

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

| |
|---------------------------|
| STATE: Minnesota |
| COUNTY: Dodge |
| FOR NPS USE ONLY |
| ENTRY DATE JUN 28 1974 |

1. NAME

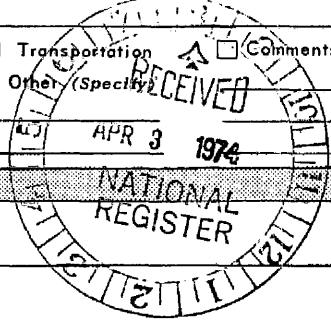
| |
|--|
| COMMON: Mantorville Historic District |
| AND/OR HISTORIC: |

2. LOCATION

| | | | |
|---|-------------|--------------------------------|--------------|
| STREET AND NUMBER: Both sides of MN 57 and 5th Street | | | |
| CITY OR TOWN: Mantorville | | CONGRESSIONAL DISTRICT: 1st | |
| STATE: Minnesota | CODE: 22 | COUNTY: Dodge | CODE: 039 |

3. CLASSIFICATION

| CATEGORY (Check One) | OWNERSHIP | STATUS | ACCESSIBLE TO THE PUBLIC |
|---|---|---|--|
| <input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object | <input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress | Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No |
| PRESENT USE (Check One or More as Appropriate) | | | |
| <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment | <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum | <input checked="" type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) |



4. OWNER OF PROPERTY

| | | |
|-------------------------------------|---------------------|-------------|
| OWNER'S NAME: Public and Private | | |
| STREET AND NUMBER: | | |
| CITY OR TOWN: Mantorville | STATE: Minnesota | CODE: 22 |

5. LOCATION OF LEGAL DESCRIPTION

| | | |
|--|---------------------|-------------|
| COURTHOUSE, REGISTRY OF DEEDS, ETC: Dodge County Courthouse | | |
| STREET AND NUMBER: | | |
| CITY OR TOWN: Mantorville | STATE: Minnesota | CODE: 22 |

6. REPRESENTATION IN EXISTING SURVEYS

| | | |
|--|---------------------|-------------|
| TITLE OF SURVEY: Minnesota Historical Society | | |
| DATE OF SURVEY: January 5, 1972 <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local | | |
| DEPOSITORY FOR SURVEY RECORDS: Minnesota Historical Society | | |
| STREET AND NUMBER: Fort Snelling, Building 25 | | |
| CITY OR TOWN: St. Paul | STATE: Minnesota | CODE: 22 |

SEE INSTRUCTIONS

| | | |
|---------------------|--------------|---------------------|
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| COUNTY: Dodge | | |
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7. DESCRIPTION

| | | | | | | |
|-----------|------------------------------------|--|--------------------------------|---|--------------------------------|------------------------------------|
| CONDITION | (Check One) | | | | | |
| | <input type="checkbox"/> Excellent | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Ruins | <input type="checkbox"/> Unexposed |
| | (Check One) | | | (Check One) | | |
| | <input type="checkbox"/> Altered | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Moved | <input checked="" type="checkbox"/> Original Site | | |

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Mantorville Historic District is nestled in a small valley on the South Middle Branch of the Zumbro River and is accessible only by Trunk Highway 57. This highway forms the major north/south axis of Mantorville and coincides with Main Street while the major east/west axis is Fifth Street. The intersection of the two axes form the hub of the historic district. Buildings and structures within the historic district exist today in much the same configuration as is noted in turn of the century photos and documents with only minor alterations. The district has suffered no major intrusions of incompatible structures or functions. Of the twenty-four structures given historic designation all stylistic developments in architecture are represented from the log and greek revival buildings of the 1850's to the vernacular stone architecture of the Opera House constructed in 1918. Following is a brief architectural description of the twenty-four listed structures within the historic district:

(1) Hubbell House: The present stone building (1857) replaced an earlier log structure (1854) of undistinguished architectural merit. The structure is three storeys in height. Originally the building had a two-storey piazza on the south and west sides; however this was destroyed in 1934 and has not been replaced to date. The stone facades are in excellent condition, and are constructed of rectangular blocks of locally quarried limestone. The interior of the building has been modified to serve as a restaurant with living quarters on the second floor. The third floor is presently vacant. Originally the lower floor functioned as lobby and saloon with ten rooms on the second floor and seven on the third floor.

