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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Alexandria Residential Historic District
other names/site number N/A

2. Location

street & number Roughly bounded by Cedar and Douglas Sts. and // Lincoln and Twelfth Aves.
city, town Alexandria N/A not for publication N/A vicinity
state MN code MN county Douglas code 041 zip code 56308

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
74	38
	buildings
	sites
	structures
	1 objects
74	39 Total

Name of related multiple property listing: NA

Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Ian R. Stewart
Deputy State Historic Preservation Officer

Date 10/19/90

State or Federal agency and bureau Minnesota Historical Society

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain):

Entered in the National Register
Alana Byers 1/11/91
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic : single dwelling

: multiple dwelling

: secondary structure

Current Functions (enter categories from instructions)

Domestic : single dwelling

: multiple dwelling

: secondary structure

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals

Late Victorian

Late 19th and Early 20th Century American Move

Materials (enter categories from instructions)

foundation Granite

walls Weatherboard

Brick

roof Asphalt

other Shingles

Stucco

Describe present and historic physical appearance.

See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Exploration/Settlement

Period of Significance

1868-1930

Significant Dates

NA

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Various

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet.

See continuation sheet

9. Major Bibliographical References

Alexandria City Directory. St. Cloud: John H. Ley, 1912, 1913.
Alexandria House Survey. Douglas County Historical Society, Alexandria, 1977.
Granger, Susan. "Douglas County Historic Sites Survey, 1983-1984". Final Report to
Minnesota State Historic Preservation Office, 1985.
Larson, Constant, ed. History of Douglas and Grant Counties, Minnesota. Bowen, 1916.
LeRoy, Innis. "Historic Homes of Alexandria". Park Region Echo, May 4, May 16, May
18, and June 1, 1967.
Plat Book of Douglas County, Minnesota. Philadelphia: Northwest Pub. Co., 1886.
Robards, Hugh (Pat). Interview with Harold Anderson. November 3, 1969. Tape at
Douglas County Historical Society, Alexandria.
Standard Atlas of Douglas County, Minnesota. Chicago: Ogle and Company, 1912.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Douglas County Historical Society,
Alexandria, Minnesota

10. Geographical Data

Acreeage of property Approx. 75.5 acres

UTM References

A

1	5
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3	1	4	8	9	5
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5	0	8	3	9	8	5
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Zone Easting Northing

C

1	5
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3	1	5	1	9	5
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5	0	8	3	1	4	5
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B

1	5
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3	1	5	2	8	5
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5	0	8	3	9	7	0
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Zone Easting Northing

D

1	5
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3	1	5	0	9	5
---	---	---	---	---	---

5	0	8	3	1	4	5
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See continuation sheet

Verbal Boundary Description

The boundaries of the Alexandria Residential Historic District are shown as the heavy black line on the accompanying city planning map (scale 1"=1,127') entitled "Alexandria Residential Historic District".

See continuation sheet

Boundary Justification

See continuation sheet.

See continuation sheet

11. Form Prepared By

name/title Susan Granger and Scott Kelly
organization Gemini Research date Sept. 30, 1989
street & number 15 East Ninth Street telephone (612) 589-3846
city or town Morris state MN zip code 56267

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Alexandria Residential Historic District

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The Alexandria Residential Historic District is located in the northwestern quarter of the City of Alexandria, three blocks west of the central business district. The historic district is located near the two lakes upon which Alexandria was founded in 1858, Lake Winona, whose eastern shore forms part of the historic district boundary, and Lake Agnes, which lies four blocks to the north. The district is a T-shaped area which encompasses the equivalent of about nine city blocks. It includes portions of Lincoln (formerly Sixth) Avenue, Seventh Avenue, and Cedar Street at its north end, and then extends southward down Douglas Street to Twelfth Avenue.

The Alexandria Residential Historic District contains 61 properties on which stand 59 houses, one circa 1920 apartment building, and one circa 1960 church. Secondary structures include 50 garages and carriage houses, one workshop, and one lamppost. Most of the houses in the district are widely and evenly spaced on 50 to 150 foot lots along tree-lined streets. Most of the garages are located behind the houses, adjacent to alleys, and therefore do not appear in the public streetscape. Three of the sites include lakeshore property along Lake Winona.

The 59 houses within the historic district include several of Alexandria's finest examples of residential architecture from the period circa 1868-1930. Approximately 13 of the houses were built before 1900, another 13 were built between circa 1900 and 1910, and about 25 of the houses were built between circa 1910 and circa 1930. Only 8 of the 59 houses were built after 1930. Most of the 59 houses are 1 1/2 and 2 1/2 story woodframe buildings which are covered with clapboard siding, wood shingles, or stucco. Many display excellent examples of fine local workmanship in design, execution, and use of materials. Unfortunately, little is known to date of the architects, contractors, and craftsmen who are responsible for the design and construction of the buildings. In addition to houses, the district contains several of the city's few remaining turn of the century carriage houses and a number of circa 1905-1930 garages which were designed to match the adjacent houses. Most of these garages and carriage houses are intact.

The integrity of both the district's streetscapes and the individual houses within the district is excellent. The district's setting near the shore of Lake Winona and the location, number, and type of buildings within the district have not changed significantly since the early twentieth century. Very little infill has occurred; in fact, the district contains only eight post-1930 houses and one circa 1960 church. While the houses in the district vary in degree of design integrity, the majority are basically intact and several have been maintained in pristine condition. The most common alterations have been residing and the enclosure of front porches. In relatively few cases has the massing of the house been altered. Many of the garages in the district are replacements or expansions of their much smaller

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early twentieth century counterparts. These altered or recently built garages comprise most of the noncontributing structures in the district. Because they are nearly all located on alleys away from public view, these noncontributing structures have little visual impact on the historic character of the district's individual properties or on the overall streetscapes.

Two of Alexandria's oldest extant residences, the Stevens House (circa 1868) and the Sims House (circa 1876), are located within northern part of the district close to Lakes Winona and Agnes. Standing near the Stevens and Sims houses are Alexandria's only three remaining Victorian-era mansion houses with exposed exterior brick walls, the Francis B. Van Hoesen House (1883), the S. W. McEwan House (circa 1885), and the O. J. Robards House (1889). Surrounding these houses in the northern half of the district are several excellent examples of the Tudor Revival, Colonial Revival, Classical Revival, and Craftsman styles. One of these houses, the N. P. Ward House (1903), is already on the National Register.

The southern part of the district, extending south of Eighth Avenue down Cedar and Douglas Streets, contains proportionately more houses of post-1905 vintage, but is dotted with a few houses which date from the nineteenth century. The houses which line Cedar and Douglas Streets provide an excellent showcase of historic architectural styles ranging from Queen Anne and Colonial Revival to Craftsman and Prairie styles. These houses also include a regionally rare example of the Shingle style.

Development pressures are being experienced in the northeastern corner of the district, where Alexandria's burgeoning and often congested downtown is spilling into the adjoining residential area. It was in this portion of the city that one of Alexandria's few nineteenth century brick mansions, the Christian Raiter House (circa 1885), was demolished for condominium construction in 1983.

The following is a description of each of the 61 properties included in the district. All houses are categorized as contributing unless otherwise stated. The contributing or noncontributing status of all secondary structures is indicated.

1. Address:	405 Seventh Avenue W.	Hist Name:	A. Jacobson House
House Built:	1904	Contractor:	F. W. Becker
House Style:	Classical Revival		

The Jacobson House is a large, 2 1/2 story woodframe house with boxlike massing, a hipped roof, hipped dormers, and open porches on the west, south, and east facades. It is one of the city's two most elaborate examples of the Classical Revival style. The house has been slightly altered with the application of vinyl siding and changes

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to the east porch. The house stands on a large open square lot, giving it one of the most dramatic settings in the district. Also on the site are an intact circa 1910 garage (contributing) which is compatible with the house in age and materials and a circa 1985 garage (noncontributing) which was designed recently to match the house.

The Jacobson House was built in 1904 for Andrew and Alta M. Jacobson. Andrew Jacobson was cashier of the Farmers National Bank and, with his brother Tollef Jacobson, owned at least three other banks in the county. He was the first president of the Alexandria Golf Club and held municipal office. Alta M. Jacobson was the daughter of James H. Letson, one of the founders of Alexandria's resort industry. The second owners of the house were Arthur and Ila DuBeau, also prominent resort hotel owners. The DuBeaus owned Blakes-By-the-Lakes Hotel between 1923 and 1947 and the Geneva Beach Hotel from 1930 to 1936.

