

Supplementary Listing Record

NRIS Reference Number: BC100000605

Date Listed:

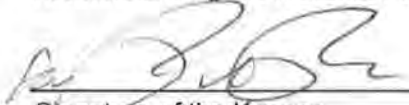
1/31/2017

Property Name: Lanesboro Historic District
(Fillmore County MRA)

County: Fillmore

State: MN

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation



Signature of the Keeper

1/31/2017

Date of Action

=====

Amended Items in Nomination:

In addition to the boundary expansion of the district, the nomination has been completely revised. In order to distinguish the new nomination from the old, the property name should be changed to: "Lanesboro Historic District Boundary Expansion".

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Lanesboro Historic District

Other names/site number: n/a

Name of related multiple property listing: n/a

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: roughly bounded by Ashburn Street East, Parkway Avenue North and South, the Root River, Elmwood Street West, and Kirkwood Street

City or town: Lanesboro State: MN County: Fillmore

Not For Publication: n/a

Vicinity: n/a

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

		<u>12-7-16</u>
Signature of certifying official/Title: Amy Spong, Deputy SHPO, MNHS		Date
State or Federal agency/bureau or Tribal Government		
In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.		
Signature of commenting official:		Date
Title :		State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)


Signature of the Keeper

1/30/17
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☒
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
District ☒
Site ☐
Structure ☐
Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>3</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>5</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 32

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/Business/Office Building

COMMERCE/TRADE/Professional

COMMERCE/TRADE/Specialty Store

COMMERCE/TRADE/Warehouse/Commercial Storage

COMMERCE/TRADE/Financial Institution/Bank

COMMERCE/TRADE/Restaurant/Saloon

COMMERCE/TRADE/Department Store/General Store

GOVERNMENT/Fire Station

GOVERNMENT/Post Office

INDUSTRY/PROCESSING/EXTRACTION: Waterworks/Dam

INDUSTRY/PROCESSING/EXTRACTION: Waterworks/Water Power Canal

INDUSTRY/PROCESSING/EXTRACTION: Energy Facility/Powerhouse

INDUSTRY/PROCESSING/EXTRACTION: Communications Facility/Telephone Exchange

SOCIAL: Meeting Hall

RECREATION AND CULTURE/Theater

RECREATION AND CULTURE/Music Facility/Opera House

TRANSPORTATION/Rail-related/Railway bridge

DOMESTIC/Hotel

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/Business/Office Building

COMMERCE/TRADE/Professional

COMMERCE/TRADE/Specialty Store

RECREATION AND CULTURE/Theater

INDUSTRY/PROCESSING/EXTRACTION: Waterworks/Dam

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Italian Renaissance

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style

OTHER/STORAGE

OTHER/GRAIN ELEVATOR

OTHER/TRAIN SHED

Materials: *(enter categories from instructions)*

Principal exterior materials of the property:

Foundation: STONE/Limestone; BRICK; CONCRETE

Walls: BRICK; STONE; WOOD; METAL; CONCRETE

Roofs: ASPHALT; METAL

Other: STUCCO; SYNTHETICS/Vinyl

Narrative Description

Summary

The Lanesboro Historic District was placed on the National Register of Historic Places on September 2, 1982, and is located in the heart of downtown Lanesboro in southeastern Minnesota, along the Root River. The historic district includes two primary areas: 1) the northern downtown commercial district, comprised of late-19th-century and early-20th-century commercial buildings, and, 2) to the south and west, the water-powered industrial district. The district exemplifies a well-preserved example of a community built around the functions of water-power milling and rail transportation.

A two-block portion of the community's early commercial and industrial area north of Coffee Street along Parkway Avenue North was not included in the original Lanesboro Historic District. This nomination proposes expanding the northern boundary of the district along Parkway Avenue North, to include a collection of late 19th-century and early 20th-century commercial and industrial buildings and structures. Like the buildings in the current district, these additional buildings reflect the town's growth and development during the same time period of 1868 to 1929. Many are similar to the buildings already in the district. Others are building types not represented in the current district but equally reflective of the town's history.

Including those properties already listed on the National Register, the expanded historic district contains 43 buildings and structures in total, including 36 contributing and 7 non-contributing. The original 1982 nomination contained 38 buildings and structures, including 32 contributing or pivotal and 6 non-contributing. Two buildings and one structure have been lost since the original nomination. The buildings and structures are largely intact in scale, volume and materials. They retain a consistent overall character: one to two stories in height, brick façades with ground-floor storefronts, and uniform alignment to the street fronts, with notable exceptions of the train and mill-related buildings.

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Narrative Description

See Continuation Sheet 7.1 – 7.14

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

INDUSTRY

ENGINEERING

Period of Significance

1868-1929

Significant Dates

- 1868 – The Southern Minnesota Railroad was constructed diagonally through the city from southwest (near the dam) to northeast (behind the later location of the Lanesboro Village Hall), connecting the commercial and industrial sectors of the new community. The Lanesboro Stone Dam and Water Power Canal is built.
- 1929 – Although Lanesboro would persevere through cycles of enterprise after the Great Depression, the October 29 crash effectively marked an economic downturn. Lanesboro would not recover from until a resurgence by its creative community in the 1990s.

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

Erickson, Frank

Benson, Nels

Olson, Olag

Walrath, W.H.

Galligan, Dennis

Colonel Porter (engineer)

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Statement of Significance Summary

The period of significance for Lanesboro began in 1868 -- with the dual development of Lanesboro Stone Dam and Water Power Canal, and the arrival of the train tracks of the Southern Minnesota Railroad. While several towns in southeastern Minnesota were boosted by railroad transportation and the water-powered milling industry, Lanesboro was uniquely positioned to benefit from both.¹ The expanded historic district reflects those developments.

The district is locally significant under National Register **Criterion A** for its Commerce and Industry, which played an important role in creating a thriving agricultural and industrial community in Fillmore County. The town was built around water-powered milling, linked via rail transportation, and served as a destination for travelers seeking entertainment and the natural beauty of its bluffs and waters. In his history of the region, Franklyn Curtiss-Wedge wrote that Lanesboro stood out as "one of the most picturesque of southern Minnesota villages, with pretty expanses of water and towering bluffs, which give it a characteristic individuality."²

The historic district is also locally significant under National Register **Criterion C** in Engineering and Architecture. The commercial and industrial buildings were designed for a variety of business enterprises that played an important role in the community's development. They included retail stores, a confectionery, theater, as well as structures created for warehousing, cold storage, and milling. Its still-functioning stone dam was the pivotal structure around which the creative and industrious community was built. These buildings, united by function and plan, continue to embody the distinctive characteristics of the type and method of construction available during the period of significance.

The district has 43 properties, 36 of them contributing. The historic district is largely orientated to Parkway Avenue and the Root River, bisected by the now-decommissioned railroad and associated spurs. The district reflects the prosperity of this community, beginning in 1868, and ending with the economic collapse of 1929. The historic district consists of five city blocks, in part or in whole, and stretches along the Root River from the Lanesboro Stone Dam on the south end to the warehouse train shed and Stone Mill on the north end. The original nomination, filed in 1982, did not include two blocks that were a significant contributor to the commercial, industrial and tourism enterprises of the community, which has been included in this nomination.

Narrative Statement of Significance

See Continuation Sheets 8.1 through 8.6

¹ Robert M. Frame III. "National Register of Historic Places Inventory – Nomination Form," (National Park Service, 1981). Online resource, accessed October 23, 2015, at: <http://focus.nps.gov/pdfhost/docs/NRHP/Text/64000354.pdf>.

² Franklyn Curtiss-Wedge, *History of Fillmore County Minnesota* (Vol. 1) (Chicago: H.C. Cooper Jr. & Co., 1912), 240.

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9. Bibliography

- A Guide to Lanesboro's Historic Structures and Locations, Past and Present.* Lanesboro, MN: Lanesboro Historical Preservation Association, 1992.
- Aspiration, Acculturation, and Impact.* (n.d.). From the Harvard University Library Open Collections Program. Online resource. Accessed May 12, 2015 at: <http://ocp.hul.harvard.edu/immigration/railroads.html>.
- Bordwell, David, and Kristin Thompson. *Film History: An Introduction.* New York: McGraw-Hill Company Inc., 2003.
- Buffalo Bill Days: Lanesboro.* (n.d.). Online resource. Accessed May 13, 2015, from Lanesboro municipal site at: <http://www.lanesboro-mn.gov/site/lanesboro-boards-buffalo-bill-days.php>.
- Cary, John W. *The Organization and History of the Chicago, Milwaukee & St. Paul Railway Company.* New York: Arno Press, 1981.
- Curtiss-Wedge, Franklyn. *History of Fillmore County Minnesota* (Vol. 1). Chicago: H.C. Cooper Jr. & Co., 1912.
- DeCarlo, Peter J. "Treaty of Mendota." Online resource. Accessed May 12, 2015 at: <http://www.mnopedia.org/event/treaty-mendota>.
- Drake, Charles R., and Vienna L. *River Valley Echoes: Lanesboro, Minnesota 1869-1969.* Rochester, MN: Whiting Printers and Stationers, 1969.
- Fellows, M. G. *Historic Lanesboro from its beginning until 1902.* Lanesboro, MN: Lanesboro Historical Preservation Association, reprinted 1992.
- Frame III, Robert M. National Register of Historic Places Inventory – Nomination Form. "Fillmore County Multiple Resource Area." National Park Service, 1981. Online resource. Accessed at: <http://focus.nps.gov/pdfhost/docs/NRHP/Text/64000354.pdf>.
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- Grabau, Bretta. "Lanesboro Seeks Public Support for Historic Dam," *Bluff Country News*, February 11, 2015.
- History of Fillmore County.* 1882 publication reprinted by Fillmore County Historical Society. Providence, UT: Orrin Schwab Books, 1982.

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Morgan, William. *The Abrams Guide to American House Styles*. New York, NY: Abrams Books, 2004.

Olsenius, Richard. *Minnesota Travel Companion: A Unique Guide to the History Along Minnesota's Highways*. Wayzata, MN: Bluestem Productions, 1982.

Sanborn Fire Insurance Map Company. *Lanesboro, Fillmore County, Minnesota*.

Sheets 1, 2 and 3. New York: Sanborn Map Company, 1894.

From the Hennepin County Library Digital Database. Online access at:

<http://sanborn.umi.com.ezproxy.hclib.org/mn/4325/dateid-000001.htm?CCSI=8887n>.

Sheets 1, 2 and 3. New York: Sanborn Map Company, 1900. From the Hennepin County Library Digital Database. Online access at:

<http://sanborn.umi.com.ezproxy.hclib.org/mn/4325/dateid-000002.htm?CCSI=8887n>.

Sheets 1, 2, 3 and 4. New York: Sanborn Map Company, 1909. From the Hennepin County Library Digital Database. Online access at:

<http://sanborn.umi.com.ezproxy.hclib.org/mn/4325/dateid-000003.htm?CCSI=8887n>.

Sheets 1, 2, 3, 4 and 5. New York: Sanborn Map Company, 1926. From the Hennepin County Library Digital Database. Online access at:

<http://sanborn.umi.com.ezproxy.hclib.org/mn/4325/dateid-000004.htm?CCSI=8887n>.

Soffa, Alice L. *Sentimental Journey into the Past: Lanesboro, The Heart of Fillmore County*.

Unpublished manuscript, 1980. Accessed at Gale Family Library, Minnesota Historical Society, St Paul.

Ward, Don, and Ted St. Mane. *Images of America: Lanesboro, Minnesota: Historic Destination*.

Charleston, SC: Arcadia, 2002.

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Lanesboro, 1990. Prepared for the Lanesboro Heritage Preservation Commission. Summer 2012.

Zahn, Thomas R. & Associates. "Lanesboro Historic District Expansion Evaluation." Summer-Fall 2013.

Prepared for the Lanesboro Heritage Preservation Commission. Summer 2012.

