## 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.

(Form 10-900a). Type all entries.			
1. Name of Property			· · · · · · · · · · · · · · · · · · ·
historic name East Seco	ond Street Commercial Hist	oric District	
other names/site number N/A			
·			
2. Location			
street & number 66-78 Center;	54-78 E. Second: 67-71 La	fayette Sts.	not for publication N/A
city, town Winona			
state Minnesota code	MN county Winona	code 169	zip code 55987
	· · · · · · · · · · · · · · · · · · ·		
3. Classification		Number of Dees	una a suithin Deservation
Ownership of Property	Category of Property		urces within Property
x private	building(s)	Contributing 14	Noncontributing 5 buildings
public-local			Dulluligs
public-State	site		sites
public-Federal			structures
	object	14	objects
			/ Otal
Name of related multiple property list			ibuting resources previously
	N/A	listed in the Nati	onal Register _0
4. State/Federal Agency Certific	ation	· · · · · · · · · · · · · · · · · · ·	
Signature of certifying official State or Federal agency and bureau	Ian R. Stewart Deputy State Historic Minnesota Historical Soc	Preservation Off	<u> 2 ///   90</u> Date
Signature of commenting or other offici			Date
			·
State or Federal agency and bureau			
5. Națiónal Park Service Certific	etion		
5. National Park Service Certific			
<ul> <li>Indreby, certify that this property is:</li> <li>entered in the National Register.</li> <li>See continuation sheet.</li> <li>determined eligible for the National Register.</li> <li>See continuation sheet.</li> <li>determined not eligible for the National Register.</li> </ul>	Mah 7. Bohen No	tered in the tional Register	
removed from the National Registe	or.	the Keeper	Date of Action
			Date of Action

Historic Functions (enter categories from instructions) COMMERCE/TRADE	Current Functions (enter categories from instructions COMMERCE/TRADE
Business	Business
Financial Institution	DOMESTIC
Department Store	Single Dwelling
Restaurant	
7. Description	
Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
	foundation Stone
Italianate	wallsBrick
Gothic	Stone
	roof <u>Composition</u>
	other

Describe present and historic physical appearance.

Winona's East Second Street Commercial Historic District consists of one block of nineteen buildings (fourteen contributing and five noncontributing) located just south of the Mississippi River in the center of the city's original commercial area. The majority of the buildings in the historic district date from the late-1860s and represent the core of Winona's first permanent business district. All of the buildings are of masonry construction with red brick bearing walls and facades enhanced by cast iron and carved stone to reflect the Italianate design popular during the period. As with nearly all late-nineteenth century commercial blocks in the state, some buildings have undergone changes on the first floor, although the alterations are minor and reversible. The architecture of East Second Street was built primarily in the 1860s and 1870s, and thus has notable cohesion and stylistic uniformity. Building heights are generally consistent, facades are flush, and windows, cornices and architectural details create a uniform and rhythmic appearance.

The following summary description of each building corresponds to the map enclosed with the registration form entitled "East Second Street Commercial Historic District, 1989."

#### 1) International Harvester Building, ca.1904, contributing.

This flat roofed, common bond brick building is two stories high with its main entrance facing onto Center Street. The facade features rectangularshaped windows on both floors (replaced by aluminum frames in the early 1980s) with stone lintels and sills. The double door entry is covered by a semicircular canvas awning. Simple corbeling highlights an otherwise plain cornice. There is a stone water table above the rock-faced, coursed stone foundation.

This building was apparently used as a warehouse for storage by the International Harvester Company, which had their offices in an adjacent block.

#### 2) McCormick Building, 1888, contributing.

The McCormick Building is a two-story, three bay, brick building which exhibits elements of Italianate and Victorian Gothic designs. The

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Section number 7 Page 1

tripartite lower level originally had a recessed central entrance divided by two ornamental iron columns; in 1981 the entry was moved to the left side, although the iron front and window design remained the same. A row of corbeled brick divides the two floors and relief pilasters flank the sides. The second story has three 1/1 double hung windows separated by brick pilasters which are highlighted by stone panels, brick relief, and corbeled brick. Each window has a stone sill and flat stone lintel; a segmental brick arch surrounded by stone surmounts the lintel. The uppermost part of the cornice was removed at an undetermined date, although the remaining portion is enhanced by corbeling.

