

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

MAY 20 1980
JUL 28 1980

HISTORIC NAME: North Front Street Commercial District

COUNTY: Blue Earth

CURRENT NAME:

CITY/TWP.: Mankato

LEGAL DESC.: See continuation sheet

ADDRESS: 301-415 North Front

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

OPEN TO THE PUBLIC:	Yes <u> X </u> No _____ Restricted <u> X </u>	PRESENT USE:
VISIBLE FROM THE ROAD:	Yes <u> X </u> No _____	Commercial
OCCUPIED: _____	Yes <u> X </u> No _____	

DATE CONSTRUCTED: various (see description) ORIGINAL USE: Commercial

ORIGINAL OWNER: various (see description) ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS: various (see attached list)	ACREAGE: Less than one acre _____ approx. <u> 3 </u>
---	---

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

UTM REFERENCE:
Mankato East 7.5
15 / 420080 / 4891040

FORM PREPARED BY: Dennis Gimmetstad
DATE: January 1980

DESCRIPTION:

The North Front Commercial District is a grouping of late 19th and early 20th century commercial buildings on the northern edge of Mankato's central business district. The one-and-one-half block long row of buildings is of a consistent scale (with a few minor exceptions) and displays the stylistic variations reflecting changes in "main street" commercial architecture during the period the area was developed. All of the buildings of the district are on the east side of North Front Street; commercial buildings once located on the west side have been removed.

The individual buildings of the district are listed below. The historic name (earliest traceable tenant) (if determined) is stated first, followed by the year of construction, the current name, and a description.

300 Block, east side:

#301, Stahl House, (now Stahl Hotel) 1893. Three stories; red brick with buff stone lintels, sills, and trim; three-sided corner bay on second and third floors over corner entrance; simple projecting cornice; double hung windows on all three levels; unaltered exterior; narrow light court at rear.

#307, Henry Fricke Boots and Shoes, (later location) c. 1893 (now Hottinger Jewelry). Two stories; painted brick; patterned brick cornice with corbeling; three arched second story windows with hoods and keystones; altered storefront and altered second story window infill.

#309, Henry Fricke Boots and Shoes, (earlier location) c.1880 (now used for storage). Two stories; painted brick; patterned brick cornice with corbeling; four arched second story windows with hoods, keystones, and intact 2/2 panes; patterned brick beltcourse between stories; altered storefront.

#311, Frederick Kron Dry Goods and Groceries, c.1877 (now used for storage). Two stories, painted brick, patterned brick at cornice line; arched keystoned windows at second level; altered window infill at second level and altered storefront.

#313, Bernard Koehler Boots and Shoes, 1888 (now Kiffe's Old Town Liquors). Two stories; dark red brick with buff stone trim; elaborate cornice with relief ornament, pediment, finials, and date plate; four double-hung windows at second level separated by brick and stone pilasters; altered storefront infill; many interior features, including pressed metal ceiling, intact.

#'s 315, 317, vacant lots.

(see continuation sheet)

North Front Street Commercial District
Page 2

Blue Earth County
Mankato, Minnesota

#319, Commercial Building, c.1947 (now Shine Way Janitor Service). One story; concrete block; central doorway and two small windows. (NON-CONTRIBUTING)

#321, A.M. Klages Grocery, c.1902 (now Allstate Cash Register Inc.). Two stories; brick with stone lintels and sills on second story; simple corbelled brick cornice; double hung rectangular windows with transoms on second story; intact cast iron storefront.

#323, vacant lot.

#325, Julius A. Heilscher, Physician, c.1928 (now Princess Salon). One story, stucco with brick trim, curved parapet and arched door opening.

#327, Miller and Company Meat Market, c.1888 (now Clay Pot Ceramics). Two stories, brick, simple corbelled cornice; arched second story windows with keystones; altered storefront and altered infill on second story windows.

#329, Wenzl Huettl Tailor Shop, 1891 (now Old Town Bath Boutique). Two stories; brick with stone lintels and sills on second story; corbelled brick cornice with central pediment and name and date plates; intact cast iron storefront; three double-hung second story windows; many intact interior features.
400 Block, east side:

#401, Mathias Sontag Hotel, c.1871 (now Pete's Barber and Clock Shop and Dauk Jewelry). Two stories; buff brick; ornamental brick cornice and belt course between stories; arched second story windows with keystones; altered infill at second level; portions of early storefront intact.

