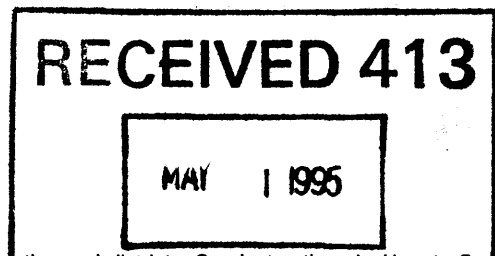


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Enter the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lincoln Park Residential Historic District

other names/site number N/A

2. Location

vicinity of Byron, 2nd, and Parsons Sts. between
street & number Shaubut St. W. and Liberty St. E. not for publication N/A

city or town Mankato vicinity N/A

state Minnesota code MN county Blue Earth code 013 zip code 56001

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Ian R. Stewart 4/6/95
Signature of certifying official/Title Ian R. Stewart Date
Deputy State Historic Preservation Officer
State of Federal agency and bureau Minnesota Historical Society

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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:)

Edson H. Beal
Signature of the Keeper Entered in the National Register Date of Action 6/2/95

Lincoln Park Residential Historic District
Name of Property

Blue Earth, Minnesota
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
245	75	buildings
2	1	sites
		structures
		objects
247	76	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

4

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling, multiple dwelling, secondary structure

Recreation and culture: outdoor recreation

Education: school

Current Functions
(Enter categories from instructions)

Domestic: single dwelling, multiple dwelling, secondary structure

Recreation and culture: outdoor recreation

Social: civic

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals:

Colonial Revival, Classical Revival, Tudor Revival, Late Gothic Revival, Mission/Spanish Colonial Revival
(See Continuation Sheet)

Materials
(Enter categories from instructions)

foundation Limestone

walls Weatherboard
Shingle

roof Asphalt

other Limestone

(See Continuation Sheet)

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is: N/A

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Social History
Community Planning and Development
Architecture

Period of Significance

1856-1930

Significant Dates

1896

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

Blue Earth County Historical Society

Lincoln Park Residential Historic District
Name of Property

Blue Earth, Minnesota
County and State

10. Geographical Data

Acreage of Property approx. 53.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

Mankato West, Minn. 1974 Revised 1993

1

1	5
---	---

4	1	9	5	0	0
---	---	---	---	---	---

4	8	9	0	0	5	0
---	---	---	---	---	---	---

Zone Easting Northing

3

1	5
---	---

4	1	9	2	5	0
---	---	---	---	---	---

4	8	8	9	2	4	0
---	---	---	---	---	---	---

Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan Granger and Scott Kelly
organization Gemini Research date September, 1994
street & number 15 E. 9th Street telephone (612) 589-3846
city or town Morris state MN zip code 56267

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

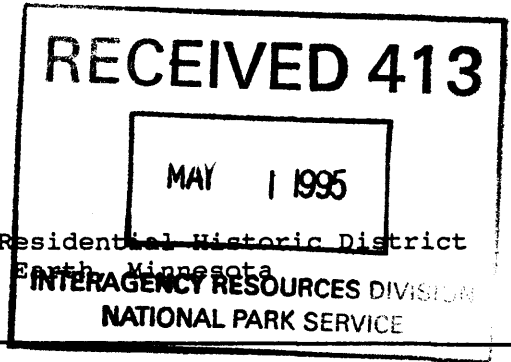
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota



7. DESCRIPTION

MATERIALS (continued)

Walls: brick
limestone
stucco
asbestos

Roof: ceramic tile

ARCHITECTURAL CLASSIFICATION (continued)

Late Victorian: Gothic
Italianate
Second Empire
Queen Anne
Romanesque

Late 19th and Early 20th Century American Movements:

Prairie School
Bungalow/Craftsman

Mid-19th Century: Greek Revival

NARRATIVE DESCRIPTION

The Lincoln Park Residential Historic District is located in southcentral Mankato, a city of 31,400 people located in southern Minnesota. The boundaries of the district encompass much of the residential neighborhood historically known as Lincoln Park. The neighborhood was named for a small triangular park (named after Abraham Lincoln) in the northern portion of the district. The northern edge of the district is located about two blocks southeast of the edge of Mankato's downtown commercial area. A small stream called Warren Creek originally ran along the northern edge of the Lincoln Park neighborhood. The northern boundary of the district north of Liberty Street follows the approximate path of the creek.

