal paths amidst the new landscape design. The statue had been removed from Central Park in 1962 for construction of a new post office. It was moved to Lake Park, and then in 1977 moved to the downtown Plaza Mall. It remained there until 1993 (WDN 17 July 1989:1, WCHS Windom Park file).

Henry Huff's own Italian Villa (1863) was the largest and most high-styled house erected on the park. It was followed by the Italianate style house of Moses C. Varney (WN-WAC-1253) at the southwest corner of the park, and the 1869, mansard-roofed William Windom house (razed) across the street on Harriet. The building boom of the 1880s and 1890s brought a number of Queen Anne style houses, and Colonial Revival style houses characteristic of the early 20th century also edged the park on W. Broadway, and Harriet and E. 5th streets. The improvement of Broadway in 1897 literally solidified its status as one of the city's finest residential streets. Twelve blocks between Liberty and Harriet were paved with macadam (compacted layers of finely crushed gravel). Although the narrow 35-foot width and resulting wide boulevards were protested by some abutters who saw them as costly to maintain (WRH 21 Jan. 1897:3; 19 Apr. 1897), the city engineer's plan prevailed, and shortly after completion it was reported that "already property holders have commenced to make the boulevards in front of their places conform to the new grades: by sodding or seeding them in grass (WDR 23 July 1897:3). The boulevards created an improved south perimeter for the park. The new Winona High School (1915) at 166 W. Broadway (WN-WAC-262), two parks, and a collection of churches, most notably the Congregational (1882; WN-WAC-0246) and Central Methodist (1896; WN-WAC-0258) further anchored the east and west ends of Broadway. Speculatively-built dwellings, often erected in identical pairs or rows, sometimes filled in between more palatial houses.

The city's business and civic leadership continued to be concentrated here until after World War I, continuing the pattern established by Henry Huff. Some properties stayed in their original family for decades but younger family members also sought houses along Lake Winona, on the river bluffs, or moved to the Twin Cities or to the west coast. The construction of the Highway 43 Bridge and its Winona Street approach (1942) brought increased traffic through the heart of the area. Apartment conversion of large houses was a well-established practice by World War II. The demolition of the Matthew Norton house and carriage house at W. 5th and Winona streets and construction of the YMCA (WN-WAC-0458) at 207 Winona in 1951 resulted in the loss of a key property opposite the Choate House. Despite these and other land use changes, this area retains a good deal of historic integrity and many properties have been well maintained or, in some cases, restored to their historic appearance. The refurbishing of Windom Park in that began in the late 1980s reflected citizens' interest in the area's historic revitalization.

Evaluation

Windom Park was evaluated under Criterion A to determine its significance to the City of Winona's park development, and under Criterion C to determine its representation of a park type, namely the small mid-nineteenth century urban square. The park was one of four squares suggested on the Original Plat of Winona, although their use as parks was not specified. Its improvement as a park reflected the city's

desire to invest in open space and create a Board of Park Commissioners to oversee development. Although Levee Park (1903), Lake Park (1910), and Bluffside Park (1910) were much larger and involved much more public and private investment, Windom and nearby Central Park were highly regarded as the center of residential neighborhoods. Windom Park is associated with pioneer speculator and civic leader Henry Huff as well as attorney and park enthusiast William A. Finkelnburg, who tirelessly promoted and designed or guided the city's late 19th- and early 20th-century parks.

Windom Park is significant under Criterion A for its association with the development of Winona's park system and in general continues to convey this association despite its landscape overhaul in 1989. Although there are no plantings that would be considered significant because of their arrangement or species, the location and dimensions of the park are intact, as are the historic circulation system and general grades. Windom Park is recommended as significant under Criterion A. The period of significance is the date that most formal improvements appear to have been undertaken, ca. 1909.

The property is not associated with persons highly important in history and is recommended as not significant under Criterion B.

Windom Park was evaluated under Criterion C to determine its representation of a park type, namely the small mid-nineteenth century urban square. The retention of the spatial organization, namely the diagonal paths and grades and lack of intrusions such as parking lots or major structures results in good integrity of association. Because of the recent hardscaping, however, which introduced new materials and forms into the 19th-century landscape, the property exhibits only fair historic integrity of materials and design as a late 19th- or early 20th- century park. It is recommended as not significant under Criterion C.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Recommendation

Windom Park is recommended as eligible for the NRHP under Criterion A for its association with the development of Winona's park system. The period of significance is 1909. It also contributes to the Broadway Residential NRHP Historic District.



We-no-nah Fountain in Central Park, 1908 (Landscape Research LLC collection)



WN-WAC-1247 and WN-WAC-0566, facing southwest, 11/5/2009.



WN-WAC-0566, facing north, 10/26/2009.



WN-WAC-1247, facing north toward W. 5th Street, 11/5/2009.



WN-WAC- 1247, facing southwest, 11/5/2009.



WN-WAC- 1247, facing east on W. Broadway, 11/5/2009.



WN-WAC- 1247, facing east, 11/5/2009.

5.2.4.31

WN-WAC-0566

We-no-nah Statue

Windom (First Ward) Park

W. Broadway and Harriet Street



WN-WAC-0566, looking north, 10/26/2009.

Description

The We-no-nah Statue is located at the center of Windom Park (WN-WAC-1247), a one-block square bordered by W. Broadway to the south, Harriet Street to the west, Huff Street to the east, and W. 5th Street to the north. The park occupies Block 104 of the Original Plat of Winona and contains two acres (.81 hectare). The perimeter of the block is edged by a concrete sidewalk and the two diagonal paths are concrete and brick. The central feature of the park is the bronze statue placed at the center of a brick and concrete fountain. The statue by Isabel Moore Kimball dates from 1902 and depicts a graceful young woman who stands with her hand shading her eyes as she looks to the distance. It is placed on a carved granite base, also dating from 1902, engraved with “We-No-Nah” and “Gift of W. J. Landon in Memory of Ida Cone Landon 1900.” Water sprays from the upturned throats of three large bronze pelicans that flank the base, and from three tortoises mounted on the edge of the fountain. The fountain is bounded by a circular concrete-lined brick wall capped with a light gray limestone rim supplied by Biesanz Stone. Granite monuments supplied by Winona Monument have engraved panels describing the history of the statue and listing the names of contributors. Although the perimeter sidewalk and diagonal paths are in the location of the historic sidewalk and paths, all of the hardscaping at the center of the park dates to a 1989 project.

Significance

Windom Park was maintained for decades as a simple green square and there is no evidence of any structures (except a short-lived electrical light mast, ca. 1883) added to it. After 1925, junior high school classes used it for physical education classes. A project to renew the park design began in the late 1980s and a volunteer committee oversaw a “Victorian design chosen to complement the neighborhood’s architecture” (Winona Daily News [WDN] 17 July 1989:1). The Garvin Trust Fund supplied the budget for the project, which included soil, grading, irrigation and electrical systems. In 1993 the We-no-nah statue was placed at the intersection of the diagonal paths amidst the new landscape design. The statue had been removed from Central Park in 1962 for construction of a new post office. It was moved to Lake Park, and then in 1977 moved to the downtown Plaza Mall. It remained there until 1993 (WDN 17 July 1989:1, WCHS Windom Park file).

In 1900 W. J. Landon donated a statue and fountain of We-no-nah to the city for placement in Central Park in memory of his wife Ida Cone Landon (WN-WAC-0566). Chicago designer John Thorpe consulted on a landscape plan for the park around the fountain (WDR 30 May 1903:8). The fountain and sculpture were installed on August 26, 1902. The work was executed by Isabel Moore Kimball (1863-1950) of New York. A native of Iowa, she studied at the Chicago Art Institute and at the Pratt Institute, New York, where she graduated from the Normal Art Course. She taught drawing at the State Normal School in Moorhead, Minnesota and other institutions before returning to New York where she studied with Herbert Adams (Annals of Iowa 1915).

Integrity

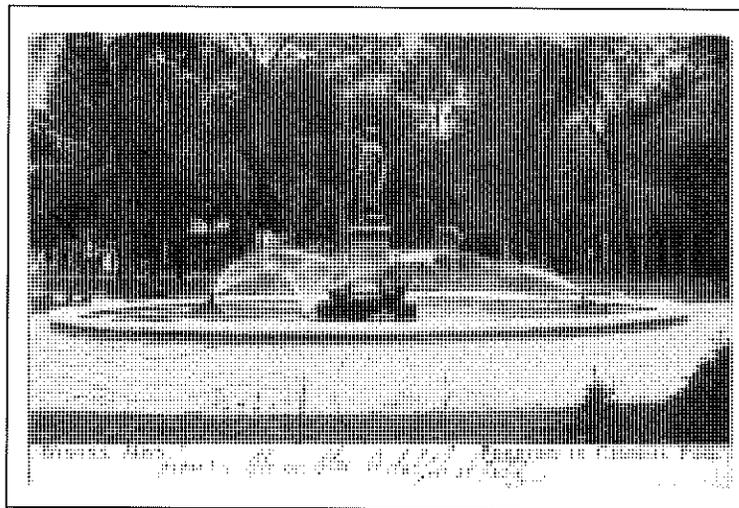
Although relocated several times from its original fountain setting four blocks to the east, this sculpture appears well conserved. While it possesses integrity of workmanship and materials, it has had a loss of historic integrity including setting and association because of relocation from Central Park.

Evaluation

Although this is a significant work of art associated with Ida and W.J. Landon, Isabel Moore Kimball, and Central Park, this object does not meet NRHP criterion for designation because it has been relocated several times in recent years.

Recommendation

The We-no-nah Statue is recognized as a contributing resource currently located in Windom Park. The Park is recommended as eligible for listing in the NRHP as a contributing property to the Broadway Residential NRHP Historic District.



**We-no-nah Fountain in Central Park, 1908
(Landscape Research LLC collection)**

5.2.4.32

WN-WAC-1049

Franklin and Augusta Rising House
351 W. Broadway



WN-WAC-1049, facing east, 11/5/2009.

Description

This two-and one-half story house (ca. 1880) is located at the southwest corner of W. Broadway and Harriet streets. It occupies Lots 1 and 2 of Block 108 of the Original Plat of Winona. The building faces the corner of Windom (First Ward) Park. The exterior reflects late Italianate as well as remodeling with Colonial Revival style motifs. It rests on a coursed limestone foundation and the gable roof is clad in composition shingles. Gabled dormers are placed on the west and south roof slopes. A red brick chimney pierces the west roof slopes. The exterior is clad in narrow clapboard siding with slender cornerboards and wood eaves and trim. The main, three-bay façade faces north and the rectangular plan has a number of bays and small wings. At the west elevation there is a projecting two-story bay filled with rectangular windows. The full-length, flat-roofed porch has a wood deck and columns with Ionic capitals grouped in twos and threes that are placed on coursed limestone piers. Window openings are filled primarily with one-over-one sash (with some two-over-two storm sash) and most have cornice lintels. The single-leaf entry has a glazed transom and sidelights. There is a one-story wing at the south (rear) elevation. A gable-roofed, two-story wing at the south (rear) appears to be a former sleeping porch that is now placed over an attached garage. There is a modern one story, gable-roofed garage placed at the rear lot line. No historic photographs were identified that might provide additional information about the earlier appearance of the building.

History

The first occupants of this house appear to have been Franklin and Augusta Camp Rising, who lived here with their three children in 1880 (1880 Census 2nd Ward:26). The building remained in the family until 1931, with the death of their daughter Mary Rising. The next occupants were William and Grace Mahl, who had no children. Grace Mahl remained in the house until 1968.

Significance

This property has been associated with two important Winona bankers. Franklin A. Rising (1842-1912) was a native of Massachusetts and graduate of Williams College. After a brief career as the principal of the Institution for the Improved Instruction of Deaf Mutes in New York City, he followed a career in business. He married Augusta Camp in 1871. In 1873 he arrived in Winona and, with the founding of the Winona Savings Bank, immediately became involved in banking. Rising organized the Winona Savings

Bank with his father in law, merchant Caleb J. Camp, of Winsted, Connecticut (Spalding 1891:270). Camp was president of the Connecticut Western Railway and was involved in developing many civic and manufacturing efforts.

Rising served as the bank's treasurer and cashier as it grew from a small institution to one of the city's largest and was well-known in state banking circles (WRH 20 Aug. 1912:3; Curtiss-Wedge 1913:300). He was praised for his knowledge and leadership in the industry and on the afternoon of his funeral the city's banking institutions were closed (WRH 20 Aug. 1912:3; 22 Aug. 1912:3). Rising was affiliated with many clubs and the First Congregational Church. At the time of his death he was on a city commission looking into the overhaul of the city's charter.

Augusta (1845-1930) and Mary Rising (1875-1931), Franklin and Augusta's daughter, lived at 371 W. Broadway until Mary's death. They were assisted by two servants (1930 Census E.D. 30:15B). The next owners of the house were William and Grace Mahl. At the time of the transfers, William Mahl (1875-1947) was senior vice president of the First National Bank of Winona (WRH 16 June 1947:1). He was chairman of the board of directors of the bank at the time of his death. A native of New York, he graduated from high school in Winona and grew up on the east side of the city. He began working at the bank as a messenger in 1893 and rose through the ranks as cashier and vice president to become president in 1937, and board chair in 1940 (WRH 16 June 1947:1). Grace Mahl (1886-1968) remained in the house until 1968 (Winona City directories).

The Rising House appears to be among the earliest that framed Windom Park within the APE. Between 1863 and 1880, Henry Huff's Italian Villa of 1863 (WN-WAC-0544) was joined by others built by those involved in the city's leading industries as well as merchants and professionals. These houses were generally substantial renditions of the Italianate Style, but in some cases the next generation of builders razed them for much more elaborate houses. No architect has been identified in the building's design. Charles G. Maybury (1830-1917), who arrived in Winona in 1856 and was involved with nearly every phase of the city's building between then and his death in 1888, authored many in this area. It is notable that the house of William Windom (1827-1891), Winona Savings Bank president and future Secretary of the Treasury, was located directly across the street at 275 Harriet Street where the Abner F. Hodgins House stands today (WN-WAC-0315). The mansard-roofed Windom House was razed for construction of Hodgins'.

Banking

Winona's banking industry grew closely with the city's lumber, grain, and manufacturing businesses and most bank directors and officers shared close business and family connections. Throughout its late 19th-century history and into the 20th century, most of the city's banks were guided by boards that had a tapestry of business and family relationships with the city's other industries. The first small banks accompanied the opening of government land sales, when settlers and speculators looked for financing of land purchases. By 1855 several small private lending banks were established, but "banking did not attain noticeable importance" until 1864, when the National Bank Act was passed (WCHS bank file). The First National Bank of Winona (1864), Winona Deposit Bank (1868), Second National Bank of Winona (1871), Winona Savings Bank (1874), and Merchants National Bank of Winona (1875) were important early institutions. The incorporators of the Winona Savings Bank in 1874 were lumber dealers William H. Laird and Earle S. Youmans, as well as William Mitchell, Thomas Wilson, Herman E. Curtis, Caleb J. Camp and Franklin A. Rising. The bank moved twice during the next 50 years. In 1916 it moved to a new building at W. 4th and Main streets and established its commercial affiliate, the Winona National Bank. The banks consolidated in 1928. E. L. King was president of both institutions.

Other early banks included the German American Bank of Winona, founded in 1892, which merged with the Merchants Bank of Winona in 1895. The Deposit Bank of Winona (1910) merged with the First National Bank of Winona in 1927 (WRH 20 Nov. 1930:63). The city's seven financial institutions in 1926 included two national banks, two state banks, two trust companies, and one savings bank (Gemini 1991:43).