#403, Jacob Sontag Saloon, c.1876 (now Diamond Jim's Bakery). Two stories; buff brick; ornamental brick cornice and belt course between stories; arched second story windows with keystones, altered infill at second story windows and altered storefront.

#405, Benedict Bangerter Boots and Shoes, 1877 (now Save-Mor Antiques). Two stories; painted brick; second story similar to 401 and 403; storefront including two iron columns and three arched openings with keystones intact (some infill alteration).

#407, Joseph Kron, Druggist, c.1888 (now Stained Glass Galleria). Two stories; painted brick; patterned beltcourse with pediment; arched double-hung second story windows with hoods; intact storefront.

#409, Schorn Brothers Meat Market, c.1897 (now under renovation). Two stories; painted brick with stone sills and lintels; painted brick cornice; rectangular double hung second story windows; early features of storefront intact.

#411, Seidle Drug Company, 1893 (now Hagen Hardware). Two stories; painted brick; elaborate cornice with pediment and date plate; two arched and one central rectangular windows on second story; altered storefront.

#413, A.C. Malchow Grocery, c.1893 (now Minneapolis Rag Stock). Two stories; brick; elaborate cornice with semi-circular center section, cut out side parapets, and finials; rectangular second story window with stone trim; altered storefront.

#415, Malchow and Krost, Photographers, c.1910 (now Winiarski Interiors). Virtually identical to #413, with the exception of longer second story windows.

The portion of the Front Street commercial strip to the south of the district has been largely destroyed or greatly altered during urban renewal. The northern fringe of the strip to the north of the district contains a wide range of building uses and construction dates.

(see continuation sheet)

MAY 20 1980

North Front Street Commercial District
page 3

Blue Earth County
Mankato, Minnesota

SIGNIFICANCE:

The North Front Street District is significant as a remarkably well-preserved strip of commercial buildings located in an important southern Minnesota center of commerce, Mankato. The city's location at a crucial point on the Minnesota River, and, later, its position at the intersection of several rail lines, has contributed to its commercial and industrial growth. The central business district which developed along Front Street (parallel to the river) grew, by the turn of the century, to a strip over 10 blocks long; this scale is in marked contrast to most of the two-block long main streets of the trackside towns of the area. Much of the strip was destroyed during the urban renewal projects of recent decades, and a central downtown intersection, South Front and Hickory, is now completely obscured by the imposition of an enclosed suburban-type mall over the existing buildings. The 300 block and a portion of the 400 block of North Front present a surprisingly well preserved segment of the strip. This area developed near the periphery; the Stahl House (and its predecessor the Minnesota House) and the shoe, dry goods, and grocery stores were clearly secondary in importance to the larger-scaled establishments such as Bretts Department Store (now greatly altered), the Salet Department Store, and the Saulpaugh Hotel (both razed) further south on Front. The survival quality of numbers 301 through 415 North Front makes it possible to observe changes in commercial building styles from the simpler arched window styles of the 1870s through the more ornamental and elaborate facades erected at the turn of the century. Preservation of the area is being encouraged by an active neighborhood association. As an area distinguished for its survival integrity and for its continued utilization by small individual commercial establishments, the North Front District is an important surviving remnant of Mankato's commercial development.

MAY 20 1980

North Front Street Commercial District

Mankato, Minnesota
Blue Earth County

Mankato Plat. Beginning at the west corner of Block 17, thence north-easterly along lot line to a point at the north corner of the mid 1/3 of Lot 3, Block 18, thence southeasterly to a point at the east corner the mid 1/3 of Lot 3, Block 18, thence southwesterly along lot line to the east corner of Lot 1, Block 17; thence northwesterly along lot line 34.5 feet, thence southwesterly 33 feet; thence southeasterly along lot line 34.5 feet to south corner of Lot 1, Block 17; thence southwesterly along lot line to the south corner of Lot 5, Block 17, thence northwesterly along lot line to point of beginning.

Bibliography

Polk, R.L., & Co. Mankato City and Blue Earth County Directory. St. Paul: R.L. Polk & Co., 1892, 1895, 1897, 1900, 1902, 1904-05, 1906-07, 1908-09, 1910-11.

Sanborn Fire Insurance Maps. 1884, 1889, 1894, 1900, 1908, 1914.