Mankato is located at the confluence of two large rivers which drain southern Minnesota, the Minnesota River and the Blue Earth River. The Blue Earth flows into the Minnesota at Sibley Park about one mile west of downtown Mankato. The Minnesota River valley at Mankato is marked by steep wooded

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 7 Page 2

bluffs which run in a line parallel to the river. Downtown Mankato and the oldest residential parts of the city are located on a low, flat plain between the bluffs and the river banks. Streets in this part of the city run parallel to the river, in contrast to those in the Lincoln Park neighborhood, which are aligned with cardinal north.

The Lincoln Park neighborhood is located southeast of downtown on the side of the river bluffs. The topography of the historic district slopes upward about 70 feet from northeast to southwest as the neighborhood ascends the angled hillside. At the southern edge of the district, the hills fall off sharply to the south down to a former creekbed located about 80 feet below the intersection of Byron and Shaubut Streets. Along the southeastern edge of the district the bluffs begin to ascend quickly, rising approximately 140 feet over a distance of 600 feet. These hills are too steep to provide residential building lots and are covered with trees. The steepest of these bluffs extend in a thin, unbroken line for about one mile to the south. The Mankato State Normal School was built in 1870 about two blocks northeast of the historic district, and since 1979 has occupied the top of the bluff about three-quarters of a mile east of the district.

This hilly terrain provided early residents of the Lincoln Park neighborhood with both assets and challenges. The historic district has excellent views of the Minnesota River valley to the northwest and of the former creekbed and open lands to the south. Some blocks in the neighborhood meet at odd angles or abruptly cut off some streets as the original surveyors maneuvered the steep hills to lay out the neighborhood. Many of the houses in the district are built into hillsides with retaining walls and stairways which secure and manipulate the hilly terrain. The bluffs separate the district geographically from the rest of the city on the southern and southeastern sides.

The district contains 215 parcels on which stand 249 contributing buildings and 75 non-contributing buildings. Two of the 215 parcels, containing four of the contributing buildings, are already listed on the National Register. Two of the 215 parcels are contributing sites (parks) and one is a non-contributing site (a recently-vacated lot).

The majority of buildings in the district are houses and residential outbuildings. The district contains 170 contributing houses, 11 contributing carriage houses, and 62 contributing automobile garages. In addition, there are more than 40 brick, stone, and poured concrete retaining walls and stairways.

Most of the houses in the district stand on 50-foot-wide lots with common setbacks. Most of the lots currently contain grassy lawns and mature deciduous trees and shrubbery; it is not known how they were originally

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Lincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 3

landscaped. Most of the blocks have sidewalks and grassy boulevards. Houses were built along both north-south and east-west running streets. There are alleys bisecting about two-thirds of the blocks. Most of the streets retain their original widths of 47, 66, 80, and 100 feet. All of the streets in the district retain their original names with the exception of East Pleasant Street, which was originally called Clark Street.

Most of the houses are woodframe and are sheathed in clapboard siding, wood shingles, or stucco. One of the houses (site 37) is built of locally-quarried yellow limestone laid in a coursed ashlar pattern. Thirty of the houses are brick. Approximately one-half of these appear to be of solid brick construction and about one-half are probably brick veneer over a wooden frame. Most of the houses are in fair or good condition. Most contributing garages are small woodframe gable or hipped-roofed structures which have clapboard siding. There are also eleven 1 1/2 story and 2 story carriage houses in the district.

Many of the earliest houses are Greek Revival, Gothic Revival, French Second Empire, and Italianate in design. The three styles most frequently represented are Craftsman (49 houses), Queen Anne (40 houses), and Colonial Revival (32 houses). Examples of vernacular Victorian-era design are also fairly common, and several examples of the American Foursquare style and the Prairie School also exist.

The contributing buildings in the district were built between 1856 and 1930. Three of the houses were built in the 1850s and 1860s. Approximately 76 houses were built during the 1870s, 1880s, and 1890s. Another 111 houses were built in the first two decades of the 20th century and 7 houses were built in the 1920s.