2. Address: 421 Seventh Avenue W. Hist Name: Van Hoesen House
House Built: 1883
House Style: Queen Anne

The Van Hoesen House is a large 2 1/2 story Queen Anne inspired house which is constructed of soft red brick. It is one of only three remaining Victorian-era mansions in Alexandria which retain exposed exterior brick walls. The Van Hoesen house displays complex massing, locally rare smooth sandstone trim with incised carving, unusually tall and narrow window openings, and a porte cochere on the west facade. The front porch has been altered and the house has been converted to apartments. The house stands on a large corner lot and is approached by a curving front drive, a feature rare in Alexandria. Also on the site is a basically intact, circa 1900, hip roofed, woodframe carriage house (contributing) which is one of the largest residential outbuildings in the district.

The Van Hoesen House was built in 1883 for Francis B. and Mary Van Hoesen who also lived in a previous house on this site. Francis Van Hoesen was the first president of the First National Bank of Alexandria and the first president of the Village of Alexandria. He served in the state legislature in 1872, 1881, and 1883. The house was sold circa 1915 to Claus J. Gunderson, an attorney with the local firm Gunderson and Leach. Gunderson was a district judge and served as a state senator for eight years.

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3. Address: 422 Seventh Avenue W. Hist Name: N. P. Ward House
House Built: 1903
House Style: Tudor Revival

The N. P. Ward House is a locally rare, complex, and intact example of the Tudor Revival style which was built in 1903. The woodframe house is 2 1/2 stories tall and has an intersecting gabled roof, clapboard and wood shingle siding, mock half-timbering, and an intact open porch on the north facade. A sensitively designed garage addition at the rear of the east facade is the only alteration.

The Ward House was built for Noah P. and Sallie M. Ward, owners of Noah P. Ward's Groceries, Crockery, and Provisions, an early Alexandria grocery. In 1928 the house was sold to Carl V. Anderson, owner of the Alexandria Furniture Company. The N. P. Ward House is the only site within the district which is already on the National Register.

4. Address: 505 Seventh Avenue W. Hist Name: G. B. Ward House
House Built: 1895
House Style: Queen Anne

The G. B. Ward House is a large, 2 1/2 story woodframe Queen Anne style house. The house retains a two story tower at the southwest corner, stained glass, and an open porch at the northeast corner. Because of alterations which obscure much of the original massing, siding, and detailing, the house has been classified as noncontributing to the district. Also on the site is an intact circa 1915 garage (contributing) which is compatible with the house in scale and materials.

The Ward House was built for G. B. and M. W. Ward. G. B. Ward was cashier and president of the First National Bank and was civically active. By 1913 the house was owned by John A. and Louise Wedum. John Wedum was president and treasurer of the Alexandria Hardware and Lumber Company, a major local retailer.

5. Address: 521 Seventh Avenue W. Hist Name: Sims House
House Built: circa 1876
House Style: Vernacular Victorian

Built circa 1876, the Sims House is one of the oldest houses still standing in Alexandria. It is a small 1 1/2 story woodframe house with L-shaped massing, an intersecting gabled roof, and a gabled wall dormer on the main facade. It has been

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altered with new horizontal wood siding and the replacement of a full width front porch with an enclosed room at the southwest corner. Despite these alterations, the house is considered contributing to the district because of its extreme age and resulting historical associations with the early development of residential Alexandria. The house is set back from the street on a large, shaded, rolling lot on the shore of Lake Winona. Behind the house is a circa 1940 garage (noncontributing).

The Sims House was built for Lorenzo G. and Sarah Sims. Lorenzo G. Sims started the first drug store in Alexandria. Sarah Sims was the sister of William E. Hicks, owner of most of the townsite lots in Alexandria and founder of the city's first newspaper, saw mill, and flour mill. The house was later owned by George W. and Mary Robards, co-owners of the Cowing and Robards Hardware Company, an important local retailer. Still later it was owned by Alexandria attorney C. Fred Hanson.

6. Address: 607 Cedar Street
House Built: circa 1890
House Style: Vernacular Victorian

The house at 607 Cedar Street is a small, 1 1/2 story woodframe house with L-shaped massing and clapboard siding. It retains an open porch at the intersection of the gabled roofed forms. This house is one of the oldest in the district.

7. Address: 608 Cedar Street
House Built: circa 1960
House Style: Ranch

An intact one story Ranch style house and garage which are noncontributing to the district.

8. Address: 713 Cedar Street Hist Name: Christie House
House Built: 1916 Contractor: D. B. Shepard
House Style: Colonial Revival

The Christie House is a 1 1/2 story woodframe house with a bungalow form and Colonial Revival detailing. It has an open porch within the massing of the roofline which is supported by three Tuscan columns, clapboard siding, and cut wood shingles sheathing the gable ends. The house is intact. Behind the house is an intact circa 1916 Craftsman style garage which is compatible with the house in age and materials (contributing).

The Christie House was built in 1916 for Carl A. and Lucia Christie.

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9. Address: 721 Cedar Street
House Built: 1915
House Style: Craftsman

The house at 721 Cedar Street is a 1 1/2 story Craftsman style bungalow with a fieldstone or lake boulder porch base, porch columns, and exterior chimney. It is one of two houses in the district which display a characteristic Craftsman style use of fieldstone in their design. The only exterior alteration has been the recent residing of the house with aluminum siding fabricated to resemble clapboard. While insensitive to the original design, the alteration has not significantly compromised the historic character of the house and is easily reversible.

10. Address: 722 Cedar Street
House Built: circa 1912
House Style: Craftsman

The house at 722 Cedar Street displays an unusual variation of the Craftsman style which is unique in Alexandria. It has a two story, gable roofed form with the first story constructed of soft brick and the second built of wood frame. The second story is clad in cut wood shingles which flare out over the first story. Other Craftsman inspired details include horizontal bands of rectangular windows and large knee braces. The house is basically intact.

11. Address: 704 Douglas Street
House Built: circa 1960
House Style: Ranch

An intact one story Ranch style house which is noncontributing to the district.

12. Address: 710 Douglas Street
House Built: circa 1970
House Style: Ranch

An intact one story Ranch style house which is noncontributing to the district.

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13. Address: 716 Douglas Street Hist Name: Gilpin House
House Built: circa 1890
House Style: Vernacular Victorian

The Gilpin House is one of the oldest houses in the district. It is a two story, woodframe gable roofed house sided with clapboard. Decorating the gable end on the main facade are fishscale shingles and chamfered kingpost ornamentation. The house has a full width open porch with narrow, square posts with chamfered corners, dentil-like detailing at the cornice, and simple brackets. The Gilpin House is set back unusually far from the street, sits in a slight hollow below the grade of surrounding houses, and is located across the street from the massive brick Douglas County Courthouse (1895). This unusual setting strongly evokes a sense of the past and contributes to the historic character of the streetscape. Behind the house is a circa 1950 garage (noncontributing).

The house was built for Joseph Gilpin, one of the first editors of the Alexandria Post News. Gilpin was civically active and held various local government offices before his death in 1926.

14. Address: 722 Douglas Street Hist Name: T. Jacobson House
House Built: circa 1895
House Style: Colonial Revival

The Jacobson House is a large, ornate Colonial Revival style house which has 2 1/2 stories, a hipped and gabled roof, and clapboard and cut wood shingle siding. The house has an intact open porch on the main facade and bay windows on the north and south facades. The rear half has had two exterior alterations, both sensitive to the original design: a sunporch has been added to the northwestern corner and an open porch at the southwestern corner has been enclosed. Behind the house is a circa 1920 woodframe garage which was designed to match the house (contributing).

The Jacobson House was built for Tollef and Minnie Jacobson. Tollef Jacobson was President of the Farmers National Bank and, with his brother Andrew Jacobson, owned at least three other banks in the county.

15. Address: 804 Douglas Street Hist Name: Volker House
House Built: 1902
House Style: Classical Revival

The Volker House is one of the largest and most elaborate turn-of-the-century houses standing in Alexandria and one of the city's two most ostentatious examples of the

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Classical Revival style. This intact woodframe house is 2 1/2 stories tall with a truncated hipped roof and a balanced, symmetrical design. Across the main facade is an unusual, massive, dual level porch which consists of a two story portico supported by colossal fluted columns, under which is tucked a full width one story porch supported by clusters of fluted four volute Ionic columns. The house has a rear open porch and a porte cochere on the west facade and pedimented gabled dormers. Behind the house is an intact circa 1910 garage which is compatible with the house in age and materials (contributing).

