

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAY 3 1976
DATE ENTERED JUN 3 1976

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

pk
** Choate Building

AND/OR COMMON

Choate Building

LOCATION

STREET & NUMBER

51 East Third Street

NOT FOR PUBLICATION

CITY, TOWN

Winona

VICINITY OF

CONGRESSIONAL DISTRICT
First

STATE

Minnesota

CODE

27

COUNTY

Winona

CODE

169

CLASSIFICATION

CATEGORY

DISTRICT
 BUILDING(S)
 STRUCTURE
 SITE
 OBJECT

OWNERSHIP

PUBLIC
 PRIVATE
 BOTH
PUBLIC ACQUISITION
 IN PROCESS
 BEING CONSIDERED

STATUS

OCCUPIED
 UNOCCUPIED
 WORK IN PROGRESS
ACCESSIBLE
 YES: RESTRICTED
 YES: UNRESTRICTED
 NO

PRESENT USE

AGRICULTURE
 COMMERCIAL
 EDUCATIONAL
 ENTERTAINMENT
 GOVERNMENT
 INDUSTRIAL
 MILITARY
 MUSEUM
 PARK
 PRIVATE RESIDENCE
 RELIGIOUS
 SCIENTIFIC
 TRANSPORTATION
 OTHER:

OWNER OF PROPERTY

NAME

Choate Real Estate and Investment Company

STREET & NUMBER

51-55 East Third Street

CITY, TOWN

Winona

VICINITY OF

STATE

Minnesota

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Registry of Deeds - Winona County Courthouse

STREET & NUMBER

Third and Washington

CITY, TOWN

Winona

STATE

Minnesota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Statewide Historic Sites Survey

DATE

1974

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Minnesota Historical Society - Building 25, Fort Snelling

CITY, TOWN

St. Paul

STATE

Minnesota

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Choate Building is located on 51 East Third Street, Winona, Minnesota. This department store was erected in 1881 for Mr. Hannibal Choate, a prominent early Winona merchant who originally started his merchantile business there in December 1861. Designed by A.E. Myhre, the building is a four story Romanesque Revival style structure measuring 80 feet by 140 feet. The exterior of the building is constructed of brick and stone with decorative terra cotta panels.

The Choate Building has retained its architectural integrity with the following exceptions -- a large tower on the west side was removed in the 1940s; the upper level was removed from the corner tower in the late 1950s; and a number of tin-roofed pinnacles were removed in the 1960s. All removals were due to extreme deterioration.

Although the first story windows on the west side were bricked-over in 1961-1962, the original windows are intact underneath the brick. The south side (rear) of the building was stuccoed in 1965 and at that time, the first story windows on that side were bricked over and the projecting fire escapes removed. The roof is of hot asphalt applications with asphalt composition shingles on gables and hips.

The interior is of frame construction and basically remains unchanged except for the occasional removal of partitions. The third and fourth floors remain unaltered and the rooms on the east side still contain original fireplaces with glazed tile hearths and mantles. The present owner plans to continue department store operations within the existing building with no major changes in the near future. The building is structurally sound but is in need of exterior cleaning.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1881

BUILDER/ARCHITECT A.E. Myhre

STATEMENT OF SIGNIFICANCE

The Choate Building was erected in 1881 for Mr. Hannibal Choate. He was called the "merchant prince of southeastern Minnesota" since his merchandising background and philosophy had an influence on the entire southeastern part of Minnesota.

Hannibal Choate came to Winona in 1861, and engaged immediately in the development of a growing and prosperous merchantile business. The present store at Third and Center was opened in the fall of 1889 with inventory valued at \$200,000.00.

Choate was a pioneer of the fixed-price system of merchandising. Before this system had been developed the customer bargained with the dealer as to how much an item would cost. Choate was also one of the first merchants to use extensive indoor displays on lines instead of keeping them on shelves. In addition, he established a wholesale business. By doing this he could supply other merchants of the community with the stock they needed.

Hannibal Choate was one of Winona's leading early citizens. He was widely respected for his merchandising and employment practices. He was the vice-president of the Minnesota State Art Society, and president of the Winona Savings Bank and the Woodlawn Cemetery Association.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Records of Winona County Historical Society

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre

UTM REFERENCES Latitude: 44° 03' 09" Longitude: 91° 38' 09"

A

--	--	--	--	--	--	--	--	--	--

 ZONE EASTING NORTHING

B

--	--	--	--	--	--	--	--	--	--

 ZONE EASTING NORTHING

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Marjorie Lund (intern)/Charles W. Nelson, Architectural Historian

ORGANIZATION

Minnesota Historical Society/Minnesota Historical Society

DATE

2 March 1976

STREET & NUMBER

Building 25, Fort Snelling/Building 25, Fort Snelling

TELEPHONE

612-726-1171

CITY OR TOWN

St. Paul/St. Paul

STATE

Minnesota

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Russell W. Fridley

TITLE Russell W. Fridley
State Historic Preservation Officer

DATE 4-30-76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting

Joseph P. Rags

DATE 4/3/96

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Charles A. ...

DATE 5-28-76

KEEPER OF THE NATIONAL REGISTER

R&R for WTM 5/20/76

United States Department of the Interior
National Park Service

MAR 21 1989

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Choate Building Winona County, MN

Name Change Approval
to Choate Department Store

Keeper *Pete Boland* *3/4/89*

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

MAR 21 1989

Section number _____ Page _____

**Note: These changes apply to
Choate Building in Winona County,
Minnesota.**

REFERENCE NUMBER: 76001079

STATE: MINNESOTA

COUNTY: Winona

RESOURCE NAME (HISTORIC): Choate Department Store

CITY:

VICINITY OF:

ADDRESS:

CERTIFICATION DATE:

REMOVED DATE:

COMMENTS:

Nina M. Archabal

Nina M. Archabal
State Historic Preservation Officer

JUN 17 1988

Date