Zahn, Thomas R. & Associates. "City of Lanesboro Downtown Preservation Commercial Design

Guidelines." Prepared for the Lanesboro Heritage Preservation Commission. Summer 2012.

ADDITIONAL PHOTOGRAPHIC RESOURCES

Lanesboro Historical Museum, Lanesboro.

Photograph Collection, St. Mane Theater, Lanesboro.

Photograph Collection, Tom Manion Law Office, Lanesboro.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☒ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): FL-LBC-427

10. Geographical Data

Acreage of Property 26

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

SEE ATTACHMENT

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- 1: 15 / 582385 / 4841665
2: 15 / 582450 / 4841652
3: 15 / 582450 / 4841568
4: 15 / 582438 / 4841568
5: 15 / 582438 / 4841540
6: 15 / 582417 / 4841540

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7: 15 / 582417 / 4841495
8: 15 / 582503 / 4841495
9: 15 / 582413 / 4841380
10: 15 / 582445 / 4841380
11: 15 / 582445 / 4841341
12: 15 / 582466 / 4841341
13: 15 / 582466 / 4841241
14: 15 / 582410 / 4841241
15: 15 / 582410 / 4840894
16: 15 / 582171 / 4840894
17: 15 / 582171 / 4840982
18: 15 / 582239 / 4840982
19: 15 / 582239 / 4841376
20: 15 / 582339 / 4841376
21: 15 / 582315 / 4841449
22: 15 / 582352 / 4841449
23: 15 / 582352 / 4841503
24: 15 / 582359 / 4841503
25: 15 / 582359 / 4841529
26: 15 / 582385 / 4841529

Verbal Boundary Description (Describe the boundaries of the property.)

Boundaries are indicated on the accompanying base map

Boundary Justification

(Explain why the boundaries were selected.)

The boundary includes five city blocks, in part or in whole, and stretches along the Root River from the Lanesboro Stone Dam on the south end to the freight warehouse train shed and Stone Mill and grain mill on the north end. The boundary does not include the area of the former mill basin, since this area has been altered and is now under cultivation. The southern (industrial) and northern (commercial) portions of the district are connected most strongly along the routes of the Root River and Parkway Avenue, which are parallel to each other on the southern and central area of the district, beginning at the Thompson House at the southern edge to the intersection of Elmwood Street and Parkway Avenue South. The north side of this intersection is historically part of the commercial area for the City of Lanesboro.

11. Form Prepared By

Name/title: Alex Haecker, AIA
Organization: AWH Architects
Street & number: 21 East 26th Street
City: Minneapolis State: MN Zip code: 55404
E-mail: alex@awharchitects.com
Telephone: 612-558-5383

Date: July 15, 2016

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Original nomination authored by Robert M. Frame III, Ph.D., February 1981

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Lanesboro Historic District

City or Vicinity: Lanesboro

County: Fillmore

State: Minnesota

Photographer: Alex Haecker

Date Photographed: **November 8, 2015 (unless otherwise noted)**

Description of Photograph(s):

Number of photographs: 24

1. View to NW. 105 and 109 Parkway Ave. S. and 101 Parkway Ave. N, left to right. (in '82 boundary)
2. View to E. Looking over the Root River towards 100, 104, and 106 Parkway Ave. S, left to right. Chicago, Milwaukee, & St. Paul Railway Bridge (1910) in foreground. (in '82 boundary)

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3. View to NE. East side of street starting with 108 Parkway Ave. N. on the far right, and the left side of the photograph shows the west side of Parkway Ave. N. starting with a fragment of 109 Parkway Ave. N. on the far left. (in '82 boundary)
4. View to NW. 107 – 121 Parkway Ave. N, left to right. (in '82 boundary)
5. View to W. 101 Parkway Ave. N. (Thompson & Thompson Store (c.1872)), 103 Parkway Ave. N. (Nelson & Nepstad Store (c.1879)), and 105 Parkway Ave. N. (Nelson & Cook Store (c.1872)), left to right. (in '82 boundary)
6. View to SE. 110 Parkway Ave. N. (Farmers Merchants Telephone Exchange (c.1929)), 108 Parkway Ave. N. (Galligan Block (c.1895)), left to right. (in '82 boundary)
7. View to SE. 105 Coffee St. E. (Gunn's Brewery Saloon (c.1886)), 107 Coffee St. E. (C.A. Ward Barber Shop (c.1886)), 118 – 108 Parkway Ave. N, left to right. (in '82 boundary)
8. View to E/SE. 202 Parkway Ave. N. C.C. Scanlon Clothing Store (c.1875, in '16 boundary), non-contributing. 100 Coffee Street E, Scanlan General Store (c.1880, in '82 boundary), left to right.
9. View to SE. 302 Parkway Ave. N, Railroad warehouse (c. 1900). 100 Beacon Street E, Nelson Brothers Cold Storage and N.O. Henderson Grain Elevator (c. 1884, 1898), left to right. (in '16 boundary)
10. View to W. Rear view of 302 Parkway Ave. N, Railroad warehouse (c.1900). Rear view of 100-102 Beacon Street E, Nelson Brothers Cold Storage and N.O. Henderson Grain Elevator (c. 1884, 1898), right to left. (in '16 boundary)
11. View to NW. 100-102 Beacon Street E, Nelson Brothers Cold Storage and N.O. Henderson Grain Elevator (c. 1884, 1898), left to right. (in '16 boundary)
12. View to E/SE. 118 Parkway Ave. N (Scanlan-Habberstad Bank & Trust Company Building (c.1916 and 1923)), 105 Coffee St. E. (Gunn's Brewery Saloon (c.1886)), 107 Coffee St. E.

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- (C.A. Ward Barber Shop (c.1886)), Dentist Office, (recent construction), 109 Coffee Street East, and 111 Coffee St. E. (Lanesboro Village Hall & Fire Hall (c.1886)), right to left. (in '82 boundary)
13. View to NE. Rear of 105 Coffee St E, 109 Coffee St. E. and 111 Coffee St. E. (Lanesboro Village Hall & Fire Hall (c.1886)), left to right. Taken from Milwaukee Rd, the Root River State Trail is to the right. (in '82 boundary)
14. View to NE. Right to left; 202, 204, 206, 208, and 210 Parkway Ave. N. C.C. Scanlon Clothing Store (c.1875), M.V. Bean Building (c.1890), St. Mane Theater (c.1897), Commonweal Theater (c. 2007), and White Front Café (c. 1940), respectively. (in '16 boundary)
15. View to W. along north boundary. Rear view of 302 Parkway Ave. N., Railroad warehouse (c.1900). Rear view of 100-102 Beacon Street E., Nelson Brothers Cold Storage and N.O. Henderson Grain Elevator (c. 1884, 1898), right to left. (in '16 boundary)
16. View to NW. Rear of 102 Parkway Ave. N. on the left. 111 – 115 Parkway Ave N. beyond, left to right. (in '82 boundary)
17. View to SW. 105 Parkway Ave. S. (Scanlan Hall (c.1890)), 109 Parkway Ave S., right to left. (in '82 boundary)
18. View to E. 204, 206, and 208 Parkway Ave. N. M.V. Bean Building (c.1890), and St. Mane Theater (c.1897), and Commonweal Theater, right to left. Photographed July 26, 2014. (in '16 boundary)
19. View to N. 201 Parkway Ave. N. from Coffee St.W. DeVilliers Confectionery Building (c.1900). Photographed July 26, 2014. (in '16 boundary)
20. View to W. 201 Parkway Ave N. from Parkway Ave N. DeVilliers Confectionery Building (c.1900). Photographed July 26, 2014. (in '16 boundary)
21. View to W. Lanesboro Powerhouse (c. 1922). (in '82 boundary)

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22. View to SW. Lanesboro Stone Dam (c. 1868). (in '82 boundary)
23. View to S. 111 Coffee St. E., Lanesboro Village Hall & Fire Hall (c.1886). (in '82 boundary)
24. View to W. James Thompson House (c. 1870). (in '82 boundary)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lanesboro Historic District

Name of Property

Fillmore County, Minnesota

County and State

Name of multiple listing (if applicable)

Section number 7 Page 1

Narrative Description

Some of this text is from the original National Register of Historic Places nomination, filed in 1981.

The City of Lanesboro is located in Carrolton Township, which is one of 24 townships in Fillmore County in southeastern Minnesota. It is situated on the south branch of the Root River, and is 120 miles from Saint Paul, Minnesota, 51 miles from LaCrosse, Wisconsin, and 38 miles from Rochester, Minnesota. Lanesboro is surrounded by steep bluffs to the north and west, and is tucked into a natural valley. This geographical feature, along with the arrival of the Southern Minnesota Railroad, determined the location of the town. Irish immigrant John Scanlan, Sr. and his four sons first settled the site of Lanesboro in 1856. There was no development until 1868, however, when several events of significance occurred.

The Lanesboro commercial district along Parkway Avenue North (originally E Street), the focus of this nomination, was established on the income provided by the water-powered industrial base and was constructed in the 1870s and 1880s. Development was spurred by the beginning of construction of the Lanesboro Stone Dam in the summer of 1868 and the arrival of the Southern Minnesota Railroad that December.

The buildings of the expanded historic district were constructed from the mid-1870s to the early 1900s, within the period of significance, as evidenced by Sanborn Fire Maps from 1884 to 1926.

The expanded historic district continues the commercial district of the original nomination. It is oriented to and along Parkway Avenue North (originally E Street), extending two city blocks north from Coffee Street East (the northern edge of the current district) to Ashburn Street East. Of particular note in the expanded district are the two northerly buildings, which demonstrate and reflect the industrial and agrarian influence of the period of significance. Their inclusion creates a more comprehensive and unified representation of the Lanesboro Historic District.

The full district:

- 1) reflects the concentration of buildings and commercial activity present during the period of significance,
- 2) reflects the respective orientation of the buildings to the street, river and railroad,
- 3) reflects the same developmental history -- commercial and industrial structures that are mostly two stories in height, with shop space on the first floor, and office or meeting space on the second floor. They are usually one city lot in width and divided into three bays, which are most visible in the second-floor façades.

The first block north from Coffee Street (originally 2nd Street) to Beacon Street (originally 1st Street) largely only incorporates the buildings along the eastern side -- with the exception of 201 Coffee Street West. Its long axis is orientated along north-south. The buildings form a cohesive city wall with an alley behind. These commercial buildings are generally attached, and are constructed of load-bearing masonry walls and façades with internal wood frame construction. They are two stories in height with shop space on the first floor and office, meeting space or residential space on the second floor. They are one city lot in width and divided into three bays, which are most visible in the second-story façades.

The second block incorporates the buildings along the eastern side, from Beacon Street to Ashburn Street (originally platted in the 1884 Sanborn Map, but not named), and reflects three major deviations from the

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first block.

- First, the short axis is along the north-south axis and reveals a geographical shift as the street slopes towards the river and the city street grid re-orientates itself to the river bend, which makes a sharp right turn from south to north paralleling Parkway Avenue, to west to east paralleling Ashburn Street. The turn is caused by the river abutting looming limestone cliffs, which form the northern edge and backdrop to the city of Lanesboro.
- The second deviation occurs in the type of construction. The freight warehouse and grain elevator -- which are pivotal structures within the new boundary -- were entirely wood-framed, while the stone mill -- which is attached to the grain elevator -- is constructed entirely of stone. The industrial buildings in the second block are largely detached, in contrast to the two-story attached buildings of the first block. The freight warehouse is a single-story shed building, while the grain elevator and attached stone mill are 2+ stories.
- The third deviation is their intended purpose, as the buildings were constructed for industrial activity, such as the handling of goods and cold storage of fruits and grains associated with the adjacent (now removed) railroad spur.

The area surrounding the expanded historic district does not depreciably detract from the district. The area to the south along Parkway Avenue is the original district, and the properties have retained their historic integrity in part due to the National Register designation, as well as to the advent of the City of Lanesboro Downtown Preservation Commercial Design Guidelines in 2012. The areas to the east, west and north consist of both commercial and residential buildings of similar scale and construction, mostly built after Lanesboro and the surrounding region came out of the Great Depression.