The Volker House was built in 1902 for J. J. and Anna Volker. J. J. Volker was a dentist in Alexandria from 1898 to circa 1950 and President and a director of the Farmers National Bank. Anna Volker was a director of the Alexandria Public Library and an active member of St. Mary's Church. The Volkens owned the house until circa 1950.

16. Address: 810 Douglas Street Hist Name: Leach House
House Built: circa 1908
House Style: Colonial Revival

The Leach House is a large, intact, 2 1/2 story woodframe example of the Colonial Revival style. The house has clapboard siding, a hipped and gabled roof, an intact open porch with fluted columns and turned balusters, two story bay windows, and a Palladian-inspired window in the gable end. In front of the house is a cast iron lamppost with a globe lamp of unknown vintage (noncontributing). Behind the house is an intact circa 1905 garage which is compatible with the house in style and materials (contributing).

The Leach House was built circa 1908 for Hugh E. and Clara E. Leach. Leach was an attorney who was in partnership with Claus J. Gunderson beginning in 1907 and served at least one term as County Attorney.

17. Address: circa 814 Douglas Street Hist Name: 1st Lutheran Church
Built: circa 1960
Style: Modern Movement

A circa 1960 brick church which is noncontributing to the district. The church was built to replace the congregation's previous turn-of-the-century church which stood on the same site.

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18. Address: 821 Douglas Street Hist Name: Ludke House
House Built: 1915
House Style: Craftsman

The Ludke House is a large, 1 1/2 story Craftsman style house which was built in 1915. The house is covered with stucco and has brick veneer which rises to the level of the first story window frames. Characteristic Craftsman features include a bracketed entrance overhang, a large jerkinhead dormer, and exposed rafters. Some window openings have been altered on the main facade and a garage has been added to the rear.

The house was built in 1915 for H. W. Ludke, Sr., owner of Ludke's Produce, an important local produce distributor. The company was founded circa 1915 and is still in existence in Alexandria today.

19. Address: 902 Douglas Street Hist Name: Thornton House
House Built: 1929
House Style: Prairie

The Thornton House is one of a few examples of the Prairie style standing in the city. It is an intact, two story, hip roofed, stucco covered woodframe house with brick trim and wide overhanging eaves. Behind the house is a circa 1960 garage (noncontributing).

An early owner of the house (possibly the original owner) was Ralph S. Thornton, a local attorney and judge.

20. Address: 903 Douglas Street
House Built: circa 1900
House Style: Colonial Revival

The house at 903 Douglas Street is a 2 1/2 story, woodframe structure with boxlike massing, a truncated hipped roof, wide gabled dormers, and a small gabled entrance porch with slender Tuscan columns which project from the northwest corner. The only exterior alteration has been the enclosure of the entrance porch. Behind the house is an intact circa 1910 garage which is compatible with the house in scale and materials (contributing).

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21. Address: 908 Douglas Street Hist Name: Schraeder House
House Built: circa 1915
House Style: Craftsman

The Schraeder House is a large 2 1/2 story, woodframe Craftsman style house with a gabled roof, exposed rafters, and large knee braces. Because the main facade has been obscured with a hip roofed, brick clad addition, the house has been classified as noncontributing. Behind the house is a circa 1950 garage (noncontributing).

22. Address: 909 Douglas Street Hist Name: Johnson House
House Built: 1916
House Style: Craftsman

The Johnson House is a tall, 2 1/2 story Craftsman style house with a gabled roof and clapboard siding. Craftsman style features include exposed rafters, knee braces, and a large shed dormer. The house is in excellent condition. The only exterior alteration has been the addition of low limestone planting boxes on the main facade. Behind the house is a circa 1950 garage (noncontributing).

The Johnson House was built in 1916 for Andy Johnson who owned a harness shop in the town of Evansville, twenty miles northwest of Alexandria.

23. Address: 914 Douglas Street Hist Name: W.F. Sunblad House
House Built: circa 1899
House Style: Queen Anne

The Sunblad House is a tall, 2 1/2 story, woodframe mansion which is one of the city's best remaining examples of the Queen Anne style. It has complex massing, an entrance porch on the main facade which curves around the northeastern corner, and a two story bow window on the south facade. The house is sheathed in clapboard siding and is decorated with cut wood shingles in the gable ends. The house's three exterior alterations--partial enclosure of the entrance porch and two rear additions--are relatively sensitive and do not seriously detract from the historic character of the site. Behind the house is a circa 1905 hip roofed garage which has locally rare pedimented window frames (contributing).

Early owners of this house (possibly the original owners) were William F. and Marie E. Sunblad. William F. Sunblad was Clerk of the District Court in 1911.

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24. Address: 915 Douglas Street Hist Name: Knapton House
House Built: circa 1897
House Style: Vernacular Victorian

The Knapton House is a small 1 1/2 story woodframe house with L-shaped massing, clapboard siding, and a shed roofed porch located at the intersection of the two gable roofed forms. The house is one of the oldest in the southern portion of the district and has an unusually shallow setback compared with other houses on the street. While the front porch has been altered somewhat, the rest of the house remains well preserved.

This house was built circa 1897 for two sisters of the Knapton family. The two women owned Knapton Sisters' Millinery and were two of Alexandria's few early downtown businesswomen during the first decades of the twentieth century. One of the sisters, Amanda Knapton, was residing in the house in 1912.

25. Address: 919 Douglas Street
House Built: circa 1950
House Style: Colonial Revival

A 1 1/2 story woodframe Colonial Revival style house which is noncontributing to the district because of its post-1930 construction date.

26. Address: 922 Douglas Street
House Built: circa 1920
House Style: Craftsman

The house at 922 Douglas Street is a large, intact house which is an excellent example of the Craftsman style. The 1 1/2 story woodframe house has a bungalow form, a deep open porch supported by battered brick piers, clapboard siding, a large gabled dormer, a bay window on the south facade, exposed rafters, and large knee braces. It has been expanded with a sensitive rear addition and is in excellent condition. Behind the house is a circa 1920 Craftsman style garage which matches the house in style and materials (contributing).

27. Address: 923 Douglas Street
House Built: circa 1989
House Style: Ranch

A one story Ranch style house and garage which are noncontributing to the district.

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28. Address:	1003 Douglas Street	Hist Name:	Gregersen House
House Built:	circa 1905	Contractor:	A. H. Gregersen
House Style:	Craftsman		

The Gregersen House is a large Craftsman style house with clapboard siding, a shed roofed porch spanning the main facade, and a bay window on the north facade. The house has 1 1/2 stories, a gabled roof, and a wide gabled dormer. The only exterior alteration has been the relatively sensitive enclosure of the front porch. Behind the house is a circa 1910 garage which matches the house in scale and design but which has been altered (noncontributing).

This house was built for A. H. and Elizabeth J. Gregersen. The Gregersens were the owners of A. H. Gregersen and Company, Dry Goods and Groceries, an early Alexandria grocery business.

29. Address:	1004 Douglas Street
House Built:	circa 1902
House Style:	Colonial Revival

The house at 1004 Douglas Street is a 1 1/2 story woodframe example of the Colonial Revival style with an intersecting gambrel roof. The house has clapboard siding and a keyhole window at the attic level. Because the first story of the main facade (which once probably included an open porch within the massing of the roofline) has been altered, the house has been classified as noncontributing to the district. Behind the house is a circa 1950 concrete block garage (noncontributing).

30. Address:	1007 Douglas Street
House Built:	circa 1920
House Style:	Craftsman

The house at 1007 Douglas Street is a small, 1 1/2 story woodframe Craftsman style bungalow with a jerkinhead roof, clapboard siding, and exposed rafters. This house is a well preserved example of its style and is one of the smallest houses in the district. Behind the house is a circa 1950 garage (noncontributing).

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31. Address: 1010 Douglas Street
House Built: circa 1890
House Style: Vernacular Victorian

The house at 1010 Douglas Street is a 1 1/2 story, woodframe, gable roofed house which is one of the oldest in the southern portion of the district. Because the house has been substantially altered with new siding and the removal of ornamentation and original windows, it has been classified as noncontributing to the district. Behind the house is a circa 1960 garage (noncontributing).

John and Martha Lindstrom, retired farmers, were living in this house in 1911.