(2) Restoration House: This building, constructed as a residence in 1856 and later serving as the first county courthouse and later returned to use as a residence, is of the simple Greek Revival style. It is of frame construction with two storeys set upon a full, walk-out basement. A porch of late nineteenth century fashion has been added to the front of the building, which apparently replaced a porch of earlier vintage. The building is presently undergoing restoration and preservation efforts.

(3) Dodge County Courthouse: Completed in 1871 at a cost of \$15,000 and according to a design by the architect C. Townsend Mix (later to design many important buildings in the Romanesque Revival Mode in Minneapolis), the Dodge County Courthouse dominated the historic district from its position on a hill at the junction of Main and Seventh Streets. Locally quarried limestone is the primary building material used in the solid forty-inch-thick walls. Architecturally, the building can be classified as representative of the Greek Revival Style although the dominant cupola and projecting wings suggest Italianate overtones. The exterior has undergone no modifications with the exception of replacement of the roof which was severely damaged as a result of a violent windstorm in the 1890's. The interior has gone through only minor alteration and continues to function as the county courthouse.

(4) Saint John's Episcopal Church (Dodge County Historical Society Museum): This Gothic Revival church is constructed of native limestone and is reminiscent in form of the English Parish Churches of the late 1600's and early 1700's. The building dates from 1869 and remains much the same as when it was first built with no major modifications.

SEE INSTRUCTIONS

9. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **1854-1918**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal | <input checked="" type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input checked="" type="checkbox"/> Social/Humanitarian | _____ |
| <input checked="" type="checkbox"/> Art | <input type="checkbox"/> Literature | <input checked="" type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input checked="" type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

Dodge County was explored by a trio of Pennsylvanians, Peter and Riley Mantor and E.P. Waterman, in 1853. The fertility of the soil in the Mantorville area, the river for various uses and sufficient woodland, and building stone nearby made it an ideal location for eastern people seeking a new life on the frontier. They returned in the spring of 1854 with eight more companions to build the first permanent settlement in this southern Minnesota county.

Mantorville, population 479 in 1970, is the Dodge County government headquarters and the state's smallest community from which county affairs are administered.

Since the courthouse was erected in 1871 the population has remained stable, a major factor in the Mantorville Historic District retaining its historic character. At the time the Opera House was built in 1918 the population was 400. The Opera House is the newest of 24 structures given historic designation and to be preserved when the city council in September 1973 by ordinance created the district. The district was one of the first to be recognized by the state legislature when the State Historic District Act was passed in 1971.

(1) Hubbell House: J.B. Hubbell opened the first hotel, a 16'x24' log structure in 1854. This was replaced by the present stone building in 1857. Now a world famous hotel, it retains the warmth and charm within its walls that greeted the weary traveler of a century ago. Among the personages who have signed the register are world famous surgeon, Dr. W.W. Mayo, Horace Greeley and Dwight D. Eisenhower. A two storey pizza on the south and west side of the building, destroyed in 1934, will be replaced.

(2) Restoration House: Built as a residence in 1856, the building was leased in 1858 by the county commissioners and for 13 years served as the first courthouse. Acquired by the Mantorville Restoration Association in 1963 it has been restored and furnished as an 1865 residence. The basement contains the only jail cell in Dodge County.

(3) Dodge County Courthouse: Completed in 1871, this excellent structure dominates the district. It is the second oldest courthouse in Minnesota and the oldest still in use as headquarters for county officers.

(4) St. John's Episcopal Church (Dodge County Historical Society Museum): The church was designed from architectural sketches by Sir Christopher Wren (knighted for his design of St. Paul's Church, London) was built in accordance with the will of Mrs. Sarah A. Ruth, wife of the rector who died in 1866. It was erected as a memorial over her grave.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Research Files: Mantorville Restoration Association, Dodge County Historical Society

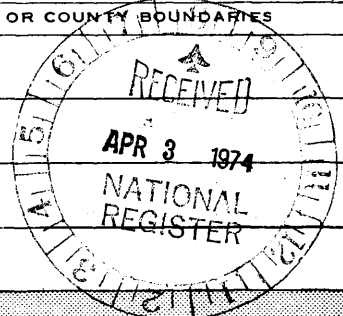
10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | |
|---|--|--|--------|---|-------------------------|--|
| CORNER | LATITUDE | LONGITUDE | | LATITUDE | LONGITUDE | |
| NW | Degrees Minutes Seconds 44° 04' 08" | Degrees Minutes Seconds 92° 45' 29" | | Degrees Minutes Seconds | Degrees Minutes Seconds | |
| NE | 44° 04' 08" | 92° 45' 12" | | | | |
| SE | 44° 03' 50" | 92° 45' 12" | | | | |
| SW | 44° 03' 50" | 92° 45' 29" | | | | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 960