### 3) Second National Bank Building, 1871-1872, contributing.

The Second National Bank is a two-story, Victorian Gothic brick building located at the northeast corner of East Second and Center Streets. Its prominence as an anchor of the west end of the historic district is displayed in a raised stone foundation, canted corner entrance, and symmetrical design. Six steps lead up to the main entry, which is defined by a pair of heavy, carved wooden doors above which are a large transom and canvas awning. Two tall, narrow windows pierce the second floor above The south facade facing Second Street has four large the entrance. windows on the first floor and four sets of tall, narrow paired 1/1 double hung windows on the second level. All windows are accented by smooth stone sills. Gothic-shaped stone lintels, brick relief, and corbeled brick. The west elevation is identical to the south, except another entry is located on the first floor. Several patterns of corbeled brick encircle the bank at the cornice.

#### 4) Ford Block, 1866, contributing.

This Italianate-inspired building is two stories high and six bays wide. The symmetrical first floor storefront originally had a narrow door in the center (which provided access to the second floor) flanked by tall, rectangular-shaped windows and two recessed entrances. Eight decorative iron columns divided each opening on the lower level. A narrow modillioned cornice divided the first and second floors. In ca.1960 the storefront windows and doors were remodeled; a brick veneer obscures the upper one-third of the windows, and the iron columns are covered with The second floor originally consisted of six 4/4 double hung wood. windows, each with segmental masonry hoodmolds separated by decorative brick pilasters. In ca.1960 three openings were partially enclosed with brick and a long horizontal window was installed. The elaborate corbeled brick cornice remains unaltered. The Ford Block was first used for retail purposes with private apartments located on the second floor.

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### 5) First National Bank, 1867, contributing.

The First National Bank is a two-story, brown brick building which is seven bays wide and has elements of the Italiante style. Centered in the first floor is a modern door with a round-arched transom and keystone. Flanking the entry to the right are three plate glass storefront windows which are divided by cast iron columns covered with wood. To the left of the entrance is a glass and aluminum door and two large windows framed by exposed iron columns. All of these windows have semicircular transoms and are set in round arches with keystones. A continuous row of dentils and stone provides a horizontal division between the two floors. The second story features seven narrow 1/1 double hung windows with stone sills and semicircular arches with keystones and brick hoodmolds. Each window is divided by a corbeled brick pilaster and is surmounted by an arched corbel table. The decorative cornice has several rows of corbeled brick and an "1867" datestone centered in the pediment.

#### 6) Simon Furniture Building, ca.1872, contributing.

This two-story, three bay brick building is very similar in design to the adjacent First National Bank. The first floor storefront features a recessed central entrance and a pair of fluted iron columns flanked by plate glass windows with transoms. A pronounced row of brick modillions and band of stone delineate the first and second floors. The upper story has three tall, narrow 1/1 double hung windows, each with a stone sill and round arch set in a brick hoodmold with keystone. Brick pilasters divide the bays; the cornice is accentuated by corbeled brick.

#### 7) Landon Building, 1915, contributing.

The Landon Building is a relatively austere two-story brick building. The altered storefront has a recessed entrance to the right of center flanked by large plate glass storefront windows. Two rows of soldier brick delineate the two floors, and four 1/1 double hung windows with stone sills punctuate the second story. Multiple bands of corbeled brick accent the upper facade.

#### 8) R.D. Cone Building, 1863, noncontributing;

# 9) addition to the R.D. Cone Building, 1884-1885, noncontributing; 10) Gernes Building, 1868, noncontributing.

### The three-story R.D. Cone Company, a three-story addition next door, and an adjoining two-story business formerly occupied these lots where a onestory building with a modern facade now stands. The original R.D. Cone Store was a three-story, six bay brick and stone building. In the mid-

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1940s the top two floors were removed and the facade altered. In 1980 the addition to the R.D. Cone Company, originally three stories high, was altered into a one-story building. In the same year the adjoining twostory Gernes Building was also reduced to a height of one story. The 1980 alterations incorporated all three buildings into a long, one-story building which has a modern facade. Because the bottom floor of each building still stands, they are considered separately within the historic district, but due to the recent changes each building is considered a noncontributing element.