32. Address: 1011 Douglas Street
House Built: circa 1920
House Style: Shingle

The house at 1011 Douglas Street is Alexandria's only example of the Shingle style. It is also one of a few houses in West Central Minnesota which display a strong Shingle style influence. The house's large but simple volumes, wood shingle siding which flares out over the foundation, and very slight eave overhang are characteristics of the style. It is suspected that alterations have occurred to the porch and entrance area. Behind the house is an intact circa 1920 Shingle style garage (contributing).

33. Address: 1014 Douglas Street
House Built: circa 1940
House Style: Colonial Revival

A 1 1/2 story woodframe Colonial Revival style house which is noncontributing to the district because of its post-1930 construction date. Behind the house is a circa 1940 garage (noncontributing).

34. Address: 1017 Douglas Street
House Built: circa 1920
House Style: Craftsman

The house at 1017 Douglas Street is a small, 1 1/2 story, stucco covered, woodframe Craftsman style bungalow with a jerkinhead roof. The only change to the exterior has been the slight alteration of the porch. Behind the house is a circa 1930 garage which is compatible with the house in age and materials (contributing).

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35. Address: 1021 Douglas Street
House Built: circa 1916
House Style: Craftsman

The house at 1021 Douglas Street is a large 1 1/2 story example of the Craftsman style. It has mock half-timbering on the north and west facades, heavy bargeboards, flared eaves, and exposed rafters. The house is covered with clapboard and has an unusual pebble dash treatment within the mock half-timbering (apparently an alteration). The only other alteration is a redwood deck which has been added to the southeast corner of the house. Behind the house is a circa 1920 garage which is compatible with the house in age and materials (contributing).

36. Address: 1022 Douglas Street Hist Name: Lindstrom House
House Built: circa 1909
House Style: Craftsman

The Lindstrom House is an early twentieth century Craftsman style bungalow which is basically intact and in excellent condition. The house has 1 1/2 stories, clapboard siding, a front porch within the massing of the gabled roofline, a bay window on the south facade, and heavy curvilinear brackets at the eaves. The enclosure of the front porch has been the only exterior alteration. Behind the house is a circa 1920 Craftsman style garage whose heavy brackets and exposed rafters match those of the house (contributing).

This house was built circa 1909 for physician John Lindstrom. Three other Alexandria physicians have been subsequent owners and occupants of the house.

37. Address: 1101 Douglas Street
House Built: circa 1920
House Style: Craftsman

The house at 1101 Douglas Street is a basically intact Craftsman style house which is covered with stucco. Its most distinctive exterior feature is a heavy, gabled, Tudor Revival-inspired entrance overhang which is supported by large knee braces. The house has 1 1/2 stories, woodframe construction, and a large shed dormer on the main facade. Its only exterior alteration is a sensitive, one story hip roofed addition which was built onto the north facade. Behind the house is a circa 1920 woodframe garage which is compatible with the house in age and materials (contributing).

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38. Address: 1106 Douglas Street
House Built: circa 1919
House Style: Craftsman

The house at 1106 Douglas Street is one of the largest houses in the district. This two story, hip roofed mansion has rectangular Prairie style massing and heavy Craftsman detailing. It has a brick base and clapboard siding, massive brackets and two fluted columns supporting a shallow hip roofed entrance porch, first story windows set into tapered Craftsman style surrounds, wide overhanging eaves with exposed rafters, and a porte cochere supported by brick piers on the west facade. The only apparent alterations have been the enclosure of the porte cochere and conversion of the house to apartments. Behind the house is a circa 1920 carriage house which is one of the largest carriage houses remaining in the city (contributing). It has 1 1/2 stories, a curved roofed entrance foyer, a shed dormer, and knee braces.

39. Address: 1107 Douglas Street
House Built: circa 1920
House Style: Craftsman

The house at 1107 Douglas Street is a small, circa 1920 bungalow with a fieldstone chimney, cut wood shingles on the upper story, exposed rafters, and knee braces. It is one of two houses in the district which display a characteristic Craftsman style use of fieldstone in their design. The house has been slightly altered with the enclosure of the front porch and the enlargement of a bay window on the south facade. Behind the house is a circa 1930 woodframe garage which is compatible with the house in age and materials (contributing).

40. Address: 1110 Douglas Street
House Built: circa 1915
House Style: Craftsman

The house at 1110 Douglas Street is a 1 1/2 story Craftsman style bungalow which has a deep front porch encompassed within the massing of a simple gable roofed form. The porch has short, tapered square columns standing on a clapboard covered balustrade. The only major exterior alteration has been the enclosure of this porch. Behind the house is a circa 1920 garage which is compatible with the house in age and materials (contributing).

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41. Address: 1111 Douglas Street
House Built: circa 1920
House Style: Craftsman

At 1111 Douglas Street stands a 1 1/2 story, woodframe, stucco covered house which is in good condition. The house exhibits fine Craftsman and Tudor Revival style features including mock half-timbering, an open gable roofed porch supported by brick piers, exposed rafters, and knee braces. It has been altered slightly with a breezeway addition at the rear of the north facade. Behind the house is a circa 1950 garage (noncontributing).

42. Address: 1115 Douglas Street
House Built: circa 1917
House Style: Prairie

The stucco covered house at 1115 Douglas Street is one of Alexandria's few examples of the Prairie style. It has a two story, hip roofed, boxlike form with wide overhanging eaves, a horizontal band of wood at the second story sill level, and oversized terra cotta roof ridges. Behind the house is a circa 1917 hip roofed garage which was designed to complement the house and has matching roof ridge treatment (contributing).

43. Address: 1116 Douglas Street
House Built: circa 1912
House Style: Colonial Revival

The house at 1116 Douglas Street is an altered example of the Colonial Revival style with a truncated hipped roof, cubic massing, and a bay window on the north facade. The hip roofed entrance porch has been enclosed, new siding has been applied, shutters added, and ornamentation removed. Because of these alterations, the house has been categorized as noncontributing to the district. Behind the house is a circa 1960 garage (noncontributing).

44. Address: 1117 Douglas Street
House Built: circa 1925
House Style: Tudor Revival

The house at 1117 Douglas Street is an excellent and intact example of Alexandria's modestly sized Tudor Revival style houses of the 1920's and 1930's. It has an asymmetrical design, a steeply gabled roof, and a stucco covered exterior with brick

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trim. Behind the house is a circa 1925 garage which is compatible with the house in age and materials (contributing).

45. Address: 1121 Douglas Street Hist Name: Wedum House
House Built: 1916
House Style: Craftsman

The Wedum House is a small, intact Craftsman style house which has 1 1/2 stories, clapboard siding, a shed roofed front porch, exposed rafters, and knee braces. The house stands at the southeastern corner of the district. Behind the house is a circa 1970 garage which was designed to match the house (noncontributing).

46. Address: 1122 Douglas Street
House Built: circa 1913
House Style: Colonial Revival

The house at 1122 Douglas Street is a 2 1/2 story woodframe, hip roofed Colonial Revival style house. It stands at the southwest corner of the district. The house retains a bay window on the south facade, but has been altered with asbestos siding, new windows, an enclosure of the porch, and a garage addition. Because of these alterations, the house has been categorized as noncontributing to the district. Behind the house is a circa 1930 garage which is compatible with the house in age and materials (contributing).

47. Address: 302 Lincoln Avenue W. Hist Name: Raiter House
House Built: circa 1909
House Style: Colonial Revival

The Raiter House is an intact Colonial Revival style house which is 1 1/2 stories tall and has an intersecting gabled roof and clapboard siding. Important to the design are prominent gable ends with shingle covered, sawtooth edged, rounded arches beneath which second story windows are deeply recessed. The house has an intact early twentieth century setting with a wooden picket fence, trellis-like garden gates, and historic plantings. It stands at the northeastern corner of the district. Behind the house is a circa 1920 garage which is compatible with the house in age and materials (contributing).

This house was constructed circa 1909 for the Raiter family. In 1913 the owners and occupants were Frank E. and Nell M. Raiter of Raiter Brothers Shoes, a well known early Alexandria retail business.