Lanesboro General Context

Lanesboro has natural scenic beauty. Towering bluffs surround the town, and the south branch of the Root River flows through the heart of it. A pedestrian can easily walk from one end of Parkway Avenue to the other, which is a distance of less than a mile. Lanesboro features preserved historic buildings, unique shops, art galleries, a year-round professional theater company, outdoor recreation outfitters, a welcoming visitor center, a winery, a public library, many fine restaurants, lodging establishments, a Sons of Norway lodge, historic bridges, and a paved bike trail that extends miles in both directions, a powerful dam, well-groomed homes and yards, Amish horses and buggies, a city park, a public library, an independent K-12 public school, a public golf course, and three well-maintained churches.

Lanesboro also is known as an environmentally aware community. City leaders believe its sense of place is tied to the natural environment. Lanesboro's distinctive natural features are complemented by ample areas for outdoor recreation. The city's land-use regulations promote efficient development patterns and low utility costs, while respecting environmental and social concerns. Most notably, the city has promoted redevelopment of deteriorated or vacant properties in areas already served by public utilities and streets. For example, Parkway Avenue North, which in 2007 had at least three vacant lots and several buildings in disrepair, is now a vibrant city center with high-density residential uses integrated into a mixture of commercial uses. The city also makes an effort to curb outward expansion and development.

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The downtown area continues to be the hub of community activity in Lanesboro, with businesses, services and homes in a clean and pedestrian-friendly environment. Adequate parking, consistent signage and additional pedestrian paths linking the riverfront to the downtown area have enhanced downtown business, as well as its atmosphere. Restored buildings and murals that celebrate Lanesboro's history have helped make downtown a tourist attraction, as well as a pleasant place for residents and others to visit.

Changes to Historic Buildings

Most of the buildings have been altered to some degree in the historic district. During the 1880s, many of the earlier wood commercial buildings – prone to fire – were replaced with buildings clad in locally produced brick. The buildings followed the general growth pattern from wood to masonry found in most American commercial centers during this period.

They also have been altered due to change of use, change of commerce needs, or because they were updated to modern materials. The alterations include changes to storefront and window systems and cladding materials. The storefronts and windows in some cases are not compatible with the historic character of the buildings. Some of the windows in the second stories of buildings have been replaced, but are generally within the original openings.

Buildings dating to the period of significance contribute to the historic district if they retain their overall historic character, including height, scale of materials, punched openings and uniformity of the street wall. Buildings with two façades are contributing if the primary façade or both of the façades retain their overall historic character. Buildings with changes that completely obscure their historic character are non-contributing. New buildings, and/or ones outside the period of significance, are considered non-contributing.

Street Features

Although the original street formation by the Lanesboro Townsite Company in 1868 is not precisely known, the streets of the historic district have retained their width and orientation at least since 1884, as evidenced by a Sanborn Map of the area that year. The original surface of the roads is unknown, but has been replaced with asphalt. The original sidewalks abutting the buildings were constructed of wood, as evidenced by period photos and depictions,³ and have been replaced with concrete.

Water Distribution and Electricity

From nearly the founding of Lanesboro, the municipality owned its own electric and water company.⁴ Water was distributed through 6" and 8" pipes, as evidenced by Sanborn Maps ranging from 1884 through 1926. Electricity was distributed overhead early on, but was buried in the late 20th century.

³ Don Ward and Ted St. Mane, *Images of America: Lanesboro Minnesota, Historic Destination* (Charleston, S.C.: Arcadia, 2002).

⁴ Ibid.

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PROPERTIES INCLUDED IN ORIGINAL BOUNDARY, 1982

Many of these descriptions come from the original National Register of Historic Places nomination, filed in 1981.

1. Lanesboro Stone Dam (Inventory No. 517) (1868) and Water Power Canal (photo no. 22). (Contributing)

This dam is characterized as a "stone masonry arch spillway and stone masonry non-overflow section arch secondary spillway" type. It is a gravity arch dam, and one of only six remaining masonry arch dams left in the United States. The dam's main component is a primary spillway, approximately 220 feet long, constructed of unmortared limestone masonry in an arch across the main channel of the South Branch of the Root River. The spillway is approximately 25 feet in height from the downstream channel bed to the crest, which has a concrete cap approximately 4 feet horizontal in width. The stone blocks of the spillway were reportedly quarried nearby, probably from the railroad cut along the west river bank. Additional components include: abutments and a stone masonry non-overflow section on the north side; a stone masonry canal intake structure, filled and capped with a concrete slab, containing three vertical timber slide gates; a stone masonry arch canal spillway and earth embankment; and an earth embankment railroad grade, which crosses the canal, separating the canal from the river. The canal proper extends approximately 1000 feet north from the canal intake, terminating at the Lanesboro Powerhouse (structure #2). As of 2015, the dam has been identified as a high-risk structure in need of repair; funds are being raised for repair work to be completed per Minnesota State Historic Preservation Office requirements.⁵

2. Lanesboro Powerhouse (c. 1922) (photo no. 21). (Contributing)

A one-story, brick and concrete block masonry structure located on the east bank of the downstream (north) end of the water power canal. Beginning in 1895, two units generated 240 kW each. After two of the three local flour mills were destroyed by fire, the plant's electricity powered the town's street lights, then stores, and by 1900 was powering residences. The plant powered a canning plant starting in 1904, which processed peas, string beans and pumpkin from area farms that was then shipped around the U.S. by railroad. In 1925, with increasing demand for electrical power, a second hydro unit, with a 180-horsepower Francis turbine with an 18-inch runner, was added to the plant. Operational problems and structural repairs reduced the output of the plant in the 1960s. By the early 1990s, it was adding only a few hundred megawatt-hours each year to the town grid and was used primarily as a back-up generator of power. As of 1995, the powerhouse contained one active Leffel turbine.

3. Chicago, Milwaukee, & St. Paul Railway Bridge (late 19th cen.) (photo no. 2). (Contributing)

A 135-foot long, 30-foot-tall, single-track, metal railroad truss bridge constructed by the Chicago, Milwaukee & St. Paul railroad system, which helped move agricultural items around the Midwest. It is a pin-connected, 6-panel through truss. It sits on stone and concrete abutments, which were re-grouted in 2011 by the DNR. The bridge was converted in the 1980s to become part of the 42-mile Root River State Biking and Walking Trail by the Rails-to-Trails Conservancy program. The trail follows the river, linking the rural communities in this part of the state, and is popular with cyclists, hikers and cross-county skiers.

4. James Thompson House, (c. 1870), 401 Parkway Avenue South (photo no. 1, 24). (Contributing)

The James Thompson House is a detached, two-story, T-shaped house classified as a Late Victorian: Italianate. The structure has a simple cube form, gabled roof, wraparound front porch, tall, thin one-over-one double-hung windows with round tops, bracketed soffits of wood, and brick exterior. There is a one-story, non-historic addition to the rear (west). It operates as a bed and breakfast. According to the History of Fillmore County, James Thompson arrived in 1869 and built the Lanesboro Mills with two brothers and a partner. He was President of the

⁵ Bretta Grabau, "Lanesboro Seeks Public Support for Historic Dam," *Bluff Country News*, February 11, 2015

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Lanesboro municipality in 1884.

The Italianate Style was popular in 19th Century America, having first developed in Britain by John Nash, then migrating to America and being promoted by architect Alexander Jackson Davis. The style broke open the boxlike American house form, with projections from multiple directions that linked the house with the surrounding landscape.

The James Thompson House sits prominently on a hill overlooking the dam, river and vista to downtown. The wraparound porch provides a direct link to the outside and vistas, while the brackets and detailing offer testament to the influence of the railroad for shipping of mass-produced home construction supplies.⁶

5. Root River Oil Company Storage Facilities (N/A)

These structures existed when the original nomination was completed, but are no longer extant.

6. Restaurant Building, 108 Parkway Avenue South. (Non-Contributing)

Two story masonry and wood frame constructed building with a gabled roof. First level is exposed concrete masonry units and second level is wood lap siding. The roof is asphalt shingle.

7. Scanlan Hall, (c 1890), 105 Parkway Avenue South (photo no. 17). (Contributing)

The Scanlan Hall is a detached commercial multi-story wood-framed building with exterior load-bearing masonry walls, classified as Late Victorian: Italianate. The primary façade (east) is two stories fronting Parkway Avenue South and three stories on the other secondary facades as the grade slopes down to the river. The primary façade is constructed of fired brick and is delineated by three arches with supporting fluted columns. There is a central inset bay on the first floor and a second-story central door accessing a balcony. It is balanced by hooded four-over-four, double-hung windows on each side with segmented arched heads, topped by a decorated brick cornice with fluted balustrades, and a central rounded arch element. The decorated cornice and fired brick wrap the corner on the south elevation as the building steps down to the river. On the north and west elevations, common brick is used with no particular decoration or ornamentation. The building currently is the home of the Lanesboro Museum.

8. Root River Outfitters, 109 Parkway Avenue South (photo no. 17). (Non-Contributing)

One story concrete masonry building with a flat roof. The building has two overhead doors facing Parkway Avenue and a large picture window.

9. Bethlehem Lutheran Church Hall (Sons of Norway Lodge), (1910). (Contributing)

The Sons of Norway Lodge is a one-story detached rectangular hipped-roof, wood-framed building with a stamped metal exterior skin to imitate ashlar blocks, sitting atop a masonry foundation. The primary façade (west) faces Parkway Avenue South and is replete with gabled front porch with a half-sunburst pattern dominating the gable end of the columned entrance porch with Ionic columns. The centered front door is topped with a Roman arch window transom and flanked by small, segmented arched windows on either side. The north and south façades are punctuated with double-hung windows in rectangular and Roman arch openings. A non-historic addition is on the east side. The building is the home of the Sons of Norway Lodge 376.

⁶ William Morgan. *The Abrams Guide to American House Styles*. (New York, NY: Abrams, 2004).

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10. Hotel Building, (c. 1875), 106 Parkway Avenue South (photo no. 2). (Contributing)

The rectangular, hipped-roof, wood-frame hotel structure is built into the steep hillside, with three stories on the street (west) facade and two stories at rear. Wood clapboard siding with symmetrical window and door openings adorn the primary (west) facade with a projecting, wood-strut supported porch extending around the hotel at second-story level on the west and south facades. The shop area at first story has a central door flanked by two windows on either side. The building sits atop a limestone foundation.

11. Devey Hotel, (1870 and c.1894), 104 Parkway Avenue South (photo no. 2). (Contributing)

The rectangular, hipped-roof, wood-frame hotel building is built into the steep hillside, with three stories on the primary, street (west) facade and two stories at rear. The north half, circa 1870, of the building's gabled end is interrupted by a false front.⁷ The entire building is clad in wood clapboard siding with simple, symmetrical window and door openings. A projecting, wood-strut supported porch sits across the front of the north half of the double building. The south half, added circa 1894, has a flat roof and continues the false front. There is a shop area at the first story.

12. Tailor Shop, (c. 1870), 100 Parkway Avenue South (photo no. 2). (Contributing)

The Tailor Shop is a rectangular, two-story, wood-frame building with a gabled roof and wood clapboard siding. The building sits at the juncture of Parkway Avenue South, Elmwood Street and the railroad crossing. The main door is located at the northwest corner facing this juncture. The windows are two-over-two and one-over-one double-hung, wood-sash windows.

13. Ellef Loveland Building, (c. 1873), 103 Elmwood Street East. (Contributing)

The two-story, coursed ashlar stone building with a hipped roof and gable dormers faces Elmwood Street. The punched window openings have segmental arch tops and four-over-four, wood-sash, double-hung windows. The first story of the front (north) facade has been replaced with concrete block infill while the second story remains ashlar stone. A centered door flanked symmetrically by windows adorns both stories, while the second story has an open balcony. A one-story, lean-to non-historic addition is situated on the east facade. The building currently houses the American Legion Post #40.

