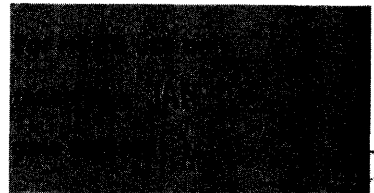


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**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** Pipestone County Multiple Resource Area (Partial Inventory)

historic Historic Resources of Pipestone County  
(Partial Inventory - Historic Properties)

and/or common

**2. Location**

street & number The County Limits of Pipestone County, Minnesota  not for publication

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 6th

state Minnesota code 22 county Pipestone code 117

**3. Classification** -- Multiple Resources

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

**4. Owner of Property**

name Multiple Ownership - see inventory forms

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Recorders Office - Pipestone County Courthouse

street & number

city, town Pipestone state Minnesota

**6. Representation in Existing Surveys**

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

date 1978-79  federal  state  county  local

depository for survey records 240 Summit Avenue -- Hill House -- Minnesota Historical Society

city, town St. Paul state Minnesota

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	JAN 8 1980 MAR 3 1980
DATE ENTERED	

Historic Resources of Pipestone County

CONTINUATION SHEET

ITEM NUMBER 1 PAGE 1

This Multiple Resource Area Nomination is based on a survey of standing structures conducted in Pipestone County by the Minnesota State Historic Preservation Office as part of a long-range statewide survey of historic resources. The properties included in the nomination represent those which illustrate significant aspects of the history of the county and which have been deemed eligible for nomination at the conclusion of the survey. Additional information and new perspectives for evaluation of specific types of historic and prehistoric properties are continually being gained as the statewide survey progresses, and it is quite possible that additional Pipestone County properties will be nominated in the future. These may be presented individually or as parts of thematic groups when the entire survey is completed. For this reason, this Multiple Resource Area Nomination should not be construed as representing all properties in Pipestone County eligible for nomination.

(The above disclaimer is based on an agreement between Charles Harrington, HCRS, and Russell Fridley, Minnesota SHPO, August 31, 1979).

JAN 8 1980

## SURVEY METHOD

### Standing Structures

The standing structure survey was conducted during the spring and summer of 1978 in conjunction with a similar survey in adjacent Rock County. A geographer with the Minnesota State Historic Preservation Office conducted the survey. Assistance on the Pipestone County historical context and on inventoried properties was provided by historians on the S.H.P.O. staff.

Some potentially significant structures were identified prior to field work. Narrative materials and maps (listed in the bibliography), the Pipestone County Historical Society, and many local residents provided information. Only a few, less than 25, properties were pre-identified.

Field work provided the majority of inventoried and nominated structures. Broad themes in county history led to the identification of significant types of buildings, and a visual survey led to specific choices of buildings. National Register nominations were selected from the inventory on the basis of local significance and integrity. The buildings with the most available historical documentation did not always prove to be the most significant in the county.

Pipestone County lacks a spectacular or unusual history. It is not unlike other Midwestern counties. Broad, general themes in history and development dominate local history. Only in rare cases were local persons or events the key factors in assessing significance. Integrity became quite important with the nominations. Nominated properties shared thematic importance and visual integrity at the least. A few nominations stand on local historical significance.

All city and town streets were walked or driven during the survey. Limits of time and expense required that the rural survey be limited to a sample of roads. All rural non-farm structures, pre-identified sites, and locally suggested buildings, were visited. The roads connecting these dispersed sites provided a strong sampling of the rural landscape.

Properties inventoried, but not nominated, were photographed and recorded and are on file at the Minnesota Historical Society.