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48. Address: 303 Lincoln Avenue W. Hist Name: McEwan House
House Built: circa 1885
House Style: Queen Anne

The McEwan House at 303 Lincoln Avenue W. is important as one of only three remaining Victorian-era mansions in Alexandria which retain exposed exterior brick walls. It is a moderately altered 2 1/2 story Queen Anne style building constructed of soft red brick which has been painted brown. The house has a hipped roof, hipped dormers, segmentally arched window openings, and a bay window on the main facade. Alterations have included removing the front porch, removing ornamentation, replacing windows, adding a two story rear addition, and converting the house to apartments. Despite these alterations the McEwan House retains much of its original historic character, massing, and feeling and has been categorized as contributing to the district. The house stands at the northeastern corner of the district at a congested intersection, across the street from the circa 1980 Alexandria Post Office. Possible expansion of the downtown commercial area threatens the site. Behind the house is a circa 1910 garage which is compatible with the house in age and materials (contributing).

The McEwan House was constructed circa 1885 for S. W. McEwan, one of Alexandria's first physicians. McEwan practiced in the city from 1881 until his death in about 1902, first in partnership with Godfrey Vivian and later with H. J. Boyd. McEwan was active in civic affairs, held public office, and served as Douglas County coroner from 1893-1899. Later owners of the house were Jeremiah and Ida Callaghan. Callaghan was a longtime Alexandria policeman who also served as Chief of Police.

49. Address: 307 Lincoln Avenue W. Hist Name: The Belmont
Built: circa 1920
House Style: Craftsman

The Belmont is a unique Craftsman style apartment building which is one of the earliest examples of apartment building design standing in the city. The two story stucco covered building was built about 1920. It has distinctive Craftsman style features such as brick detailing at the cornice level, a triangular projection at the center of the main facade and at the porch cornice, and handsome lettering reading "Belmont" on the open porch. The building is intact and in fair condition. Behind the building is a circa 1960 garage (noncontributing).

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50. Address: 317 Lincoln Avenue W.
House Built: circa 1912
House Style: Colonial Revival

The house at 317 Lincoln Avenue W. is a 1 1/2 story, woodframe house with an intersecting gabled roof. It retains an open porch with a pediment over the entrance. Exterior alterations have included removing ornamentation, replacing the porch supports and balustrade, replacing windows, and covering the original clapboard with metal siding. Because of these changes, the house has been categorized as noncontributing to the district. Behind the house is a circa 1960 garage (noncontributing).

51. Address: 321 Lincoln Avenue W. Hist Name: Stevens House
House Built: circa 1868
House Style: Vernacular Victorian

The Stevens House, built circa 1868, is important as one of the oldest houses standing in Alexandria. It is a 1 1/2 story woodframe house with a simple gabled roof, an open hip roofed porch spanning the main facade, and a bay window on the east facade. The house sits below street grade and its windows are unusually tall and narrow, both characteristics which corroborate a very early construction date. Despite the fact that it has been covered with metal siding and that a garage has been built onto the rear facade, the house retains its original massing, door and window placement, and historic feeling, and has been categorized as contributing to the district.

It is believed that the Stevens House was built in 1868, the year that settlers began to return to Alexandria after it had been abandoned when the U.S. Government-Dakota Conflict began in August of 1862. It is one of only a handful of houses in the city which remain from the postwar resettlement period of 1868-1869.

52. Address: 405 Lincoln Avenue W. Hist Name: Carlson House
House Built: circa 1902
House Style: Colonial Revival

The Carlson House is a large 2 1/2 story woodframe house with a gabled roof. Colonial Revival design features include a basically symmetrical form, a central gabled dormer with a bevelled glass Palladian window, and Palladian inspired windows in the west and east gable ends. Spanning the main facade is a hip roofed porch with battered supports standing on brick bases. Although the house has been resided with metal siding and shutters have been added, these changes have not seriously

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altered its historic character. Behind the house is a circa 1950 garage (noncontributing).

In 1912 this house was owned and occupied by John A. and Orvidia Carlson, owners of the John A. Carlson Grocery located in downtown Alexandria.

53. Address: 406 Lincoln Avenue W.
House Built: circa 1920
House Style: Craftsman

The house at 406 Lincoln Avenue W. is an excellent example of the Craftsman style. This house has a bungalow form, 1 1/2 stories, clapboard siding, a porch within the massing of the gabled roof, and a shed dormer on the main facade. It is intact except for a sensitive enclosure of the front porch which left the original porch supports still visible. Behind the house is a circa 1920 Craftsman style garage which was designed to match the house (contributing).

54. Address: 416 Lincoln Avenue W.
House Built: circa 1915 Contractor: Herb Wussaw
House Style: Colonial Revival

The house at 416 Lincoln Avenue W. is architecturally one of the most unusual houses in the district. It is a moderately sized, 1 1/2 story house with a hip roofed form, exterior walls covered with stucco, and brick trim forming distinctive door and window surrounds. A second story hip roofed sunroom projects over a pedimented main entrance in the central bay of the main facade. The house is intact except for metal siding which encases the eaves and entrance pediment. Behind the house is a circa 1920 garage which is compatible with the house in age and materials (contributing).

55. Address: 417 Lincoln Avenue W. Hist Name: Paulson House
House Built: circa 1904
House Style: Craftsman

The Paulson House is a massive and elegant woodframe house which is one of the most elaborate examples of the Craftsman style standing in the city. The house has 2 1/2 stories, an intersecting gabled roof, clapboard and wood shingle siding. Distinctive features include cut wood shingles and exposed purlins in the gable ends, a hip roofed porch which has paired square columns on tall granite bases and a pediment with mock half-timbering, and an oriel window which has heavy purlin supports and leaded and stained glass. The only significant alteration to the exterior has been

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the construction of a one story gable roofed addition on the east facade. Behind the house is a circa 1950 garage (noncontributing).

The Paulson House was owned by Hans and Cecila Paulson. Hans Paulson was co-owner of C. Oppel and Company, Shoes, a retail business which was founded in 1869 as the first boot and shoe store in Alexandria.

56. Address: 424 Lincoln Avenue W.
House Built: circa 1880
House Style: Queen Anne

The house at 424 Lincoln Avenue W. was apparently built during the 1870's or early 1880's and enlarged around the turn of the century. It is one of the oldest houses standing in the historic district. Architectural evidence of an early construction date includes two rare pedimented window frames on the first story of the west facade, and the use of narrower clapboard on the second story of both the north and west facades. Its later turn of the century design features include a hipped roof form, decorative wood shingles and a Queen Anne window in the main gable end, a gable roofed entrance porch with mock half-timbering. Except for a one story hip roofed addition on the east facade, the house retains its turn-of-the-century design and character. Behind the house is a circa 1920 garage which is compatible with the house in age and materials (contributing).

57. Address: 504 Lincoln Avenue W.
House Built: circa 1960
House Style: Ranch

An intact one story Ranch style house which is noncontributing to the district.

58. Address: 509 Lincoln Avenue W. Hist Name: Barnes House
House Built: circa 1901
House Style: Colonial Revival

The Barnes House is the only historic house in the district which has been altered beyond recognition. Historic photographs indicate that the house was once one of the largest mansions in the neighborhood, with an imposing, 2 1/2 story Colonial Revival design. Today it retains only simple boxlike massing and a few original windows with diamond shaped panes and leaded glass. The house has been converted to apartments, covered with stucco, and its front porch and attic story have been removed. Because of these alterations, it has been categorized as noncontributing to the district.

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Behind the house are a circa 1925 garage (contributing) and a circa 1960 garage (noncontributing).

The Barnes House was built in about 1901 for W. K. Barnes, a prominent Alexandria banker.

59. Address: 518 Lincoln Avenue W. Hist Name: Robards House
House Built: 1889 Contractor: James L. Aiton
House Style: Queen Anne

The Robards House is important as one of only three remaining Victorian-era mansions in Alexandria which retain exposed exterior brick walls. The house is a large, 2 1/2 story example of the Queen Anne style. Its light brown brick was manufactured in Alexandria at a small and relatively shortlived local brickyard. The Robards House has a hipped and gabled roof and a complex, asymmetrical design with two story bay windows on the west and east facades and projecting gable ends sheathed in decorative cut wood shingles. The house has lost an open porch which originally spanned the main facade, but retains an open rear porch at the southwest corner. It is in good condition and has recently undergone extensive interior restoration and conversion to a bed and breakfast inn. The Robards House stands on a spacious lot on the eastern shore of Lake Winona. Behind the house is a circa 1905 carriage house which was later used as a garage (contributing).