### 11) C.M. Gernes Building, 1868, contributing.

This two-story, three bay brick building is cast in the same Italianate style and closely resembles the 1867 First National Bank (5). The first floor of this former toy, grocery, and confection business originally had a recessed central door and staircase entrance to the left side of the facade. Each of the four tall openings had a segmental arch with keystone and was divided by a decorative cast iron column. In 1976 the storefront was changed so that the entrance was placed by the staircase and the center bay replaced with a window flush with the others. Despite these alterations, the facade can still be seen as a relatively intact commercial storefront. A corbeled brick cornice and stone beltcourse provide a visual break between the first and second floors. The upper story consists of four brick pilasters and three tall multi-pane double hung windows; each window has a stone sill and a stone round arch hoodmold, with a keystone in the middle arch. A corbel table enriches the cornice, while the slightly curved pediment is covered with stucco (1976).

## 12) Sherer Boot Building, ca.1865, noncontributing.

#### 13) Jacob Smith Meat Market Building, ca.1865, noncontributing.

These one- and two-story buildings originally had typical period commercial storefronts. In 1980 the facade of each building was removed and blended together to match the design of a cluster of three other historic buildings in the same block (see buildings 8, 9, and 10 above). Only the exterior walls and modern storefronts are visible today. Because of these design changes, each building is considered individually as a noncontributing resource.

#### 14) Jacob Smith Saloon Building, 1868, contributing.

This two-story, three bay Italianate style brick building is similar to the C.M. Gernes Building, which was also constructed in 1868. The first floor features a slightly off-center recessed entrance flanked by three

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tall semicircular storefront windows. Each window is divided by a decorative cast iron column and is set in a stone surround with keystone. False stone siding was applied below the windows at an unknown date. A bold corbeled brick cornice projects from the top of the first floor. The third floor is pierced by three tall, narrow windows (covered with plywood) which have stone sills. The center opening has a semi-elliptical stone cap with keystone and the two outside windows have round stone surrounds. The elaborate cornice is accentuated by a corbel table, and the datestone "1868" is centered at the top of the building. Two round arched windows punctuate the north sidewall.

#### 15) George Schmidt Saloon Building, 1867, contributing.

This diminutive three bay brick building is a rare example of a one-story Italianate style commercial building. Two tall six-light windows set in round arches with stone molds and keystones flank a door of identical design (its transom was removed at an unknown date). A row of corbeled brick spans the 20'-wide facade just above the windows. The cornice is similarly defined by several layers of corbeling. The rock-faced stone foundation is visible at the base of the facade.

#### 16) R.D. Cone Storage Building, between 1895-1905, contributing.

This is a low, two-story brick building which reflects the restrained architectural designs common at the turn of the century. Constructed on a stone foundation with several basement windows, the building's facade consists of a side entrance and one 1/1 double hung window. The upper floor has three short 1/1 double hung windows, each with metal awnings. All of the facade windows have stone sills and segmental brick lintels. The cornice is marked by corbeled bricks. The north sidewall, which faces onto an alley and the Chicago Burlington and Quincy Railroad tracks, has several square and rectangular windows, as well as a large cottage window which was installed in the 1960s. The corbeled cornice continues on the north elevation. A small, one-story cinder block building of unknown vintage is attached to the rear.

### 17) C.H. Blanchard Building, 1863, contributing.

This is a two-story, six bay, Italianate style brick building. The first floor has been modified at an undetermined date and consists of three large plate glass windows divided by columns on the right side, and a recessed entrance with windows to the left. Dark glass panels are located above and below the windows. A horizontal division between the first and second floors is created by a brick cornice which has dentils on the left half of the facade. Six 4/1 double hung windows punctuate the upper

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floor; each has a stone sill with molded edge and a slightly curved stone lintel in relief. The cornice was covered with stucco at an unknown date. The stuccoed right sidewall faces a parking lot allowing a clear view of the stepped parapet wall. Two windows and a one-story cinder block rear wing were added at an unknown date. The Blanchard Building was originally used for a variety of retail shops.