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

| STATE: | CODE | COUNTY | CODE |
|--------|------|---------|------|
| STATE: | CODE | COUNTY: | CODE |
| STATE: | CODE | COUNTY: | CODE |
| STATE: | CODE | COUNTY: | CODE |



11. FORM PREPARED BY

NAME AND TITLE: Charles W. Nelson, Supervisor, Survey & Planning; Henry Harren, Survey Analyst

ORGANIZATION: Minnesota Historical Society DATE: March 28, 1974

STREET AND NUMBER: Fort Snelling, Building 25

CITY OR TOWN: St. Paul STATE: Minnesota CODE: 22

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: Russell W. Fridley
 Title: Minnesota Historical Society
 Date: March 28, 1974

NATIONAL REGISTER VERIFICATION

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

[Signature]
 Director, Office of Archeology and Historic Preservation

Date: 6/28/74

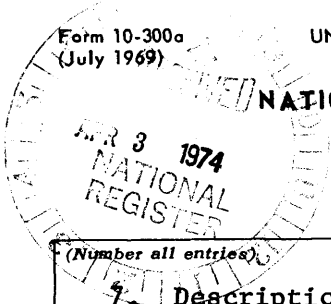
ATTEST:
[Signature]
 Keeper of The National Register
 Date: 6-28-74

NW 15/519390
 NE 15/519780/4479340
 SE 15/519780/4478810
 SW 15/519390/4478810
 SEE INSTRUCTIONS CD

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7. Description

Although the arched openings in the bell tower have been boarded over, the original tracery remains underneath in a protected state. Also retained are the original stained glass windows throughout. The structure is presently in a good state of preservation.

(5) Bourdons House: This building is a simple vernacular frame structure of one and one-half storeys set upon a limestone walk-out basement. A one storey rear dependency has been added at a later date, but appears to be of the late nineteenth century or early twentieth. A construction date for the original portion of the building has not been established, however stylistic comparison with other buildings in the district suggest the building to date from the 1870's or earlier. The building appears on a sketch of the village which dates from 1883. This building is in process of restoration.

(6) Suzy's Shoppe and Gallery (formerly Masonic Lodge and Furniture Store): Constructed in 1856, this building also is representative of the Greek Revival Mode. It is composed of a two-storey frame structure with a side dependency. The second floor of the two-storey structure was originally used as a meeting hall, while the lower floor served as a furniture store. Alterations and structural deterioration have caused changes in appearance of this building, a major change being the removal of a front porch on the two-storey portion. Structurally, the building is in poor condition at present, although plans for restoration are in progress.

(7) Bank Building: Built of native limestone in 1895, this small building is the finest example of the Romanesque Revival Mode of architecture in the district. The building is in sound structural condition. Although many of the decorative features such as double doors with scrollwork transom and a large plate glass window have been removed, the ornamental stone work and the stained glass panel above the former plate glass window remain in excellent condition. The bank building now functions as a meeting hall for the local V.F.W. Post who plan to restore the front to original appearance.

(8) Spilman's Tonsorial Parlor: Situated on the corner of Main and Fifth Streets, this 1870's business building is typical of the false-front frame structures once common in late nineteenth century midwestern towns. The building has undergone modernization and adaptive use, however it is complementary to the district in terms of materials, period, and proportion.

(9) Heinz House: The Heinz House is similar to the Stilman's Tonsorial Parlor in configuration and construction, however it has been adapted to its present use as a residence. The building formerly functioned as a harness-maker's shop. The date of construction is unknown, but it is assumed to have been built in the late nineteenth century.

(10) Mantorville Opera House: This structure of native limestone was constructed in 1918 to replace a one-third portion of the adjacent Business Block which was destroyed by fire. It is a simple design consisting of a central gabled portion of two storeys with a cantilevered porch over the entry. This central portion is flanked by two slightly

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617. Description -- page 2

projecting pavilions which suggest Romanesque towers. Essentially, the style of this building could be considered to be of the vernacular rather than any derivative of a pure style. The Opera House presently functions as both a city hall and a civic center and is in a good state of repair. The only alteration from the original has been in the modification of the space between the double entry doors.