The Robards House was built in 1889 for Oscar J. and Cecile B. Robards. The Robards were the co-owners of Cowing and Robards Hardware, a retail hardware store which was founded in 1872 during the formative years of Alexandria's commercial district. The store is Alexandria's oldest business in continuous operation and is still located in the center of downtown. Subsequent occupants of the house were Hugh "Pat" and Klara Robards, second generation owners of both the house and the hardware store. Both Robards couples were civically active and prominent members of the Alexandria business and social communities.

60. Address: 519 Lincoln Avenue W. Hist Name: LeRoy House
House Built: 1910 Contractor: Henry A. LeRoy
House Style: Colonial Revival

The LeRoy House is a large, intact, 2 1/2 story Colonial Revival house with a hipped roof, clapboard siding, and a hip roofed open porch which has clustered Tuscan columns standing on granite block bases and turned balusters. The house has a two story sleeping porch wing on the west facade, a two story bay window on the main facade, and Palladian inspired windows in the gable ends. Behind the house is a

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circa 1910, 1 1/2 story carriage house which is the largest and most intact carriage house in the district (contributing), and a circa 1915 workshop (contributing).

The original owners of the house were Henry A. and Alice M. LeRoy. Henry was owner and Vice President of the Alexandria Hardware and Lumber Company and Chairman of the Farmers National Bank.

61. Address: 521 Lincoln Avenue W.
House Built: circa 1960
House Style: Ranch

An intact one story Ranch style house which is noncontributing to the district. The house stands at the district's northwest corner. The shoreline of Lake Winona forms the western edge of the property line.

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Statement of Significance

The Alexandria Residential Historic District, located in northwestern Alexandria, is a collection of nearly sixty houses which includes many of the most architecturally significant examples of residential design standing in Alexandria. Both the houses themselves and their streetscape setting retain a high degree of integrity, providing an excellent and well preserved example of an upper middle class, greater Minnesota residential neighborhood.

The neighborhood is not only significant within the context of 1858-1930 residential architecture in Alexandria alone. A State Historic Preservation Office review of reconnaissance survey data collected between 1969 and 1987 for nearly all of Minnesota's 87 counties suggests that the Alexandria Residential Historic District also stands as one of the largest and most intact late nineteenth and early twentieth century residential neighborhoods in any greater Minnesota community. Furthermore, in comparison with similar neighborhoods in other Minnesota communities, the district contains a proportionately large number of houses which display a high degree of design sophistication and physical integrity.

Historically, the houses in the district are significant for their association with a collection of men and women who laid the foundations of Alexandria's business community, tourism industry, city and county government, civic organizations, and church congregations between the years 1872 and 1930.

The significance of the properties within the historic district has been evaluated under three historic contexts. Two of the contexts, "Railroad Construction and Agricultural Development" and "Minnesota's Resort Industry" are historic contexts established by the State Historic Preservation Office as part of its comprehensive preservation plan for Minnesota. The development of the third context, "Residential Architecture in Alexandria, 1858-1930", began during a 1983-1984 reconnaissance level survey of Alexandria conducted by the Preservation Office. The significance of the Alexandria Residential Historic District relative to the three contexts is described below.

Railroad Construction and Agricultural Development, 1872-1930

Alexandria was first settled in 1858 when brothers Alexander and William Kinkead built a log cabin on the shore of Lake Agnes near its union with Lake Winona. The first Kinkead cabin was built along the route of a new government road which was surveyed in 1858 to link the Mississippi River at St. Cloud with the Red River near present day Breckenridge. The Kinkeads were followed to Lake Agnes by a handful of settlers who became Douglas County's first pioneers. In 1859 a townsite company was formed and the townsite of Alexandria was surveyed. After an apparently solid start,

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however, the settlement was abandoned when settlers fled the violence of the U.S. Government-Dakota Conflict which began in August of 1862. Despite the fact that the government built and manned a log stockade called Fort Alexandria at the site in late 1862, settlers did not return to the area until 1866 when the soldiers were withdrawn from the fort. A new townsite was platted in 1868 and growth proceeded again, this time uninterrupted. Settlement of the community was given considerable impetus during the winter of 1868-1869 when a government land office was established in Alexandria. During the next several years, hundreds of pioneers seeking farms in west central Minnesota passed through Alexandria to conduct business at the land office.

The St. Cloud and Fort Abercrombie Road, as the government road through Alexandria was called, remained the settlement's primary link with the rest of the state until the late 1870's. J. C. Burbank and Company of St. Cloud operated a stage coach service along the road from 1859 to circa 1874, and other stage and freight lines linked Alexandria with railheads at Morris and Melrose after 1871 and 1874. In 1874 the Northern Pacific grading crew came through Alexandria, solidifying expectations for long awaited rail service. It was not until four years later, however, that the first train (now under the flag of the St. Paul, Minneapolis, and Manitoba and soon to become the Great Northern) arrived in Alexandria in 1878.

With rail transportation now available, Alexandria and the surrounding townships in Douglas County were settled rapidly. Scandinavian, German, Austrian, and Yankee homesteaders streamed into the region to establish farms. Roads were constructed and rural schools and churches established. Nine of Douglas County's twelve major townsites were established along the route of Great Northern and its competitor, the Soo Line, which was built through the county in 1903. In addition to simply providing transportation, the Great Northern, and later the Soo, actively platted townsites, advertised settlement opportunities in the county, and promoted Douglas County's fledgling tourism industry.

The Great Northern brought to Alexandria a means to market grain produced by the county's farmers and a method of bringing inventory to the town's businesses. The city soon became a major agricultural marketing and service center. The Great Northern's depot (built on Lake Agnes at the north end of main street) and various warehouses and grain elevators which were built along the tracks, became the focus of daily commercial activity. Rail service in the late 1870's also allowed Alexandria to capitalize on the abundance of lakes and woodlands which surrounded the town. These proved ideal for fishing, hunting, and vacationing. A successful countywide resort industry began with the construction of a tourist hotel in Alexandria in 1880 and the establishment of small fishing resorts on nearby lakes.

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Alexandria began to increase in population when regular rail transportation was established and the city's prospectus for economic growth appeared solid. A second rail line, the Soo, was built through the city in 1903. Additions were platted to the original townsite and the city's population grew to 3,000 by 1910. Businesses which were founded during the years 1868-1872 outgrew their original log and woodframe storefronts. A large commercial district filled with solid brick, stone, and woodframe commercial structures developed along Broadway Avenue. The Great Northern replaced its circa 1878 depot with a much larger and more expensive brick passenger depot in 1907. In addition to building the town's economic foundations, Alexandria's first residents created local government, municipal services, and public schools, and founded churches and other social and cultural institutions. By 1910, the groundwork had been laid for most of the necessities and amenities of urban life, and Alexandria was becoming a mature and flourishing community.

The potential for business success in Alexandria attracted entrepreneurs from Minneapolis, St. Paul, and elsewhere to the city beginning in the 1870's, and a solid merchant and professional class developed. A number of these families built homes in the residential neighborhood west of downtown which is included in the Alexandria Residential Historic District. Many of the houses in the district are associated with either the founders of Alexandria's first businesses and institutions, or with men and women who made notable contributions to business and community life during Alexandria's formative years. Many of these individuals apparently possessed the economic security, self interest, leisure time, and social vision to both create a successful economic climate and to engage in public service.

Among the early residents of the Alexandria Residential Historic District were the founders of the city's first businesses including C. Oppel and Company Shoes (founded in 1869), Cowing and Robards Hardware (founded in 1872), and the L. G. Sims Drug Store (founded circa 1871). These men and women were joined by the owners of businesses established during the next decades (1880-1920) such as Raitor Brother Shoes, A. H. Gregersen and Company Dry Goods, Knapton Sisters Millenery, Ludke-Luckert Produce Company, John A. Carlson Grocery, Alexandria Hardware and Lumber Company, N.P. Ward Grocery, and the Anderson Furniture Company. The founders and directors of the town's earliest banks including the Farmers National Bank, the First National Bank, and the Douglas County Bank lived in the historic district, as well as several leading physicians, dentists, and attorneys. One of the first editors of the Alexandria Post News lived in the historic district, as well an early clerk of the district court. In addition to owning businesses, residents of the neighborhood shored Alexandria's commercial footings by founding professional organizations. At least three of the eleven incorporators of the Alexandria Commercial Club (organized in 1907) lived in the district, and at least 17 of its members in the year 1916 resided there.

