

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 11 1984

date entered NOV 8 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hodgins, Abner F., House

and/or common N/A

2. Location

street & number 275 Harriet Street N/A not for publication

city, town Winona N/A vicinity of

state Minnesota code 22 county Winona code 169

3. Classification

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

4. Owner of Property

name Dr. David and Kathleen Christenson

street & number 275 Harriet Street

city, town Winona N/A vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Winona County Courthouse, County Recorder's Office

street & number Third and Washington Streets

city, town Winona state Minnesota

6. Representation in Existing Surveys

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

date 1981 federal state county local

depository for survey records Minn. Historical Society, Ft. Snelling History Center

city, town St. Paul state Minnesota 55111

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

N/A

Describe the present and original (if known) physical appearance

The Abner F. Hodgins House is located at 275 Harriet Street, Winona, Minnesota, occupying the northwest corner of Harriet and West Broadway in an extremely prominent fashion.

While very irregular in plan, the Hodgins House incorporates two basic rectangles, one approximately 40 x 45 feet, three stories, with a gabled roof on east-west axis, and one approximately 30 x 40 feet, three stories, with a gabled roof on a north-south axis. The house is sheathed in narrow lap siding with banding in scalloped shingles.

The house, particularly the upper stories, is a grouping of towered and gabled pavilions, some enclosed by shingles, some opening in arcades. The two most important features, however, are the octagonal tower on the southeast corner, about which the structure pivots, and its neighboring red brick chimney stack which rises from the foundation level to the top of the corner tower's octagonal roof. Facing out the first story level of the corner tower is a very large transomed window; the tower's third story level opens as a porch in an arched octagonal arcade. Bracketted eaves surround the house above the second story. Fenestration is primarily one-over-one double-hung sash. A palladian window is located in the east gable. A large open porch wraps around the northeast first-story corner; another, unroofed, porch with shingled railing sits atop the first story porch roof.

The Hodgins House is virtually unaltered, inside and out, and is in an excellent state of repair. A small brick addition to the north (side, rear) houses a modern vault. A three-stall, one and one-half story garage is located in the northwest corner of the lot.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890

Builder/Architect Charles G. Maybury

Statement of Significance (in one paragraph)

The Abner F. Hodgins House is significant as an outstanding example of Queen Anne Style residential architecture and as the home of a prominent Winona lumberman.

Abner F. Hodgins was born near Knoxville, Tennessee, in 1826 but in 1830 his family moved to Galena, Illinois, where he was raised and educated. Originally a Galena teacher, in 1854 he quit teaching and became a clerk for the firm of Carson & Eaton Lumber Dealers. Two years later he was transferred to Winona as the firm's agent. Within a year he had become extremely successful, making Carson & Eaton second only to the local Winona firm of Laird, Norton & Company. The Carson, Eaton & Company wholesale-retail lumber yard in Winona served as one of the principal marketing outlets for their sawmills, located on Wisconsin's Chippewa River. This direct connection with the sawmills that manufactured the lumber placed the firm in an excellent competitive position with the other Winona lumber markets.

The lumber industry overall was the single most important influence on the rise of Winona as an industrial and commercial center for southeastern Minnesota. During the period when the sawmills were at full production, through 1905, Winona enjoyed its greatest growth. In Minnesota lumber production through the 1880s, Winona ranked second only to Minneapolis and consistently ranked eighth among cities in Michigan, Wisconsin, and Minnesota--states which together milled a third of the nation's lumber. The story of the city's lumber industry involves significant lumber families, including Frederick Weyerhaeuser along with Laird, Norton, and Hodgins.

In 1871 Hodgins became a partner in the well known firm of Youmans Bros. Lumber Company, incorporated later as Youmans Bros. & Hodgins Lumber Company. Abner remained a partner until his death in 1896. Youmans Bros. & Hodgins were technologically very progressive, using three modern Allis bandsaws as early as 1887, making their's the most modern mill in the city. The Minneapolis mills, which did not use the bandsaws until into the 1890s, sent visitors who marveled at the efficiency and order of the Winona mills.