Shoemaker's Business Directory of the City of Mankato and County of Blue Earth, MN. Mankato: The Review Print, 1885.

Shoemaker's Directory of Mankato, MN. (Mankato?): n.p. 1878.

MAY 20 1980

North Front Street Commercial District

Ownership List

<u>Number</u>	<u>Owner</u>	<u>Legal Description</u>	<u>Current Tenant</u>
301	Ben and Reamae Lyons 301 North Front Mankato, Minnesota	Block 17, Lot 5	Stahl House
307	Lin Hottinger 318 East Rock Mankato, Minnesota	Block 17, S. 20 1/6 ft. of Lot 4	Hottinger Jewelry
309	Meyer & Sons, Inc. 211 North Front Mankato, Minnesota	Block 17, N. 23 5/6 ft. of S. 44 ft. of Lot 4	(Used for Storage)
311	Meyer & Sons, Inc. 211 North Front Mankato, Minnesota	Block 17, N. 1/3 of Lot 4	(Used for Storage)
313	Thomas L. Kiffe 720 Lakeview Avenue North Mankato, Minnesota	Block 17, S. 24 ft. of Lot 3	Kiffe's Old Town Liquors
315	LaVonne M. Cahill 3487 Orchard Lane Hopkins, Minnesota Marlene Norberg 20 Browns Court Mankato, Minnesota	Block 17, N. 20 ft. of S. 44 ft. of Lot 3	Vacant Lot
317	LaVonne M. Cahill 3487 Orchard Lane Hopkins, Minnesota Marlene Norberg 20 Browns Court Mankato, Minnesota	Block 17, N. 1/3 of S. 44 ft. of Lot 3	Vacant Lot
319	LaVonne M. Cahill 3487 Orchard Lane Hopkins, Minnesota Marlene Norberg 20 Browns Court Mankato, Minnesota	Block 17, S. 1/3 of Lot 2	Shine Way Janitor Service

MAY 20 1980

<u>Number</u>	<u>Owner</u>	<u>Legal Description</u>	<u>Current Tenant</u>
321	John D. Ullrich 321 North Front Mankato, Minnesota	Block 17, Mid 1/3 of Lot 2	A.M. Klages Grocery
323	Carolyn Rovney 1905 East Main Mankato, Minnesota	Block 17, N. 1/3 Lot 2	Vacant Lot
325	Carolyn Rovney 1905 East Main Mankato, Minnesota	Block 17, S. 1/3 of Lot 1	Princess Salon
327	Arrow Electric Inc. Fred Ensign Box 651 Mankato, Minnesota	Block 17, mid 1/3 of Lot 1	Clay Pot Ceramics
329	Audrey Spear Old Town Bath Boutique 329 North Front Mankato, Minnesota	Block 17, W. 123 ft. of N 1/3 Lot 1	Old Town Bath Botique
401	Mark A. Scheurer Rt. 5 Box 71-A Mankato, Minnesota	Block 18 S. 1/3 of Lot 5	Petes Barber Shop and Dauk Jewelry
403	James V. Tillman 403 North Front Mankato, Minnesota	Block 18, mid 1/3 of Lot 5	Diamond Jim's Bakery
405	Lloyd & Lila Miller 805 Belwood Drive Mankato, Minnesota	Block 18, N. 1/3 of Lot 5	Save-Mor Antiques
407	Yannis Karakalos Stained Glass Galleria 407 North Front Mankato, Minnesota	Block 18, S. 1/3 of Lot 4	Stained Glass Galleria
409	Yannis Karakalos Stained Glass Galleria 407 North Front Mankato, Minnesota	Block 18, mid 1/3 of Lot 4	

MAY 20 1980

<u>Number</u>	<u>Owner</u>	<u>Legal Description</u>	<u>Current Tenant</u>
411	Robert W. Hagen 319 Washington Mankato, Minnesota	Block 18, N. 1/3 of Lot 4	Hagen Hardware
413	Donald & Mabel Douma 208 Bittersweet Lane Mankato, Minnesota	Block 18, S 1/3 of Lot 3	Minneapolis Rag Stock
415	Robert Layman P.O. Box 3084 1111 Madison Avenue Mankato, Minnesota	Block 18, mid 1/3 of Lot 3	Winiarski Interiors