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Residents of the historic district also contributed significantly to the establishment of public and cultural institutions. At least two early state legislators, Francis B. Van Hoesen and Claus J. Gunderson, lived in the district, as well as several men who were elected to local governmental positions. For example, Francis B. Van Hoesen, O. J. Robards, N. P. Ward, Toleff Jacobson, and Andrew Jacobson all served at least one term as village or town council president, and Hugh E. Leach, Claus J. Gunderson, W. K. Barnes, W. F. Sunblad, S. W. McEwan, and Joseph Gilpin filled various other municipal and county seats, some for several terms. Men and women such as A. H. Gregorson, N. P. Ward, Anna Volker, and Hugh E. Leach served on the Board of Public Education, the Board of Public Works, and the Board of the Alexandria Public Library. Many of Alexandria's church congregations were also guided by board members who resided in the district.

Minnesota's Resort Industry, 1880-1930

Alexandria, known since the 1880's as the "Lady of the Lakes", is located in the heart of Minnesota's park region. Standing within a circle formed by Lakes Winona, Agnes, Henry, Geneva, and Victoria, the city has been a magnet for summer visitors and potential residents since 1880.

The physical beauty of Alexandria and Douglas County both attracted early residents to the area and offered opportunities for a local tourism industry to develop. In the 1870's there were over 100 pristine lakes and several hundred acres of untouched woodland within several miles of Alexandria, both abundantly stocked with fish and game. In 1880, two years after the first St. Paul, Minneapolis, and Manitoba train reached the town, the first tourist hotel, the Letson House, was built in Alexandria by James H. Letson, an early Lake Minnetonka resort owner and friend of James J. Hill. Three years later, in 1883, Letson built a second exclusive resort hotel on the southern shore of Lake Geneva (just outside of the city) which he called the Hotel Alexandria. The Hotel Alexandria, known subsequently as the Dickinson Inn and the Geneva Beach Hotel, became one of the most famous of a number of luxury resort hotels built in the Alexandria area around the turn of the century. It was soon followed by Blakes Hotel (later called Blakes-By-the-Lakes) between Lakes Carlos and Le Homme Dieu, and by the Maryland Hotel on Lake Mary. The Great Northern actively promoted tourism in the region by publishing advertising materials and providing flagdown stops at several major hotels. By 1900, Alexandria was one of the state's three best known resorting centers, rivalling Lake Minnetonka and White Bear Lake.

James H. Letson's connections with Lake Minnetonka may have helped draw to Alexandria the first affluent resort clientele from Minneapolis and St. Paul. A tradition of summering in Alexandria was soon established for wealthy families from Chicago, St. Louis, Omaha, Sioux City, Des Moines, and cities in Texas. Many

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tourists stayed the entire summer, arriving in Alexandria with trunks full of possessions and, later, with chauffeur-driven automobiles. In addition to living at large hotels, smaller resorts, and summer camps, seasonal visitors built hundreds of summer houses on the shores of the county's lakes. Several exclusive private clubs had been established by the turn of the century including the Minnesota and Chicago clubs on Lake Milona and the Wikiup Club on Lake Ida. After automobiles became affordable for the middle class after World War I, resorts offering housekeeping cabins proliferated. Preston's Resort on Lake Darling, Bedman's Beach on Lake Ida, and the Evergreen Inn on Lake Milona were among the first of these resorts. In 1916 golfing became a significant part of Alexandria's attraction when the Alexandria Golf Club was incorporated. In 1921 the club sponsored the first Resorter's Tournament, a yearly golfing event which continues to draw thousands of participants and spectators to the area.

Throughout the first quarter of the twentieth century, the population of Alexandria and the surrounding county swelled with visitors each summer. The tourist industry had become a significant component of the local economy. In addition to resorts, clubs, camps, and hotels, the industry supported enterprises such as fishing and hunting guide services, steamboat excursions, dance pavilions, supper clubs, taverns, boat works, sporting goods and fishing equipment stores, and livery and taxi services. The industry provided hundreds of service jobs for area residents. Alexandria, the county's largest city, became the center of summer commerce with retail stores, professional offices, service businesses, hotels and restaurants, and banks which financed the activity.

Many of the residents of the Alexandria Residential Historic District were associated either directly or indirectly with the development of the region's resort industry. Many of these individuals both contributed to local tourism and profited from it. Among the most well known were Arthur J. and Ila Du Beau who owned both Blakes-By-the-Lakes from 1923 to 1947 and the Geneva Beach Hotel from 1930 to 1936. Other neighborhood residents, including Andrew Jacobson and Hugh Robards, served as founders of the Alexandria Golf Club and the Resorter's Tournament. Downtown business owners, many of whom lived in the historic district, catered aggressively to resorting clientele. One of the primary concerns of the local Commercial Club was the promotion of tourism. Many residents of the district also had summer houses or stayed at hotels on area lakes where they socialized with summer residents from other cities and conducting business with them at social functions and on the golf course.

Residential Architecture in Alexandria, 1858-1930

The first permanent dwellings were built in Alexandria in 1858, the year the Kinkead brothers settled on the shores of Lakes Agnes and Winona near the north end of Alexandria's present day Main Street. The town's first houses were log cabins

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built from local white oak. After the county's first sawmill was built by William E. Hicks in 1868 (the year Alexandria was replatted), settlers used milled lumber to construct woodframe houses in vernacular versions of the Greek Revival and Gothic Revival styles. As the townsite's population grew, woodframe houses in the Gothic Revival, Italianate, Queen Anne, and vernacular Victorian styles filled the blocks of the original townsite plat south and east of the two lakes. Few, if any, Second Empire style houses were apparently built in the city. Houses in Alexandria were built almost exclusively of milled lumber. A small brickyard, founded circa 1880, provided bricks for many downtown commercial buildings. However, only a few brick houses were built in the city, most for affluent citizens. During the 1890's-1910's, housing styles in Alexandria followed styles then in vogue throughout Minnesota. These included vernacular Victorian designs, Queen Anne, Classical Revival, Colonial Revival, and the boxlike American Foursquare. During the decades surrounding World War I, Craftsman style houses were built throughout the city and on the lakes north of Alexandria. During the 1920's, a few Prairie style houses and a number of Period Revival houses, principally variations of the Tudor Revival and Colonial Revival styles, were built.

Alexandria's earliest houses were constructed near Lakes Agnes and Winona, along the route of the St. Cloud and Fort Abercrombie Road (present day Second Avenue), and near Broadway Avenue, the town's main commercial street. As the population increased in the 1880's and 1890's, development spread southward from the lakes. Throughout much of the townsite, modest and middle class houses were built side by side. Before 1900, more expensive houses were occasionally scattered throughout middle class neighborhoods. By the turn of the century, however, a cluster of blocks immediately east of Lake Winona became a neighborhood favored by many of the city's affluent. This area, later dubbed the "Silk Stocking District", comprises the northern portion of the Alexandria Residential Historic District. This neighborhood's attraction for the business and professional class continued through the 1920's.

The State Historic Preservation Office conducted a reconnaissance level study of Alexandria's historic buildings in 1983-1984. The project included a street by street windshield survey of the city in which 87 sites were photographed and documented. The findings of the survey provide a context for examining Alexandria's historic residential architecture. The survey identified very few high style examples of the early Gothic Revival and Italianate styles, but a number of modestly sized, vernacular versions of the Greek Revival, Gothic Revival, Italianate, and other Victorian styles. Pivotal houses which display early stylistic influences include a regionally rare example of the Gothic Revival style and two good examples of the Italianate style: the intact Thomas F. Cowing House (circa 1875, on the National Register), the somewhat altered John B. Cowing House (circa 1875), and the intact John Sunblad House (circa 1885-1890). All three houses are located in the

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House (1929) and a house at 1115 Douglas (circa 1917), both in the historic district. Period Revival style houses of the 1920's, usually in versions of the Tudor Revival and later Colonial Revival styles, are scattered throughout the city but tend to be more common in the blocks west of Broadway Avenue and adjacent to Noonan Park near the city's eastern edge.

The Alexandria Residential Historic District encompasses one of Alexandria's most remarkable residential neighborhoods. Few other small cities in Minnesota have residential neighborhoods of such design quality and physical integrity over such a wide area. The district contains a dense concentration of buildings which are highly significant to the study of residential architecture in Alexandria, including a number of the city's landmark examples of particular styles. The district contains 59 houses, 51 of which were built before circa 1930. Included are the city's only examples of the early Tudor Revival and Shingle styles, Alexandria's two most elaborate examples of the Classical Revival style, and houses which number among the city's most fully developed and intact examples of the Queen Anne, Colonial Revival, Craftsman, and Prairie styles.