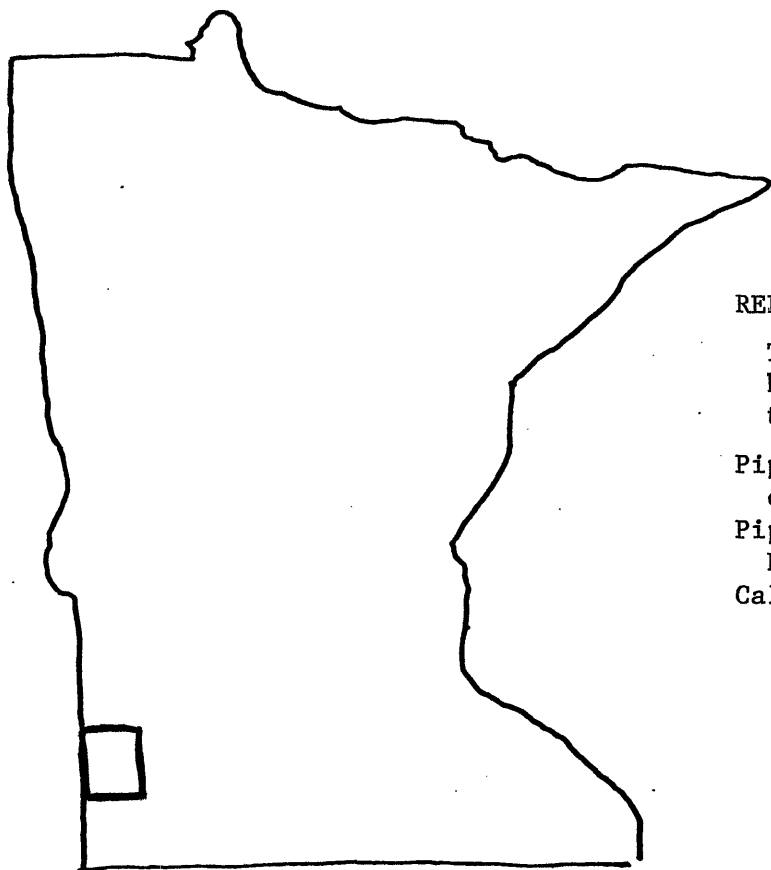
NAME: Historic Resources of Pipestone County

LOCATION: The county limits of Pipestone County

CLASSIFICATION: Multiple Resources

PROPERTY OWNERSHIP: Multiple (see inventory forms)

LOCATION OF LEGAL DESCRIPTIONS: Recorder's Office  
Pipestone County Courthouse  
Pipestone, Minnesota

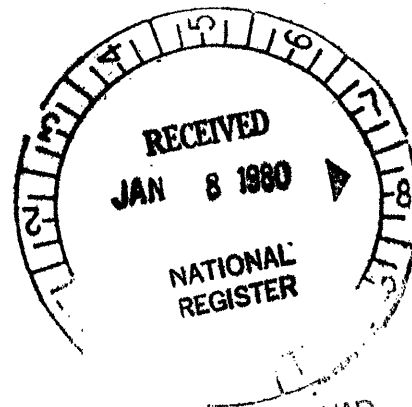


Map 1

REPRESENTATION IN EXISTING SURVEYS:

The following county properties  
have been previously listed in  
the National Register:

- Pipestone National Monument, North  
of Pipestone
- Pipestone Architectural District,  
Main Street, Pipestone
- Calumet Hotel, Pipestone



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## AREA DESCRIPTION

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### Physical

Pipestone County borders South Dakota near the southwest corner of Minnesota. (Map I) The county is located within the Southwest prairie region of Minnesota. Rich loess soils provide some of the best farmland in the area. The most outstanding physiographic features of the generally smooth to undulating land surface are quartzite outcrops near Jasper in the southwest corner of the county and just north of Pipestone. Steep escarpments bordering former glacial outwash stream channels, and the Coteau des Prairies, a stretch of elevated prairie country formed as a glacial moraine that cuts across the northeast corner of the county. Tall prairie grasses once covered the county. Trees were found only along the small streams.