(11) The two storey Business Block was constructed of native limestone prior to 1880 and is representative of the Italianate mode of commercial building. Originally of three parts, the lefthand one-third of the structure was destroyed by fire and has been replaced by the Opera House. The remaining two-thirds are presently in use but in fair to poor condition. In March of 1974 an area in the rear of the structure crumbled and was replaced with a stabilizing wall of concrete block construction.

(12) Post Office: The post office building was built in 1896 as a saloon and is the only building in the historic district which is constructed of brick. The main floor now functions as a post office with the second floor as an apartment for the postmaster. Conditionwise, although the building has shifted somewhat and some minor deterioration of the brick face is apparent, the structure is in a fairly good state of repair. The only major alteration to this building has been the removal of a cupola at an earlier date. This building is adjacent to the Business Block and completes the streetscape on Fifth Street.

(13) Cordenio Severance House: This is a residential structure in the high-fashion phase of the Italianate style. It is of frame construction and of extreme height although only two storeys. Both arched and trabeated window treatments are employed. The hipped roof has broad eaves supported by sculptured brackets. A dependency with porch has been added to the side of the building at a later date. In general, the condition is fair to poor as the building is suffering from many years lack of maintenance. Of special interest is the Severance carriage house which is located on the rear of the half-block lot. It also has a hipped roof, but is of native limestone construction. It, too, has suffered from lack of maintenance and deterioration of the stone walls and lintels is evident. An exact date is not known as to the construction of these two buildings.

(14) Teunis Slingerland House: This large frame house was built in 1895 in the Classic/Georgian style. It is typical of the upper-middle class frame houses that in their simplicity of classic ornament openly denounced the gingerbread-ornate Queen Anne homes of only a couple of years earlier in the ever-apparent struggle for the vogue. This house is in good repair and is basically unaltered from the original.

(15) Greek Revival Residence: This simple frame building is located on the corner of Sixth and Clay Streets. It is of one storey and is known to have been built prior to 1880. It is unusual in the placement of doors and windows in a manner representative of school architecture, suggesting present residential use as adaptive. No record has been found indicating original use. Heavy, yet skillfully crafted, pilaster strips mark the corners of the building. ~~This treatment is found on no other~~

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7. Description -- page 3

residence within the district.....suggesting other than residential original use.

(16) Saint Margaret's Catholic Church: This a simple one-storey Greek Revival style building with Gothic overtones, as represented by the pointed-arch windows. However, it is apparent that these windows are products of a later alteration, in that the building, although constructed for church purposes, functioned as a residence and then a hotel and newspaper office before finally being used for church purposes. The style and configuration of the general building mass suggests original Greek Revival treatment of the facades. An addition which serves as offices and sunday school classrooms has been recently added to the building to meet needs for space...this is unfortunate in that it is incongruous to the original portion of the building.

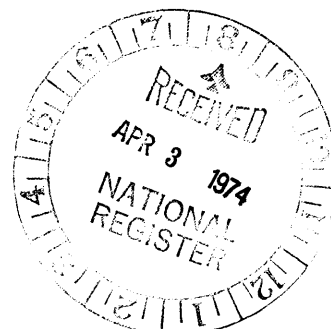
(17) Pioneer Log/Stone House: Constructed in the early 1850's, this house is a simple log structure which is set upon a stone walk-out basement. The building has suffered a great deal of abuse and resultant deterioration and has been covered with layers of siding which obscure original construction. It is unusual, however for the full fireplace found on the basement level which is assumed to have served as a kitchen.

(18) Blanch House: This building is an excellent example of the Queen Anne frame and shingle type of architecture which proliferated in Minnesota during the late 1880's and early 1890's. Notable features include patterned shingled gables, a corner turret, and spindled wrap-around porch. The building is in an excellent state of preservation.

(19) McKean House: This simple frame building of undistinguished style served as a milliner's shop in the 1880's. It has been adapted into a residence.

(20) Beaver-Hogle-Beaver Houses: These three houses on Clay Street add support to the architectural character of the historic district. Although of relatively undistinguished late nineteenth century vernacular, the buildings are in fair to good condition and continue to serve in original capacity as residences.

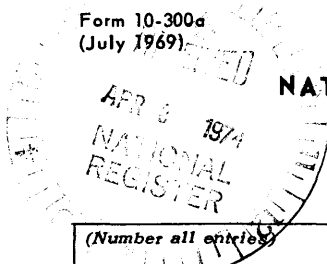
(21) Edmund Beatty House: This house is another of the supporting structures which lend cohesion to the historic character of the district. It was constructed in 1867 in a simple Greek Revival style. It has been covered-over with asbestos shake siding and continues to serve as a residence. Structurally, the building is in good condition.