By 1900, the city's retail district had reached its maximum size and density. Banks filled out the bulk of the central downtown, and their expansion in the early 20th century resulted in two landmark buildings, the 1913 Merchants National Bank, designed by Purcell and Elmslie (NRHP; WN-WAC-0405) and the 1914 Winona National and Savings Bank designed by George W. Maher (NRHP WN-WAC-0351). This institution had merged with the Winona Savings Bank, and in 2001 merged with the Town & Country State Bank of Winona to form the current Winona National Bank.

Evaluation

The Franklin A. and Augusta Rising House was evaluated for local significance under Criterion A for its association with Rising and Winona's late 19th- and early 20th-century business community. Rising was a prominent figure in the city's banking industry between 1873 and 1912 and was solely affiliated with the Winona Savings Bank. He is representative of Winona business leaders who founded and financed the city's industries, and it is recommended that the Rising House is significant under Criterion A. The period of significance is ca. 1880 to 1930, ending with Augusta Rising's death.

Despite Rising's local and regional significance, the property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

The well maintained property retains good historic integrity as an example of a late 19th-century house, but is not a significant example of the Italianate or Colonial Revival styles. It is recommended as not significant under Criterion C.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Integrity

The Franklin and Augusta Rising House possesses good overall integrity of materials, design, and workmanship. The building has been generally well maintained and is in its original location. It is in use as a dwelling and maintains its domestic appearance and good integrity of feeling and association.

Recommendation

The Franklin and Augusta Rising House is recommended as eligible for listing in the NRHP under Criterion A for its association with Franklin A. Rising and Winona's banking industry. The period of significance is ca. 1880 to 1930. It is also a contributing property to the Broadway Residential NRHP Historic District.



WN-WAC-1049, facing west, 11/5/2009.



WN-WAC-1049, facing south, 8/20/2009.



WN-WAC-1049, facing southwest, 8/5/2009.



WN-WAC-1049, facing northwest, 11/5/2009.

5.2.4.33

WN-WAC-1300

First Baptist Church and Parsonage 368 W. Broadway



WN-WAC-1300, facing north, 6/26/2010.

Description

The First Baptist Church (1888) is situated at the northeast corner of Wilson and W. Broadway streets. The building occupies Lots 6 and 7 of Block 103 of the Original Plat of Winona. The Romanesque Revival style edifice is placed on a slightly raised terrace. The square-plan building has a hip roof with cross gables. The roof is clad in composition shingles. The rusticated, coursed limestone exterior is accented by a red sandstone stringcourse at the watertable and red sandstone at the window and door surrounds and cornice and gable ends. The red sandstone cornerstone at the base of the tower reads "1888." A round tower with a conical roof anchors the southwest corner of the building. Lancet and ocular windows illuminate the tower. The main entrances flanking the nave at the primary (south) elevation have pointed arch pediments above Gothic-arched, double-leaf wood doors. The nave also features large pointed windows at the north and west elevations. At the west elevation there is a Gothic-arched entrance with double-leaf wood doors. The west entrance has three Gothic-arched windows above the entry and a single arched window in the gable. There is a curved projecting one-story chancel at the east elevation. The roof is clad in composition shingles. The church seats 350 congregants and the pews are arranged in a semi-circle around the chancel. The baptistry is placed to the north of the pulpit, the choir loft to the south, and the pipe organ is behind the chancel. A surface parking lot is located to the north of the church.

The First Baptist Church parsonage (1928) is located to the east of the church and faces W. Broadway. It occupies a portion of Lot 7 of Block 103 of the Original Plat of Winona. The Tudor Revival style house rests on a stone foundation and is clad in buff-colored stucco with stone trim at windows, entry, and chimney. The gable roof is clad in composition shingles and a second story dormer has flared gables. The windows contain wood sash and have six-over-one lights. The flared chimney is centered at the primary (south) elevation and the gabled entrance at the east of the chimney has stone steps.

History

The First Baptist Church of Winona organized in 1855 at the home of Rev. Edward Ely. The original sixteen members were Edward and Jane Ely, George and Roseanna Foster, Charles and Rene Shattuck, G. T. and Mary Child, John and Jane Iam, William and Elizabeth Slocum, Moses Waters, and Frances, Margaret and George Foulks (Girod 1955). The group initially shared Laird's Hall with the Methodists before they moved to Foster's Hall. The first baptisms took place on February 1, 1857 in the Mississippi River (Girod 1955).

The congregation built a church at the corner of 4th and Center streets in 1857 (Curtiss-Wedge 1913: 987). The wood frame structure measured 43 by 60 feet and accommodated 250 congregants. The church burned in 1887 (Girod 1955). The building committee desired a location in the residential area of Winona (First Baptist Church 1988: 5). The property committee purchased a new lot at the northeast corner of W. Broadway and Wilson streets for \$6,000 (Girod 1955). The contract was awarded to the architecture firm, Bullard and Bullard of Springfield, Illinois, and contractors Frederick Kratz, John R. Panzer and M. Wendler completed the building (Girod 1955). Alonzo Holland donated the funds for the pipe organ and the estimated cost of the church was \$27,500 (Girod 1955). The stained glass windows were designed by the Wells Glass Company of Chicago and cost \$700 (First Baptist Church 1988:6). The cornerstone was laid in 1888 and the dedication sermon took place in 1893 (Girod 1955).

In 1927 the old parsonage was sold. A new two-story, stucco-clad building was erected immediately east of the church (Girod 1955). It was completed in 1928 and cost \$7,092 (WRH 30 July 1928:4).

The unfinished church basement was renovated into Fellowship Hall in 1966. W. Smith provided the architectural services and Ralph Scharmer was the general contractor (WDN 14 Oct. 1966:7). The renovation included a dining room with a capacity for 150, two kitchens, restrooms and storage. At the same time, the library, chapel, pastor's study and Sunday School were refurbished and a new roof and storm windows were installed (First Baptist Church 1988:10). The renovation cost \$25,000 and was dedicated in 1966 (WDN 14 Oct. 1966:7).

The church dedicated a small organ on October 18, 1970 (WDN 18 Oct. 1970:9). The original pipe organ with its painted wooden pipes was retained and in December 1991, the National Organ Historical Society placed the Moline tracker organ (1888) in the national list of Significant Extant Organs. The rare organ is also the oldest organ in Winona (WP 21 Sept. 2005:3A).

Church membership fluctuated through the years with a high in 1914 of 296 members and 236 enrolled in Sunday School (First Baptist Church 1988:7). The church belongs to the Mid-American Baptist Convention, a regional division of the American Baptist Churches. In 1967, some Southern Baptist Church followers formed the Valley Baptist Church in Winona. By 1987 First Baptist Church membership was 100 resident members (First Baptist Church 1988:7).

Significance

The original organizers of the First Baptist Church were prominent early settlers. Dr. G. T. Child was a well-known botanist and physician and John Iam was the first sheriff of Winona County. Jane Ely was a portrait artist and painted many of Winona's early residents. Her husband, Rev. Edward Ely, is credited with establishing the First Baptist Church in Winona.

Rev. Edward Ely (1812-1887) was a native of Connecticut (Hill 1883: 831). He attended Madison University in Hamilton, New York and began his career as a Baptist minister in Milton, Pennsylvania. He married Jane Wellington Barker (1817-1912) in Utica, New York in 1817 and preached in Lancaster,

Ohio and Wheeling, West Virginia before arriving in Winona in 1852 (Hill 1883:831). Residents offered him an acre of land at the corner of Center and 2nd streets for preaching services and he built Winona's first lath and plaster house that fall. Ely conducted the county's first Christian funeral, marriage and baptism and was Winona's first postmaster (Hill 1883:831). He was also credited with naming Center and Lafayette streets (WDN 16 Jan 1963:8).

The architecture firm of Bullard and Bullard was formed by George W. Bullard (1855-1935) and Samuel Alexander Bullard (1853-) in Springfield, Illinois (Lathrop 2010:282). The brothers attended architecture school at the University of Illinois (Kimball 1913:11). They practiced together for ten years and appear to have specialized in church design, but are also credited with buildings at the University of Illinois and Washington State University (Lathrop 2010:282). George Bullard moved to Tacoma in 1890 where he designed several churches including the Tacoma Buddhist Temple (Lathrop 2010:282).

Evaluation

The First Baptist Church was evaluated for its local significance under Criterion A for its association with the development of the city's 19th-century religious institutions and early settlers, notably Rev. Edward Ely. The church is locally significant under Criterion A and the period of significance is 1888 through 1960, the NRHP 50-year cut-off requirement.

The property is not associated with persons highly important in history and is recommended as not significant under Criterion B.

The property is an excellent example of a Romanesque Revival Style church design in Winona and is associated with architecture firm, Bullard and Bullard. It is recommended as significant under Criterion C. The period of significance is the date of construction, 1888.

The property has not yielded, nor is it likely to yield, information important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Integrity

The First Baptist Church and parsonage possess excellent integrity in design, materials and workmanship. The buildings are in their original locations and continue as a church and parsonage with excellent integrity of feeling and association.

Recommendation

The First Baptist Church is recommended as eligible for listing in the NRHP under Criterion A for its association with the development of the city's 19th-century religious institutions and early settlers. The period of significance is 1888 through 1960. The property is also recommended as eligible for listing in the NRHP under Criterion C for its representation of the Romanesque Revival style. The period of significance is 1888. The property also contributes to the Broadway Residential NRHP Historic District.



WN-WAC-1300, facing north, ca. 1971. (MHS)



WN-WAC-1300, facing southeast, 6/26/2010.



WN-WAC-1300, facing north, 6/26/2010.

5.2.4.34

WN-WAC-1299

Samuel L. and Maude Prentiss House

369 W. Broadway



WN-WAC-1299, facing southeast, 6/26/2010.

Description

This three-story Georgian Revival style house (ca. 1902) occupies Lot 3 of Block 108 of the Original Plat of Winona. The building faces north and is located mid-block between Harriet and Wilson streets. The house rests on a rusticated limestone foundation. The gambrel roof is clad in composition shingles and a brown chimney pierces the ridge. The exterior is clad in narrow clapboards and the corner boards are fluted pilasters crowned with stylized capitals. On the four-bay, main block of the house, windows are generally asymmetrically arranged around a slightly offset main entry. The windows contain one-over-one, wood sash. The entry has a single-leaf flanked by glazed sidelight and transom. Upper-story, gabled dormers are filled with arched casement windows that appear to be modern replacements. There are a pair of projecting tripartite bays on the east elevation. A full-length porch has a flat roof carried by four fluted Ionic columns. A spindled balustrade edges the roof deck, and another edges the apron. Smooth limestone steps are placed at the porch entry. A flat-roofed porte-cochere is carried by two fluted Ionic columns. A two-story, central wing at the rear has a gable roof. There is a hip-roofed carriage house at the rear lot line. The exterior is clad in narrow siding and the roof is clad in composition shingles.

History

Samuel and Maude Laird Prentiss built this house by ca. 1902 after having previously lived at 217 W. Broadway (WN-WAC-1222). In 1914 they built a Georgian Revival style house south of Winona in Pleasant Valley, designed by Rockwell Kent. Briarcombe Farm, as it was known, included an identical house designed for Frederick Bell, whose wife Frances was Maude's sister (WRH 10 June 1913:3; 21 May 1915:8). In 1914 Charles T. and Anna S. Olson purchased the property (WDR 19 Sept. 1929:6). Their household included five children (U.S. Census 1920 ED 201:2A). In 1922 Ward and Frances Prentiss Lucas became the next owners. They were married in 1917. Frances was the daughter of Samuel and Maude Prentiss. Ward was the son of John W. Lucas, an organizer of the Hayes, Lucas Lumber Co. In 1944 the Lucas family, which included four children, moved to a new house. They donated 369 W. Broadway to the Winona Teacher's College for student housing; the building was named Prentiss Lodge (WRH 17 Nov. 1944:3). It housed about 20 students. In 1966 the Winona State College Foundation sold

it to Bob and B. J. McQueen who converted to a bed and breakfast. It remains in this use (WDN 15 March 1966:13; WCHS Prentiss file).

Significance

This property is associated with three important Winona businessmen. Samuel L. Prentiss (1862-1942) and Maude Laird Prentiss (1869-1933) were married in 1893 and built this house in ca. 1902. Prentiss was a native of Vermont and moved to Winona in 1869 with his family. He followed his father, Joseph A. into the banking business at the Second National Bank. He became vice president in 1899 (WRH 23 Feb 1942:1). He was president when the bank merged in 1910 with the Winona Deposit Bank, which was later known as the Deposit Bank and Trust Company. The combined institution was located at 71 West Third Street (razed). Prentiss retired after the merger in 1927 with the First National Bank and continued as a director (WRH 23 Feb. 1942:1). He was president of the Northern Corporation, which sold farm land, and was vice-president of the Laird Norton Company. Maude was the daughter of William Henry and Mary Watson Laird. Laird was a founder of Laird Norton and Co. The Prentiss family was involved in many community organizations. Prentiss served as a board member of the Winona County Red Cross and other World War I relief organizations and was a founder of the Winona General Hospital (WRH 23 Feb. 1942:1). Charles T. Olson (1865-1956), a native of Houston, Minnesota, was manager of the Bay State Milling Company, one of Winona's largest employers. He left Winona in 1922 to manage the Commander Mill and Minneapolis Durum Products Company. The family lived at 1766 Humboldt Avenue, Minneapolis.

At the time of his death, Ward Lucas (1892-1961) was chairman of the Board of the Hayes, Lucas Lumber Company. He was born in Bismarck, North Dakota, when his father John W. Lucas was associated with the Winona Lumber Company and was an incorporator of the Hayes, Lucas Lumber Company. Lucas entered the firm after graduating from Harvard. He also served on the boards of many local institutions, including the Winona General Hospital, the Public Library, and the YMCA. He served as the chairman of Minnesota's Postwar Council in 1944-47 (WDN 20 Apr. 1961:8). Frances P. Lucas (1894-1983) was also involved in many civic organizations.

Integrity

This house has generally good integrity despite its past institutional use. The house possesses good overall integrity of materials, design, and workmanship. The building has been generally well maintained and is in its original location. It is in use as a dwelling and maintains its domestic appearance and good integrity of feeling and association.

Evaluation

The property was evaluated for local significance under Criterion A for its association with Samuel L. Prentiss, Charles T. Olson, Ward Lucas, and Winona's 20th-century business community. These business managers and owners represented the second generation of the city's successful grain and lumber interests (although Charles T. Olson had no family business history). It is recommended that the property is significant under Criterion A. The period of significance is ca. 1902 through 1944, spanning the period before the Lucas family donated the building to Winona Teacher's College.

The property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

Although the property retains good historic integrity as an example of the Colonial Revival style it is not an exceptional example and is recommended as not significant under Criterion C.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Recommendation

The Samuel L. and Maude Prentiss House is recommended as eligible for listing in the NRHP under Criterion A for its association with Samuel L. Prentiss, Charles T. Olson, Ward Lucas, and Winona's 20th-century business community. The period of significance is 1902 through 1944. It is also a contributing property to the Broadway Residential NRHP Historic District.



WN-WAC-1299, facing south, 6/26/2010.

5.2.4.3

WN-WAC-0448

Hannibal Choate House

263 W. 5th Street



WN-WAC-0448, facing southeast, 8/20/2009.

Description

This two-and one-half story Italianate style dwelling dating from ca. 1876 rests on a limestone foundation. The building is clad in narrow wood siding with wood cornerboards. The low-pitched hip roof has a flat deck and hipped dormers on the north and east roof slopes. All roofs are clad in composition shingles. The rectangular plan has a pair of one-story wings at the rear. In the early 20th-century the original full-length porch was extended to the east and west, and included a west-side porte-cochère with pedimented gables. The entry of the north-facing, three-bay façade has a double-leaf door. South-elevation window openings contain one-over-one sash. The property is currently for sale (2009) and real estate advertisements show the interior retaining a high level of historic integrity, with intact millwork trim. The Italianate Style design appears to retain historic integrity, although no historic photographs are available to confirm earlier appearance.