### Historical Development

Pipestone County settlement lagged behind other regions of the state. The first effective, permanent settlement was at Pipestone around 1874 when a handful of settlers located near the famous Indian stone quarries. The platting of the townsite in 1876 did not result in the immediate growth of the town; but a rush for lands began in 1878 in anticipation of rail construction. Pipestone County was organized in 1879. County organization, completion of the government land survey in 1871, and the growth of railroads after 1878 led to rapid settlement. In 1880, county population was 2,092, in 1890 the population had more than doubled to 5,132, and growth continued to 1920 when the population leveled off around 12 - 12,000. In 1970 the county population was 12,791. Population growth and distribution reflects the density of development. The rural areas and most of the smaller villages have declined slightly from their peak years. Pipestone, the county seat, has continued to grow and increasingly gains over the rest of the county in its share of the county population.

Railroads spearheaded settlement in Pipestone County by providing the vital link to markets to the east. The Southern Minnesota Railroad was granted the odd-numbered land sections in all of the county, except for about six sections in the southeast corner of the county granted to the St. Paul and Sioux City Railroad, as an inducement to track construction. The massive rail company land holdings and the lack of prior settlement allowed the railroads to become major townsite planners and settlement promoters. (Map 2).

Between 1878 and 1880 an extension of the Southern Minnesota Railroad was built from Winnebago City in south-central Minnesota, through Pipestone County, to the South Dakota state line just west of Airlie. In 1879 the Minnesota and Black Hills branch of the Sioux City and St. Paul Railroad was constructed from Heron Lake in Jackson County to Woodstock. In 1881 this line was extended to Pipestone. Pipestone pre-dated the railroad. Woodstock was platted in 1879 by the St. Paul and Sioux City Railroad Company. Along the Southern Minnesota line, Edgerton was privately platted in 1879, and Hatfield and Airlie were platted by the Southern Minnesota Land Company, associated with the railroad, in 1882. The

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Towns - Of Pipestone County's twelve platted townsites, Altona has been reduced to grain elevator in the middle of a field, Airlie is a trackside elevator and farmstead, and Cazenovia is a small hamlet. The other nine towns have the look of urban places. All have north-south oriented grids, fitting into the township and range survey network, and clearly defined limits. The small-town plats reflect the importance of railroads in the town settlement of the county. Main streets, distinguished by narrow commercial lots and wide streets, form T-junctions with the railroads, intersecting at the depot location. The cardinal direction oriented grids and the angled location of railroads often form trapezoidal lots along the tracks. (Map 3). Depot grounds, wide railroad rights-of-way, line the tracks for the length of the original town plats.

Towns were most often platted within quarter-section lines; section line roads rarely passed through the towns. Today one sees H-shaped towns with main streets connecting the railroad and highway. Commercial lots disappear within a few blocks of the track. Building patterns still reflect the depot oriented development of Main Street. Commercial buildings often fade out even before the commercial lots.

The smaller villages serve as agricultural trade centers and shipping points. Grain elevators, small businesses, and modest residences form Pipestone County's urban landscapes. Industrial and storage facilities, grain elevators, lumber yards and farm equipment lots line the tracks. Most commercial establishments line Main Streets. Improved transportation and the increased use of cars and trucks have led some businesses to locate on emerging highway strips within the towns. Residences, churches, and schools are located away from Main Street on side streets.

Transportation - Farms and towns are connected by a system of state, county, and township roads. The road network, almost without exception, follows the section lines. Roads form a neat one-mile square grid. Nearly all section lines have roads. Direct town-to-town road connections are rare; those that do exist follow rail lines. The survey system road network is a dominant feature of the landscape, whether viewed from the air or from ground level. Survey offsets create T-junctions for most roads at the northern and southern county boundaries. No correctional offsets were necessary on east-west roads. Hence the road network makes some political boundaries more evident than others.

Their railroads do not follow cardinal directions. Often established to connect cities outside the county boundaries and predating Pipestone County towns, the rail lines follow the shortest distances and easiest grades. Rail abandonments have changed the system connections but have done little to alter town morphology or function. Most rural abandoned tracks have been obliterated for fields.