A large majority of the structures in the district are intact or only slightly altered. Houses were considered to be contributing to the district if they date from the period of significance and if they retain basically intact massing (with the three principal public facades most important), retain basically intact window and door openings, and retain a basically intact original porch or an intact early porch addition. Houses with new exterior siding were considered to be contributing if the massing, window, and porch integrity conditions were met. A total of 170 of the district's 203 houses were classified as contributing.

The integrity of the district as a whole is also amazingly strong. There are only ten parcels which contain principal structures which postdate the period of significance. The number of post-1950 replacement garages is far fewer than the number seen in comparable residential neighborhoods in other Minnesota cities.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 4Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

A brief description of each parcel in the district is provided below. The property descriptions do not individually discuss the following three characteristics which are shared by nearly all properties in the district: 1) A majority of building foundations are constructed of rockfaced yellow limestone blocks which were quarried just outside of Mankato. 2) Nearly all buildings in the district have asphalt shingle roofs. 3) About two-thirds of the houses have aluminum combination storm windows which replace original wooden storm windows.

1. 633 2nd St. S.
Armstrong House
Ca. 1915
1 Contributing House
1 Contributing Garage

The Armstrong House is a Colonial Revival style house which has two stories, boxlike massing, and a hipped roof. At the center of the main (western) facade is an open shed-roofed entrance porch which is supported by short, four-volute Ionic columns that stand on rockfaced limestone bases. There is a shed-roofed entrance porch at the southeastern corner and a newer shed-roofed entrance porch at the northeastern corner. The house is basically intact. There is a circa 1920 hipped-roofed, rockfaced, concrete block garage at the southeastern corner of the property.

The 1928 city directory lists the resident of this house as Joseph C. Armstrong, an insurance agent.

2. 703 2nd St. S.
Kato Express Cab Company
Ca. 1960
1 Non-contributing Gas Station
1 Non-contributing Garage

The Kato Express Cab Company occupies a one story circa 1960 gas station building which is Non-contributing to the historic district. There is a circa 1975 Non-contributing garage on the property.

3. 709 2nd St. S.
House
Ca. 1870
1 Contributing House

This house, built circa 1870, is the most elaborate example French Second Empire style standing in the historic district. This 2 1/2 story house has heavy, ornate French Second Empire detailing including bracketed molded window hoods over the segmental arched windows, a heavy cornice with brackets

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 5

and modillions at the top of the second story, segmental arched dormers with heavy molding projecting from the Mansard roof, and a one story polygonal bay window on the southern facade with bracketed dentils at the cornice. On the southern side of the main facade is an unusual ornate hipped-roofed entrance porch which is supported by short, molded, square columns on paneled bases. The columns support a frieze which has curvilinear forms and brackets at the cornice. The main entrance has a double-leaf door located within a heavy, ornate surround. There is a two story hipped-roofed wing projecting from the rear facade to which two small additions have been made. The house has been covered with asbestos siding but is otherwise intact.

The 1902 city directory lists four residents: Thomas J. Hupp (travelling salesman for the Standard Oil Co.), John A. Lewis (partner in J. A. Lewis and Son hardware merchants), George F. Thacker (teacher at Mankato Commercial College), and James E. Upham (travelling salesman for the Standard Oil Co.).

4. 715 2nd St. S.
Richards House
Ca. 1895
1 Contributing House
1 Contributing Garage

The Richards House is a 2 1/2 story Colonial Revival style house which is covered in clapboard. There is a two story bay window topped by a bracketed projecting gable end on the main facade. The gable end is decorated with fishscale shingles, a band of ornamentation with punched dots at the cornice level, and an ornate window frame with a triangular top. There is a hipped-roofed enclosed front porch spanning the main facade. This porch probably replaces an original front porch. The house is otherwise basically intact. At the rear of the property is a circa 1925 garage.

The owner and resident in 1902 was John B. Richards, a partner in the firm of J. B. and D. Richards, a dry goods firm. A photograph of this house appears in a 1912 Mankato promotional brochure. Richards was still living here in 1928.