There is a gable-roofed carriage house, now a garage, at the rear property line. The building is clad in narrow wood siding. A single wood ventilator is located on the roof ridge.

History

Hannibal Choate (1835-1923) apparently built this house and a construction date of 1868 has been associated with it. However, the 1870 census suggests that Choate was then living in the Third Ward (1870 Census Ward 3:82). The 1875 directory places Choate at 126 E. 3rd Street (City Directory 1875:50). Therefore 1876 is a more likely date, if Choate was the builder. By 1880 he was recorded in the federal census at this address (1880 Census Ward 1 E.D. 288:49).

The property surrounding this house once included more than a quarter of the block on the south side between Winona and Huff streets. Sometime between 1894 and 1917, the house was enlarged with a wraparound porch and porte-cochère, a rebuilt carriage house and garage, and the construction of a small, connected house at the east corner. This construction must have corresponded to Choate's purchase of the east half of lot 2, Block 105 original plat from Frank Kadletz (WRH 15 Jan. 1910:6).

In 1880, the Choate household included 45-year old Hannibal, his sister Louise, two boarders, and a servant (1880 Census E.D. 288:49). Choate married Harriet Stewart (1853-1918) in 1889. Harriet and Hannibal's children were Charles A. (1895-1958), Hannibal Jr. (1891-1958), and Caroline (1895 Minnesota State Census Ward 1:222). In 1885 the local paper noted that the Choates were making \$3,500 worth of improvements to the house (WDR 11 Dec. 1886:3). In 1895, \$ 900 worth of repairs were made (WDR 21 Dec. 1895:5).

By 1920, the household included 84-year old Hannibal Sr., 28-year old Hannibal Jr., his daughter Caroline (1882-1940), and her husband, Robert Reed (1882-1956). Reed was a professor at the Winona State Normal School (1920 Census E.D. 202:24). Choate's 92-year old sister Louisa (1828-1920), who had lived with Hannibal most of her life, was also in residence. After Choate Sr.'s death in 1923, Hannibal Jr. lived in the house with Caroline and Robert Reed, along with two servants (1930 Census E.D. 31:15). In 1942 Hannibal Jr. married Elinor Satka (1908-1973) and they continued to reside here.

By 1949, after Hannibal Jr.'s death, the small house to the east was removed. Subsequently a small bungalow was apparently moved to the adjacent lot to the east (259 W. 5th Street; WN-WAC-1214). By 1960 Mrs. Hannibal Choate built a new house in the West End described as "modern and compact" (WDN 9 April 1960:10). The large lot immediately to the west, formerly belonging to the Choate property, was not developed until fairly recently.

Significance

Hannibal Choate was called the "merchant prince of southern Minnesota" by the editor of the *History of Winona County* (Curtiss-Wedge 1913:89). A native of New York, Choate launched his mercantile career at Chapman Brothers in Janesville, Wisconsin and invested in a branch store for the firm in Winona in 1861. He first operated the Chapman Store at 117 Main Street, which offered boots, groceries, shoes, yard goods and crockery as well as "Yankee notions." He also exported grain and pork to the east and Europe. He founded Hamilton Choate & Company and served as its president until his death.

The imposing Choate Block (NRHP; WN-WNC-0357) erected in 1889 at the corner of W. 3rd and Center streets (51-57 3rd Street E.) represented the firm's success (Curtiss-Wedge 1913:89-90). The four-story, Richardsonian Romanesque building designed by local architect A. H. Myhre was called "one of the ornaments of the city" (Curtiss-Wedge 1913:90). The building cost \$50,000 and was furnished with the city's first hydraulic elevator and \$200,000 in stock. An addition was made in 1895 (WN-WNC-0358; WDN 24 Oct. 1958). In 1895 Choate also built a two-story, 40- x 100-foot wholesale building on Center Street between 3rd and 4th streets. C. G. Maybury & Son designed the 50,000 square-foot structure (WDR 21 Dec. 1895:5).

Choate's other affiliations included serving as president of the Winona Savings Bank, the Merchants Savings Bank, and the Woodlawn Cemetery Association, and he was involved with the Minnesota State Art Society. His rank as a retailer for more than 60 years was known across southern Minnesota. On the day of his funeral in 1923, Winona banks and businesses closed in tribute.

The *Winona Daily News* credited Choate as a pioneer in the fixed-price system of merchandising. He was the first in the area to use "extensive interior merchandise displays" and saw the importance of advertising and product promotion. He was also cited as being "years ahead of his time in employer employee relations" (WDR 7 May 1923:1). In 1889, when the new building was opened, the competition included twelve other businesses but none appear to have compared to

the size or stock capacity of the mammoth Choate operation. Most dry goods dealers were located on E. or W. 3rd Street, while the Polish Stock Company was at 302 Mankato Avenue.

Choate's son, Hannibal Choate Jr. (1891-1958) was a graduate of Shattuck Military Academy. He attended Winona Normal School and became president of H. Choate and Company at his father's death in 1923 (WRH 17 Jan. 1958:1). He served as a director of the Merchants National Bank and was a director of the National and Minnesota Retail Dry Goods Associations, and was involved with many Winona civic and fraternal associations.

Charles A. Choate (1895-1959), Hannibal Sr.'s other son, served as vice president and general manager of the business until it was sold in October 1958. Charles was also involved in many aspects of the city's civic life, including serving two terms on the City Council and as head of the first planning commission organized after World War II. The Choate Musical Clock program was the first commercial presentation on the station KWNO when it began broadcasting in 1938 (WDN 24 Oct. 1958:6). In 1958, the 97-year old organization, including the Choate Realty Company, was sold to LaCrosse, Wisconsin investors led by Donald R. Holley (WDN 24 Oct. 1958:1; 25 Oct. 1958:3).

Winona's Italianate Architecture

The Hannibal Choate House is exemplary of Italianate style dwellings built in Winona during the late 1860s and 1870s. Winona's growing community of business and industry owners created a new class of housing, remaking what a newspaper editor had called a city of shanties (WRH 31 Aug. 1875:1). The palatial Italian Villa (1863) erected by pioneer speculator Henry Huff at 207 Huff Street, opposite Windom Park, was a very early and anomalous example that greatly surpassed the efforts of other local builders in scale and cost (NRHP; WN-WAC-0544).

A group of stylish, if much smaller, Italianate Style houses were built near Windom and Central parks and along E. and W. Broadway after the Civil War. Some replaced a first generation of vernacular or Greek Revival style houses. The well-furnished buildings were modeled on designs illustrated in plan books such as Andrew Jackson Downing's (1815-1852) *Cottage Residences*. This book was first published in 1842 and went through many editions until 1873. Downing, of Newburgh, New York, was a landscape designer and tastemaker, and most of the buildings shown were by architect Calvert Vaux (1824-1895).

Winona builders created Italianate Style buildings with low hip roofs, high limestone foundations of local stone (known as Winona or Oneota Dolomite), red brick exteriors, tall windows ornamented with carved limestone hoods and sills, and porches ornamented with carved brackets and chamfered porch posts. Clapboard-clad examples included high-profile wood moldings at window and entries, all products from local planning mills. These two-story houses were relatively compact; none approached the mansion-proportions of the Huff House and few copied the elaboration of some Italianate-inspired downtown business blocks. Many were located south of downtown along E. and W. Broadway and W. 4th and W. 5th streets, and clustered near Central and Windom parks on Broadway.

It is likely that architect Charles G. Maybury (1830-1917) was involved in the design of many of the Italianate houses, as he was in the next generation of Queen Anne style buildings. A native of New York, Maybury arrived in Winona in 1856 and opened a successful practice as an architect and contractor. After 1865, he worked full-time as an architect. He is credited with many of the city's larger homes and downtown business blocks as well as the Winona County Courthouse (1888, NRHP, WN-WAC-0460), and many churches. After 1881 he was in partnership with his son Jefferson M. (1858-1928).

Most houses were confined to a single or double lot, although the Huff (later H. W. Lamberton), house commanded much of the block opposite Windom Park, as did those of William S. Drew at 276 W. 5th (WN-WAC-0453) and George Payne at 252 W. 4th Street (WN-WAC-0456). Planing mill owner Moses Varney (WN-WAC-1253) located at the corner of the park at 327 Broadway, while lumber dealers William H. Laird and Addison B. Youmans built their Italianate houses a block or two west (outside the current APE). Other nearby W. 5th Street houses included Hannibal Choate's at 263, an unidentified builder's at 253 (WN-WAC-0447), shoe dealer Isaac Cumming's at 226 (WN-WAC-0446), as well as attorney William Yale's house at 255 Washington (WN-WAC-0443).

The introduction of the Queen Anne Style to Winona in the early 1880s was accompanied by a local newspaper editor's warning about the style having too many "gee-gaws." The costliest Queen Anne style houses were built at a scale approaching that of the Huff House, and exhibited the picturesque asymmetry, rich textures, and multiple motifs characteristic of the best examples of the popular style. The length of Broadway from Wilson to Lafayette streets was built up with these houses, and were part of the city's building boom of the late 1880s and early 1890s. In 1892 the *Winona Republican Herald* announced that homes of "taste and comfort" were being erected at a rapid pace. In addition to costly homes, it was reported that "hundreds of smaller residences have been erected throughout the city at sums of \$400 to \$800" (WDR 31 Dec. 1892:3). The year 1895 was called unprecedented for new residential construction.

Integrity

The Choate House possesses excellent integrity in design, materials and workmanship. A recent rehabilitation has resulted in excellent exterior condition. The building is in its original location. The building continues in use as a dwelling and retains excellent integrity of feeling and association.

Evaluation

The Hannibal Choate House was evaluated for its local significance under Criterion A for its association with Choate and Winona's dry goods community. Choate was the city and county's leading retailer during the period 1856-1893. Although his business is splendidly represented by the Choate Block at 51 E. 3rd Street (WN-WAC-0357;0358; NRHP), this dwelling was his principal residence between construction and his death in 1923. It also housed his successor, Hannibal Choate Jr., until 1958. It is recommended that the Hannibal and Harriet Choate Sr. House is significant under Criterion A. The period of significance is 1868 to 1958, spanning construction through Hannibal Choate Jr.'s occupancy.

Although associated with a locally significant business owner, the property is not associated with persons highly important in history and is recommended as not significant under Criterion B. The property retains excellent integrity as an example of an 1870s Italianate Style house and is recommended as locally significant under Criterion C. The period of significance is the date of construction, ca. 1876. (Additional information may revise this date to ca. 1868-1875.)

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Recommendation

The Hannibal and Harriet Choate House is recommended as eligible for listing in the NRHP under Criterion A for its association with Hannibal Choate Sr. and Jr., and the leading dry goods house of Hannibal Choate & Company. The period of significance under A is 1868 to 1958. It is also recommended as eligible under Criterion C under architecture because it represents Winona's

high-styled, Italianate style residential architecture of the late 1860s and 1870s. The period of significance under C is 1876. It is also a contributing property to the Broadway Residential NRHP Historic District.



WN-WAC-0448, facing south, 8/20/2009.



WN-WAC-0448, facing west, 8/20/2009.



WN-WAC-0448, facing south.

5.2.4.4

WN-WAC-0453

William S. and Caroline Drew House
276 W. 5th Street



WN-WAC-0453, facing north, 8/20/2009.

Description

This 1877 Italianate style dwelling is located at the northeast corner of W. 5th and Huff streets. It is bordered by the large YMCA building on the east and north and is the only remaining residential property on the Block 88 of the Original Plat of Winona between Winona and Washington streets. The Huff-Lamberton House (1857, 1876; NRHP) is across Huff Street to the west, and the block-square Windom Park is to the southwest.

The L-plan, red brick building rests on a smooth limestone sill above a coursed limestone foundation. The hip roof has broad, red brick chimneys on the west and north roof slopes. The deep eaves are decorated with a paneled frieze and wood modillions. Modillions at the south end of the house have lozenge motifs, while those at the north have incised motifs that reflect a different construction date. The flat-roofed porch has paired square columns and shelters an entry with double-leaf doors. Sidelights flank the entry opening. Most of the primary window openings have smooth limestone sills and lintels, and contain one-over-one sash. At the first story of the south elevation there are French doors under a glazed fanlight, and at the adjoining bay at the east there are a pair of double-leaf doors with wrought iron balconets. Three adjacent windows surmounted by blind arches contain six-over-one sash.

The original building appears to have had a southeast wing addition that greatly increased the number of rooms. This addition appears to date from the late 19th-century. Another, ca. 1925, two-story sunporch addition was made at the rear (north elevation). The building exterior appears to be in good condition and is currently in use as apartments.

History

William S. (1817-1890) and Caroline (Carrie) Drew (1829-1890) arrived in Winona in 1855 and owned two other houses before building this house in 1877. In 1880 their three adult children were also in residence: Frank Drew (27) was a bookkeeping teacher and worked at his father's insurance agency; Carrie (20) and Mary (18) were also in residence (1900 Census, Winona, E.D. 288:228). In 1880 Carrie married Charles M. Pond, a Minneapolis attorney (1900 Census, Minneapolis, Ward 4, E.D. 37:23). In 1888 Mary married Oliver N. Roberts, a Winona hardware dealer with Roberts and Landon. Shortly before the death of the Drews in 1890 the Roberts

moved to 276 W. 5th Street (1888 Winona Directory:131). In 1895 the Roberts family included Mary and Oliver, their two children, Oliver's brother Eugene, and three servants (1895 Census Ward 1:198). In 1896 the Roberts relocated to Minneapolis where Oliver became Northwestern agent for the Peck-Williamson Heating and Ventilating Company. In 1897 the property was sold to Marshall N. Pierce (1849-1897) for \$7,000 (WDR 13 Jan. 1897:3; 30 Oct. 1896:3). Pierce was the auditor and treasurer of the Hot Springs Railroad in Hot Springs, Arkansas. The household included his wife Frances and their daughter and son (1900 Census Ward 1 E.D. 197:7; WDR 19 March 1897:3). Pierce died shortly after the sale, but his obituary noted that "extensive improvements" were made to the house during his brief ownership.

The Lucas occupancy began in 1906 when John W. Lucas (1863-1938), president of the Hayes-Lucas Lumber Co., purchased the building for his family. In 1910 the Lucas household included two children, Ruth and Ward, and one servant. By 1920 the family employed two servants. In 1938, immediately following John W. Lucas' death, his daughter Ruth of Tarrytown, New York donated the house to the State of Minnesota for use as a Winona State College dormitory (WRH 7 Nov. 1938:3). The building was named Lucas Lodge. The sixteen rooms housed about twenty students. The college used the building as a dormitory from 1939 on, although it served only a small number of students during the 1950s. In 1940, WPA funds were used to remodel the attic for sleeping rooms (WRH 1 May 1940:13). At the time of the gift it was reported that in addition to the sixteen principal rooms, there was a sleeping porch, four bathrooms, and two lavatories. A two-car brick garage was located at the rear (WRH 7 Nov. 1938:3).

The building was transferred from Winona State College to the Winona County Red Cross in 1960 (WDN 16 Dec. 1960:3). Ward Lucas (1892-1961), of 369 W. Broadway and the son of John W. Lucas, made the presentation. The Winona Chapter of the Red Cross was founded in Winona in 1917. Many prominent business leaders served on the first board of directors. This building was the first permanent home for the organization.