#### 18) Commercial Building, 1865, contributing.

This Italianate style building stands two stories in height and is three bays wide. The original first floor arched storefront was altered at an undetermined date, and presently consists of a central entrance flanked by modern plate glass panels and windows. A band of stone spans the building's width at the junction of the first and second floors. Fenestration on the second story consists of three 4/4 double hung windows set in round arches with stone sills and projecting brick lintels with keystones. The heavy cornice features a decorative corbel table.

#### 19) Buffum Block, 1865, contributing.

The Buffum Block is a two-story, Italianate style brick building which occupies the southwest corner of Second and Lafayette Streets. Its five bay wide Second Street facade features an altered (1950s) first floor with new storefront windows, false applied stone, and metal siding. Five double hung windows covered with plywood pierce the second story; each opening has a stone sill and round arched, projecting brick lintel with keystone. Entrances at each corner of the Lafayette Street facade flank three windows infilled with glass block. There are eight windows on the upper floor identical to those facing Second Street, two of which have been partially enclosed at the arch. A brick chimney rises from the center of the wall. The cornice was covered with stucco in the 1950s.

8. Statement of Significance				
Certifying official has considered the significance of this p nationally	roperty in x state			
Applicable National Register Criteria XA B X	c 🗆 d			
Criteria Considerations (Exceptions)	c 🗌 d	E F	G N/A	
Areas of Significance (enter categories from instructions) Architecture		Period of Signification 1863-1915	nce	Significant Dates
Commerce	-	••••••••••••••••••••••••••••••••••••••		······································
	-			
	- - -	Cultural Affiliation	<u></u>	
	-			
Significant Person N/A	-	Architect/Builder Unknown		

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

The East Second Street Commercial District is historically and architecturally significant in the statewide historic context of "Early Agriculture and River Settlement, 1840s-1870s" for its association with the initial phase of permanent growth and urbanization in Winona. The district reflects the importance of Winona's location on the Mississippi River, as well as the impact of the logging industry and agriculture on the city's development. The East Second Street block of buildings embody the distinctive characteristics of an architectural style that represents an important and distinguishable entity within the commercial development of Winona. The period of significance, 1863-1915, extends beyond the context to include three early twentieth century buildings which represent a final construction phase after the commercial core had emerged along the riverfront.

After the Sioux Indians signed treaties in 1851 and 1855 relinquishing their claims, rich agricultural land in what would soon become southern Minnesota was opened to settlement, and the establishment of a town along the bluffs of the Upper Mississippi Valley became imminent. Winona was settled in 1851 when steamboat captain Orrin Smith landed on Sand Prairie; in 1855 the city had one of six land offices in the region to accommodate the influx of new residents. By 1857, one year before Minnesota entered the Union. several plats had been recorded and Winona was incorporated as Winona's strategic location on the Mississippi made it an ideal a city. point for collecting logs floated from the north, and it soon assumed a role as a sawmilling center which provided lumber and other supplies for homesteaders and communities to the north and west. By 1860, Winona's population was 2.464 and the river town had become the most important lumber district in Minnesota after Stillwater and St. Anthony Falls (later called Minneapolis).

At the same time the lumber industry was contributing to Winona's growth, the city also benefitted tremendously from its active role in the distribution of grain. Because transportation of wheat to a mill or market was of primary importance, farmers in southern Minnesota hauled X See continuation sheet

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their wheat to the most convenient location. Winona and Red Wing were the two most important early centers where grain was unloaded and sold for distribution to Milwaukee, St. Louis, and Chicago. In 1869, 130,000 bushels of grain were exported from Winona, and by 1879 this figure had grown to nearly four million bushels. The transportation and marketing of grain was revolutionized by the introduction of railroads, which proved to be a boon to Winona's development. The Winona & St. Peter Railroad was chartered in 1857 as one of Minnesota's first four rail companies. The first rail line was completed in 1862 between Winona and the town of Stockton, some five miles to the west. Expansion of this line aided Winona's growth in the grain market: by 1870, the city had become the fourth largest primary grain market in the United States. At the same time, the Chicago, Milwaukee, & St. Paul Railroad had established rail connections across the Mississippi. By 1880, Winona served as an important hub for three rail lines: the Chicago & Northwestern, the Chicago, Milwaukee & St. Paul, and the Green Bay & Western. Later connections were to be created with the Chicago Great Western and the Chicago, Burlington & Quincy.