5. 719 2nd St. S.
House
Ca. 1948
1 Non-contributing House
1 Contributing Garage

This house is a small post-World War II mildly Colonial Revival style house which is Non-contributing to the district. At the rear of the property is a circa 1920 garage.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 6Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

6. 721 2nd St. S.
Mountain House
Ca. 1895
1 Contributing House
1 Contributing Garage

The Mountain House is a basically intact, 2 1/12 story, Queen Anne style house which is in good condition. The first two stories are covered in clapboard with the width of the second story boards narrower than those of the first story. The main gable end has a cornice with modillions, gable returns, and is covered with fishscale shingles. Rectangular window openings are filled with one-over-one sash. There is a small hipped-roofed entrance porch on the main facade which has been enclosed. Behind the house is a circa 1920 garage.

The 1928 city directory lists the resident of this house as Bridget Mountain, the widow of John Mountain. Bridget O'Connor was of Irish descent and married John Mountain in 1883. They farmed in rural Blue Earth County until John's death.

7. 729 2nd St. S.
First Congregational Church
1871
1 Contributing Church

The First Congregational Church was built in 1871 for a congregation which was organized in 1870. The church is a stucco-covered woodframe example of the Gothic Revival style. It has a steeply-pitched intersecting gabled roof and a gabled-roofed entrance located at the southeastern corner. Other Gothic Revival features include buttresses and narrow, pointed, arched windows which are filled with stained glass. There is a small polygonal apse with a polygonal cap on the eastern (rear) facade. The church was expanded in size and covered with stucco in 1906, but is otherwise basically intact on the exterior. It now serves as a residence.

8. 811 2nd St. S.
Hunt House
Ca. 1885
1 Contributing House
1 Contributing Carriage House

The Hunt House is an ornate and unusual example of the Queen Anne style which is rendered in brick. The house has picturesque massing that is dominated by projecting gable ends and a two story round tower at the southwestern corner of the house. The tower has a conical cap with a tall metal finial, a cornice with light modillions, and a band of checkerboard brickwork beneath

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 7

the cornice. The tower is lighted by an unusual window which consists of a pair of narrow, rectangular, double-hung windows that are topped by a circular colored glass window, all framed by an ornate bracketed window surround which is topped by a pediment. There is a flat-roofed open entrance porch on the main facade which has turned columns, ornate brackets, dentils, modillions at the corner, and a frieze that is punctuated by cut-out designs. North of the front entrance porch is an ornate bow window with a truncated hipped metal-covered roof, modillions at the cornice, decorative brickwork, and an ornate window surround with heavy ornamentation. The gable ends of the house are decorated with dentils at the eaves, cornices with modillions, and ornamentation with incised and cutout carvings. The house has rounded arch and rectangular window openings, some of which retain original Queen Anne and four-over-four sash. It is basically intact with the exception of a rear addition and a small addition on the northern facade. Behind the house is a 1 1/2 story carriage house which dates from circa 1890.

The original owners of this house were Lewis P. and Lisbeth (Putnam) Hunt. In 1882 Lewis P. Hunt purchased the Mankato Free Press which in 1887 became a daily newspaper with Hunt as editor and general manager. Hunt owned the newspaper through at least 1906. He was president of the Minnesota State Editorial Association in 1889 and postmaster of Mankato in 1883 and 1897. Lisabeth Hunt was one of the founders of the Mankato Art History Club, organized in 1896. The house was owned by George Atchison when a photograph of the house appeared in a 1912 Mankato promotional brochure.

9. 817 2nd St. S.
The Newbery
Ca. 1905
1 Contributing Apartment Building

The Newbery is one of four apartment buildings and rowhouses which stand in the Lincoln Park Historic District. This building is an excellent and intact example of the Craftsman style with Tudor Revival influences. It has a hipped roof with wide overhanging eaves that are supported by shallow, paired brackets. The building is covered with coarsely-textured stucco and mock half-timbering. The window openings are rectangular with one-over-one sash. There are two, three story rectangular sunroom projections on either side of the main entrance. The main entrance is located within a bracketed gabled-roofed entrance porch. The rear facade is equally intact, although brick and metal fire escape stairways have been added. The Newbery originally housed six large apartments. An early six-unit garage behind the building was demolished in 1994.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Lincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 8