The building was vacant at the time of transfer. Red Cross use between 1938 and 1996 included installation of a playroom in the sunroom, and board meeting use of the dining room. The living room furnished as a living room for senior citizens (WDN 16 Dec. 1960:3). In 1993 the Red Cross sold the property to John J. McCauley, vice president of the Peerless Chain Company (WDN 12 June 1993). The building is now used as apartments.

A 1898 photo from the O.N. Roberts occupancy shows a different south elevation. It is most likely that the south elevation changes were made during the brief Marshall occupancy (1896-97) or early in the Lucas occupancy, in ca. 1906-1910. Both designs carefully copied the brick, stone, and wood trim features of the original. The hip roof, however, may date from alterations to the attic made during ownership by Winona State College.

A brick-clad garage at the rear property line retains large window openings with one-over-one sash. The openings have stone sills and lintels. A full-length garage opening at the west elevation has a single stone lintel. The original garage roofline has been altered with a full hip-roofed, second story clad in vinyl with modern half-round window openings.

Significance

William S. Drew, a native of North Danville, Vermont, arrived in Winona in 1855, a year after his brother Myron K. (1824-1906). Drew had married Carrie C. Sanborn of Meadville, Pennsylvania in 1850. Myron K. and William S. Drew were formerly in the dry goods business in Meadville and "made extensive purchases of real estate on coming into Minnesota" (Hill 1883:807). After about fifteen profitable years in real estate and insurance in partnership with his

brother, William briefly sold agricultural implements in partnership with J. G. Swart. This business proved unprofitable and, as the *Winona Daily Republican* noted, "to some extent weighed Mr. Drew down financially during the remainder of his life" (WDR 14 Feb. 1890:4; 13 Oct. 1875:2). 275 W. 5th was finished just as he reentered the insurance field and purchased the J. C. Schoonmaker Insurance Agency (1880 Census). He was in partnership in this business with his son Frank (1853-?). He was involved in many civic activities and served as Winona Mayor 1870-71, as president of the Minnesota Soldiers' Orphans' Home, as Winona City Assessor, and as a State Senator in 1877-79. Previously on the board of Allegheny College in Meadville, in 1859 he was one of four Winona citizens who served on the early planning committee of the Winona State Normal School. In 1867, when the building was under construction, he was appointed superintendent of the work (Hill 1883:389). Drew also was an advocate of anti-slavery causes, and hosted Frederick Douglass on his March 1867 visit to Winona (WDR 14 Feb. 1890:4).

The Drew's first house at Broadway and Center Streets, opposite Central Park, was cited in 1863 as evidence that Winona was growing from a city of modest homes built by "men of comparatively limited means," to one that included "substantial, comfortable and even elegant homes" (WDR 16 June 1863:3). Their modest next house on W. Broadway reflected their business reverses, Swart and Drew having filed for bankruptcy (WCHS Drew File n.d.). 276 W. 5th Street was given considerable local press, including a notice when three marbleized slate mantels were installed in 1875, furnished by Inness, McGill and Co. of Cincinnati (WDR 14 Oct. 1875:3).

The fourth owner of this property, John W. Lucas (1863-1938), was president of the Hayes-Lucas Lumber Company and a Winona civic leader. By 1938, the firm he operated and co-founded in 1899 operated 52 retail yards in Minnesota and South Dakota (WRH 1 June 1938:1; Curtiss-Wedge 1913:184). A native of Londonderry, Ireland, he emigrated to Canada and grew up in Eden Prairie, Minnesota. He and Sarah Ward Lucas (1864-1930) were married in Illinois in 1890 (Curtiss-Wedge 1913:189; WRH 1 June 1938:1).

Lucas' previous business experience included managing lumberyards and drug stores in Minnesota and North Dakota. He joined the Winona Lumber Company in 1894. In 1899, William Hayes, Frederick S. Bell and Lucas incorporated the Hayes-Lucas Lumber Company (WDN 11 Feb. 1955:98). The company was a successor to the retail yards of the Winona Lumber Company established in 1881 by Laird, Norton Company. There were twenty yards across Minnesota and South Dakota. Although the sawmill was dismantled in 1907 after the end of the milling era, Hayes-Lucas continued to operate the retail building material and fuel yards. Lucas was president of the company at the time of his death. In 1955 the firm operated 36 retail yards and employed 135 persons.

Although Lucas was not a pioneer settler like many of his lumber business colleagues, during his 36 years in the city he led many civic organizations. According to Curtiss-Wedge, "the progress and civic improvement of Winona has been one of the pet projects of Mr. Lucas" (Curtiss-Wedge 1913:190). He was the first president of the Winona Association of Commerce, founded in 1913. He served on the Winona Park Board and numerous other boards and was president of the Winona Masonic Benevolent Association.

Integrity

The William S. Drew House possesses fair integrity in design and good integrity of materials and workmanship. Although the building had significant alteration of its original appearance during the Drew occupancy, the changes were made during the Criterion A period of significance that

extends until 1938. (The construction date of the existing hip roof is not known, however). The building has been well maintained and is in its original location. After institutional use from 1938 to 1993, the building is again in use as a dwelling and maintains its domestic appearance and good integrity of feeling and association.

Evaluation

The William S. and Caroline Drew House was evaluated for local significance under Criterion A for its association with Drew and Winona's 19th-century business community. It was also evaluated for its association with John W. Lucas. Drew was a civic leader and businessman during the period 1855-1890. His political activities were also notable, particularly his support of anti-slavery causes. Unlike his neighbor Hannibal Choate, he did not have a major building associated with his business activity but occupied Slade's Block and other downtown locations. This house was the William S. and Caroline Drew's principal residence between 1877 and their deaths in 1890. The house was owned by John W. Lucas between ca. 1906 and 1938. This longer association with one of the city's leading lumber and civic leaders occurred after the peak of the sawmill industry in Winona, but just as his business in retail lumber yard ownership was organized. It is recommended that the William S. and Caroline Drew House is significant under Criterion A. The period of significance is 1877 through 1938, spanning the ownership of Drew and John W. Lucas.

Although associated with locally significant business owners, the property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

The property retains only fair overall integrity as an example of a ca. 1870s Italianate style house and is recommended as not significant under Criterion C.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Recommendation

The William S. and Caroline Drew House is recommended as eligible for listing in the NRHP under Criterion A for its association with William S. Drew and John W. Lucas and Winona's late 19th- and early 20th-century business community. The period of significance is 1877 through 1938. It is also a contributing property to the Broadway Residential NRHP Historic District.



WPA-TH.A.C.-6453. E. N. Roberts House. *Western Illustrated* (1931; MHS)



WN-WAC-0453, facing east, 8/20/2009.



WN-WAC-0453, facing northeast, 8/20/2009.



WN-WAC-0453, facing northeast, 8/20/2009.



WN-WAC-0453, facing west, 8/20/2009.



WN-WAC-0453, facing northwest, 11/5/2009.

5.2.4.5

WN-WAC-0550

Harry S. and Sadie Youmans House

328 W. 5th Street



WN-WAC-0550, facing north, 8/20/2009.

Description

This ca. 1898, two-and one-half story Queen Anne style house faces Windom Park to the south, mid-block between Huff and Wilson Streets (Harriet Street does not go through this block.) The stucco-clad building rests on a high coursed limestone foundation. The steeply-pitched, flared hip and gable roofs are clad in composition shingles. A large, gray-brick chimney pierces the gabled ridge, and a smaller chimney is placed on the front hip ridge. The asymmetrical plan has a one-story sun porch that runs along the façade and a west entry sheltered by a porte-cochere that rests on limestone ashlar piers. The primary window openings contain one-over- one sash; there are a pair of modern casements in the attic story. There is a double-car garage at the rear property line. The late Queen Anne design retains historic integrity, which is particularly anchored by the prominent roofline. No historic photographs are available to confirm its earlier appearance.

History

Harry S. Youmans (1869-1940) and his wife Sadie Dixon Youmans (1878-1957) built this house shortly after their marriage in 1897. It occupies a lot subdivided on Block 89 of the Original Plat of Winona. Henry W. Lamberton owned most of the rest of the block (WRH 27 May 1940:3; WDR 13 Jan. 1897:3). Another large house immediately to the west appears on the 1894 Sanborn map, but apparently burned or was razed for construction of this one (Sanborn Map 1894:31). In 1910 their household included two daughters and two servants. A tile structure built to house autos and serve as a dwelling is at the rear and is now a dwelling (350 W. 5th St.; WC-WNC-1255). Harry and Sadie Youmans sold this property in about 1940 to reside at "Riverside" in nearby Homer (WRH 27 May 1940:3). This building appears to currently be in single-family use.

Significance

This property is associated with a prominent local business owner and life-long Winona resident. Harry Youmans' career began as the family sawmilling industry was declining and he instead entered agricultural implement manufacture.

Harry's father was Addison B. Youmans, and his uncle was Earle Youmans. In 1857 the brothers founded the Youmans and Brother lumber business. This was the third sawmill put in operation in Winona, and the brothers developed the business across Minnesota and the Dakotas. In 1871

Abner Hodgins (WN-WAC-0315; NRHP) joined the reorganized firm of Youmans Brothers & Hodgins. The firm continued to add new buildings and machinery until the decline of the industry. In 1898 the company sold its interests to the Mississippi River Logging Company (Curtiss-Wedge 1913:183). Harry's cousin, C. M. Youmans, the son of Earl Youmans, continued the retail yards as C. M. Youmans Lumber Company.

A graduate of Shattuck Military School, Harry was active in many civic affairs including serving as president of the Latsch Memorial Board, which oversaw public development of property owned by John A. Latsch. He was president and principal stockholder of the New Winona Manufacturing Company. This company was like many organized during the declining years of sawmilling. Winona's proximity to the great corn and wheat growing regions across Illinois, Iowa, Nebraska, southern Wisconsin and Minnesota and the Dakotas encouraged the growth of agricultural machinery manufacture. The New Winona Manufacturing Company was organized in 1901 with Harry and Addison Youmans, and Charles McLaughlin (WRH 24 Sept. 1901:8). The firm was a reorganization of the Winona Manufacturing Company established in 1892, which had produced feed cutters, wood saws, and Diamond mills, and would take on "special work" such as a horseless carriage (Hill 1883:416).

By 1906 the New Winona Manufacturing Company employed about 75 men and manufactured hay baling presses, cotton seed hulling machinery, portable grinding mills, saw frames, feed grinders, tractor parts, and accessories (WRH 14 July 1906:1). They occupied a factory formerly erected for the Winona Plow Works on W. 5th Street. By 1906 the firm almost completely rebuilt the plant in brick and added a new foundry (WRH 14 July 1906:1).

The Youmans family was closely associated with the First National Bank, and Harry served as a director and oversaw the enlargement of the building after its merger with the Deposit Bank and Trust Company (WRH 27 May 1940:3).

Integrity

The Youmans House possesses excellent integrity in design, materials and workmanship. It has been well maintained throughout its life with few alterations except some window replacement. The building is in its original location and continues in use as a dwelling. Despite the subdivision of the parcel for the adjacent automobile garage, the property maintains its domestic appearance and good integrity of feeling and association.

Evaluation

The Harry S. and Sadie Youmans House was evaluated for local significance under Criterion A for its association with Youmans and Winona's early 20th-century business community. Youmans was a member of one of the city's pioneer lumber companies, and was part of Winona's transition from sawmilling to diversified industry. This was Youmans' principal residence for the length of his career at the New Winona Manufacturing Company. It is recommended that the property is locally significant under Criterion A. The period of significance is 1897 to 1940.

Although associated with locally significant business owners, the property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

Although the property retains excellent integrity as an example of a turn-of-the-century Queen Anne Style house, it is typical of this construction and recommended not significant under Criterion C.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Recommendation

The Harry and Sadie Youmans House is recommended as eligible for listing in the NRHP under Criterion A for its association with Harry Youmans and Winona's early 20th-century business community. The period of significance is 1897 to 1940. It also contributes to the Broadway NRHP Residential Historic District.



WN-WAC-0550, facing west, 8/20/2009.



WN-WAC-0550, facing east, 11/5/2009.

5.2.4.8

WN-WAC-1260

Peter and Edna Hallenbeck House

374-376 W. 5th St.

PIN: 320005530



WN-WAC-1260, facing north, 4/26/2010.

Description

The Peter and Edna Hallenbeck House (1885) is located at the northeast corner of Wilson and W. 5th streets. The Queen Anne Style dwelling is two- and one-half stories in height, and rests on a rusticated limestone foundation. The wood exterior is clad in clapboard at the first story and shingled at the second; gable ends are also shingled. The roof is clad in composition shingles and has several cross-gables and wood brackets at the eaves. There are red brick chimneys at the east and west gable ends. A one-story wood porch wraps the ground floor. It rests on a red brick foundation and has limestone steps. The porch is ornamented with a decorative wood railing and bargeboard. The asymmetrical plan features a curved bay at the west elevation and projecting bay and oriel at the south. All windows are wood and vary in arrangement; some are two-over-two and others are fixed with transoms. The wood storms are intact. The former carriage house, at the north of the dwelling, has a front gable and wood siding and has been converted into a two-car garage.

History

Peter Hallenbeck (1835-1917) was born in New York and married Edna (b.1840) in 1865. The 1870 U. S. Federal Census lists Peter working as a railroad agent in Chicago and Edna managing the house with children, David and Alice (U. S. Federal Census ED 14:76). By 1880 he was employed by the Chicago & Northwestern Railroad (C&NW) in Cedar Rapids, Iowa as a superintendent. In 1883 he moved to Winona as Assistant Superintendent managing the Winona & St. Peter & Dakota Division of the C&NW.

In 1885 the Hallenbecks hired the Winona architecture firm, C. G. Maybury & Son, to design their new residence at 376 W. 5th Street. Built at a cost of \$5000, the local press reported that it was a “fine house” and a “desirable addition to that part of town” (Winona Daily Republican

[WDR] 18 April 1885:3; WDR 8 Oct 1885:3). The house was completed in December 1885 and its three fireplaces were copies of those in the Winona County Courthouse (WCHS house file).

The Hallenbecks sold the house to Emerson Dyar in 1894 for \$8000 before they moved to California (WDR 1 May 1894: 4). Peter Hallenbeck retired in 1900 and died in Santa Monica in 1917 (Winona Republican Herald [WRH] 16 Feb. 1917:2).

The next owners, Emerson Dudley Dyar (1844-1905) and Mary Davis Dyar (1845-1931), lived here until 1925. The Dyars married in 1875 and had five children: Gladys, Annie, Alice, Ralph and Louis. Dyar was born in West Freeman, Maine and came to Winona in 1892 as acting vice president of H. J. O'Neill Grain Company. Dyar remained with the company when it incorporated as Western Elevator Company in 1900. At the time of his unexpected death in 1905, Dyar was secretary of the Western Elevator Company, president of Merchants Bank and president of the Winona Insurance Company (WRH 22 Feb 1905:4). Mary Dyar eventually retired to California and sold the house in 1925 (WRH 24 Aug. 1931:3).

Frank Allen, president of Bay State Milling Company purchased the residence in 1925 for \$8500 (WRH 12 Aug. 1925:11). The Bay State Milling Company was founded in Winona in 1899 and is still in operation today.