Winona's location on the Mississippi River ensured its emergence as a significant port as well as its economic vitality during the second half of the nineteenth century. As with all waterfront towns, development initially occurred around the wharf where over 1,300 riverboats arrived and departed between April and November 1856. A variety of wood frame business, warehouse, and residential buildings soon occupied land on Front Street, the city's first municipal avenue facing the Mississippi.

Winona suffered a major setback on 4 July 1862 when a fire swept through the business district, essentially destroying all buildings in the area. Ten days after the fire an ordinance was passed prohibiting the construction of wood frame buildings within the six-block commercial core.

Reconstruction of the primary business district began immediately using building materials from the surrounding area. Lumber was available from local mills, limestone was quarried from pits by the Biesanz Stone Company, and brick was manufactured by several companies at yards just outside the city. The demand for masonry building materials evidently exceeded the supply as one local newspaper reported a shortage of brick and stone in 1865.

As the wholesale and retail lumber industry grew during the 1860s and 1870s, a greater number of larger lumber mills and yards expanded throughout Front Street. This expansion gradually forced commercial and retail shops one block south onto Second Street, the focus of this nomination. By 1876, 251 businesses operated on Second Street, and ten

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years later at least 200 more had spilled onto Third Street.

The East Second Street buildings constructed in the second half of the nineteenth century represent the primary components of Winona's early business district. They were designed and planned as retail facilities, offices, banks, and saloons, often to serve more than one function: the Second National Bank basement held the veterinarian's clinic; an office was located on the second floor. In another building the butcher lived in an apartment above his meat market. This one-block-long cluster of buildings serves as a measure of Winona's status as an emerging center of commerce. The major intersection of Second and Center Streets contains perhaps the most important indicators of a community on the move -- civic and commercial establishments such as the bank or drugstore. The architecturally noteworthy Second National Bank gives additional weight to the intersection and provides an anchor point for the block. The Ford Block is indicative of the type of business which operated along East Second Street. John D. Ford, a successful physician from Connecticut, moved in 1855 to Winona where he built an Italianate style retail shop in 1866 for \$6,000. A pair of merchants initially occupied the ground floor and two physicians rented the second story. It is significant to note that Ford is credited with providing the impetus for establishing the first State Normal School at Winona, which was founded in 1860. The 1867 First National Bank also illustrates the importance of this block, as well as the multi-functional design of these early buildings. Considerably wider than a standard 25'-wide lot, the bank had an art emporium in the adjoining main floor space, and the public library was located on the second floor.

The composed facades of these commercial buildings convey the material progress and development of Winona as an urban center. Most buildings follow the design elements of the Italianate style and feature a relatively consistent pattern of large storefront displays, tall and narrow second floor windows, and patterned brickwork beneath the cornice. The 1868 C.M. Gernes Building, for instance, exhibits a shopfront with broad expanses of plate glass windows that are framed by decorative cast iron columns with elaborate capitals. The second floor windows are headed by round arches (the center one with a projecting keystone) capped by richly profiled moldings. The use of ornamentation around the cornice provides additional texture and identification for the facade, which is the most important part of the building from the perspective of both the shopkeeper and the customer. Several other commercial buildings in the East Second Street Historic District illustrate such Italianate detailing, including the McCormick Building (2), First National Bank (5), Simon Furniture Building (6), Jacob Smith Saloon (14), and the George Schmidt Saloon (15).

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Because this section of East Second Street had a high concentration of early buildings, there was little construction during the late 1800s. Indeed, the only buildings erected during the last quarter of the century were the McCormick Building (1888) and the altered addition to the R.D. Cone Building (1884-85). By the early twentieth century the lumber industry had moved west, and the focus of milling and marketing grain had shifted to Minneapolis. The loss of these industries resulted in a decline of Winona's growth and marked the transition from a primary to a secondary commercial center. New construction was limited along the 100 block of East Second Street, as two structures -- the International Harvester Building (1) and the R.D. Cone Storage Building (16)--infilled the only remaining vacant lots which were located on the edges of the block. The final building erected in the block--the Landon Building (7). replaced an earlier wood frame structure in 1915. Since that time there has been no new construction in the district. The first change occurred in the mid-1940s when the top two floors of the R.D. Cone Building were removed. Winona's population has stabilized so that today it is the seventh largest city in the state.