10. 823 2nd St. S.
Smith House
Ca. 1870
1 Contributing House
1 Contributing Garage

The Smith House is a very rare example of the Italianate style. The house has two story, boxlike massing which has a vertical emphasis and a hipped roof with wide overhanging eaves with very shallow paired brackets. There are three rounded arches across the second story of the main facade. The outer two rounded arches are double-hung windows with one-over-one sash, and the center is a blind rounded arch (i.e., a shallow brick-filled niche). The first story has tall, narrow, rectangular window openings with two-over-two sash. The house is built of brick and has smooth limestone sills. There is a one story gabled-roofed wing on the southern facade. The gable also has shallow paired brackets at the eaves and tall narrow rectangular one-over-one sash. Also standing on the property is a circa 1920 brick garage, a circa 1900 limestone block retaining wall, and a circa 1920 limestone sidewalk.

The 1902 city directory lists William R. B. Smith (no occupation listed) as the resident of this house.

11. 829 2nd St. S.
House
Ca. 1898
1 Non-contributing House

This house is a large complex example of the Queen Anne style with a two story tower which has a conical cap and metal finial on the main (western) facade. The house has a truncated hipped-roofed entrance porch at the northwestern corner, a gabled wall dormer, a bay window on the southern facade, and a large window with an ornate surround on the main facade. Alterations have included the enclosure of the entrance porch, the installation of metal siding, a rear addition on the eastern facade, and a large garage addition on the northern facade.

12. 639 4th St. S.
Meagher House
Ca. 1911
1 Contributing House

The Meagher House is a large gabled-roofed Craftsman style house with a double-gabled dormer projecting from the roof on the main facade. The house has a large, deep, hipped-roofed porch across the main facade. It is supported by simple, square posts standing on a clapboard-covered base with a lattice-like balustrade. There is a wide, two story, polygonal bay window on the southern facade and mock half-timbering. There is a two story rear

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 9

sunporch and a one story bay window on the northern facade. The house is basically intact and in good condition. There is a circa 1915 concrete block retaining wall flanking the driveway north of the house.

In 1912, when it was pictured in a Mankato promotional brochure, this house was owned by Felix K. Meagher.

13. 645 4th St. S.
Andrews House
Ca. 1910
1 Contributing House

The Andrews House is an unusual example of the Neoclassical style. It is a two story house with boxlike massing and a hipped roof with no overhang to the eaves. The cornice has heavy molding and there is a flat-roofed entrance porch on the main facade with dentils at the cornice. There is a two story bay window on the northern facade. It has rectangular window openings with one-over-one sash. There have apparently been some alterations to the entrance porch, but the house appears to be otherwise basically intact.

An early owner of this house was Charles N. Andrews, a Connecticut-born attorney who moved to Mankato in 1899. He was civically active and an early president of the Board of Trade. Two of the Andrews' children served as models for characters in Lovelace's "Betsy-Tacy" books. In Betsy and Tacy Go Over the Big Hill an ice cream social is set on the lawn of this house, and the Andrews' move to San Diego in 1908 is chronicalled in Lovelace's Heaven to Betsy. In 1912 a photograph of this house appears in a Mankato promotional brochure. It was then owned by Dr. A. F. Schmitt.

14. 110 Bradley St.
House
Ca. 1905
1 Contributing House

The house at 110 Bradley Street is one of four adjacent, nearly-identical examples of the American Foursquare style. This house has boxlike massing, a hipped roof, a hipped dormer, and a hipped-roofed front porch supported by Tuscan columns.

15. 112 Bradley St.
House
Ca. 1901
1 Contributing House
1 Non-contributing Garage

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 10Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

The house at 112 Bradley Street is an intact 2 1/2 story example of the Queen Anne style. It has boxlike massing with a projecting gable end over the bay window on the western facade. The main facade has an offset gable end with fishscale and sawtooth shingle detailing. There is a hipped-roofed porch on the main facade with a floral design in the tympanum. The front porch has been enclosed and there is an early rear addition. At the rear of the house is an altered circa 1916 garage.

16. 115 Bradley St.
House
Ca. 1945
1 Non-contributing House
1 Non-contributing Garage

A modestly-sized circa 1945 Colonial Revival style house. There is a circa 1945 wall in front of the house and a circa 1945 garage at the rear of the lot.