[see continuation sheet]

9. Major Bibliographical References

[see continuation sheet]

10. Geographical Data

Acreage of nominated property Less than one.

Quadrangle name Winona West, Minn.

Quadrangle scale 1:24,000

UTM References

A

1	5	6	0	8	4	6	0	4	8	7	8	3	4	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Lots 8, 9 (except the northerly 2 ft. of lot 9), and 10, Block 103, Original Town of Winona.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Robert M. Frame III, Historical Consultant

organization N/A

date August 1984

street & number 202 McBoal St.

telephone 612-291-7882

city or town St. Paul

state Minnesota 55102

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Russell W. Fridley

title Russell W. Fridley
State Historic Preservation Officer

date 9/26/84

For NPS use only

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

Entered in the
National Register

date 11-8-84

for Melvyn Byer
Keeper of the National Register

Attest:

date

Chief of Registration

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Continuation sheet Hodgins House Item number 8 Page 2

Based on the success of his mill and firm, Hodgins in 1890 planned the construction of the present house. He chose a lot occupied by a house constructed at an unknown date for early land speculator and railroad promoter William Windom, who was U.S. Representative, then U.S. Senator, then Secretary of the Treasury under Presidents Garfield and Benjamin Harrison. When Windom moved to New York in 1883, his house was purchased and remodeled by railroad operator John Blunt. Several years later, Blunt moved to Chicago upon his appointment as chief engineer of the Chicago & Northwestern Railway, and the property was acquired by Hodgins.

Hodgins, for reasons unrecorded, opted for a total remodeling and renovation of the Windom-Blunt house. No graphic evidence of the earlier house has survived so it has been impossible to compare the earlier and later constructions. Newspaper accounts, however, indicate that the work was radical, extensive, and costly. Prominent Winona architect Charles G. Maybury was commissioned to do the work. Maybury selected the lumber which had been milled by Hodgins' own firm, and proceeded to have the present structure erected. In January 1890, the Winona Weekly Republican states that "The most important improvement in the way of residences [in the past year] has been the complete remodeling of the old Windom residence . . . by Mr. A.F. Hodgins, the outlay amounting to \$10,000. The building has been completely modernized and provided with every possible convenience and comfort."

In his book on Minnesota Houses: An Architectural & Historical View, Roger Kennedy sees the Hodgins House as an extraordinary example "of the final phase of the American picturesque style, "a shining, extravagant, white palace," which not only exemplifies the Queen Anne architecture but, at the same time, clearly displays the fruits of the Victorian Hodgins's entrepreneurial confidence and prosperity. Kennedy, in fact, has a photograph of the Hodgins House on the title page of his volume. With its irregular massing and plan, sheathing, windows, towers, gables, turrets, porches, brackets, classical detailing, and prominent chimney, the Hodgins House displays virtually all the essential design characteristics of Queen Anne. Its unaltered condition, cleaned and restored in 1980, makes it an excellent surviving artifact.

With Hodgins' death in 1896, the house was purchased by William Pliney Tearse, another Winona lumberman, whose family remained there until 1934. From 1934 to 1976 it was owned by the Diocese of Winona and used as the Bishop's residence and, later, as diocesan offices. It has been privately owned since 1976.

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Continuation sheet Hodgins House

Item number 9

Page 2

Gebhard, David, and Tom Martinson. A Guide to the Architecture of Minnesota. Minneapolis: Univ. of Minn. Press, 1977 [page 331].

Hodgins, Walter J. [grandson of Abner F.]. "Abner F. Hodgins: Winona Lumber Baron." Winona County History Today 44 (March 1979): 1, 3.

Kennedy, Roger. Minnesota Houses. Minneapolis: Dillon Press, 1967 [pages 196-97, 205].

Winona Weekly Republican, April 3, 1889 [page 3], Jan. 8, 1890 [page 4].