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8. Significance -- page 4

It was deeded to the Dodge County Old Settlers Association and is used as an historical museum.

(5) Bourdons House: One of the early houses in Mantorville it is being restored to its original appearance.

(6) Suzy's Shoppe and Gallery (Former Masonic Lodge and Furniture Store): Built in 1856 this structure was the early meeting place of Mantorville Lodge No. 11, A. F. & A. M. It also served as the site of the first district court in Dodge County. For over a century it was a furniture store and for 59 years served as a mortuary. Now a gift shop and art gallery it is the information center for local history. Plans are to restore the masonic lodge on the second floor.

(7) Bank Building: The First State Bank of Mantorville served the financial needs of the community from 1895 until it closed in 1932. It was one of three banks controlled by Teunis Slingerland. The front of the building is to be restored to its original by the present owners, the McGinley-Rasmussen Post, V. F. W.

(8) Spilman's Tonsorial Parlor: Built about 1870 this building has been used as a drug store, the Eggenesperger's Confectionery and for several decades as the home and business place of Don and Doris Spilman.

(9) Heinz House: Used as a residence today the building served as a harness shop and later as an insurance office by Governor Karl Rolvaag (son of O.E. Rolvaag whose home has been designated a National Landmark.)

(10) Mantorville Opera House: Built in 1918 to replace the portion of the "Business Block" that was destroyed by fire it was the setting for many traveling shows through three decades. It serves today as the city hall and civic center.

(11) Business Block--(ca 1870's): Originally three establishments, Kundert General Merchandise, M.G. Peters Hardware, and Guro Meat Market occupied the block. Fire destroyed the Kundert portion and was replaced by the Opera House. The meat market continues in operation and a tavern now occupies the former hardware store.

(12) Post Office: Constructed after the stone quarries in the area had closed, this former saloon is the only brick building in downtown Mantorville. It was operated as a saloon by Mrs. Rosina Blumer, great grandmother of the present postmaster who uses the second storey as living quarters.

(13) Cordenio Severance House: Built during a more gracious era this was the childhood home of Cordenio Severance, United States Senator, President of the American Bar Association and law partner of Cushman Davis and Frank B. Kellogg (Kellogg-Briand Pact). His father, Erasmus Severance, settled in Dodge County in 1856, operated a lumber business and was elected to the state senate in 1883.

(14) Teunis Slingerland House: The house was built in 1895 for Teunis Slingerland, described as the wealthiest man in Dodge County. He held controlling interest in three banks and 1884 owned over 10,000 acres in Dodge and surrounding counties.

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8. Significance -- page 5

(15) Greek Revival Residence: Recognized for its architectural contribution to the district.

(16) St. Margaret's Catholic Church: St. Margaret's Catholic Church was built in 1862, but was used as a residence, then as a hotel and later as the office of "The Mantorville Express" (the longest continuous published newspaper in Minnesota when it stopped going to press in 1958). It was dedicated St. Margaret's in 1910, 48 years after it was built for that purpose.

(17) Pioneer Log/Stone House--(ca. 1854): Believed to be the oldest building in the district. Its fireplace makes it a most unusual structure.

(18) Blanch House: This charming house was the childhood home of Arnold Blanch, famous American Artist. After graduating from the Minneapolis School of Art he went to New York and founded an art school with Adolph Dehn and Grant Wood. His works hang in many of the world's finest galleries. An historic object on the grounds is a cottonwood tree measuring 22 feet in diameter in which is embedded a log chain used to hold the three trunks together.

(19) McKean House: A private residence today, it was a millinery shop in 1880.

(20) Beaver-Hogle-Beaver Houses: Three private residences dating prior to 1880 that have retained their integrity and make a contribution to the character of the district.

(21) Edmund Beatty House: Built by Edmund Beatty, who was engaged in the manufacture of furniture and fanning mills. His son, Frank Edmund Beatty, became one of Mantorville's most famous personages rising to the rank of Rear Admiral, U. S. N. during World War I.

Mantorville Dam and Bridge Park: The park is located on a site formerly occupied by a milling firm. The steel bridge is the second constructed in 1931. The first county fair in the Minnesota Territory was held near the park.

Gaslight City: An important phase of Mantorville's Restoration was the installation in 1965 of over 200 gas lights.