17. 116 Bradley St.
House
Ca. 1901
1 Contributing House
1 Contributing Carriage House

This house is a basically intact example of the Colonial Revival style. It is a 2 1/2 story woodframe structure with an intersecting gabled roof and a hipped-roofed porch across the main facade. The porch is supported by short, square columns on a woodframe base. The rear of the house has an entrance porch which has been enclosed. There is a 1 1/2 story carriage house at the alley which dates from circa 1901.

18. 117 Bradley St.
House
Ca. 1949
1 Non-contributing House
1 Non-contributing Garage

This house is an undistinguished example of post-World War II housing. It is Non-contributing to the district. Behind the house stands a circa 1940 garage.

19. 120 Bradley St.
House
Ca. 1905

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 11

- 1 Contributing House
- 1 Non-contributing Garage

The house at 120 Bradley Street is a large, ornate, intact example of the Neoclassical Revival style. Its detailing is more exuberant than most examples of this style in the historic district. The main facade is dominated by a one story, open flat-roofed porch which is supported by Tuscan columns and has square balusters and a large entablature with dentils. Above the entablature is a low balcony railing with a balustrade in a geometric motif. At the center of the second story of the main facade is an oval window with four keystones. The house has boxlike massing, hipped dormers and a one story rear addition. At the rear of the lot is a circa 1980 garage.

- 20. 121 Bradley St.
House
Ca. 1960
1 Non-contributing House

The house at 121 Bradley Street is an unusual example of modern design. It was built circa 1960 and is Non-contributing to the district.

- 21. 124 Bradley St.
House
Ca. 1907
1 Non-contributing House
1 Contributing Garage

This house is nearly identical to a house around the corner to the northeast at 220 Center Street. This house is an altered example of the Craftsman style with Prairie School influences. It has an intersecting gabled roof with flared eaves which are supported by large brackets. The main gable end is supported by projecting, slightly battered, two story piers at the outer sides of the main facade. Between the piers are the main entrance at the first story, and a sunporch at the second story. The house has been altered with metal siding and new windows. There is a circa 1915 garage at the rear of the lot.

- 22. 127 Bradley St.
House
Ca. 1905
1 Contributing House
1 Non-contributing Garage

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 12

The house at 127 Bradley Street is one of several Queen Anne style houses in the historic district which have corner towers or turrets. This house has a hipped-roofed main mass from which 2 1/2 story gable ends project toward the east and north. The 2 1/2 story corner tower has a conical cap with a finial and is located at the northeastern corner of the house. The main (eastern) facade has a hipped-roofed entrance porch which is supported by square paneled columns on a woodframe base. A pediment at the entrance is supported by a pair of Tuscan columns. This house has been altered with new siding, new windows, and small one story additions on the northern and southern sides. There is a circa 1910 rockfaced concrete block retaining wall across the northern side of the property, and a circa 1950 garage located south of the house.

23. 130 Bradley St.
House
Ca. 1924
1 Contributing House
1 Non-contributing Garage

The house at 130 Bradley Street is the only example of the Mission Revival style standing in the historic district. It is an excellent example of the style with white stucco exterior wall surfaces and red ceramic tile roofs. There is no overhang to the eaves. The house has a central, two story gabled roofed mass with gabled-roofed one story wings projecting to the south and the east. The main entrance is a segmental arched doorway set within an enclosed entrance porch with a shed roof. The house has rectangular window openings with multi-paned, double-hung, and casement sash. Standing to the west of the house is a circa 1990 garage which was designed to match the house.

24. 215 Bradley St.
House
Ca. 1905
1 Contributing House
1 Contributing Garage

The house at 215 Bradley Street is a small, elegant, intact example of a Colonial Revival style-influenced bungalow. It has a hipped roof and an offset gabled-roofed front porch which is supported by three Tuscan columns that stand on rectangular bases. There are modillions at the eaves and window frames with architraves. There is a circa 1920 garage behind the house.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 13

26. 219 Bradley St.
House
Ca. 1901
1 Contributing House

The house at 219 Bradley Street is a large 2 1/2 story example of the Queen Anne style with a hipped roof and projecting gable ends. The northeastern corner of the first story is canted beneath the projecting corner of the second story. The house has rectangular window openings with one-over-one sash and Palladian windows in the gable ends. The front porch has been removed, but the house is otherwise basically intact.