The East Second Street Historic District represents in Minnesota a rare surviving collection of very early urban commercial buildings which, in all but a few of the state's river towns, have been destroyed. Other commercial historic districts in southeastern Minnesota with a link to the Mississippi River are found at Hastings (Dakota County, NRHP), Red Wing (Goodhue County, NRHP), and Wabasha (Wabasha County, NRHP). Even though these districts are at least twice as large as Winona's, they all contain many buildings constructed in the early twentieth century, and are thus not as representative of the earliest period of commercial development in Winona.

Urban renewal and similar programs resulted in the demolition of numerous blocks in Winona's central business district, including several rows of buildings elsewhere on East Second Street. However, many building facades in this historic district have been recently rehabilitated by owners who are interested in preserving the city's original commercial core.

## 9. Major Bibliographical References

Blegen, Theodore C. <u>Minnesota: A History of the State</u> . Minneapolis: University of Minnesota Press, 1963.
History of Wabasha CountyAlso a History of Winona County. Chicago: H.H. Hill & Co., 1884.
Longstreth, Richard. <u>The Buildings of Main Street: A Guide to American</u> <u>Commercial Architecture</u> . Washington, D.C.: The Preservation Press, 1987.
<u>River Town Winona: Its History and Architecture</u> . Winona, MN.: Upper Mississippi River Interpretive Center, 1979.
Previous documentation on file (NPS):
preliminary determination of individual listing (36 CFR 67) Primary location of additional data:
has been requested X State historic preservation office
previously listed in the National Register     Other State agency     previously determined eligible by the National Register     Federal agency
designated a National Historic Landmark
recorded by Historic American Buildings
Survey # Other
Image: recorded by Historic American Engineering       Specify repository:         Record #
10. Geographical Data
Acreage of propertyapprox. 3 acres
UTM References         A $1_{1}5$ $6 0_{1}9 2_{1}8_{1}0 $ $4_{1}8 7_{1}8 4_{1}8_{1}0 $ B $1_{1}5$ $6 0_{1}9 3_{1}0_{1}0 $ $4_{1}8 7_{1}8 5_{1}4_{1}0 $ Zone       Easting       Northing       Zone       Easting       Northing         C $1_{1}5$ $6 0_{1}9 4_{1}0_{1}0 $ $4_{1}8 7_{1}8 4_{1}8_{1}0 $ D $1_{1}5$ $6 0_{1}9 3_{1}7_{1}0 $ $4_{1}8 7_{1}8 3_{1}9_{1}0 $
Winona West, Minn-Wis topographic map       Scale: 1: 24000       See continuation sheet
Verbal Boundary Description
The contiguous district extends east from the northeast corner of Second and Center Streets to the northwest corner of Second and Lafayette Streets. It includes all of the buildings in Block 10 of the Original Plat of Winona. For clarification, see the enclosed map entitled "East Second Street Commer- cial Historic District, 1989."
Boundary Justification The boundary includes the most significant concentration of early
commercial buildings in Winona's business district. Immediately west of the district the entire block has been cleared; to the east are newer buildings; south of the district one-half of the block has been cleared and the remaining buildings are drastically altered; the north boundary is marked by railroad tracks, beyond which there are no early commercial buildings.
11. Form Prepared By
name/title Michael Koop/Historic Preservation Consultant

name/title	Michael Koop/Historic Preservation	n_Consultant
organization	N/A	date February 1989
street & number	615 Jackson St.NE	telephone 612-623-8356
city or town	Minneapolis	

East Second Street Commercial Historic District, 1989 Winona, Winona County, MN Boundary includes those buildings enclosed by a solid line 1" = 50'

Front Street
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									16C	
1C									15C	
									14C	
2C										
3C	4C	5C	6C	7C	8nc	9nc	10nc	11C	12 nc	13 nc

East Second Street

	17C	18C	19C
1			
			1
l			1





Lafayette Street

N 个