

HISTORIC NAME: Chapman, Charles, House

COUNTY: Blue Earth JUL 28 1980
(LeHillier)

CURRENT NAME:

CITY/TWP.: South Bend Township

LEGAL DESC.: LeHillier City Plat
Lots 15-20
Block 16

ADDRESS: 418 McCauley

CLASSIFICATION:

Building X
Structure _____
Object _____
District _____

CONDITION:

Excellent _____
Good X
Fair _____
Deteriorated _____

SIGNIFICANCE:

Local X
State _____
National _____

THEME/S:

Primary Settlement
Secondary _____
Others _____OPEN TO THE PUBLIC: Yes ___ No X Restricted ___

PRESENT USE:

VISIBLE FROM THE ROAD: Yes X No ___

Residence

OCCUPIED: Yes X No ___

DATE CONSTRUCTED: c.1858

ORIGINAL USE: Residence

ORIGINAL OWNER: Charles Chapman

ARCHITECT/BUILDER: Unknown

OWNER'S NAME AND ADDRESS: Clayton Young
418 McCauley
Mankato, Minnesota 56001ACREAGE: Less than one acre XLOCAL CONTACT/ORG.: Blue Earth County Historical Society,
606 South Broad Street, Mankato, Minnesota 56001

UTM REFERENCE:

Mankato West 7.5

15 / 417060 / 4889430

FORM PREPARED BY: Dennis Gimmestad

DATE: January 1980

DESCRIPTION:

The Charles Chapman House is situated on a large lot in the platted but unincorporated area of South Bend Township known as LeHillier, just across the Blue Earth River from the city of Mankato.

The one and one-half story house is built of plain ashlar buff-colored Mankato stone. The sharply pitched gable roof has a wide overhang and is broken at the front by a wide wall shed dormer. Although no documentary evidence has been available to indicate whether or not this dormer is original to the structure, a descendent of the original owner believes that the dormer appears in an early photograph (not located) of the house. Most of the window lintels and sills are of stone; a few of the rear lintels are of wood. Three first story windows at the front and west side utilize wood bulkheads between the sill and ground level. A projecting cornice with supporting consoles is located over the main entrance. Alterations have included the replacement of window and door sash and the addition of a brick chimney at the west side.

A small one-story stone wing is located to the rear of the house; a wooden lintel over a doorway on this section carries the date of "1858". This section was extended c.1915 with a brick addition. An enclosed porch extends along the east side of the rear wing.

The interior of the house has been altered from its original central hall plan but retains much of its original walnut woodwork.

SIGNIFICANCE:

The Charles Chapman House in LeHillier (South Bend Township) is significant as one of the earliest and best preserved stone structures in the area and for its association with initial settlement and development. Chapman, born in Cambridge, Massachusetts, was educated at the Lawrence Scientific School of Harvard University before coming to Iowa in 1856 and to Minnesota in 1857. After arriving in South Bend Township, he and several other individuals purchased portions of the farm of Noah Armstrong, and Chapman laid out the townsite of LeHillier. The financial difficulties of the late 1850s had disrupted his plans to pursue a career as a railroad engineer; in Mankato, he opened a surveyor's office in partnership with a A.D. Sweeney. The beginnings of urban development in the area provided opportunities for surveying of town lots, and Chapman surveyed most of the early additions to the city of Mankato (Warren's Hanna's, Givens and Lewis', Moreland, Freeman and Buck's, Shabut's, Dukes' and Roelofson's), as well as the townsite of Rapids. Chapman also served as the first city engineer of Mankato and as secretary to the Mankato Board of Trade. His house, located at the LeHillier plat, is reputedly of stone from the George Maxfield quarry, which began operations in the 1850s as one of the first quarries in the Mankato area. The house's association with Chapman as an

(see continuation sheet)

MAY 20 1988

Chapman, Charles, House

Blue Earth County
South Bend Township (LeHillier)

engineer and town lot surveyor is a link with an important role in the early development of the urban frontier.

Bibliography

Chapman, Chas. A. Mankato and Blue Earth County, Minnesota. Mankato: Wise and Coffin, Printers, 1878.

Hughes, Thomas. History of Blue Earth County, and Biographies of Its Leading Citizens. Chicago: Middle West Publishing Company, 1909(?). p. 361-62.

Mankato. Its First Fifty Years. Mankato: Free Press Printing Company, 1903. p. 192-194.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

**Note: These changes apply to
Chapman, Charles, House in Blue
Earth County, Minnesota.**

REFERENCE NUMBER: 80001942

STATE: MINNESOTA

COUNTY: Blue Earth

RESOURCE NAME (HISTORIC):

CITY:

VICINITY OF: Mankato

ADDRESS:

CERTIFICATION DATE:

REMOVED DATE:

COMMENTS:

Nina M. Archabal

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State Historic Preservation Officer

JUN 17 1988

Date