31. 619 Broad St. S.
Radichel House
Ca. 1898
1 Contributing House

The Radichel House is a 2 1/2 story Queen Anne style house which is sheathed in clapboard and covered with fishscale shingles at the attic level. There are Palladian windows in the main gable end and modillions at the eaves, oval windows with keystones, and other Colonial Revival style details. The hipped-roofed entrance porch on the main facade has been enclosed and exterior stairways have been added to the northern and eastern facades.

In 1928 this was the home of William O. Radichel, a dentist by training who in 1928 was the president of North Star Concrete, a company which had been founded by his father in 1888. It eventually became a leading Mankato industry with manufacturing plants in several states.

32. 625 Broad St. S.
House
Ca. 1925
1 Contributing House
1 Contributing Garage

This house is a modest stucco-covered example of the English Cottage Revival style. It has a complex steeply-pitched intersecting gabled roof, segmental arched window and door openings, and limestone blocks edging the main entrance. The house is intact and in good condition. At the rear of the lot is a circa 1925 garage.

34. 633 Broad St. S.
Scholl House
Ca. 1915
1 Contributing House
1 Contributing Garage

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 14

The Scholl House is one of a few brick-faced Prairie style and Craftsman style houses standing in this portion of the historic district. This house is two stories, faced with medium-brown brick, and has a hipped roof covered with red ceramic tiles. There is an intact shed-roofed entrance porch at the center of the main facade with Craftsman style windows. The house has brick sills, stained glass, and a rectangular bay window on the southern facade. There is an intact shed-roofed entrance porch on the rear facade and a circa 1920 garage at the rear of the lot which was designed to match the house

35. Ca. 703 Broad St. S.
St. John the Baptist School
1951
1 Non-contributing School

St. John the Baptist School, built in 1951, is a two story, flat-roofed school which is faced in local limestone laid in a random ashlar pattern. The school is Non-contributing to the district.

36. 704 Broad St. S.
Currier/Butler House
Ca. 1907
1 Contributing House
1 Non-contributing Garage

The Currier/Butler House, built circa 1907, is a large brick-faced example of the Craftsman style with Tudor Revival influences. This massive house has a broadside gabled roof from which project gabled-roofed dormers with slightly flared eaves. There is a deep hipped-roofed entrance porch spanning the main facade which is supported by square brick piers that rest on a solid base. The house is faced in dark-brown brick with rockfaced yellow limestone trim. There is a two story bay window on the main facade, closely-spaced modillions at the eaves, and dentils at the porch cornice. The rear of the house is equally intact. A metal exterior fire escape has been added to the southern facade. There is a circa 1955 garage at the rear of the lot.

This house was the residence of F. M. Currier, a partner in the firm of Rosenberger and Currier which manufactured confections. Currier was Secretary of the county chapter of the Farmers' Alliance in 1890, served in the state House of Representatives in 1891, and was mayor of Mankato in 1899-1901. The house is pictured in a 1912 promotional brochure of Mankato. By 1928 this was the home of Charles R. Butler, a prominent Mankato automobile dealer. It is now a bed and breakfast inn.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 15

37. 709 Broad St. S.
Wilkinson/Palmer House
Ca. 1870
1 Contributing House

The Wilkinson/Palmer House was built circa 1870 of rockfaced, local limestone laid in a coursed ashlar pattern. The house is one of few early houses in Mankato which was built with local stone. It is an excellent example of the Italianate style with boxlike T-shaped massing and a truncated hipped roof with wide overhanging eaves. The main facade is three bays wide and has widely and evenly spaced segmental arched window and door openings. The windows have smooth limestone sills. There is a classically-inspired entrance porch at the center of the main facade. The main facade is flanked by corner pilasters with simple capitals that support a wide entablature. There is a large, two story, hipped-roofed wing projecting from the center of the rear facade. The house is basically intact and in fair condition. The entablature has been covered with bricktex siding and the front entrance porch was added. There is a one story Classical Revival style sunroom on the northern facade which was also added. The house is located at the top of the hill on the eastern side of Broad Street. Surrounding the house was a large parcel of land which comprised the northern three-fifths of the block. Until St. John the Baptist School was built in 1951 immediately west of the house blocking its main facade, the house had an expansive view of the river valley to the west. Only the rear (eastern), southern, and northern facades of the house can now be seen without walking onto the school property around to the western side of the house.