Significance

This house dates from 1885, which makes it an early local example of the Queen Anne style. The Queen Anne became very popular in Winona during the 1880s and 1890s, a period that corresponded to significant population growth and economic development and a resulting building boom. In 1882 the Charles Horton House at 254 E. Broadway (Franklin and E. Broadway) was cited because it "introduces here the Queen Anne style of architecture and will possess all the requisite comforts of a beautiful home." (WDR 30 Dec. 1882:3). The Hallenbeck House was designed by one of Winona's most successful architects, Charles Maybury (1830-1917). A native of New York, Maybury arrived in Winona in 1865 and is credited with dozens of the city's larger homes, churches and business blocks as well as the Winona County Courthouse (1888, NRHP). The Hallenbeck House possesses all the requisite features of the style, notably a steeply-pitched hip roof, rich surface textures, and asymmetrical arrangement of windows. Charles G. Maybury (1830-1917) was trained as a builder and draftsman in New York before his arrival in Winona in 1856. In 1865 he bought the architecture firm of Abraham Radcliffe and concentrated on design (Lathrop 2010: 153). In 1881 Jefferson N. Maybury (1858-1928) joined the firm to form C.G. Maybury & Son. Together they designed the Winona County Courthouse (1888, NRHP), Central United Methodist Church (1894-96) as well as numerous Winona houses (WRH 10 Feb. 1917). Jefferson Maybury moved to Seattle in 1904 and his father retired the following year.

Integrity

The Peter and Edna Hallenbeck House possesses excellent overall integrity of materials, design, and workmanship. The building has been well maintained and is in its original location. It is in use as a dwelling and maintains its domestic appearance and good integrity of feeling and association. The carriage house has fair integrity due to its conversion to a two-car garage.

Evaluation

The Peter and Edna Hallenbeck House is significant under Criterion A for its association with Winona's late 19th- and early-20th century business community. Hallenbeck held an important position as railroad supervisor of the regional line for the Chicago and Northwestern Railroad. Emerson Dyar ran the Western Elevator Company and was also president of Merchants Bank. He

was succeeded by Frank Allen, president of Bay State Milling Company. The period of significance is 1885 to 1925.

The property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

The property is significant under Criterion C as it retains excellent integrity as an example of a turn-of-the-century Queen Anne Style house, and was designed by the prominent local architecture firm, C. G. Maybury & Son. The period of significance is 1885.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history, and, therefore, is recommended as not significant under Criterion D.

Integrity

The Peter and Edna Hallenbeck House possesses excellent overall integrity of materials, design, and workmanship. The building has been well maintained and is in its original location. It is in use as a dwelling and maintains its domestic appearance and good integrity of feeling and association. The carriage house has fair integrity due to its conversion to a two-car garage.

Recommendation

The Peter and Edna Hallenbeck House is recommended as eligible for listing in the NRHP under Criterion A for its association with Winona's late 19th- and early-20th century business community. The period of significance under A is 1885 to 1925. It is recommended as significant under Criterion C as an excellent example of a Queen Anne Style house designed by C.G. Maybury and Son. The period of significance under C is 1885. It is also a contributing property to the Broadway Residential NRHP Historic District.



Photo of Peter and Edna Hallenbeck House



WN-WAC-1260 facing east, 4/26/2010.



WN-WAC-1260, facing north, 4/26/2010.

5.2.4.45

WN-WAC-0314

**Frederic S. and Frances L. Bell House
255 Harriet Street**



WN-WAC-0314, facing northwest, 8/20/2009.

Description

The Frederic S. and Frances L. Bell House (1887) is located at the southwest corner of Harriet and W. 5th Streets and faces Windom Park. The house occupies Lots 1 and 2 and the northerly two feet of Lot 9, Block 103 of the Original Plat of Winona.

The Queen Anne Style building is two- and one-half stories in height, and rests on a limestone foundation. The wood clapboard exterior has wood shingles at the second story and the gable ends. The roof is clad in composition shingles and has several cross-gables. A flared shingle drip separates the first and second stories. There is a red, brick chimney with a flared cap at the center of the house and a similar chimney against the north elevation facing W. 5th Street. At the main (east) elevation there are two broad gables. At the main entrance there is a small, projecting, flat-roofed porch with square posts. The steps at the entrance are limestone with an iron railing.

Windows are varied in arrangement and style; some are two-over-two and others are large fixed windows with multi-paned transoms. Most windows are wood sash with wood storms; a few windows have aluminum casement replacements. At the main (east) elevation there is a window with multiple panes above the entrance and a bay window at the first floor. The large window strip to the south of the entrance reflects the Arts and Crafts Style.

An illustration of the Bell House in the *Album of Winona* (1890) and *Winona Illustrated* (1891) shows a single front gable and ell floor plan (Jones and Kroeger 1890; Art Gravure 1891). The second gable at the east appears to have been constructed after 1917, likely during the Horton ownership (Sanborn 1917). The two-story front porch appears to have been removed at this time as well as alterations to the main entrance and new windows. There is a two-story addition at the rear (west) elevation with clapboard siding. A one-story addition to the rear (west) has an attached wood deck and a projecting entrance. A metal fire escape is attached to the south elevation at the gable.

A two-story, wood-frame carriage house is located at the northwest corner of the lot. The gabled roof is clad in composition shingles and the automobile entrance faces W. 5th Street. The

Sanborn fire insurance map of 1899 shows a carriage house placed parallel to the house; the current clapboard-clad carriage house appears to have been constructed after 1899 and is turned in plan from the earlier building (Sanborn 1889; Sanborn 1917).

History

Frederic Somers Bell (1859-1938) was born to Jairus Moffat Bell and Helen Eliza Somers Bell in Webster City, Iowa (WDN 9 June 1955). Bell graduated from the University of Michigan in 1879 and followed his parents to Winona where he practiced law (WRH June 23, 1932). He was admitted to the Minnesota bar in 1880 and practiced with General C. H. Berry of Winona (WDN June 9, 1955). In 1882 he married Frances Bradley Laird (1857-1945), daughter of Winona lumber dealer, William H. Laird, and Mary Watson Laird (Who's Who in America 1917:171).

Bell and his wife moved to a house at 255 Harriet Street across from First Ward Park (Windom Park). In 1887, the Bells moved the house to construct the existing house for \$7,500. The *Winona Daily Republican* described it as "of very comely design and proportions" (WDR 10 Dec. 1887).

In 1913, the Bells joined Frances' sister, Maude Laird Prentiss (Mrs. Samuel Loomis Prentiss), in building houses at Briarcombe Farm outside Winona. The Bells appear to have rented their house to Jennie V. Doud until they sold it to lumberman Frank Horton in 1917 (Winona City Directory 1914; WRH 6 April 1949). Miss Jennie Doud attended the First Congregational Church with the Bells and followed Mary Watson Laird as superintendent of the Ladies' Committee of the church (Little 1908:30).

Frank Horton (1872-1945) and his wife, Herberta (Bertha) Stewart Horton (1878-1938) lived in the house until Horton's death in 1945. The alterations to the main façade occurred during their ownership. Horton's household in 1930 included their two daughters, Hortense and Francis, and a servant (1930 Census E.D. 30:30). In 1949 Horton's daughters sold the house to the Catholic Diocese for office use. The building returned to residential use in 1976 (Hoisington 2004).

Significance

Frederic Bell left his legal practice the year before his marriage to work with his future father-in-law, William H. Laird, at the Laird, Norton Company. The company was organized in 1855 and was owned by William H. Laird (1833-1910) and his cousins, James L. Norton (1825-1904) and Matthew G. Norton (1831-1917), who partnered for over fifty years. Bell's legal expertise was instrumental as the lumber company expanded and pursued complicated land agreements with Frederick Weyerhaeuser and his lumber entities. The Laird, Norton Company grew into one of the country's largest lumber entities, owning over one million acres of timber forest and building lumber mills and operating retail yards throughout the Midwest and Pacific Northwest. It continues operation today as the Lanoga Corporation.

The original owners established a succession strategy and on January 27, 1892 Bell was named assistant secretary of Laird, Norton Company. Upon the death of the last founder, Matthew Norton, in 1917, Bell was named president of Laird, Norton Company, a position he held until his death on March 13, 1938. Bell's tenure was the second generation of management at the lumber company and was characterized by purchase of major lumber tracts in the northwest and expansion of lumber mills and retail yards. He worked closely with Frederick Weyerhaeuser to obtain more than one million acres of timber land, and served as Chairman of the Board of the Weyerhaeuser Timber Company (Kohlmeyer 1972:288;312;314).

The Bells were life-long members of the First Congregational Church of Winona and helped finance the construction of the Y.M.C.A., Winona Public Library and the Winona Hospital. Bell

was an active board member at the First Congregational Church, Winona Hospital, Winona Board of Trade and the Winona Board of Park Commissioners. Following his father-in-law, Bell served on the Carleton College board of directors from 1913 to 1938; Bell Field was named in his honor. Bell was also active in communities where Laird, Norton Company had lumber interests. As director of the Potlatch Company in Potlatch, Idaho, Bell built the public library in 1930 and served as its benefactor until his death.

Frederic S. and Frances L. Bell had one son, Laird Bell (1883-1965), who attended Harvard College and the University of Chicago Law School before founding a law firm in Chicago. Like his father, he sat on the Board of Trustees at Laird, Norton Company and Carleton College (1943-1955) and followed his father as Chairman of the Board of the Weyerhaeuser Timber Company (New York Times 22 Oct. 1965).

The next property owner, Frank Horton (1872-1945) was the son of prominent Winona lumberman, Charles Horton (1836-1913) and Alice Rogers Horton. Charles Horton arrived in Winona in 1856 and with L. C. Porter and Andrew Hamilton founded the Porter, Horton & Hamilton lumber company. By 1880, Charles Horton ran the firm alone as the Charles Horton Lumber Company, which joined with larger interests in 1881 as the Empire Lumber Company (American Lumberman 1905:311). In 1883 the company had mills in Eau Claire, Wisconsin and Dubuque, Iowa and lumberyards in Winona, Dubuque and Hannibal, Missouri. Charles Horton donated the parsonage for St. Paul's Episcopal Church in Winona (Hill 1883:411).

Horton's son, Frank, was involved in the lumber business and was listed as an owner of Empire Lumber Company in the 1899 articles of incorporation (WDR June 29, 1899). He attended Shattuck Hall in Faribault and Cornell University. He served as vice-president of the Standard Lumber Company for fifty years and at the time of his death was also director of the First National Bank of Winona and a vestryman at St. Paul's Episcopal Church (WRH 24 Feb. 1945).

Integrity

The Queen Anne Style exterior of the Frederic S. and Frances L. Bell House has had significant alterations. The gable addition at the main (east) elevation and removal of exterior front porches appear to have been made during the period of significance. Window openings have been altered and some have replacement casement sash. The historic entrance has been moved to a different location with a new door. The building possesses excellent integrity of location and the neighborhood setting has not been significantly altered since its construction. The building continues in use as a dwelling.

Evaluation

This property was evaluated for local significance under Criterion A for its association with lumber dealer, Frederic S. Bell, who began working at Laird, Norton Company in 1881 and was president of the nationally significant lumber company from 1917 to 1938. This dwelling was Bell's principal residence when constructed in 1887 and remained so until he sold the house in 1917 to Winona lumber dealer, Frank Horton, and moved to Briarcombe Farm outside of Winona. Like Bell, Horton was also a prominent lumber dealer in Winona. The alterations made to the house were made during Horton's ownership. The Frederic and Frances L. Bell House is recommended as significant under Criterion A. The period of significance spans the Bell's occupancy from 1887 to the end of Horton's ownership in 1949.

The property is not associated with persons highly important in history and is recommended as not significant under Criterion B.

As noted, the property has been significantly altered from its original Queen Anne style and is recommended as not significant under Criterion C.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Recommendation

The Frederic S. and Frances L. Bell House is recommended as eligible for listing in the NRHP under Criterion A for its association with prominent lumber dealers Frederic S. Bell and Frank Horton. The period of significance is 1887-1949. It is also a contributing property to the Broadway Residential NRHP Historic District.



Frederic Somers Bell, ca. 1917. (MHS)



WN-WAC-0314 in *Album of Winona*, 1890. (MHS)



Album of Winona, 1890. (MHS)



Winona Illustrated, 1891. (MHS)



WN-WAC-0314, facing west, 11/05/2009.



WN-WAC-0314, facing west, 11/05/2009.



WN-WAC-0314 (carriage house), facing west, 11/05/2009.

5.2.4.77

WN-WAC-1261

Charles M. and Grace G. Youmans House
227 Wilson Street



WN-WAC-1261, facing west, 6/26/2010.

Description

The Charles M. and Grace G. Youmans House (1912) is a two- and one-half story, Georgian Revival Style house situated on the northwest corner of W. 5th and Wilson streets. The house occupies Lots 9 and 10 of Block 91 of the Original Plat of Winona and faces Wilson Street with a rear porte-cochere accessed off W. 5th Street. The brick-clad structure rests on a brick and stone foundation. The hip roof is clad in composition shingles and has three gabled dormers. A brick chimney is at the western gable end. The primary elevation (east) is symmetrical and the five bays of window openings have six-over-six wood sash with aluminum storm/screens. The central entrance has a porch with paired Ionic columns, curved stone steps and a modillioned cornice. A Palladian window surmounts the entrance porch. One-story, brick sun porches are placed at the north and south elevations. A full-length brick terrace edges the main façade. Heavy dentil molding at the eaves reinforces the Georgian Revival motifs. There is a two-story frame sunporch addition at the rear elevation. A two-car brick garage dating from 1936 has a single dormer at the rear.

History

Earle Stimson Youmans (1825-1909), a native of New York, built a house at the northwest corner of W. 5th and Wilson streets in 1866 and lived there until his death. His son, Charles Montgomery Youmans (1856-1946), and his wife, Grace Grafton Youmans (1857-1942), next demolished the older house and hired Minneapolis architect William Channing Whitney to design the new house (WRH 3 Feb. 1912). The Georgian Revival style building was completed in 1912. Earle's brother, Addison B. Youmans, owned the neighboring house at the north. Upon his death, in 1920, a portion of the house was moved to 275 Wilson Street. Charles Youmans expanded his yard to the vacant lot at the north (WRH 26 July 1920:2). Youmans also constructed a brick, two-car garage at the rear of the house in 1936 (WRH 7 Dec. 1936: 9) The Youmans raised their children, Florence (1880-1972) and Edward (1882-1940), in the house; Florence resided there until her death. In ca. 1985 townhouses were built on the lot to the north.

Significance

Charles M. Youmans

Charles M. Youmans was born near Saratoga Springs, New York and came to Winona as a young child with his family. Charles Youmans' father, Earle Youmans, arrived in Winona in 1857. With his brother, Addison, he founded the Youmans & Brother Lumber Company the same year. Their first mill stood at the foot of Grand Street (Hill 1883:504). In 1860 a shingle-mill was built and was replaced by a larger mill within ten years. Abner Hodgins (WN-WAC-0315; NHRP) joined the company in 1871 and the firm was reorganized as Youmans Brothers & Hodgins. The firm was located at W. 2nd and Grand streets and employed 275 men by 1883 (Hill 1883:501). After Hodgins joined the firm, a new mill allowed annual production of 40 million feet of lumber, 25 million shingles, and 10 million lath (WSN 26 Jan. 1969:4). In 1898 the company sold its logging interests to the Mississippi River Logging Company and the retail yards to Charles Youmans who formed the C. M. Youmans Lumber Company (WRH 12 July 1949:19). The lumber company quickly expanded with the purchase of the Marshall Lumber Company in 1901 and the Union Lumber Company in 1903 (WRH 13 May 1901:1, WRH 17 April 1903:10). Eventually, C.M. Youmans Lumber Company operated sixteen retail lumberyards throughout southern Minnesota and South Dakota (WP 6 July 1983:24). The lumber retail yard remained active until Youmans sold it in 1945 to the Farmer's Lumber & Supply Company of St. Paul (WRH 25 March 1946:3).

At the time of his death in 1946, Youmans was president of First National Bank of Winona and Winona General Hospital Association (WRH 25 Nov. 1946). He and Grace Youmans were life-long members of St. Paul's Episcopal Church.