### Architectural Description

Pipestone County buildings reflect past investment in construction, changing fashions, and available building materials. The earliest settlement structures, built of sod, dugout, and log construction, have disappeared. These early types of buildings were never very numerous; the railroad brought lumber shipments from the eastern forests of Minnesota. Frame buildings are

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dominant. Most buildings reflect contemporary fashions and modest investments. A great number of farm and town residences are "Corn Belt cubes," two-story, square houses with pyramidal roofs. Many town residences are plain bungalows. These simple styles are significant in the county but are so numerous as to preclude selection of particular examples.

Most pre-1940 farm buildings are frame. Barns, granaries, corn cribs, and machine sheds are usually of wood construction. Modern farm buildings - metal sheds, corn drying bins, and silos - are scattered throughout the typical farmstead. One of the most striking features are the bright blue Harvestore silos rising above the windbreaks.

Major investments in construction are reflected in the masonry buildings of the county. The earliest substantial commercial buildings, built in the 1880s, were of brick. From the early 1890s to about 1905 locally quarried Sioux quartzite was used in commercial and community structures, and for an occasional house. Quartzite was quarried at several locations. The major quarry in Pipestone County was just north of the city of Pipestone. A quarry at Jasper, actually located just over the county line in Rock County, provided stone used in both Jasper and Pipestone. Winchell noted in 1877 that the rocks "will serve as a building material, but are rather hard even for that, and it may be found more economical to bring in by railroad the building stones of the eastern counties." Local entrepreneurs were to prove Winchell wrong. Locally quarried quartzite was used extensively in Pipestone and Jasper for main street commercial buildings. Several residences in Jasper and the county courthouse are also built of Sioux quartzite.

Commercial districts vary from town to town. Many of the smaller town's Main Streets have mixed frame and masonry construction; the bank is often brick or stone and the other buildings are frame. Fire has destroyed many frame structures. The unfilled spaces leave major gaps in streetscapes. The Ihlen Mercantile Company represents the best in frame commercial buildings. Edgerton's main street is a mix of frame and brick structures. Pipestone and Jasper have commercial streets dominated by stone buildings.

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AREA SIGNIFICANCE

Historical and Architectural Significance

Pipestone County's historical significance is based on its development as an agricultural county in the southwestern Minnesota prairies. Railroads, rural settlement, and town service centers are the key elements of this development.

The large railroad land grant in Pipestone County was a critical factor in county development. Management of the Southern Minnesota Railroad grant, comprising nearly half the county land, was turned over to the Close Brothers Land Company. (Map 4). The Close Brothers controlled nearly 150,000 acres in five Minnesota counties. In addition to their role in promoting rural settlement, the Company was responsible for much of the City of Pipestone's early growth. After obtaining inducements from the city to locate their Minnesota land office there, rather than in nearby Hatfield, the Close Brothers promoted town lot sales and built the Calumet Hotel (1883). The city became the center of rail activity with the junction of four rail lines. The Rock Island depot (1915) is the most significant structure associated with rail activity. County seat functions further increased Pipestone's role as the county urban center. The County Courthouse (1900) is the most elaborately designed building in the county.

Towns functioned as rural service centers, providing vital commercial services to the farm population. Few rural, dispersed businesses ever existed in Pipestone County. The Christianson House and Store (1888) of Jasper was the first commercial establishment in Jasper. The Ihlen Mercantile Company (1892) served a large area around that village. The building is an excellent representative of frame Italianate commercial architecture, and it still functions as a store. The Stordahl Building (1894), a stone building on Jasper's main street, has long housed a meat market.

Towns were also the centers of much of the county's community life. Bauman Hall (1893) was well known as a public meeting hall in Jasper. The Hall also represents the moving of townsites as early established towns sorted themselves out. Formerly a hotel at North Sioux Falls, a few miles from Jasper. The building was moved stone by stone to its present location. The Public Library (1904), a Sioux quartzite building constructed with Carnegie support, reflects the public interest in education. It now serves as a Senior citizen's center. Early medical activity is represented by the Gerber Hospital (1913) now a residence, in Jasper. The stick style building is unusual in its quartzite construction. Public utility services are reflected in the Pipestone Water Tower (1920) a poured concrete structure identical to another water tower in Brainerd, Minnesota.

