

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED DEC 2 1977

# 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 **\*\* Grain and Lumber Exchange Building**  
AND/OR COMMON  
Exchange Building

## LOCATION

STREET & NUMBER: 51 East Fourth Street  
CITY, TOWN: Winona VICINITY OF: First  
STATE: Minnesota CODE: 27 COUNTY: Winona CODE: 169

## CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input checked="" type="checkbox"/> OTHER: offices

## OWNER OF PROPERTY

NAME: Mark Zimmerman  
STREET & NUMBER: Route 3  
CITY, TOWN: Winona VICINITY OF: Winona STATE: Minnesota

## LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Winona County Courthouse - Registry of Deeds  
STREET & NUMBER:  
CITY, TOWN: Winona STATE: Minnesota

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Statewide Historic Sites Survey  
DATE: 1974  
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 checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input 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 Exchange Building is located at the southwest corner of the intersection of Fourth and Center Streets in the central business district of Winona. It is a four storey brick and stone structure executed in the Renaissance Revival mode. The plan is rectangular, consisting of three bays on the Fourth Street facade and eight bays on the Center Street facade; the building measures approximately 60 x 140 feet.

The ground storey is faced in a bush-hammered Bedford stone which is laid in such a fashion as to represent strap-work (alternating courses project from the face of the building). Similar treatment is employed in the segmental arches above ground storey windows. The principal entry to the building is located in the center bay of the Fourth Street facade whereas a secondary (rear) entry is provided in the rearmost bay of the Center Street facade.

The second and third storeys are incorporated within massive Carlinville brick piers. Brick is also used in panels between storeys in the window areas. On the Center Street facade four of the window bays are provided with three-section oriels; the remaining four bays are flush with the facade and are comprised of two-section windows separated by a mullion. A diminutive stone cornice supported by mock-brackets separated this section of the building from the fourth (attic) storey.

The fourth storey is most elaborate and employs most of the Renaissance Revival detail of this design. Windows are round-arched, capped with prominent hoods, and are arranged in groupings of two. Between each grouping is a roundel. The cornice above is highlighted with both modillions and dentils and projects approximately two feet from the face of the building. Directly above the cornice is a balustraded brick parapet.

The interior of the building when finished was considered fire-proof and employed the use of malsolite between floors and partitions. The floors throughout are seven inches thick, consisting of a layer of six-inch thick lumber laid on twelve-by-twelve posts and beams and finished with one-inch hard maple strip flooring. The interior finish is both of hard maple and birch. Primary traffic areas on the first floor are covered in a marble tile; the stairs are of iron with slate treads. In addition to the stairs, the building was originally provided with two elevators, one of which was electric and the other hydraulic. All of the rooms throughout the building were finished according to the needs of the original tenants; this was done in that the building was leased prior to construction. The basement contained a barbershop and three bowling alleys in addition to the physical plant.

The Exchange Building has continued to serve its original function as an office building and has retained architectural design integrity in a good state of preservation.

# 8 SIGNIFICANCE

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

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SPECIFIC DATES 1900 BUILDER/ARCHITECT Kees and Colburn, Minneapolis  
Builder John Lohse

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## STATEMENT OF SIGNIFICANCE

The Exchange Building is recognized as one of the outstanding turn of the century office buildings in the City of Winona. It is an excellent example of the Renaissance Revival mode in architectural design which rose to popularity in Minnesota during the last decade of the nineteenth century and continued to be used for both public and private buildings until World War I. It represents a significant development in the allocation of major area of the facade to window space to make great use of natural light in the interior spaces. It is also important as a large office building designed in accordance with the specifications of the original occupants who were for the most part renters rather than owners.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Christensen, William S.L., "History of the Exchange Building" (A synopsis of early issues of the Winona Republican), 1974.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1  
UTM REFERENCES

A 15 609220 4878220  
ZONE EASTING NORTHING  
C         

B           
ZONE EASTING NORTHING  
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

William D. Gernes, Director/Charles W. Nelson, Architectural Historian  
ORGANIZATION DATE

Winona County Historical Society/Minnesota Historical Society 3 December 1976

STREET & NUMBER TELEPHONE  
160 Johnson Street/Building 25, Fort Snelling 507-454-2723/612-726-1171

CITY OR TOWN STATE  
Winona/St. Paul Minnesota

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL    STATE    LOCAL X

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 5/13/77

FOR NPS USE ONLY

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

*W. D. Gernes*

DATE 12/2/77

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST: *Charles A. H...*

DATE 11-30-77

KEEPER OF THE NATIONAL REGISTER