14. Thompson & Thompson Store, (c. 1872), 101 Parkway Avenue North (photo no. 5). (Contributing)

The two-story with basement commercial building faces Parkway Avenue South and is classified as Commercial Italianate. The primary facade (east) has three large Roman arch bays with keystones at the first story. The central bay door is flanked by large, fixed wood-sash windows in either bay. On the second floor segmental arch hooded window openings are symmetrically located with four-over-four, wood-sash, double-hung windows. The front (east) facade consists of finely cut smooth ashlar stone, while the secondary facades are rough-cut ashlar stone. The primary facade is topped with a decorated stone and tin bracket cornice. The secondary facade facing south is adorned with segmental arch hooded window openings on the second story connected via an open wood balcony. The west facade facing the river has square punched masonry openings on the basement and first floor levels with wood-sash, double-hung windows, while the second story continues the segmental arch hooded window openings of the south facade with two-over-four, double-hung windows. The building is currently used as a bed and breakfast.

⁷ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (W. W. Norton & Company, 2009) p. 234.

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15. Nelson & Nepstad Store, (c. 1879), 103 Parkway Avenue North (photo no. 5). (Contributing)

This attached two-story (with basement), red brick commercial building faces Parkway Avenue South and is classified as Commercial Italianate. The first floor has large floor to ceiling shop, wood-sash windows with a recessed central entry bay flanked by engaged Ionic columns. A decorated brick bracket belt course delineates the first and second floors. The second floor has tall hooded segmental arch window openings with one-over-one, wood-sash, double-hung windows. A bracketed tin cornice adorns the top. The building currently is home to the Lanesboro Arts Center on the first floor with rental rooms above.

16. Nelson & Cook Store, (c. 1872), 105 Parkway Avenue North (photo no. 5). (Contributing)

This two-story, red brick commercial building faces Parkway Avenue South and is classified as Commercial Italianate. The first floor has large floor-to-ceiling shop, wood-sash windows with a recessed central entry bay flanked by engaged Ionic columns. A decorated brick bracket belt course delineates the first and second floors. The second floor has hooded segmental arch window openings with two-over-two, wood-sash, double-hung windows inset in recessed bays. A simple tin cornice adorns the top where there was once an elaborate bracketed brick-and-tin cornice with a central rounded arch. The building is currently a lodge on the second floor and retail on the first.

17. Lanesboro Leader Building, (c. 1870), 107 Parkway Avenue North (photo no. 4). (Contributing)

This two-story, cream-colored, brick commercial building is classified as Commercial Italianate. The first floor primary façade (east) has three bays with shop, wood-sash windows on either side of a central recessed unadorned entry bay. The three bays are connected by a storefront cornice. The second story has three symmetrical segmented arch masonry openings with one-over-one, wood-sash, double-hung windows. A simple bracketed brick cornice adorns the top. The building currently has a shop area at the first story with office space above.

18. Chapman Hardware Building, (c. 1870), 109 Parkway Avenue North (photos no. 3, 4). (Contributing)

This three-story, Commercial Italianate commercial building retains much of its upper-story integrity, but has lost its projecting cornice and its original storefront fenestration. It is the tallest commercial building in downtown Lanesboro. It is faced with cream-colored brick and retains its original upper-story, two-over-two windows with stone crowns. The first floor is divided into three bays with a central recessed unadorned entry bay with flanking display windows, which have been replaced with red brick infill and modern octagonal windows.⁸

19. G.B. Ellestad Building Jeweler Shop, (1897), 111 Parkway Avenue North (photos no. 3, 4, 16). (Contributing)

This one-story, gabled roof with false-front building has been altered from its original condition. Once an example of Victorian storefront design, constructed in 1897, this building previously displayed an Italianate design composed of ornamental iron posts flanking large display windows, transoms, and recessed double entry doors. Over time, the building lost its ornamentation, and retains only its massing as a one-story wood-frame shop. The original elaborate pressed-metal cornice is now sheathed with clapboard siding.⁹ Presently, the first floor display windows and entry have been changed to smaller windows with a recessed, angled entry in the northern-most bay. The false front remains but is covered by wood clapboard siding. A simple wood bracketed cornice exists. The building is presently a food establishment.

⁸ "City of Lanesboro Downtown Preservation Commercial Design Guidelines," prepared for the Lanesboro Heritage Preservation Commission, by Thomas R. Zahn & Associates, Summer 2012.

⁹ Ibid.

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20. Commercial Building, (c. 1870), 113 Parkway Avenue North (photos no. 3, 4, 16). (Contributing)

This structure is a simple two-story, gabled roof building with false front and wood frame. The commercial building retains some original configuration. The first floor has a central recessed bay with flanking shop display windows. The second floor is punctuated with two symmetrical sets of side-by-side, one-over-one, wood-sash, double-hung windows. A simple wood bracketed cornice exists. A simple two-story addition, clad in wood clapboard siding exists between this building and the one directly to the north. The building is presently a liquor store with apartments above.

21. Commercial Building, (c. 1870), 115 Parkway Avenue North (photos no. 3, 4, 16). (Contributing)

This is a simple two-story, gabled roof with false front and wood-frame building. The commercial building retains some of the original configuration. The first floor has a central recessed bay with flanking shop display windows. The second floor is punctuated with three evenly spaced and symmetrical one-over-one, double-hung, wood windows. A simple wood bracketed cornice exists. The building is currently retail on the first floor with apartments above.

22. James O'Hara Hardware, (c. 1870), 117 Parkway Avenue North (photos no. 3, 4). (Contributing)

This two-story, wood frame, commercial building has a cornice higher and more elaborate than its neighbors. It appears to have a brick façade that has been covered with a form of lap siding. This early Italianate building once had large display window sets that were reduced in height, with an entry moved to the south end of the façade, and a canopy hung over the storefront. All that remains of the original façade is the projecting cornice and upper-story symmetrical window openings that are one-over-one, double-hung, wood-sash windows.¹⁰ The building is currently retail on the first floor with apartments above.

23. Saloon, (c. 1880), 119 Parkway Avenue North (photos no. 3, 4). (Contributing)

This two-story, flat roofed, brick commercial structure has a central recessed entry with flanking shop window displays on the first floor, with three evenly spaced one-over-one, double-hung, wood-sash windows on the second floor. A molded tin cornice tops the front façade between two bracketed ends. The building is currently retail on the first floor with apartments above.

24. Roberts Saloon, (c. 1880s), 121 Parkway Avenue North (photos no. 3, 4). (Contributing)

This two-story, flat-roofed, brick commercial structure, located on the corner of Parkway Avenue North and Coffee Street West, has a corner recessed entry with a granite column with flanking storefront windows to the south on the first floor. On the second story there are three evenly spaced one-over-one, double-hung, wood-sash windows. A molded tin cornice tops the front façade and wraps the corner along Coffee Street West. Unadorned punched openings with one-over-one, double-hung, wood-sash windows exist along the north elevation's second level. There are no window openings on the first level on the north side. The building is currently retail on the first floor with apartments above.

25. Hans Olson Barber Shop, (c. 1880), 100 Parkway Avenue North. (Contributing)

This free-standing simple, small one-story, wood-frame building has a shed roof that slopes to the east behind an exaggerated false front. The main entry is centered on the front façade with flanking shop windows. The building is topped with a bracketed wood cornice. The building was moved to its present location in the 1880s. The building is currently used as an ice cream shop.

¹⁰ Ibid.

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26. Apartment Building, (n.d.), 102 Parkway Avenue North (photo no. 16). (Non-contributing)

This free-standing one-story, gabled roof with false-front structure has masonry party walls. There is a central entry bay with flanking shop windows. The false front is clad in wood clapboard siding with a wood cornice. According to the original nomination, the building is a radically altered structure. The party walls are unadorned with no openings. The building is currently used for retail.

27. Bank of Lanesboro and U.S. Post Office Building (1885 and c. 1890). (N/A)

This building existed when the original nomination was completed, but is no longer extant. The building was destroyed by fire in 2002.

28. Ford Building (c. 1916). (N/A)

This building existed when the original nomination was completed, but is no longer extant. The building was destroyed by fire in 2002.

29. Galligan Block, (1895), 108 Parkway Avenue North (photos no. 3, 4, 7). (Contributing)

This is an elaborate free-standing two-story brick commercial building and is classified as Commercial Italianate. The first floor primary façade (west) has three bays with two bays of shop, wood-sash windows and the third, most southern, bay is a recessed entry. The three bays are connected by a wood dentil cornice above transom windows. The second story has three symmetrically placed punched, recessed masonry openings with one-over-one, double-hung windows connected with a continuous limestone sill and header band across the entire front façade. Above the head band of the central window exists a rectangular decorative masonry insert with a corresponding Roman brick arch above. The flanking bays have a decorative sunburst masonry insert with corresponding Roman brick arch above. An elaborate bracketed brick cornice adorns the top, above the two side bays, while the central bay is topped with a decorative pediment with the name and date of the building displayed. The party walls are unadorned with no openings. The building currently has a shop area at the first story with rental apartments above.

30. Farmers Merchants Telephone Exchange, (1929), 110 Parkway Avenue North (photos no. 3, 4, 7). (Contributing)

This simple and small free-standing one-story brick structure is setback from the street approximately ten feet and was built to house Lanesboro's telephone facilities. A set of straight concrete stairs flanked by solid brick handrails with limestone tops lead to the main door located in the center bay, which is flanked on either side with large fixed windows. Above the windows and door is a brick band course with herringbone pattern above the windows and a basket-weave pattern above the central door. A projecting limestone cornice bands across the building above the three bays.

31. Galligan's Opera House, (c. 1890), 116 Parkway Avenue North (photos no. 3, 7). (Contributing)

This is a tall, two-story Commercial Italianate brick building used originally as an opera house on the second floor and shop space on the first floor. On the first floor, a central recessed entry door is flanked by large wood-sash shop windows, with lead glass transom windows banding all three elements together. A decorative inset tin band cornice exists at the 2nd floor line, which is no longer legible. The second floor has four symmetrical punched masonry openings with six-over-one, double-hung, wood-sash windows. Above each window is a decorative inset lintel. A series of subdued stone band courses exist up to the simple tin parapet. The south, detached side of the building has regularly spaced punched openings with six-over-six, double-hung, wood-sash windows. The building was erected circa 1890 on the site of the Lanesboro State Bank (#32) and moved in 1922 to its present location to allow space for the bank construction.

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32. Scanlan-Habberstad Bank & Trust Company Building, (1916 and 1923), 118 Parkway Avenue North (photos no. 3, 7, 12). (Contributing)

This large semi-detached rectangular multi-story cream-colored brick bank structure is on the corner of Parkway Avenue North and Coffee Street East. The building is one story on the corner and two stories on the east portion. This classical Romanesque Revival building has served as a bank since its construction.¹¹ It features large round-arch window and doorway openings, and west and north façades with corresponding terra-cotta decorative elements. A decorative terra-cotta frieze with corresponding herringbone brick banner wraps the building just below a simple cornice and parapet cap. According to the original nomination, construction was begun in 1916, interrupted by World War I, and completed in 1923. A large community hall is located on the second floor.

33. Gunn's Brewery Saloon, (1886), 105 Coffee Street East (photos no. 7, 12, 13). (Contributing)

This detached, one-story, gabled-roof building has an unadorned brick façade with a very tall false front. The primary façade has three bays with a recessed entry bay flanked by wood columns, on either side of which are large wood shop windows. According to the original nomination, it was constructed as a saloon by Gunn's Brewery of LaCrosse, Wisconsin. The building currently is used as a retail store.

34. C. A. Ward Barber Shop, (c. 1886), 107 Coffee Street East (photos no. 7, 12). (Contributing)

This small one-story, wood-frame, gabled-and-hipped-roof building has a large square window with a segmental arch transom window next to the main entry door with similar transom. At the gable end of the roof, decorative wood tiles are used with a centered, rectangular Queen Anne window. Designed as a residence in rear (hip roof) and barber shop in front (gable roof), the building is currently used as an antique store.