William Channing Whitney and the Georgian Revival Style

After architectural training at MIT and practice in Boston, William Channing Whitney (1851-1945) left Massachusetts for Minneapolis in 1879. He formed a partnership with James Record and five years later started his own firm (Lathrop 2010: 226). Whitney specialized in large, expensive residences. In Minneapolis the Georgian Revival Style Ebert L. Carpenter House (1906, NRHP) and the Hinkle-Murphy House (1886, NRHP), considered Minnesota's first Georgian Revival Style house, were exemplary of his work. Whitney was at the peak of his career in 1911, having just completed the Minneapolis Club (1892) and Abbott Hospital (1910; NRHP), as well as the Horace Irvine House (1911, NRHP) on Summit Avenue in St. Paul. Irvine was a lumber executive with the Weyerhaeuser Timber Company and his house was probably known to Youmans. Whitney traveled to Winona in 1907 to consult with members of the Arlington Club about a possible new building or renovation (WRH 10 July 1907:8).

The construction cost of Whitney's design for the Youmans was estimated at \$7000 (WRH 31 Dec. 1911:3). The local press reported on construction in December 1912:

Although it will not be completed until early spring, the building has been enclosed and favorably impressed the passerby. Workmen are now and will be engaged in completing the interior of the building which will provide a comfortable and convenient home with all modern conveniences. The dwelling is about 45 feet in width with a sun parlor, 10 x 20 feet, to the south of the structure. The building is two and one half stories in height and is constructed entirely of Winona brick (WRH 31 Dec. 1912:3).

During his career, Whitney served as President of the Minneapolis Society of Architects and was a Fellow in the American Institute of Architects. He was on the Board of Trustees of the Minneapolis Institute of Arts from 1888 until his death in 1945 (Hoisington 2004).

Evaluation

The Charles M. and Grace G. Youmans House was evaluated for local significance under Criterion A for its association with lumber pioneer Youmans and Winona's early 20th-century business community. This property is associated with a prominent local business owner and life-long Winona resident. Charles Youmans began his career in the family lumber business before founding the C. M. Youmans Lumber Company in 1900. This was Youmans' principal residence for the length of his career and continued in family ownership until 1972. It is recommended that the property is locally significant under Criterion A. The period of significance is 1912 to 1946.

Although associated with locally significant business owners, the property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

The property retains excellent integrity and is a representative example of the Georgian Revival Style designed by prominent Minnesota architect, William Channing Whitney. It is locally significant under Criterion C. The period of significance is 1912.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Integrity

The Youmans House possesses excellent integrity in design, materials, workmanship, feeling and association. The house has been well maintained throughout its life with few alterations. The building is in its original location and continues in use as a dwelling in a residential area.

Recommendation

The Charles M. and Grace G. Youmans House is recommended as eligible for listing in the NRHP under Criterion A for its association with lumber pioneer Youmans and Winona's early 20th-century business community. The period of significance is 1912 to 1946. It is recommended as eligible under Criterion C for its representation of the Georgian Revival Style and the work of William Channing Whitney. The period of significance is 1912. It is also a contributing property to the Broadway Residential NRHP Historic District.



WN-WAC-1261, facing north, 6/26/2010.



WN-WAC-1261, facing north, 6/26/2010.

5.2.4.35
WN-WAC-1134
House
373 W. Broadway



WN-WAC-1134, facing south, 6/26/2010.

Description

This two- and one-half story house (ca. 1890) is located at the south side of W. Broadway between Wilson and Harriet streets and occupies part of Lot 5 of Block 108 of the Original Plan of Winona. The simple Queen Anne style house faces north and rests on a limestone foundation. The gable roof is clad in composition shingles and there is a brick chimney at the west elevation. Windows contain one-over-one wood sash with aluminum storms. A decorative wood fan is featured above paired double-hung windows at the gable. The exterior of the rectangular-plan house is clad in wood siding and has wood soffits. The square posts of the full-length front porch rest on a wood clad knee wall. The wood front door has an aluminum storm. There is a one-bay garage (ca. 2000) at the south.

History

This house appears to have been constructed in ca. 1890 (Sanborn 1894). During its first years, the house underwent significant occupancy turnover; in 1898 the tenants were Alva and Hattie (Rathman) Smith, proprietor of Smith & Terry shoes in the Choate Block (Winona City Directory; WRH 16 Apr. 1890:3). Alva Smith worked at Smith Bros. shoe store in Aurora, Illinois. His partner C. R. Terry worked for five years with the shoe store John N. Farwell Co. of Chicago before they opened Smith & Terry Shoes in 1897 (WDR 26 Feb. 1897:3). Roy Horton Jackson, treasurer of the Standard Oil Co and bookkeeper of First National Bank occupied the residence from ca. 1900 to 1902 (Winona City Directory). William and Mary Munson occupied the house in 1906; Munson was a teacher at the State School (Winona City Directory, 1910 U.S. Census ED 197:13B). Timothy M. Cassidy, a train dispatcher, lived in the house in 1916 (Winona City Directory; 1910 U.S. Census ED 197: 13B).

Significance

This property is associated with the development of W. Broadway during the 1890s and is representative of substantial but speculatively-built housing from the period.

Integrity

This house retains good integrity in design, materials, workmanship, feeling and association. The building is in its original location and continues in residential use.

Evaluation

This property is representative of speculative building for Winona's growing late 19th-century middle class. However, it does not exemplify other important historical or architectural characteristics within the Winona context. This property does not appear to be individually eligible for listing in the NRHP due to lack of significance. It is contributing to the Broadway Residential NRHP Historic District because its construction date of ca. 1890 fits within the 1852-1930 period of significance and it retains enough exterior integrity, despite the front porch alterations, to convey significance as Queen Anne style house.

Recommendation

The house at 373 W. Broadway is recommended as eligible for listing in the NRHP as a contributing property to the Broadway Residential NRHP Historic District.

5.2.4.36
WN-WAC-1135
Charles and Stella Craik House
379 W. Broadway



WN-WAC-1135, facing southeast, 6/26/2010.

Description

This two-story frame house (ca. 1891) is located at the southeast corner of Wilson and W. Broadway and occupies part of Lot 5 of Block 108 of the Original Plat of Winona. The simple Queen Anne style house faces north and rests on a limestone foundation. The gable roof is clad in composition shingles and there is a brick chimney at the east elevation. Most windows contain five-over-one wood sash; there is also a picture window at the main elevation. The exterior of the irregular-plan house is clad in wood siding and has wood soffits. There is a one-story brick addition (ca. 1940) at the west elevation with an attached open brick porch. The main entrance at the north has a wood door with an aluminum storm. A metal awning is placed along the north elevation.

History

Charles D. Craik (1860-1941), a native of Quebec, arrived in Winona in ca. 1878 (WRH 15 May 1886:3). He married Stella Rowe in 1885 and they lived at 369 W. Wabasha before Craik purchased Lot 5 of Block 108 for \$4,000 from Verrazano Simpson in 1891 (WRH 27 Aug. 1891:3). Craik sold Lot 3 of Block 119 to Simpson the same month for \$1,300 (WRH 1 Aug. 1891:3). It appears the Craiks built the simple Queen Anne house at 379 W. Broadway in ca. 1892 and remained in the house until ca. 1930 when they resided at 714 W. Broadway (WRH 24 Jun 1930:3).

Significance

Charles Craik was an engine wiper at the Winona roundhouse in 1878. He began his career as an engineer with the Chicago & North Western Railroad in 1883. He retired in 1930 at age 70 and he and his wife moved to Miami, Florida (WRH 5 Jun 1931 2, WRH 1 Jun 1931:3). Craik's brother, James M. Craik, was a miller in La Crosse, WI and his brother, Asa Craik, was an engineer with the Northern Pacific railroad (WRH 11 Aug. 1888:3).

Although Charles Craik was a prominent citizen of Winona, he was not particularly significant in his contributions to Winona or during his residency at 379 W. Broadway. Constructed in ca. 1892, the house has undergone a number of changes that have altered the original appearance.

Integrity

Despite the addition of a brick porch, this house retains good integrity in design, materials, workmanship, feeling and association. The building is in its original location and continues in residential use.

Evaluation

This property is typical of simple late 19th-century Queen Anne style houses in Winona, but does not exemplify important historical or architectural characteristics within the Winona context. This property does not appear to be individually eligible for listing in the NRHP due to lack of significance. It is contributing to the Broadway Residential NRHP Historic District, however, because its construction date of ca. 1892 fits within the 1852-1930 period of significance and it retains enough exterior integrity, despite the front porch alterations, to convey significance as a Queen Anne style house.

Recommendation

The Charles and Stella Craik House is recommended as eligible for listing in the NRHP as a contributing property to the Broadway Residential NRHP Historic District.

5.2.4.6

WN-WAC-1255

Harry S. Youmans Garage

350 W. 5th St.



WN-WAC-1255, facing north.

Description

This two-story hip-and-gable roofed building (ca. 1910) was originally a combination automobile garage and dwelling. It is set back from the street with a long driveway adjacent to the Harry and Sadie Youmans House at 328 W. 5th Street (WN-WAC-0550). The roof is clad in red clay tiles and the hip-roofed portions have exposed rafter ends. There are gabled dormers at the east and west elevations and a shed dormer at the south. The stucco exterior of the rectangular plan building is painted white. There are a variety of window openings and sash. The north openings are rectangular or square and are filled with double hung and casement units as well as glass block. There are two entries at the ends of the north façade, and a pair of windows with a balconet. Bands of casement sash are placed at the first and second story of the north elevation. A garage door opening is filled with double doors with arched lights.

History

This building was built as an accessory building for the Harry and Sadie Youmans House (1898) although its exact date of construction is unknown (ca. 1910).

Significance

Although once part of the Youmans property, this building has been extensively remodeled and the parcel legally separated from the house.

Integrity

The former Youmans Garage possesses fair integrity in design, materials and workmanship. It has been altered for conversion to a dwelling and has replacement windows and entries. The building is in its original location and integrity of feeling and association is fair.

Evaluation

Changes to the exterior, including extensive window alteration, compromise this property's ability to convey important historical significance. The building retains enough integrity, however, to identify it as a former garage associated with the Henry and Sadie Youmans House at

328 W. 5th Street (WN-WAC-0550) and it is contributing to the Broadway Residential NRHP Historic District.

Recommendation

This property, the former garage associated with the Henry and Sadie Youmans House at 328 W. 5th Street (WN-WAC-0550), is contributing to the Broadway Residential NRHP Historic District.



WN-WAC-1255, facing south

5.2.4.7

WN-WAC-1131

James C. and Anna Blake House 369 W. 5th St.



WN-WAC-1131, facing south, 6/26/2010.

Description

This two-and one-half story Queen Anne style house (1884) occupies Lot 3 of Block 103 of the Original Plat of Winona. The irregular-plan house faces north and rests on a coursed limestone foundation. The cross-gable roof is clad in composition shingles and there is a brick chimney at the south. The house is clad in wood siding and windows contain wood sash with aluminum storms. The two-story screen porch at the north has a centered entrance. There is also an entrance at the north with a gabled portico and wood door. The porch at the main façade appears to have been altered and the 1894 Sanborn insurance map shows a full-length front porch (Sanborn 1894). The two-bay, stucco garage (ca. 1930) at the south has a flat roof.

History

In 1884 James (1849-1891) and Anna Blake (d. 1910) purchased the lot at 369 W. 5th Street from Henry D. Huff. Blake built a \$5,000 residence on “the desirable lot at the head of Harriet Street” (WDR 7 Jan 1884:3). The Blakes had four children: Susan, Charles, James and Ward (U. S. Census 1880, 1900). Following Blake’s death, in 1903 Anna Blake sold the house to Clarke E. Bailey for \$5,520 (WRH 2 July 1903:3).

Significance

James C. Blake was born at Winstead, Connecticut and worked at a mercantile house before moving to Winona in 1871 (Curtiss-Wedge 1913:493). Blake formed Curtis & Blake wholesale grocers in 1872 with E. F. Curtis and sold his shares in 1876 to form the Winona Wagon Company (Curtiss-Wedge 1913:493).

This building received local attention at the time of its construction. The *Winona Daily Republican* noted, “Mr. J. C. Blake’s recently finished house is particularly deserving of notice. It is located on West Fifth Street, near the First Ward Park. It is perhaps more of the Eastlake Style than any other, though it really combines the utility and attractiveness of other styles of architecture” (WDR 30 Dec. 1884).

Winona Wagon Company

After a devastating factory fire, the Rushford Wagon Company in Rushford, MN moved to Winona and organized as the Rushford-Winona Wagon Company (later Winona Wagon Company) on October 11, 1879 with capital of \$45,000 (Hill 1883:491). The original officers were O. B. Gould, president; A. J. Stevens, general manager; John Albertson, superintendent; and J. C. Blake, secretary and treasurer (Hill 1883:491). Thirty employees built 983 wagons in the first year (Hill 1883:491). A. J. Stevens died in 1880 and Henry Kinney accepted the general manager position and moved to Winona. The factory, comprised of a two-story factory, paint shop, blacksmith shop and warehouse, covered eleven acres west of the city near the intersection of the Chicago & Northwestern Railway and the Chicago, Milwaukee & St. Paul Railway. The factory was enlarged in 1880 and in 1882 the factory was largely rebuilt in brick and included a warehouse, blacksmith shop, boiler house and smokestack (Hill 1883:491). In 1883, the company had one hundred employees and produced more than 3,000 wagons (Hill 1883:491). The wagon company saw a steady decline in the 1920s and declared bankruptcy in 1927 (WRH 21 Dec 1927:12). The Stansfield Knitting Mills moved into the south portion of the factory and the north half of the site was razed in 1937 to make way for houses along Gale Street (WRH 2 Mar 1937:3). The 60-foot smokestack was demolished in 1947 (WRH 23 May 1947:9).

Integrity

Despite alterations to the front porches and trim, this house retains good integrity in design, materials, workmanship, feeling and association. The building is in its original location and continues in residential use.

Evaluation

This property does not appear to be individually eligible for listing in the NRHP due to lack of significance and integrity. It is contributing to the Broadway Residential NRHP Historic District, however, because its construction date of ca. 1884 fits within the 1852-1930 period of significance and it retains enough exterior integrity to convey significance as a Queen Anne style house.

Recommendation

The James C. and Anna Blake House is recommended as eligible for listing in the NRHP as a contributing property to the Broadway Residential NRHP Historic District.

5.2.4.9

WN-WAC-0313

Hermon E. and Mary Curtis House

375 W. 5th St.

PIN: 320006370



WN-WAC-0313, facing southeast, 6/26/2010.

Description

This ca. 1870, two-story house is located at the southeast corner of Wilson and W. 5th streets and occupies Lot 5 of Block 103 of the Original Plat of Winona. The square-plan Second Empire style house faces north and rests on a painted limestone foundation. The exterior is painted brick. The mansard roof is clad in composition shingles and dormer windows contain one-over-one wood sash. Each dormer is framed by a prominent wood cornice lintel and scrolls. The wood cornice has simple brackets at each corner. A red brick chimney is placed near the center of the roof. The entry at the primary (north) elevation has a single leaf wood door surmounted by a glazed transom. The door at the west entry is wood with an aluminum storm. The original wrap-around porch has been replaced with smaller porches resting on metal lattice posts at the north and a screen porch at the west. There is a tripartite bay window at the west elevation and the west entry has a small porch supported by wood columns. There is a one-story brick garage addition at the south elevation.