The most architecturally significant building material in Pipestone County is the locally quarried Sioux quartzite. Many of Jasper's main street commercial buildings are of quartzite as is the majority of buildings in the Pipestone Architectural District. Pipestone has no stone residences, but Jasper has several, including the Farrar House (1905) and the former Gerber Hospital.



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APPENDIX II

Bibliography

Federal Writers' Project, Minnesota: A Guide to the State, American Guide Series, Viking Press, New York, 1938.

Northwest Publishing Company, Plat Book of Pipestone County, Minnesota, Philadelphia, 1898.

Prosser, Richard S., Rails to the North Star, Dillon Press, Minneapolis, 1966.

Reed, James P., "The Role of an English Land Company in the Settlement of Northwestern Iowa and Southwestern Minnesota: A Study in Historical Geography," unpublished M.A. thesis, University of Nebraska at Omaha, 1974.

Rose, Arthur P., An Illustrated History of the Counties of Rock and Pipestone, Minnesota, Northern History Publishing Company, Luverne, Minnesota, 1911.

Van der Zee, Jacob. The British in Iowa, State Historical Society of Iowa, Iowa City, 1922.

Webb Publishing Company, Atlas and Farm Directory, Pipestone County, St. Paul, 1914.

Winchell, N.H., "The geology of Rock and Pipestone Counties," in Geological and Natural History Survey of Minnesota, 6th Annual Report, Judson, Smith, and Harrison, Minneapolis, 1878.

# 9. Major Bibliographical References

See attached sheets

UTM NOT VERIFIED

# 10. Geographical Data see individual inventory forms

Acreage of nominated property \_\_\_\_\_

ACREAGE NOT VERIFIED

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

### UMT References

A 

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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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E 

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G 

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H 

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### Verbal boundary description and justification

### 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 Thomas Harvey, Research Associate

organization Minnesota Historical Society date March 1979

street & number 240 Summit Avenue-Hill House telephone 612-296-9070

city or town St. Paul state Minnesota

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_ national \_\_\_ state \_\_\_ local see individual inventory forms

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Russell W. Fridley*

title State Historic Preservation Officer date 12/18/79

For HCRS use only. I hereby certify that this property is included in the National Register. *W. Paul ...* date *1/5/80*  
Keeper of the National Register  
Attest: *Kristin O'Connell* date *2/29/80*  
Chief of Registration