35. Dentist Office, (recent construction), 109 Coffee Street East (photo no. 12, 13). (Non-Contributing)

Single-story, tan, brick building with a gabled roof. The building is setback from the street front edge established by the adjacent contributing historic structures.

36. Lanesboro Village Hall & Fire Hall, (1886), 111 Coffee Street East (photo no. 12, 13, 23). (Contributing)

This tall, two-story stone masonry building is adorned with a centered open wood-frame bell tower beneath which exists the building date in large numbers. Tall, narrow windows with double-hung sash and transoms are on the second floor front façade. The original large round-arch firehouse door opening has been remodeled to accommodate two entry doors. The building is currently used as a restaurant.

37. Scanlan General Store, (1880), 100 Coffee Street East (photos no. 3, 8). (Contributing)

This two-story brick commercial building sits at the northeast corner of Parkway Avenue North and Coffee Street East and is classified as Commercial Italianate. The building has two entrances, with the primary one facing Coffee Street East (south). Divided into three bays, the primary south entrance has three large Roman-arched, masonry openings with a central recessed entry bay, flanked on either side by large wood-sash, shop windows. This main entry is further defined by two partially inset Corinthian columns. A refined brick dentil course delineates the floor line at the second floor. The second floor south elevation is punctuated with three evenly spaced symmetrical masonry punched openings, with a brick-coursed Roman arch head and limestone lintel. The windows are wood, double-hung with arched top. A brick frieze course topped with a dentil cornice and parapet tops the primary elevation and wraps the corner on the west elevation, which faces Parkway Avenue North. On this secondary, west elevation, three evenly spaced Roman arched, masonry openings are located on the north side of the elevation, with alternating wood doors and fixed, wood-sash shop windows. The second floor of the west elevation is punctuated with five evenly spaced Roman-arched, masonry openings with wood-sash, double-hung

¹¹ Ibid.

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windows. The building is currently used as retail on the first floor and apartments above.

38. Chicago, Milwaukee & St. Paul Railway Bridge (late 19th century). (Contributing)

A single-track, through plate-girder railroad bridge.

PROPERTIES WITHIN EXPANDED BOUNDARY

(expanded from 1981 nomination)

39. DeVilliers Confectionery Building, (c. 1900), 201 Parkway Avenue North (photos no. 19, 20). (Contributing)

This two-story brick commercial building is an Italianate rectangular building, constructed circa 1900 to house a confectionery shop. The building has two primary elevations. The east elevation faces Parkway Avenue North, featuring upper floor punched window openings articulated with curved arches and wood sills. The lower level is largely unadorned except for the storefront, with a central recessed entry made of single-pane, fixed glazing in wood frames. The other primary elevation faces south to Coffee Street West and consists of six bays on the upper floor. It features punched window openings articulated with segmental arches and wood sills, and an entry door and side window with segmental arches at the western end. The south and north walls are load-bearing. Both primary elevations – the east and south -- are topped with a metal cornice likely from the period of significance. The original brick veneer on the east and south has since been covered with stucco but is likely intact underneath. The non-primary elevations, at the north and east, are windowless and do not have the metal cornice. The north elevation has been recently sheathed in a standing-seam metal siding. The west façade is stucco over the original brick. The flat/tarpaper composition roof is framed with a short parapet wall. During the late 20th century, the upper story windows on the two main elevations were in-filled with plywood panels. While the secondary elevations have gone through modifications, the primary elevations retain a strong connection to the neighboring historic district and have retained its overall historic character, including height, building scale and form, punched openings, storefront, and uniformity to the street wall. The Downtown Historic Preservation Guidelines, submitted to the Lanesboro Heritage Preservation Commission in 2012, recommended the upper floor windows be restored (as they subsequently were, in 2013) and that a more natural color wash be applied to the building, and cleaning and tuck-pointing be applied to the brick.¹²

40. C.C. Scanlon Clothing Store, (c.1875), 202 Parkway Avenue North (photo no. 8, 14). (Non-Contributing)

This two-story, 19th-century building was constructed of wood-frame and brick, and was built to house the C.C. Scanlon Clothing Store. The building likely had internal access at one time to the Scanlon General Store (built in 1875) at 110 Coffee Street East, which is adjacent to the south of the building and is part of the current historic district. The building sits on a limestone foundation, with wood frame walls and brick veneer on the north elevation, stucco on the east elevation, and vinyl siding on the west elevation. The roof is of flat/tarpaper composition, framed with a tall, decorative board and tin cornice. The west elevation is punctuated with four one-over-one, double-hung, wood-sash windows (in two pairs) with decorative tin lintels and tin-covered sills. Decorative tin pilaster bookend either side of the west elevation with a decorative tin string course demarcating the first and second floors. The lower level on the west elevation is a wall-to-wall and floor-to-ceiling wood-framed storefront system of the original configuration, with wood storms, sills and lintels with a recessed central entry. Despite character-defining features, such as decorative tin cornice and pilasters, the building is non-contributing because it has been altered. The original face on the second-story west elevation has been covered by vinyl lap-siding and the storefront is of second generation.

¹² Ibid.

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41. M.V. Bean Building, (1890), 204 Parkway Avenue North (photos no. 14, 18). (Contributing)

This two-story late 19th-century and early 20th-century Commercial Style building was constructed of wood-frame and brick, and built in 1890. It retains its upper story window configuration, but the opening level was infilled with modern architectural treatments, including four-over-four double hung windows in three evenly placed window openings.¹³ The first level housed the M.V. Bean Harness Shop, which was remodeled from the original harness shop built in 1869. The shop sold saddles, whips and trunks, and provided horse harnesses via mail order. The second level was used as residential housing. The building sits on a limestone foundation, and has wood-frame walls with stucco coating. It features brick veneer on the west, south and east elevations. The roof is a flat/tarpaper composition framed with a tall, projecting tin cornice that wraps the west and south elevations. The primary, west façade is adorned with corner pilasters. There is a small, one-story, wood addition off the rear, secondary façade. The second floor on the west, south and east elevations is punctuated with two-over-two, double-hung windows with limestone sills and lintels regularly spaced across each elevation. An alley runs between the building and 202 Parkway Avenue North to the south. The north wall is common with the next building. The lower level is largely unadorned except for the west elevation, which was originally comprised of a storefront system of wood, glazing and doors. It has since been modified with vertical and horizontal, wide-composition siding and contemporary metal-insulated doors. Despite this modern revision, the building retains many of its original features and its formal relationship to the street.

42. St. Mane Theater, (c. 1897), 206 Parkway Avenue North (photos no. 14, 18). (Contributing)

This two-story, late 19th-century Commercial Style building is constructed of wood-frame and brick, and was built in 1897 as a furniture store on the first level with residential on the second. In 1915, it was converted into a silent film venue called the Elite Theatre by removing the level first floor and installing a raked floor and seating with an accompanying stage. After the talkies arrived it was renamed State Theater. It retains its long-standing purpose and currently houses the St. Mane Theatre, with a green room, artist studio and meeting room on the second floor. The Lanesboro Arts Center, a non-profit organization, occupies the building and uses it for presentations, movies and live performances. The marquee has gone through several changes. As the Elite Theatre, the marquee was square, with a projecting ticket booth, and entry and exit doors at the storefront. In the 1930s, as the State Theater, the name was displayed in tall block neon letters that stretched across the semicircular marquee and up a projecting wall sign. Currently, a square marquee is used, which is not as deep as the original marquee. The storefront has one metal door leading into the main lobby, and one wood replacement door with vision panel, similar to the original configuration that leads directly to the second floor via an interior staircase. The second floor of the west elevation is punctuated by three two-over-two, wood-sash windows with limestone lintels and sills. A concrete block addition was added to the rear east elevation in the mid-20th century and houses the back of the stage. The roof is of a flat/tarpaper composition with a tall, projecting tin cornice on the west elevation. This primary elevation is adorned with flanking decorative corner pilasters. Despite the early 20th Century remodels and mid-20th Century rear addition, the building retains its original turn-of-the-century, character-defining features and appearance and is compatible and complimentary with the turn-of-the-century streetscape character.

43. Commonweal Theater, (2007), 208 Parkway Avenue North (photos no. 14, 18). (Non-Contributing)

This two-story building was built as the Commonweal Theatre. The building is a three-bay brick elevation that blends well with the scale, rhythm and fenestration of the turn-of-the-century commercial streetscape in Lanesboro. Although a compatible new construction, it is non-contributing.

¹³ Ibid.

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44. White Front Café, (1940), 210 Parkway Avenue North (photo no. 14). (Non-Contributing)

This building is a Modern Movement Art Deco commercial block building. Although it is not as tall as surrounding buildings, it does blend in with the commercial streetscape along the eastern edge of Parkway Avenue North, but it falls outside of the period of significance.

45. Nelson Brothers Cold Storage and N.O. Henderson Grain Elevator, (1884, 1898), 100-102 Beacon Street East (photos no. 9, 10, 11, 14, 15). (Contributing)

The buildings at 100-102 Beacon Street East are a combination of a three-story native limestone, utilitarian building (100) and a two-story (102) wood-frame building, built in 1884 and 1898, respectively. The Nelson Brothers Cold Storage constructed the limestone building to store and provide ice for perishables shipped by railroad from Lanesboro. The wood-frame building was constructed as the N.O. Henderson Grain Elevator. The limestone building is three-stories tall, and rests on a sub-basement. The well-maintained utilitarian building retains its original doors and window openings. The doors are S double tongue and groove wood entry with two fixed lights each. The new four-over-four windows complement the age of the building. The Stone Mill now serves as a hotel, and displays shed-entry canopies on the south, west and north elevations. A Sanborn map from 1909 suggests that the canopy on the south is similar to an historic canopy at the same location. The wood-frame building was added to the east elevation of the stone building, and further expanded to the east in 1905. In 1909, the business was called the Tollefson Elevator, and in 1926, it became known as the J. Gribben Elevator. The wood-frame structure retains much of its original characteristics, including its form, scale and openings, while the exterior has been re-sheathed in new metal siding to match the original metal siding scale and pattern. Considered as a whole, the integral and functional relationships of these two buildings show a clear demonstration of their original uses, with proximity to the river and rail line.

46. Railroad Warehouse, (c. 1900), 302 Parkway Avenue North (photos no. 9, 10, 15). (Contributing)

This one-story, wood-frame railroad warehouse building sits on a poured concrete foundation with tongue and groove wood siding and a gable roof with tin-standing seam. It is known as the Farm Implement Warehouse and appears to have been constructed in the early 20th century, according to Sanborn Insurance Maps from that era. The warehouse was built between two track lines of the Southern Minnesota Railroad. The spur was constructed to serve the milling, lumber and livestock industries of the Flat (an area north of Lanesboro's business district). This is a second-generation structure at this site. A bird's eye photograph taken in 1885 shows a similar structure at this location. However, the earlier building appears to have a wider footprint, a shallower roof pitch, vertical siding, and large barn doors that lead to a platform on the west elevation. Although the warehouse is not the original building on the site, it is one of the oldest, most intact industrial structures of its type remaining in the agribusiness district in Lanesboro. The one-story, rectangular building has a small, wood frame cupola on the west side of the roof and retains its original door and window openings, some of which have been infilled or covered with wood siding. An addition to the east elevation was built in or around 1909. It has a slightly smaller, but similar form, and likely demonstrates the rapidly expanding commercial nature and needs of the surrounding buildings. This industrial building -- retaining almost its entire original features and characteristics -- is an excellent example of the once-thriving agribusiness of Lanesboro.