Unfortunately, little is known to date of the architects and contractors who designed and constructed the houses in Alexandria. The buildings within the historic district, most of which are intact, provide an important research opportunity for the study of residential design. The greater Minnesota influence of Minneapolis-St. Paul and perhaps Fargo-Moorhead based architects, the dissemination of residential style, materials, and techniques to West Central Minnesota's building contractors, and the evolution of housing design through a fifty year span of architecturally distinctive structures all represent research possibilities which are provided by the district.

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residential neighborhood east of Broadway Avenue. Alexandria's only three remaining Victorian-era mansions with exposed exterior brick walls were documented during the survey: the Francis B. Van Hoesen House (1883), the S. W. McEwan House (circa 1885), and the O. J. Robards House (1889). All three are located in the Alexandria Residential Historic District. A fourth brick mansion, the Christian Raiter House (circa 1885) located just north of the McEwan House, was demolished in 1983 shortly after the survey began.

Only a handful of ornate and intact Queen Anne style houses dot the city. They include the W. F. Sunblad House (circa 1899) (in the historic district) and the Frank R. Noonan House (circa 1895) (located near the eastern edge of Alexandria). The city has two elaborate examples of the Classical Revival style, both of which are basically intact and stand within the historic district. The first is the Volker House (1902) which has an unusual and massive dual level porch. The second is the Andrew Jacobson House (1904) which is a much more restrained version of the style with simple volumes and flat treatment of wall surfaces. Intact examples of Colonial Revival and American Foursquare style houses are scattered throughout the city. Most have hipped or gambrel roofs, boxlike massing, and were built between 1900 and 1910.

Alexandria has one very unusual turn-of-the-century example of the Tudor Revival style, a house which is earlier and much more ornate than the city's later versions of the style which date from the period revivals of 1920's. It is the N. P. Ward House (1903, on the National Register) which stands in the historic district. The city also has one example of the Shingle style, a stylistic influence uncommon in West Central Minnesota. This circa 1920 house stands at 1011 Douglas Street in the historic district.

Craftsman style houses appear to have been favored by Alexandria residents during the 1910's and 1920's. A large number of good examples stand throughout the city, ranging from small bungalows to more expensive two story residences with deep porches and well executed Craftsman detailing. Fieldstone or lake boulder porch piers, chimneys, and foundations are found on a few examples. Among the most sophisticated and intact houses of this style are the Phil Noonan House (circa 1915) in eastern Alexandria, and a house at 922 Douglas (circa 1920) which is located in the historic district. Among the city's best examples of two story versions of the style are the Paulson House (circa 1904), and two Craftsman houses with Prairie style influences: a house at 1106 Douglas (circa 1919) and a house at 722 Cedar (circa 1912). All three stand within the historic district. One of the city's few pre-World War II apartment buildings, The Belmont (circa 1920), was also designed in the Craftsman style. It is also located within the historic district.

Examples of the Prairie style are not common in Alexandria. Two of the city's handful of Prairie style houses, both covered with stucco, are the Thornton

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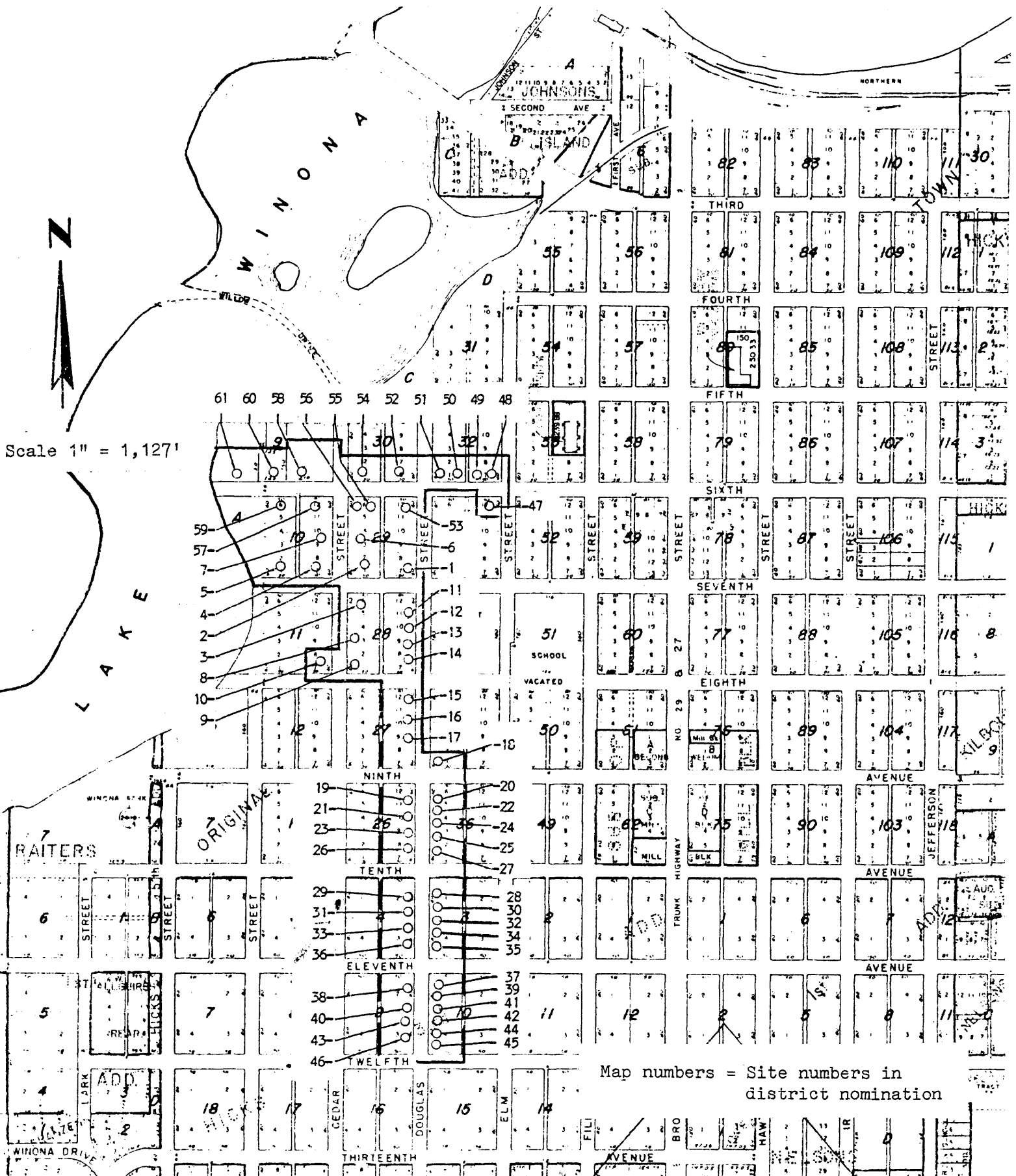
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Boundary Justification

The boundaries of the historic district were drawn to encompass a dense concentration of residential properties which are similar in age, scale, type, and degree of integrity. The concentration of contributing structures falls off fairly sharply outside of the district boundaries, despite the fact that many of the blocks outside of the district contain residential structures of approximately the same vintage as those within its boundaries. The northern boundary is drawn to include houses which stand on the crest of a hill along Lincoln Avenue W. North of this boundary line, the hill slopes downward to the shore of Lake Agnes and the houses are both smaller in scale and more altered than those within the district. The district's western boundary follows the shoreline of Lake Winona and is then drawn to exclude a 1954 Catholic hospital at the corner of Seventh Avenue and Cedar Street. Most of the blocks southwest and south of the district contain 1920's to 1940's vintage houses which are generally less elaborate and less intact than those within the district. Most of the houses south of Twelfth Avenue, the district's southern boundary, were built after 1940. The blocks east of Douglas Street contain houses which are approximately the same age as those within the district, but which are generally more modest in scale and design, more altered, and separated by more infill housing. The Douglas County Courthouse, a Victorian Romanesque style building constructed in 1895 which is already on the National Register, stands just east of the district at Seventh Avenue and Douglas Street. Just north of the courthouse, the district boundary is drawn to exclude a 1952 church at the corner of Lincoln Avenue and Douglas Street.

ALEXANDRIA RESIDENTIAL HISTORIC DISTRICT



Scale 1" = 1,127'

Map numbers = Site numbers in district nomination