

MAY 20 1980

HISTORIC NAME: Main Street Commercial Buildings COUNTY: Blue Earth
 CURRENT NAME: CITY/TWP.: Mapleton JUL 26 1980
 LEGAL DESC.: Mapleton Station ADDRESS: North side Main Street
 Block 5 between Second and Third
 Lots 1-8 Streets

CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THEME/S:
Building _____	Excellent _____	Local <u>X</u>	Primary <u>Commerce</u>
Structure _____	Good <u>X</u>	State _____	Secondary <u>Architecture</u>
Object _____	Fair _____	National _____	Others _____
District <u>X</u>	Deteriorated _____		

OPEN TO THE PUBLIC: Yes X No _____ Restricted X PRESENT USE:
 VISIBLE FROM THE ROAD: Yes X No _____ Commercial, Residential,
 OCCUPIED: Yes X No _____ Meeting Space

DATE CONSTRUCTED: Various (see description) ORIGINAL USE: Commercial, Residential, Meeting
 ORIGINAL OWNER: Various (see description) ARCHITECT/BUILDER: J.B. Nelsen & Co., Space
 Mankato, and others

OWNER'S NAME AND ADDRESS: Various (see attached list) ACREAGE: Less than one acre
 approx. 1.2

LOCAL CONTACT/ORG.: Blue Earth County Historical Society,
 606 South Broad, Mankato, MN 56001

FORM PREPARED BY: Dennis Gimmetad
 DATE: January 9, 1980

UTM REFERENCE:
 Mapleton Quad. 7.5
 15 / 423330 / 4864220

DESCRIPTION:

The Queen Anne commercial buildings on the north side of Main Street between Second and Third Streets in downtown Mapleton are at the center of the town's commercial area. They are all of brick, uniform in height (two stories), and form a continuous facade for the entire block.

The structures are of varying widths. Those at the western end of the block occupy the front portion of the lots on which they are located; those at the eastern edge are less deep to allow for the angled railroad right-of-way (now abandoned) which passes immediately to the rear.

The individual buildings (west to east) are as follows:

Brown's Bank Building (later Mapleton State Bank), 1896 (now M & M Insurance Agency, T & T Corral, Mapleton Veterinary Clinic, and Tichenor Funeral Home). Two stories; brick with continuous stone sills and lintels; simple patterned brick cornice; rectangular second story windows (some with altered infill); ornamental metal stairway to second level at side; corner storefront with corner entrance and stone trim; east storefront somewhat modified but with iron columns visible; rear (Second Street) storefront with arched openings.

McLaughlin Building, 1896 (now Tichenor Furniture). Two stories, brick with stone sills and lintels; second story divided into six bays with rectangular windows and patterned brick at top; center window with arched, multipaned transom; ornamental pediment at top of center section removed; storefront and second floor entrance bay (west) altered.

Johnston, Masonic Hall, and Crane Buildings, 1896 (now portion of Finnegan's Foods and Josephus Lodge #128). Two stories; brick with stone trim; seven bays on second story; alternating rectangular and arched windows (many with altered infill); patterned brick cornice capped by ornamental stone finials and molding at top; name and date plate at center; many intact features reportedly intact under remodeled storefront. This unit originally included individual storefronts of Johnston and Crane with an entrance to the second floor Masonic Hall at the center.

IOOF Building, 1895 (now portion of Finnegan's Foods and Mapleton Lodge #101). Two stories, brick with stone lintels, sills, and trim; three bays on second story; rectangular windows; central window with triangular colored glass section capped by name and date plates and triangular projecting pediment; patterned brick cornice; many original features reportedly intact under remodeled storefront.

(see continuation sheet)

Pagenkopf Building, c. late 1890s. (now Style Shop and partially vacant). Two stories; two storefronts; second story of each unit basically identical to IOOF Building except for name plate and window infill; three-bay iron storefronts intact with columns from the Mayer Brothers Foundary in Mankato. (Although an exact date has not been established for this unit, local sources indicate that the western portion was constructed first, shortly after 1896, and that the eastern portion, an irregularly-shaped building with a diagonal rear wall following the railroad right-of-way, was constructed shortly thereafter.)

SIGNIFICANCE:

The group of commercial buildings on the north side of Mapleton's Main Street between Second and Third Streets is significant as a coherent unit of structures, the majority erected at the same time by a noted area contractor, illustrating a high point of "Main Street" commercial architecture. Several frame commercial structures had originally been constructed on the block after Mapleton was platted as a railroad townsite in 1871; in 1895, the IOOF erected a two-story brick building near the east end of the block. The next year a fire destroyed the frame structures at the western end of the block and resulted in the construction of the present more substantial brick buildings. This building transition was a characteristic pattern for the maturing track-side towns of the area. J.B. Nelsen and Company, a Mankato contractor who became known for the construction of public and commercial buildings throughout the region, was hired to construct the brick replacement buildings for J.E. Brown, James McLaughlin, John Johnston, the Masonic Lodge, and G.R. Crane. The easternmost building on the block, the Pagenkopf Building, was added shortly thereafter (builder unknown) and followed the style of the adjacent IOOF structure. Its angled rear wall is a reminder of the route of the now-removed railroad. The buildings of the block are individually typical in their two-story apartment-storefront arrangements and modest but ornamented styles, but unusual as a group in the interrupted uniformity of scale and materials. In spite of numerous cosmetic alterations, most of the fabric of the buildings is intact, and together they are a good representation of a phase of streetscape evolution that occurred in townsites throughout the area during the late 19th and early 20th centuries.

Bibliography

Hughes, Thomas, History of Blue Earth County, and Biographies of Its Leading Citizens. Chicago: Middle West Publishing Company 1909(?). pp. 213, 513-14.

Newell, Ronald J. Where the Winding Maple Flows. (Mapleton?) Privately published, 1978(?). pp. 68-74.

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Main Street Commercial Buildings
Mapleton
Ownership List

Blue Earth County
Mapleton, MN

<u>Historic Name</u>	<u>Legal Description</u>	<u>Current Owner</u>	<u>Current Tenant</u>
Brown's Bank Building	Lot 1, Block 5	Joyce E. Johnson Box 422 Mapleton, MN 56065	M & M. Insurance, T & T Corral, Mapleton Veterinar
Brown's Bank Building	Lot 2, Block 5	Walter Tichenor Box 482 Mapleton, MN 56065	Tichenor Funeral Home
McLaughlin Building	Lot 3 and W. 19 ft. of Lot 4, Block 5	Walter Tichenor (as above)	Tichenor Furniture
Johnston, Masonic Hall, and Crane Buildings	E. 6 ft. of Lot 4 and all of Lot 5, Block 5	Josephus Lodge #128 Mapleton, MN 56065	Finnegans Foods and Masonic Lodge
Johnston, Masonic Hall, and Crane Buildings	Lot 6, Block 5	Frances C. Finnegan Box 427 Mapleton, MN 56065	Finnegans Foods and Masonic Lodge
IOOF Building	Lot 7 and W. 5 ft. of Lot 8, Block 5	Mapleton Lodge #101 Mapleton, MN 56065	Finnegans Foods and IOOF Lodge
Pagenkopf Building	Lot 8 ex. W. 5 ft., Block 5	ALJ Ranch Star Route Des Arch, Mo. 63636	West storefront - vacant; East storefront - Style Shop