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Statement of Significance

The historic district's architecture reflects a close grouping of styles and the boomtown conditions present during the period of significance from 1868 to 1929. The buildings, with the exception of the stone dam, were designed or attributed to unknown architects, builders or engineers, and many of them may be considered the work of local contractors and brick masons. The exception is the Lanesboro Stone Dam, which is attributed to an otherwise unknown engineer known only as Mr. Porter or Colonel Porter and Dennis Galligan.

The dam was created after re-routing a curve in the local river, and still functions 150 years later. The design consists of stacked limestone blocks without mortar in a curved arch that rests on natural rock abutments in the river channel. "The design was technically demanding, and it is somewhat surprising that the infant community in sparsely settled Fillmore County was able to muster the expertise to build it."¹⁴

Several architecturally significant commercial structures are in the style of Commercial Italianate and Queen Anne. This distinctive collection of intact 19th and early 20th century commercial and industrial buildings represents prevailing design and construction traditions of small towns in Minnesota. They include freestanding and attached one-story and two-story buildings.

Character defining features of these buildings include freestanding or attached with parti-walls; simple rectangular forms; oriented to the street in lines or rows with a common setback usually fronting directly on the sidewalk; storefronts with large display windows; brick façades with punched windows; simple architectural ornament and decoration primarily on the front façade but sometimes on the side façade; parapet rooflines; second floor segmental arched windows; and ornamented projecting cornice.

1851-1868: Settlement and Early Development of Lanesboro

In 1851, on the eve of a large tide of western migration, the Treaty of Mendota was signed between the Mdewakanton and Wahpekute bands of the Dakota and the United States Government.¹⁵ Quick to follow was the organization of Fillmore County in 1853. These developments opened up rich farmland to new inhabitants, where they "found fertile unbroken soil; virgin forests which provided shelter and fuel; abundant wildlife for food and clothing; pure water. ...The limestone bluffs provided valuable building material, and the Root River could be harnessed for power."¹⁶

At the future townsite of Lanesboro in 1856, an Irish immigrant, John Scanlan, Sr., built a log cabin, followed by others as the tide of immigrants began to engulf the soon-to-be state of Minnesota and the Root River valley.¹⁷

¹⁴ Denis Gardner, *Minnesota Treasures: Stories Behind The State's Historic Places* (St. Paul: Minnesota Historical Society Press, 2004), 34.

¹⁵ Peter J. DeCarlo, "Treaty of Mendota." Online resource, accessed May 12, 2015, from <http://www.mnopedia.org/event/treaty-mendota>.

¹⁶ Alice L. Soffa, *Sentimental Journey into the Past: Lanesboro, The Heart of Fillmore County* (unknown binding, 1980), 5.

¹⁷ Curtiss-Wedge, 238.

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1868: A Pivotal Year

Key to the development of the burgeoning boomtown was the legal subdivision of the land and its platting for the development into a town. In the summer of 1868, in New York, the Lanesboro Townsite Company¹⁸ was organized with a capital of \$75,000 to build a town.¹⁹ The land was purchased from the original log cabin owners and the original plat of Lanesboro was laid.²⁰

The race to build up Lanesboro was on in Fall 1868, when W.H. Roberts built the first general merchandise store at the northwest corner of Parkway (then "E" Street) and Coffee, dubbed it the "New York Store," and stocked it with \$25,000 worth of goods.²¹

Many of the properties listed in the Lanesboro Historic District soon followed, including the railway bridge, the James Thompson House, Scanlan Hall, two hotels, the Ellef Loveland Building, the Nelson & Nepstad Store, the Lanesboro Leader (newspaper) Building, Hans Olson Barber Shop, the Warehouse Depot, saloons, and others.

The Lanesboro Dam

Also in the summer of 1868, envisioning a city of 12,000, the construction of the Lanesboro Stone Dam began.²² The first attempt failed, but the second one has lasted nearly 150 years. Constructed of locally quarried stone from a ledge near the site of the Presbyterian Church, it was laid up without the use of mortar. It has an ingenious design in a skillfully chosen geographical location -- "built along an arc that curved upstream"²³ -- in a river channel made of hard rock. Colonel Porter and Dennis Galligan (the engineers), W.H. Walrath (overseer), and stonemasons Frank Erickson, Nels Benson, and Olag Olson, built the dam.²⁴

The dam, constructed for \$15,000,²⁵ created a picturesque lake upstream that was two miles long, a mile wide, and 35 feet deep. The dam provided the ability to harness the river for power generation via a diversion canal that flowed out of the lake into a millpond. Originally constructed to power Lanesboro's flour milling industry -- which included three mills by 1869 -- the canal remained a vital component to Lanesboro's development, despite the wheat industry collapsing in the late 19th century. This is thanks to the ingenuity of community member Edward Lynch, who wired most of the buildings for a hydroelectric plant in 1895 that brought electric power to the town.²⁶ "Still in operation today, Lanesboro's dam and hydroelectric plant are

¹⁸ Some members of the Lanesboro Townsite Company were motivated with investment in the Southern Minnesota Railroad. See Gardner, 34.

¹⁹ Soffa, 6.

²⁰ Within a year, in Spring 1869, Lanesboro was incorporated as a village by the Minnesota legislature. See Curtiss-Wedge, 239.

²¹ Ibid.

²² Soffa, 6.

²³ Gardner, 34.

²⁴ M.G. Fellows, *Historic Lanesboro from its beginning until 1902*, (Lanesboro Historical Preservation Association, reprinted 1992), I-17.

²⁵ Ibid.

²⁶ The facility was rebuilt in 1920. See Gardner, 36.

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ranked among the most historic in the entire United States.”²⁷

Western Expansion by Rail

Concurrent with the strength of the district’s water-power development was its connection to the western expansion of immigrants into the United States and the Midwest via railroad.²⁸

The federal government realized the value of the railroad economically to the entire country. After the Pacific Railway Act was passed in 1862, the railroads began in earnest to lay track. The two primary railroads included the Central Pacific and Union Pacific.²⁹

Lanesboro and the surrounding region were part of this rapid expansion. When Minnesota entered the union in 1858, the iron rails lay just to the east and the south of the new state’s borders.³⁰ Despite the Mississippi River as a formidable barrier, pressure from the population tide and the potential of untold profits led to the charter of the Root River Valley and Southern Minnesota Railroad Company on March 2, 1855,³¹ with a capital stock of \$5 million.

The Southern Minnesota Railroad developed a line through the Root River Valley in 1866. A road was completed from Ramsey to Lanesboro in late 1868.³² “Like an early Christmas present, the Southern Minnesota entered Lanesboro in the form of the engine H.W. Holley, named for the chief engineer of the road, on December 1, 1868. . . . Lanesboro was now a railroad town.”³³

The formation of the Lanesboro Townsite Company – charged with creating a first-class hotel, a road extending up a bluff to allow settlers to travel west, and a dam for resort living³⁴ – coupled with the arrival of railroad service, would prove to be the catalyst from which Lanesboro would grow.³⁵

1869-1880: The Precipitous Slide of the Milling Industry

After nearly 20 years of expansion and population rise, which approached 1,600 in 1876, the town’s boom was curtailed in 1879.³⁶ Two factors, one micro and the other macro, likely contributed to this fate.

The first is a perceived misstep, alongside the untimely death of the general overseer of the Lanesboro Townsite Company. Thomas W. Brayton envisioned a future Lanesboro whose main enterprise would be

²⁷ Ward and St Mane, 23.

²⁸ *Aspiration, Acculturation, and Impact* (n.d.). From the Harvard University Library Open Collections Program. Online resource available at: <http://ocp.hul.harvard.edu/immigration/railroads.html>.

²⁹ Ibid.

³⁰ Luecke, 30.

³¹ Ibid.

³² John Cary, *The Organization and History of the Chicago, Milwaukee & St. Paul Railway Company*. (New York: Arno Press, 1981), 163.

³³ Luecke, 34.

³⁴ Ward & St. Mane, 9.

³⁵ Fellows, I-23.

³⁶ Ward and St. Mane, 8.

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cotton and woolen mills, which would employ 1000 to 1500 skilled men and women.³⁷ "No doubt if Mr. Brayton had lived, manufacturing establishments would have been introduced."³⁸ Instead, the agent who succeeded him decided to use the water power of the Root River to manufacture flour. Three flour mills were built, capable of producing 400 barrels of flour a day, but by 1877 wheat farming had reached its peak and steadily declined after that.³⁹

Secondly, Lanesboro's precipitous slide in the late-1870s was marked by three factors impacting its flour milling industry:

- 1) Depleted soil;
- 2) The devastating grasshopper plague of 1873-1877, which ended suddenly in an April snowstorm;
- 3) The shift of the flour milling industry to bigger, more centralized mills in Minneapolis, with multiple railroads, a large river and the worker population to support it.

The flour milling industry abruptly died in Lanesboro. The mills closed and, by 1880, the population declined to nearly 1,000.

1880-1929: Economic Shifts and the Great Depression

In the decades that followed the demise of the flour-milling industry, Lanesboro cycled back and forth from prosperity to paucity in an effort to find its place in the local, regional, and national economy. If it weren't for the founding fathers' ambition, enthusiasm and industriousness (exemplified by the construction of the dam and the railroad), Lanesboro might have suffered more significantly. But ingenuity and perseverance kept Lanesboro prosperous despite its economic downturns.

An article in 1889, stated, "Our citizens all feel that Lanesboro is about to take long strides to the front in material growth and prosperity. Next summer promises to be an active building season here and we certainly hope a good substantial 'boom' is soon to be realized by Lanesboro."⁴⁰

And indeed, for many years the economy was bolstered by shifting business practices that provided services to the community and surrounding areas.

In 1884, the Nelson Brothers Cold Storage facility (now known as the Stone Mill Suites) was constructed at 100 Beacon Street, adjacent to the Warehouse Depot (circa 1870). It was located on a spur from the mainline that reached back west from the depot. Constructed of local limestone nearly four feet thick at the base, the building was cooled with ice, cut from local waters and stored in the basement.⁴¹ The Nelson brothers, businessmen who owned a department store in town, began to offer cold storage of fruits shipped to/from the railroad. They eventually constructed the building to also house an egg and poultry plant. In an extension of their plan to serve agrarian and commercial needs, the N.O. Henderson Grain Elevator was constructed in 1898 on the east elevation, and expanded in 1905.

³⁷ Fellows.

³⁸ Ibid.

³⁹ Soffa.

⁴⁰ Ward and St. Mane, 8.

⁴¹ *A Guide to Lanesboro's Historic Structures and Locations, Past and Present* (Lanesboro Historical Preservation Association, 1992), II-14.

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In the 1890s, the M.V. Bean Harness Shop advertised themselves as the manufacturer of and dealer in harness, saddles, whips, trunks, valises, shawl-straps, robes, blankets, etc. They also advertised repairing done on short notice.⁴² The enterprise built their store at 204 Parkway Avenue North and sold their wares to farmers, travelers, and tourists. Their mail order service extended to Klondike miners.⁴³

Leisure & Entertainment

Lanesboro stood out in the region as “one of the most picturesque of southern Minnesota villages, with pretty expanses of water and towering bluffs, which give it a characteristic individuality.”⁴⁴

With the railroad providing easy access, there was interest in offering entertainment. Dr. David Franklin Powell, a Lanesboro resident since 1875, was a colorful doctor who helped his friend William F. Cody (aka Buffalo Bill) develop the concept of a Wild West circus and an eventual touring show.⁴⁵ A traveling trapeze act, and Presidential hopeful Williams Jennings Bryan, visited near the turn of the century.⁴⁶

In 1897, a furniture store was built at 206 Parkway Avenue North for the rising population, which increased to more than 1,100 in 1900. But by 1915, with the rise of cinema in the early 20th-century,⁴⁷ the building was converted to a silent movie theater. It was remodeled in the 1920s to an Art Deco style.

The DeVilliers Confectionery Building was constructed at 201 Parkway Avenue North in 1900, between the Lanesboro Hotel and a grocery store/cafe. Built by Charles De Villiers, the confectionery did business for nearly 50 years, with the family living upstairs.