JAN 8 1980

APPENDIX I

Preservation Activity

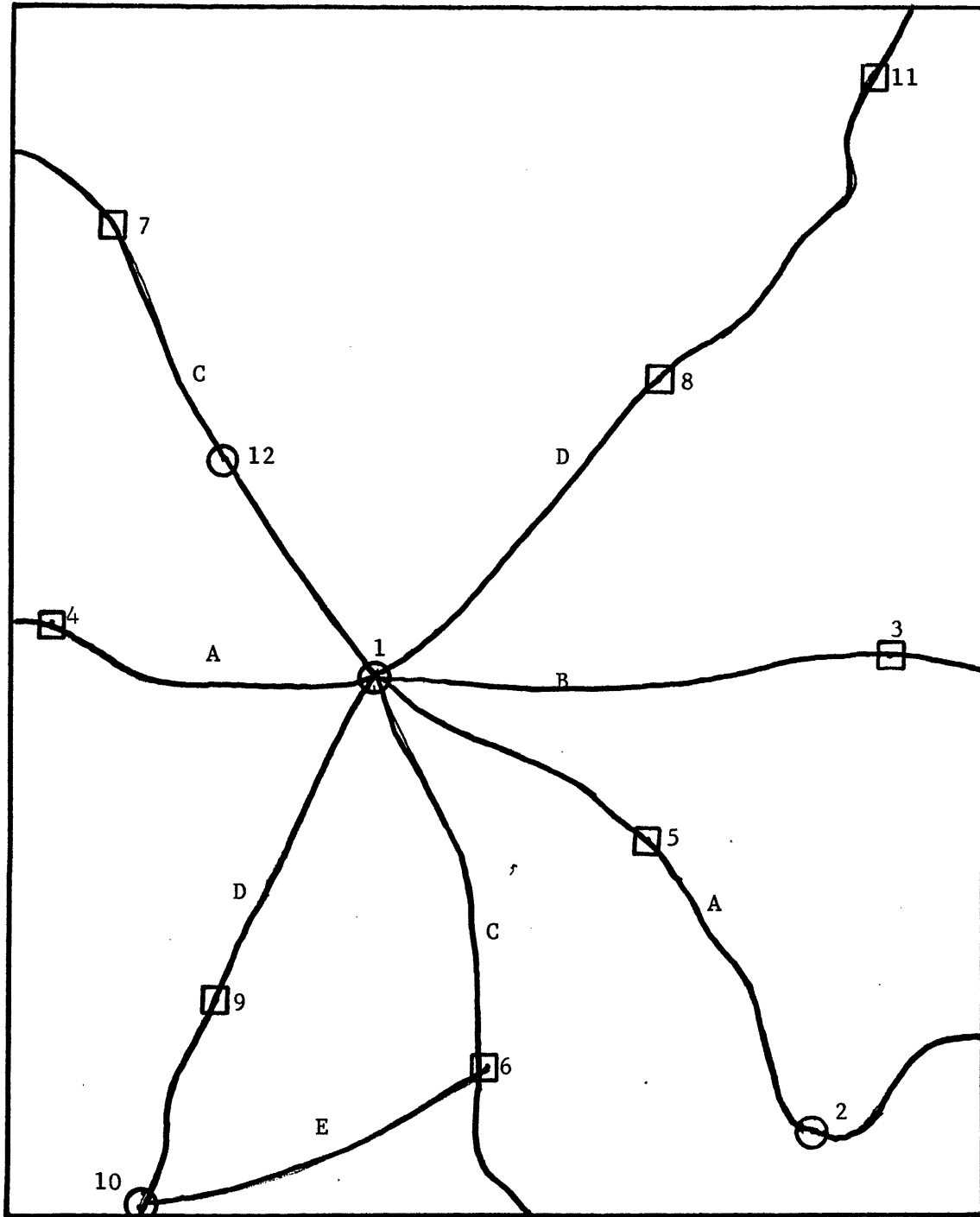
Preservation activity in Pipestone County is quite strong in two cities, Pipestone and Jasper. The Pipestone County Historical Society, the City of Pipestone, and the city Heritage Preservation Commission all take an active role in historic preservation, especially within the Pipestone Architectural District. The Jasper Area Historical Society plays a similar role in Jasper. Both towns have been successful in generating local support and in securing preservation grants and loans for both public and privately owned buildings.

1. Pipestone (1877)
2. Edgerton (1879)
3. Woodstock (1879)
4. Airlie (1882)
5. Hatfield (1882)
6. Trosky (1884)
7. Altona (1885)
8. Holland (1888)
9. Ihlen (1888)
10. Jasper (1888)
11. Ruthton (1889)
12. Cazenovia (1902)

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- A. Southern Minnesota Railway Extension - 1878-80
- B. Minnesota and Black Hills - 1881
- C. Burlington, Cedar Rapids and Northern - 1886
- D. Willmar and Sioux Falls - 1889
- E. Cedar Rapids, Iowa Falls, and Northwestern - 1891

- Towns platted by railroads and their affiliated companies
- Privately platted towns



MAP 2. Town Plat Dates and Railroads, Pipestone County, Minnesota.