History

Hermon C. (1839-1878) and Edward F. Curtis (1843-1883) arrived in Winona in ca. 1868 (Chapman 1895:186). Raised on a farm near Hartford, Connecticut, they were the sons of Hermon Sr. (1810-1896) and Charlotte (Stillman) Curtis (1817-1887; Cushing 1895: 186). By 1870, Hermon was living at 375 W. 5th Street with his wife, Mary (Winsted; b. 1842); Edward and his wife, Mary (Wheeler; 1845-1879), were boarders at the same address (1870 U. S. Federal Census: 27). Hermon was engaged in the mercantile business in New York (WRH 25 Mar 1878:1). In Winona he was cashier of the First National Bank of Winona, which he incorporated with Lemuel C. Porter. The elder Hermon and Charlotte Curtis moved to Winona in 1871 (WRH 28 Mar 1887:3; Winona City Directory). Hermon Curtis Jr. died March 22, 1878 while convalescing in Florida; he was survived by his wife and two children (WRH 29 Mar 1878:3).

Edward Curtis established a grocery store at 15 E. 3rd Street in 1869 and remained in the house at 375 W. 5th St. with his wife, Mary, and their three children: Julius E. (1871-1945), Benjamin W. (b. 1875) and Helen B. (b. 1881; Hill 1885:774). Mary died in 1879 and Edward married Alice C. Townsend (1846-1931), a native of Massachusetts (WRH Dec 9, 1931:3). Their daughter was Mary Eugenie (b. 1883). Alice continued to live in the house until her death in 1931 (WRH Dec 9, 1931:3).

In 1945 the Curtis family sold the property to Robert E. and Frances Steffen (WCHS house file). The Steffens removed the front porch. They sold the house to Don Howard in 1975. Dr. Scott and Kathy Turner purchased the house in 1978 and expanded the kitchen (WCHS house file).

Significance

This house is associated with members of an early mercantile and banking family but their significance is not a level for eligibility under Criterion A. The Second Empire Style, characterized by a double-slope mansard roof, is somewhat rare in Winona's residential construction, having been utilized primarily for post-Civil War institutional buildings such as the Normal School (1866, razed).

Integrity

Despite alterations to the porch, this house retains good integrity in design, materials, workmanship, feeling and association. The building is in its original location and continues in residential use.

Evaluation

This property does not appear to be individually eligible for listing in the NRHP due to lack of significance and integrity. It is contributing to the Broadway Residential NRHP Historic District, however, because its construction date of ca. 1870 fits within the 1852-1930 period of significance and it retains enough exterior integrity to convey significance as a Second Empire style house.

Recommendation

The Hermon E. and Mary Curtis House is recommended as eligible for listing in the NRHP as a contributing property to the Broadway Residential NRHP Historic District.

5.2.5.18
WN-WAC-0452
D. C. Bambenek House
270 W. Broadway



WN-WAC-0452, facing northwest, 6/1/2010.

Description

This 1950, two-story, hip-roofed house faces south at the northeast corner of W. Broadway and Huff Street. The Georgian Revival Style building rests on a concrete foundation and is clad in reddish brown brick. The roof is clad in composite shingles and there is a red brick endwall chimney on the west elevation. The regularly-spaced window openings have simple brick headers and sills and contain multi-paned sash. The south elevation upper-story windows break the eaves with prominent half-round wood lintels with a central voussoir. The central entry has a half-round, flat-roofed metal portico with white-painted wrought iron posts and rail. There is a hip-roofed, two-story wing and a one story, flat-roofed wing at the north elevation. A hip-roofed, double-car garage, an in-ground swimming pool, and a pool house are placed at the edges of a concrete apron at the rear of the property.

History

This house was originally erected at 266 W. 5th Street and was moved for the construction of the YMCA. It was illustrated in an article displaying typical homes of 1950, a period when building permits increased 50 percent over 1949 (WRH 30 Dec. 1950:12).

Significance

This property is representative of post-World War II construction in Winona, although many designs of this period were flat roofed contemporary designs or ranch houses.

Integrity

This house retains good integrity in design, materials, workmanship, feeling and association. The building is in its original location and continues in residential use.

Evaluation

Although this is a good example of Winona's post-World War II period revival architecture, it has been relocated and was built after the district's period of significance (1852-1930). It is not known to be associated with events that have made significant contributions to broad patterns of history; it is not known to be associated with lives of persons significant in the past; it does not significantly embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master or possess high artistic values; it does not yield, nor is it likely to yield information important in history.

Recommendation

This property is recommended as not eligible for listing in the NRHP.

5.2.5.19

WN-WAC-1132

Willy and Maria Hurlbert House

323 W. Broadway



WN-WAC-1132, facing southwest, 10/1/2009.

Description

This ca. 1885, two-and-one-half story, gable-roofed house faces north on the block between Huff and Harriet streets opposite Windom (First Ward) Park. The formerly Queen Anne style building rests on a limestone foundation and is clad in stucco, which appears to be of 20th-century date. The roof is clad in composite shingles and there is a red brick chimney on the main ridge. The original surface texture has been eliminated; only a half-round window and projecting tripartite bay remain from the original façade. The original two-story gable-roofed rear wing has been enlarged with a shed roof dormer. The original front entry is covered by a gabled enclosure. There is a gable-roofed, double-car garage at the rear property line.

History

In 1900 this was the residence of Willy (1830-?) and Maria (1844-?) Hurlbert. Willy, a native of Vermont, was a machine shop and foundry owner. Their 19-year old daughter Abbie (1880-?) was also a resident. Hurlbert was the proprietor of the Phoenix (Phenix) Ironworks located at the corner of W. 3rd and Winona streets. He came to Winona in 1863 to establish the shops for the Winona & St. Peter Railway. He established the business in 1866; the first foundry was built the same year but burned one year later. He rebuilt on the south side of W. 3rd Street between Winona and Huff. By 1883 his business employed 25 to 50 men, and provided a general machine business including the manufacture of the "Minnesota Seeder," which Hurlbert patented in 1867 (Hill 1883:527-28). George Polley, then the owner of the Phoenix Foundry, was the owner by 1930 (1930 Winona City Directory).

Significance

This house is potentially significant for its association with Hurlbert, who was an early manufacturer in the city.

Integrity

The exterior of this property has had significant alterations including vinyl cladding, replacement windows, and porch removal. The building possesses poor integrity of materials, design, and workmanship. The building is in its original location and its use as a dwelling maintains its domestic appearance and fair integrity of feeling and association.

Evaluation

Extensive alterations made to the exterior, including manufactured siding, have altered its ability to convey the association with Willy Hurlbert. It is not known to be associated with events that have made significant contributions to broad patterns of history; it is not known to be associated with lives of persons significant in the past; it does not significantly embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master or possess high artistic values; it does not yield, nor is it likely to yield information important in history. It is not contributing to the Broadway Residential NRHP Historic District because of loss of integrity.

Recommendation

This property is recommended as not eligible for listing in the NRHP.

5.2.5.2

WN-WAC-1259

Joseph and Irene Bambenek House

356 W. 5th Street



WN-WAC-1259, facing north, 6/1/2010.

Description

This one-and one-half-story brick house (1941) is located at the north side of W. 5th Street between Huff and Wilson streets. The Cape Cod Style house rests on a brick foundation. The exterior is clad in brown brick and the gable roof is covered with composition shingles and has two dormers. There are one-story brick additions at the east and west elevations. Window openings contain 8-over-12, wood sash. A brick chimney is at the west elevation. There is a two-car attached garage at the rear.

History

The dwelling was built for Joe and Irene Bambenek in 1941 at a cost of \$7,500. The house was built with seven rooms and an attached garage and the contractor was Charles V. Stahlman (WRH 15 Sept. 1941:9)

Significance

Joe Bambenek (1889-1977) was the son of John Bambenek (1855-1938), who emigrated from Poland to Winona as a child and married Mary Milanowski. They raised eleven children (WCHS house file; WRH 4 April 1938:3). Their son, Joe, purchased the Peerless Chain Company of Minneapolis in 1917 and moved the factory to Winona the following year. Alongside his father and brothers Dick and Al, Joe ran the company until his death in 1977. The Bambenek family continues to operate the Peerless Industrial Group in Winona (www.peerlesschain.com). The house was sold following Joe Bambenek's death.

Integrity

This building retains good integrity of design, materials, workmanship, feeling and association. The building retains its residential use and is in its original location.

Evaluation

This dwelling does not currently exemplify important historical or architectural characteristics within the Winona context. It is not associated with events that have made significant contributions to broad patterns

of history; it is not known to be associated with lives of persons significant in the past; it does not significantly embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master or possess high artistic values; it does not yield, nor is it likely to yield information important in history. Although its builders are associated with an important Winona business, it is a non-contributing property in the Broadway Residential NRHP Historic District because it dates from after the district's period of significance (1852-1930).

Recommendation

This property is recommended as not eligible for listing in the NRHP.

5.2.5.3

WN-WAC-1130

House

362 W. 5th Street



WN-WAC-1130, facing north, 6/1/2010.

Description

This ca. 1941, one-and one-half story house is located on the north side of W. 5th Street between Harriet and Wilson streets. The exterior is clad in vinyl and the gable roof is covered with composition shingles. Windows are 8-over-8, vinyl replacement sash. A prominent brick chimney is placed at the main (south-facing) facade, to the side of the front gable. There is a one-car attached garage at the east elevation.

History

This house appears to have been built by Virgil and Elsie Whyte in 1940; Elsie operated the Whyte Beauty Shop in the house until ca. 1950 (Winona City Directory). The house was occupied by Jay Martin in 1953.

Significance

This dwelling is typical of those built in mid-20th-century Winona.

Integrity

This building retains fair integrity of design, materials, workmanship, feeling and association. The building retains its residential use and is in its original location.

Evaluation

The dwelling at 362 W. 5th Street does not currently exemplify important historical or architectural characteristics within the Winona context. It is not associated with events that have made significant contributions to broad patterns of history; it is not known to be associated with lives of persons significant in the past; it does not significantly embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master or possess high artistic values; it does not yield, nor is it likely to yield information important in history. The property dates from after 1930 and is a non-contributing property to the Broadway Residential NRHP Historic District because of lack of significance and loss of historic integrity.

Recommendation: This property is recommended as not eligible for listing in the NRHP.

Downtown Townhomes
252-258 Huff



Description

Built in 1984, these are two story, side-gable townhomes. There is a large shed dormer on the main elevation. The windows are single-pane with shutters and the exterior is covered with aluminum siding.

Recommendation

The property is not considered to be a contributing property to the District.

House
262 Wilson



Description

Built in 1916, this one and one-half side gable form dwelling rests on a brick foundation. On the main elevation there is a shed dormer with two pairs of windows which are eight-over-one sash. There is a front porch with an enclosed entrance, screened in to the north, and enclosed to the south. There is an exterior brick chimney on the north elevation.

Evaluation

The appearance of this home seems to have been significantly altered in the mid-1980's with the addition of metal siding and metal windows.

Recommendation

The property is not considered to be a contributing property to the District.

**Heritage Preservation Commission
Local City of Winona
Designation Form Continuation Sheet**

Property: Windom Park Local Historic District
Page Number: 14

Photograph List: All photos represent properties within the proposed local Windom Park Historic District

- Photo # 1: Huff Lamberton House: Listed on the National Register of Historic Places
207-211 Huff
- Photo #2: Abner F. Hodgins House: Listed on the National Register of Historic Places
275 Harriet
- Photo #3: First Baptist Church: NRHP Eligible
368 West Broadway
WN-WAC—1300
- Photo #4: Herbert C. and Louise Garvin House 2: NRHP Eligible
301 West Broadway
WN-WAC-1251
- Photo #5: Charles M. and Grace C. Youmans House: NRHP Eligible
227 Wilson
WN-WAC-1261
- Photo #6: Harry L. and Ida Buck House
315 West Broadway
WN-WAC-1252
- Photo #7: Harry S. and Sadie Youmans House: NRHP Eligible
328 West Fifth
WN-WAC-0550
- Photo #8: Frederic S. and Francis L. Bell House: NRHP Eligible
255 Harriet
WN-WAC-0314
- Photo #9: Windom Park (Gazebo): NRHP Eligible
West Broadway and Harriet
WN-WAC-1247

**Heritage Preservation Commission
Local City of Winona
Designation Form Continuation Sheet**

Property: Windom Park Local Historic District
Page Number: 15

Photo #10: Windom Park (Statue): NRHP Eligible
West Broadway and Harriet
WN-WAC-1247

Photo#11: William S. and Caroline Drew House: NRHP Eligible
276 West Fifth
WN-WAC-0453