The local economy and its industries continued to thrive through the early 20th-century with the opening of the Lanesboro Canning Company, the first gasoline filling station, a Ford Garage and dealership, the Lanesboro Co-op Creamery in 1924 at 101 Coffee Street, and the opening in 1925 of the Lanesboro State Fish Hatchery at the site of the old Duschee Mill. The town directory advertised in 1917: two banks, two grain elevators, four physicians, two dentists, electric lights, four churches, one furniture store, a grade and high school, one weekly paper, one photographer, two garages, two lumberyards and retail stores.

Post-1929: Demise, and Rebuild

The fortunes of Lanesboro took a turn for the worse with the stock market crash of 1929. Alongside multiple

⁴² Fellows, I-4.

⁴³ Ward and St. Mane, 78.

⁴⁴ Curtiss-Wedge, 240.

⁴⁵ There is some confusion around the dates of this event. This description comes from Ward and St. Mane, 50. The year is noted as around 1900 by *Buffalo Bill Days: Lanesboro* (n.d.). Retrieved May 13, 2015. From Lanesboro municipal site at <http://www.lanesboro-mn.gov/site/lanesboro-boards-buffalo-bill-days.php>.

⁴⁶ Ward and St. Mane, 52-53.

⁴⁷ “Filmmakers could record actors’ performances, which then could be shown to audiences around the world; travelogues would bring the sights of far-flung places, with movement, directly to spectators’ hometowns; movies would become the most popular visual art form of the late Victorian age.” David Bordwell and Kristin Thompson, *Film History: An Introduction* (New York: McGraw-Hill Company Inc., 2003), 13.

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episodes of town flooding, the continued outsourcing of milling, and the shift in farming from family owned to factory farms, the downtown district of Lanesboro shuttered under the burden. The canning company was the first to close because of the Depression. A fire destroyed three buildings next to the State Theater in the 1940s. Passenger rail service ended in the 1960s. By 1970 the population had plummeted to 850, a number not seen in nearly a century.

Lanesboro's population has continued to decrease, and stands at 734 in 2015. But the town has had a boost from tourism, and community members have built a strong artist community and theater scene. The town was recently listed as one of the 100 Best Small Art Towns in America, by Americans for the Arts.

Although many of the functions of the buildings in the historic district shifted to meet changing economics, the Lanesboro of 1890 is fully recognizable as the Lanesboro of today.

Summary

In short, the Lanesboro Stone Dam and Water Power Canal, built in 1868, along with the arrival of railroad service to the town, gave Lanesboro a unique ability to build a thriving agricultural and industrial community. Its still-functioning dam was the pivotal structure around which the community was built.

The expanded historic district includes two blocks, not included in the original nomination filed in 1982, that embody the distinctive characteristics and method of construction that were significant contributors to the commercial and industrial enterprises of the community.

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Additional Information

The following continuation sheets contain historical photos found during research for the proposed expansion of the Lanesboro Historic District.

Citation format (based on MLA citation format):

Photographer (if available). *Title (negative number/identifiers)*. Date. Medium. *Collection Name*. City.

Note: The Minnesota Historical Society negative number is included in parenthesis behind the title in order to distinguish between photographs with identical titles. All historic photographs included in this continuation sheet were found in the Minnesota Historical Society collections online. Photographs accessed from collection on 7/25/2016.

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Photographer unknown.

General View, Lanesboro (16030). 1873. Negative. Minnesota Historical Society, Photo Lab. St. Paul.

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Photo #2 of 11

Photographer unknown.

General View of Lanesboro (16193). 1875. Photoprint. Minnesota Historical Society, Photo Lab. St. Paul.

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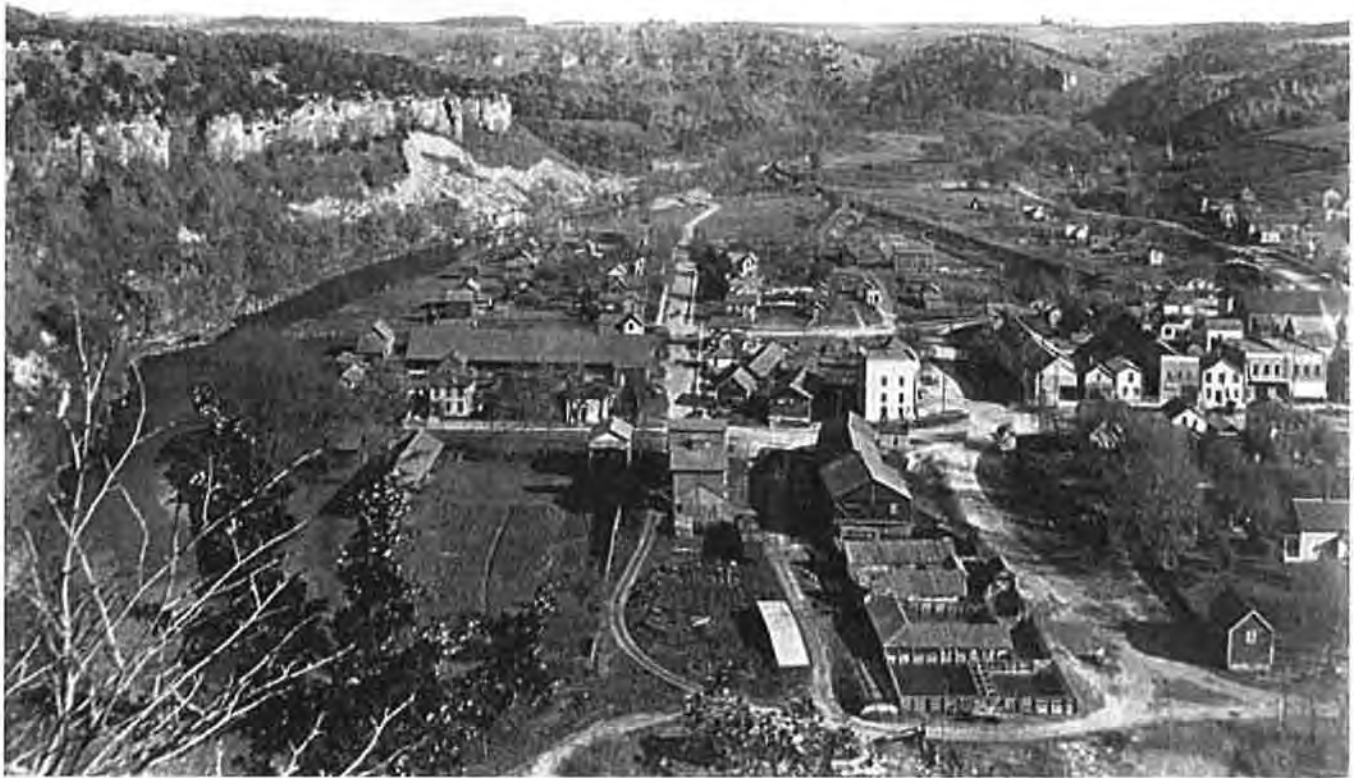


Photo #3 of 11

Photographer unknown.

*General View, Lanesboro (16029). 1910. Photoprint. Minnesota Historical Society, Photo Lab.
St. Paul.*

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Photo #4 of 11

Ellestad, Gilbert B. *Street Scene, Lanesboro (37284)*. Date NA. Photoprint. *Minnesota Historical Society, Photo Lab*. St. Paul.

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Photo #5 of 11

Photographer unknown.

View of Business District, Lanesboro (19112). 1912. Postcard. Minnesota Historical Society, Photo Lab. St. Paul.

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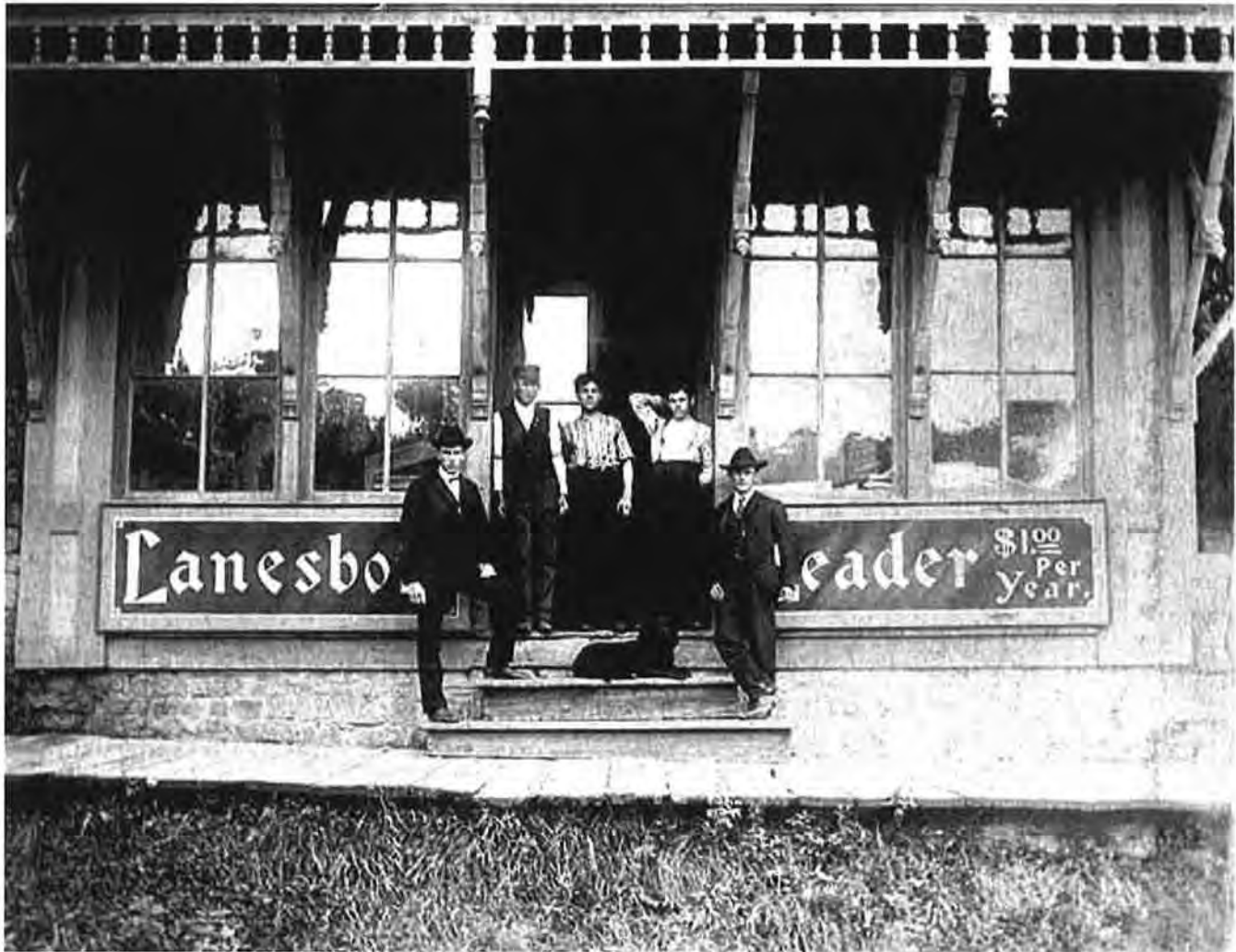
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Photo #6 of 11

Ellestad, Gilbert B. *Lanesboro Leader Office, Lanesboro (16189)*. Date NA. Photoprint.
Minnesota Historical Society, Photo Lab. St. Paul.

United States Department of the Interior
National Park Service

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Continuation Sheet

Lanesboro Historic District

Name of Property

Fillmore County, Minnesota

County and State

Name of multiple listing (if applicable)

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Main Street, Lanesboro, Minn.

Photo #7 of 11

Photographer unknown.

Main Street, Lanesboro (MF4.9 LB1 r16). 1910. Postcard. Minnesota Historical Society, Photo Lab. St. Paul.

United States Department of the Interior
National Park Service

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Continuation Sheet

Lanesboro Historic District

Name of Property

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Section number ADDITIONAL INFORMATION

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Photo #8 of 11

Photographer unknown.

G.B. Ellestad jewelry store, Lanesboro (37197). 1908. Negative. Minnesota Historical Society, Photo Lab. St. Paul.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lanesboro Historic District

Name of Property

Fillmore County, Minnesota

County and State

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Section number ADDITIONAL INFORMATION

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Photo #9 of 11

Studio, Bue. *New addition to the municipal power plant, Lanesboro (MF4.9 LB3.1 r10).* 1922.
Postcard. *Minnesota Historical Society, Photo Lab.* St. Paul.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lanesboro Historic District

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Section number ADDITIONAL INFORMATION

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Photo #10 of 11

Big 4 Post Card Company. *Lutheran Church Hall, Lanesboro (MF4.9 LB5.1 r3)*. 1910. Postcard. Minnesota Historical Society, Photo Lab. St. Paul.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lanesboro Historic District

Name of Property

Fillmore County, Minnesota

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Section number ADDITIONAL INFORMATION

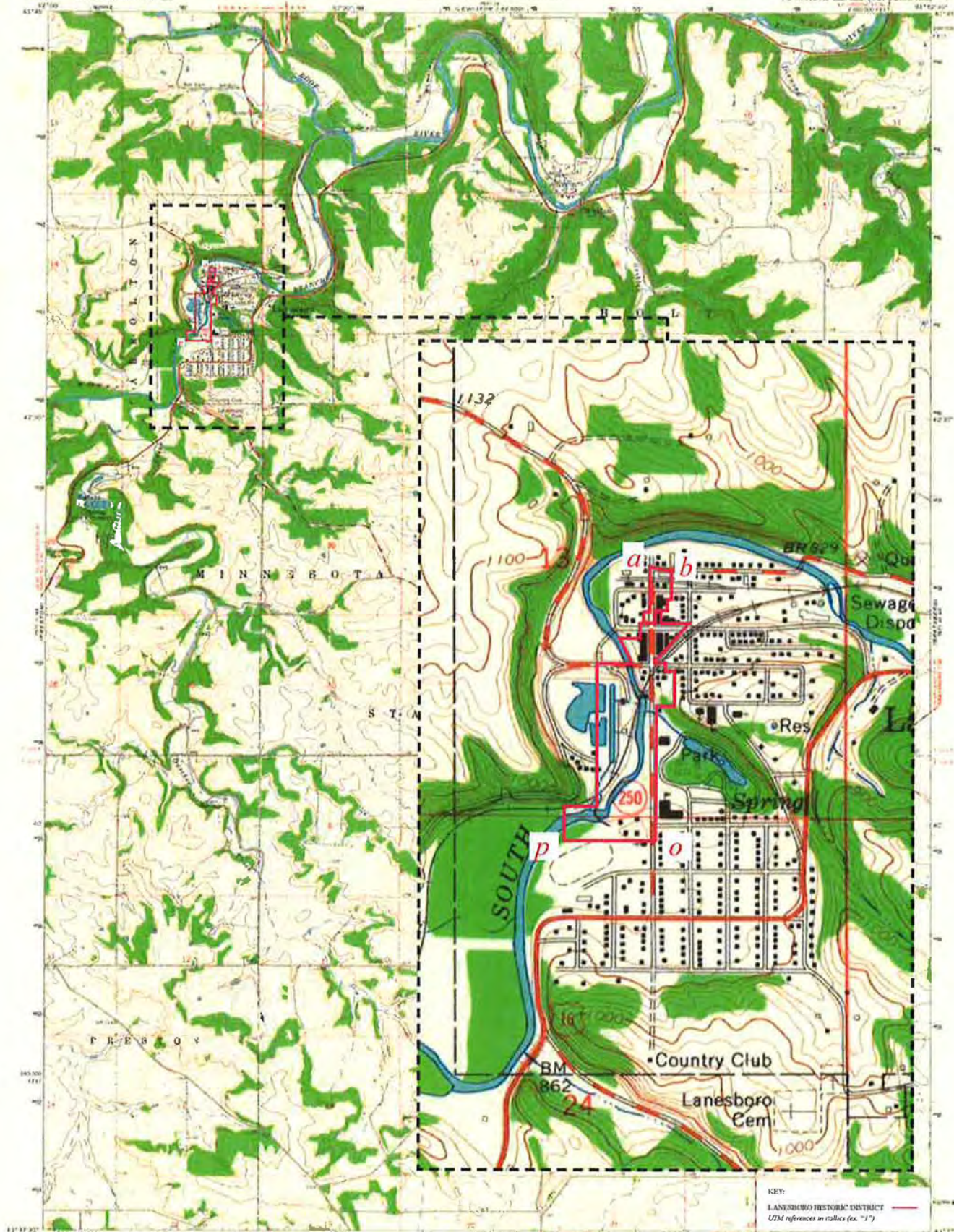
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Photo #11 of 11

Photographer unknown.

Lanesboro waterfall, Lanesboro (MF4.9 LB4 r4). 1908. Postcard. Minnesota Historical Society, Photo Lab. St. Paul.



KEY:
LANESBORO HISTORIC DISTRICT
UTM references in inches (ca. "1")

Maplet, edited, and published by the Geological Survey

Compiled by USGS and USGS
Topographic by USGS and USGS
Photographic by USGS and USGS

Photographic by USGS and USGS
10,000 foot grid based on Minnesota coordinate system, projection
and USGS projection

For more information, contact nearest USGS office
generally within the area of the photograph
This information is unclassified

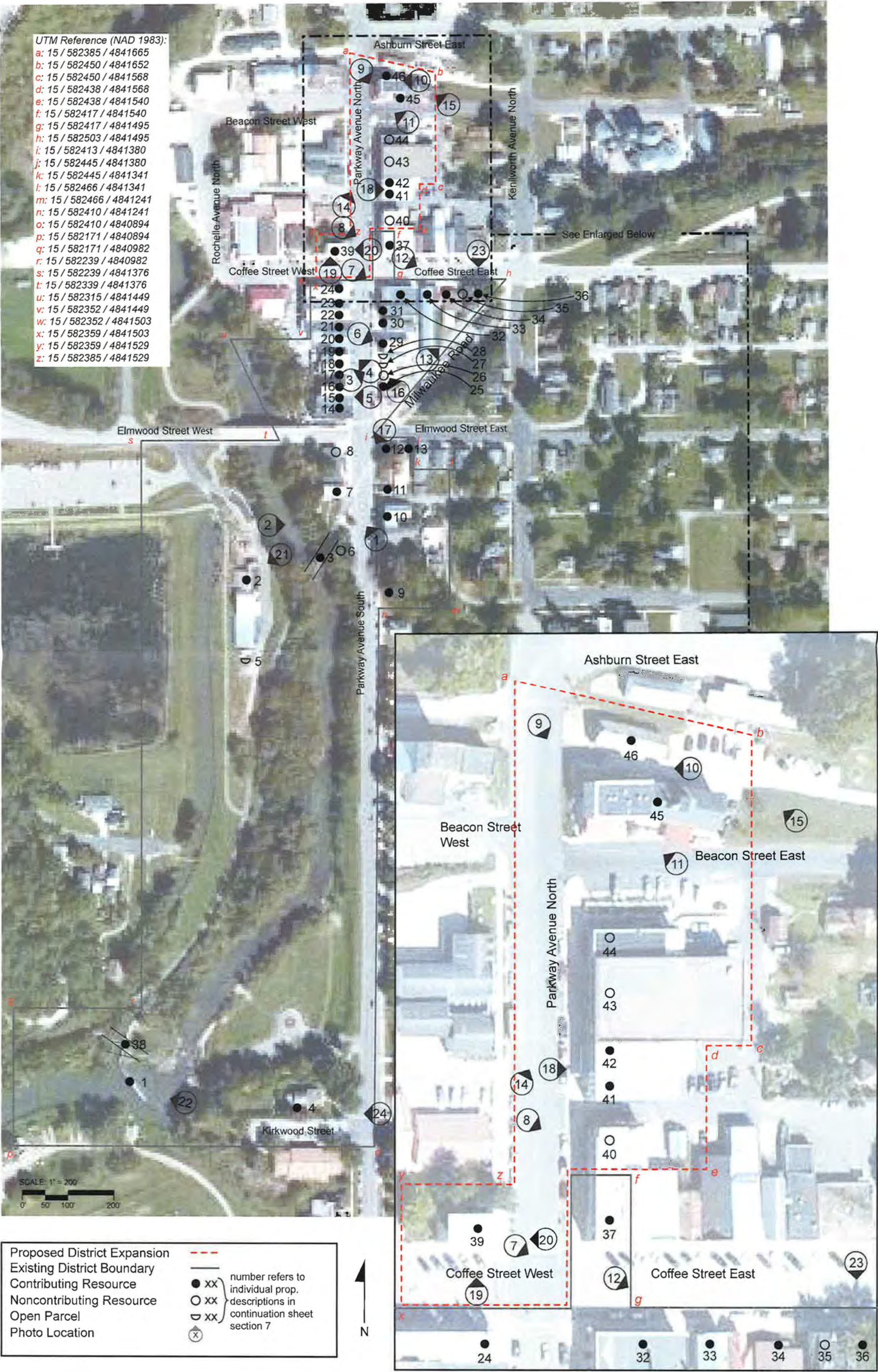
Scale 1:25,000
Horizontal scale
Vertical scale
Contour interval 20 feet
Elevation in feet above sea level

ROAD CLASSIFICATION
Interstate
Federal
State
County
Local

U.S.G.S.
TOPOGRAPHIC DIVISION
LANESBORO, MINN.
1968

FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR MANAGERIAL, D.C. 20242
A 100,000 scale topographic map and 1:25,000 scale map are available on request

Lanesboro Historic District and Proposed Expansion























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LANESBORO

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:	Boundary Update	
Property Name:	Lanesboro Historic District	
Multiple Name:	Fillmore County MRA	
State & County:	MINNESOTA, Fillmore	

Date Received: 12/16/2016 Date of Pending List: Date of 16th Day: Date of 45th Day: 1/30/2017 Date of Weekly List: 2/9/2017

Reference number:	BC100000605
Nominator:	State
Reason For Review:	

 X Accept Return Reject 1/30/2017 Date

Abstract/Summary Comments:	
Recommendation/ Criteria	

Reviewer	<u> Roger Reed </u>	Discipline	<u> Historian </u>
Telephone	<u> (202)354-2278 </u>	Date	<u> </u>

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Minnesota Historical Society
State Historic Preservation Office
345 Kellogg Blvd West, St. Paul, Minnesota 55102
651-259-3451



TO: Stephanie Toothman, Keeper
National Register of Historic Places

FROM: Denis Gardner

DATE: 12/07/16

NAME OF PROPERTY: Lanesboro Historic District

COUNTY AND STATE: Fillmore County, Minnesota

SUBJECT: National Register:
☒ Nomination
☐ Multiple Property Documentation Form
☐ Request for determination of eligibility
☐ Request for removal (Reference No.)
☐ Nomination resubmission
☒ Boundary increase/decrease (Reference No. 82002946)
☐ Additional documentation (Reference No.)

DOCUMENTATION:

☒ Original National Register of Historic Places Registration Form
☐ Multiple Property Documentation Form
☐ Continuation Sheets
☐ Removal Documentation
☒ Photographs
☒ CD w/ image files
☒ Digital Map
☒ Sketch (site) map(s)
☐ Correspondence
☐ Owner Objection
The enclosed owner objections
Do ☐ Do not ☐ constitute a majority of property owners

STAFF COMMENTS:

The northernmost section of the commercial/industrial district was not included within the district boundaries when the historic district was listed in the National Register in 1982. It is not entirely certain why, but it appears that the historic integrity of many buildings has improved since that early nomination. The enclosed documentation is an updated and improved nomination with an expanded boundary.