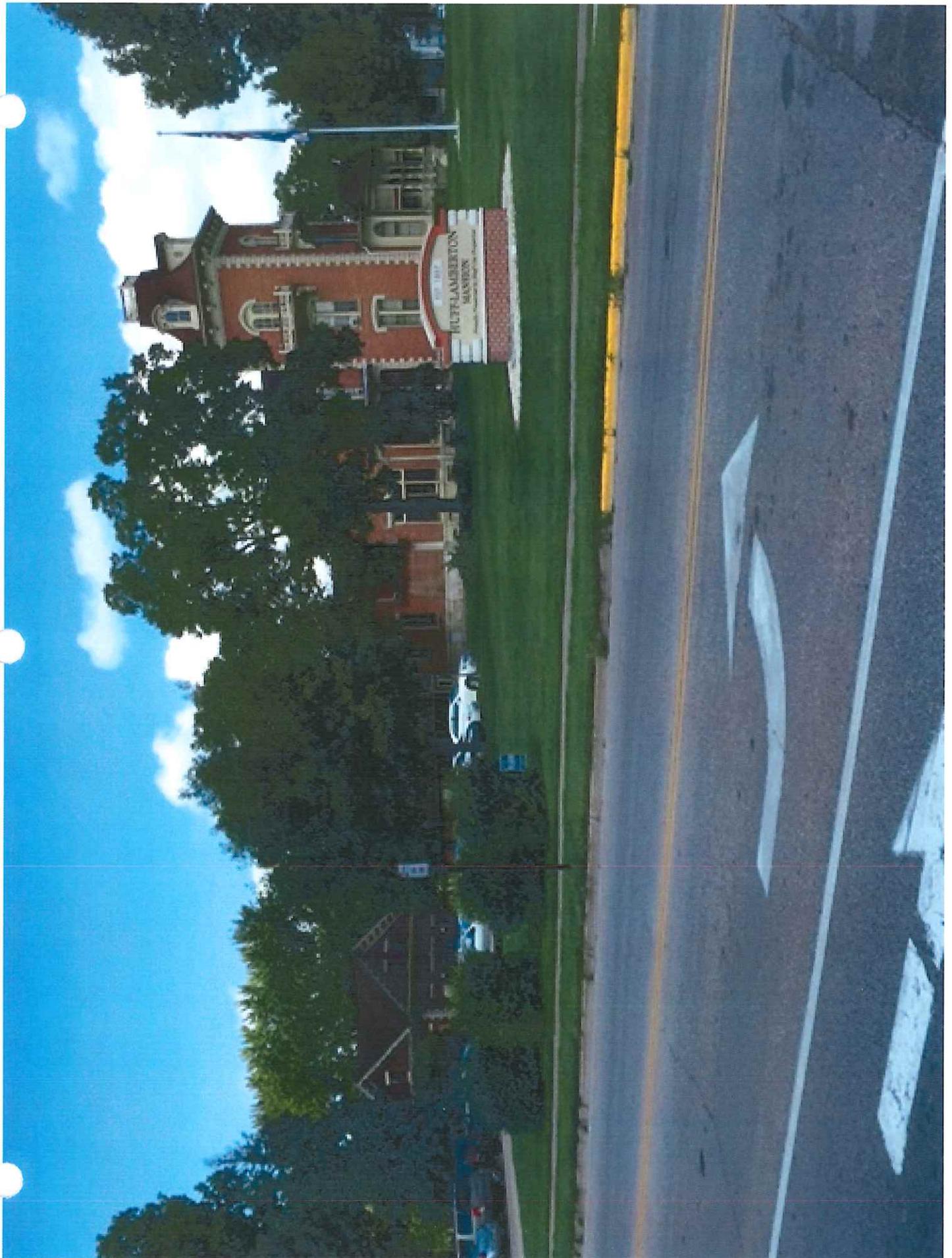


PHOTO # 1



PHOTO # 2



PHOTO # 3

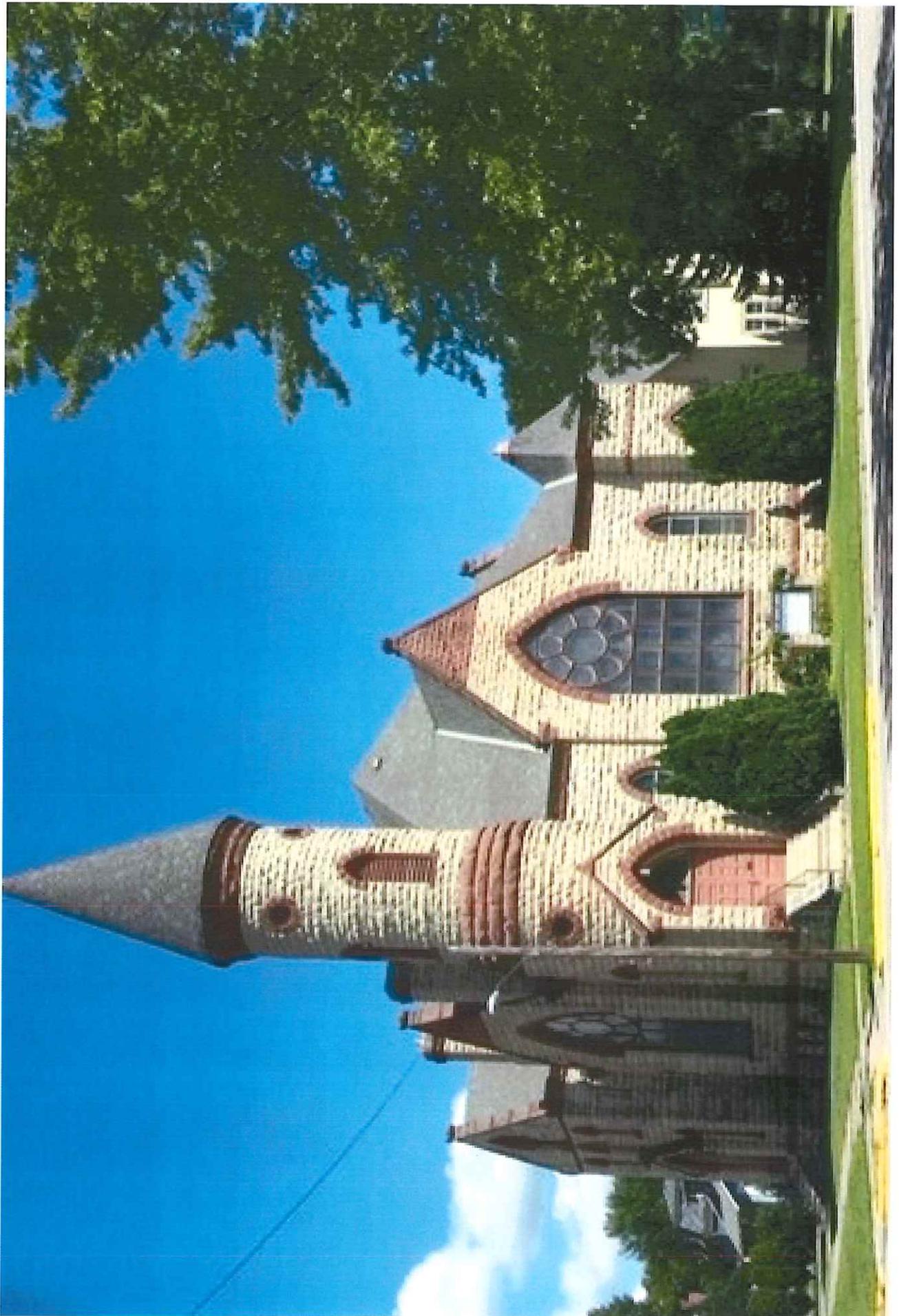


PHOTO # 4



PHOTO # 5

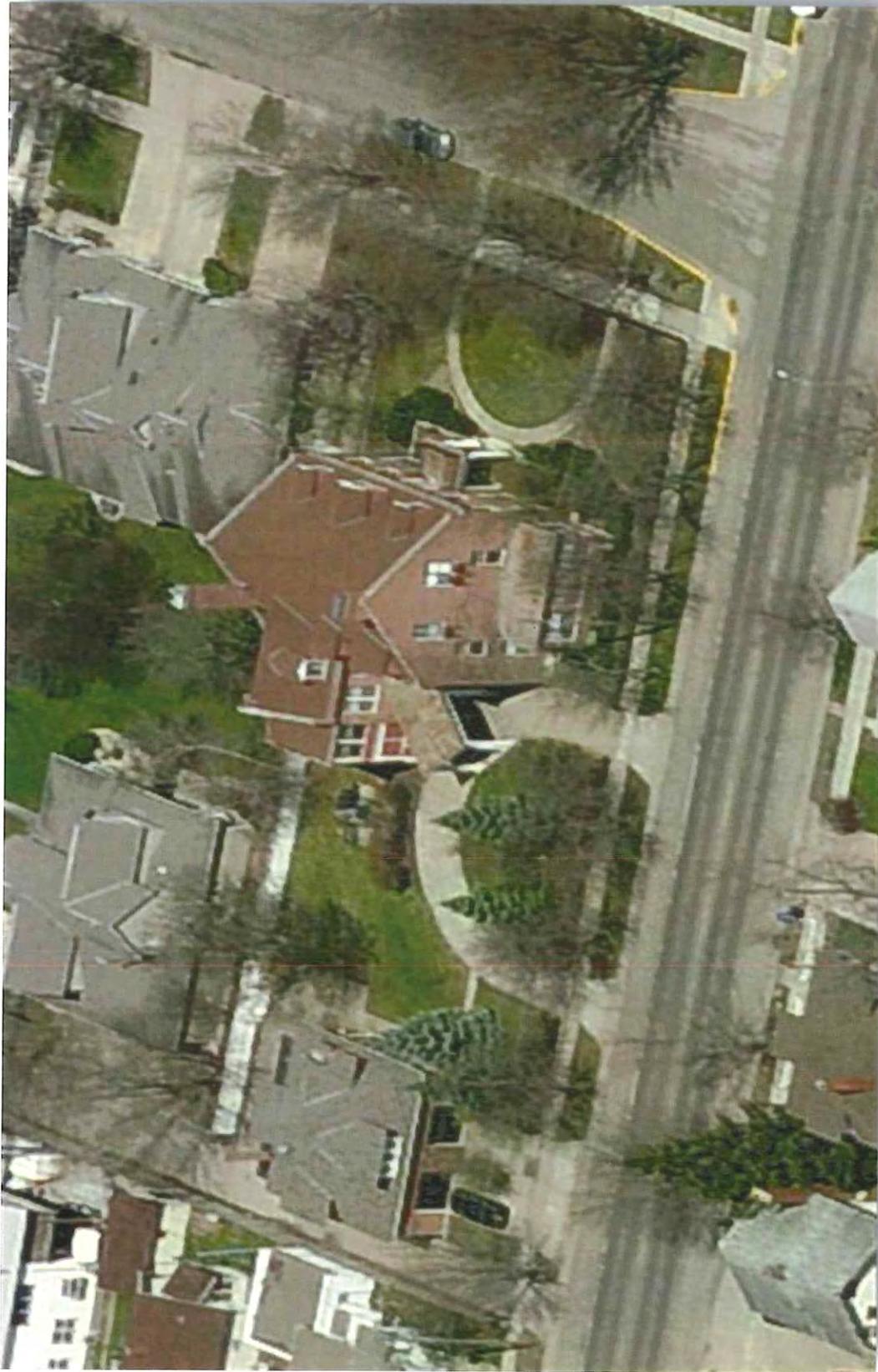


PHOTO # 6



PHOTO # 7



PHOTO # 8

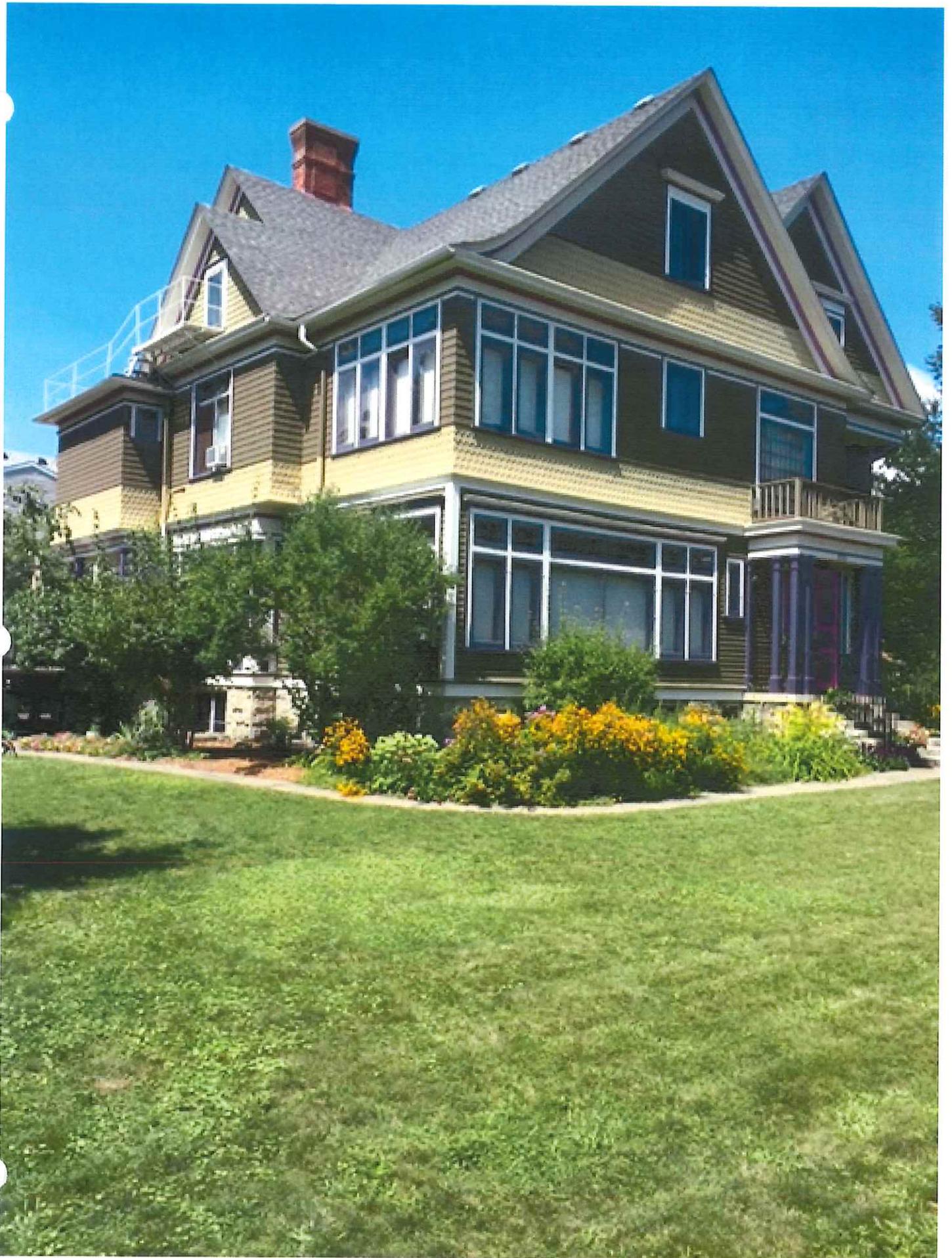


PHOTO #9



PHOTO # 10

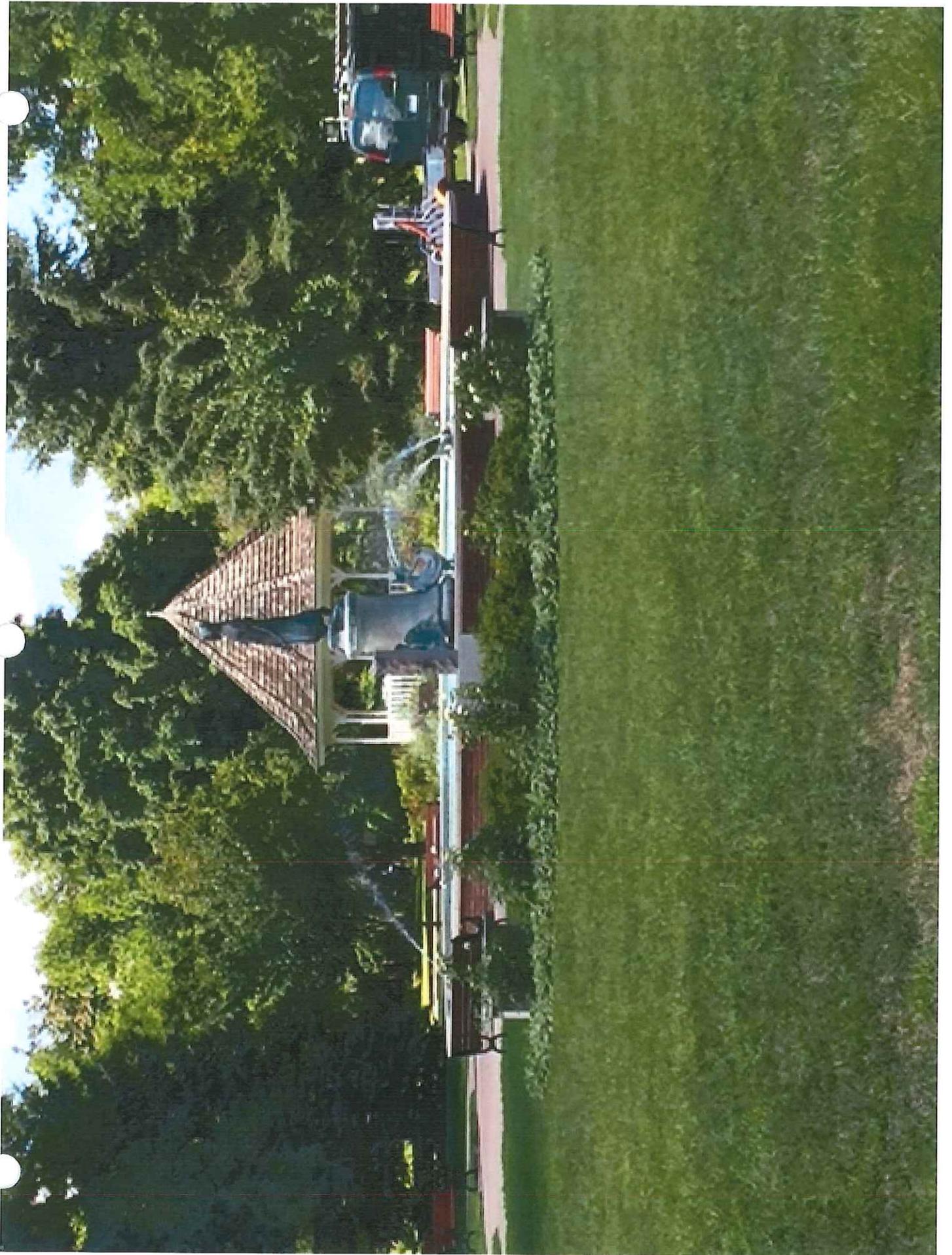


PHOTO # 11



PHOTO # 12