The original owner of this house was Morton S. Wilkinson, a political figure from Minnesota's territorial period. He was reportedly the first practicing lawyer north of Prairie du Chien (Mankato: Its First 50 Years 1903, 334). Wilkinson was elected to the first Minnesota territorial legislature and helped draft early state legislation. He served as a U.S. Senator for six years beginning in 1859 and was elected U.S. Congressman in 1868. Mankato businessman and manufacturer George M. Palmer bought the house in the 1890s. He served as mayor of Mankato from 1884-1886. Palmer was a co-founder of the Hubbard Milling Company in 1878 and served as its president from 1906-1939. While Palmer's residence, the house was pictured in a 1912 Mankato promotional brochure. In the 1940s it became a Catholic convent known as St. John's. The house is currently vacant.

38. 712 Broad St. S.
Thomas House
1902
1 Contributing House
1 Non-contributing Garage

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 16

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

The Thomas House, built in 1902, is a 2 1/2 story Colonial Revival style house with an intersecting gambrel roof. The first two stories are covered with clapboard siding and the upper story is sheathed in square-cut wood shingles. Two gabled-roofed dormers with fishscale shingles in the gable end project from the main and rear facades. Spanning the main facade is a flat-roofed entrance porch which is supported by square columns with square balusters. The main entrance has a Palladian-like arrangement of central doorway and flanking sidelights. The house is basically intact, although an exterior stairway has been added to the northern facade. There is a circa 1960 garage near the alley.

The original owner of this house was Colonel William Thomas. It was later owned by Frank Thomas, owner of a drug store and director of the National Citizens Bank. A photograph of the house appears in a 1912 Mankato promotional brochure.

39. 716 Broad St. S.
Roberts House
Ca. 1895
1 Contributing House

The Roberts House is a two story, hipped-roofed Colonial Revival style house which is covered with clapboard. The main entrance is located on the northern side of the main facade and has a classically-inspired surround. Rectangular window openings are filled with six-over-six sash. There is an eyebrow dormer on the main facade. The rear of the house is also intact.

The 1902 city directory lists Humphrey J. Roberts (no occupation given) as the resident of this house. Roberts was born in Wales and came to Blue Earth County with his parents and siblings in 1855. He became a farmer and in 1875 he was married to Catherine J. Jones who bore nine children. Humphrey J. Roberts was still living here in 1928.

40. 719 Broad St. S.
Brewster House
1886
1 Contributing House

The Brewster House, built in 1886, is one of a few examples of the Italianate style which stand in the historic district. This house is an excellent example of the style with boxlike massing, a truncated hipped roof, and paired brackets at the eaves. The house has unusual window openings which are rectangular in shape with slightly curved upper corners. There are shutters flanking the window openings which are also slightly curved at the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 17

upper corners. The house is faced in red brick with smooth yellow limestone trim. There is a main entrance with a double-leaf door and a hipped-roofed Craftsman style porch across the main facade which has square columns. The front porch is probably a replacement of the original front porch, but the house is otherwise basically intact.

The original owners of this house were George H. and Martha (Smith) Brewster, who were married in 1869. George H. was a Massachusetts-born surveyer and title abstractor. By 1902 George had died but Martha was still living here. In 1928 the resident of the house was Carrie A. Brewster, a teacher at Franklin Junior High School. The house remained in the Brewster family for many years.

41. 722 Broad St. S.
Stein House
Ca. 1915
1 Contributing House

This house is one of two adjacent, brick-faced Craftsman style house which are somewhat similar in design. The Stein house is 2 1/2 stories with boxlike massing, a hipped roof, hipped-roofed dormers, and a hipped-roofed entrance porch. It is faced in dark-brown brick with smooth yellow limestone trim. There are exposed rafter tails at the eaves and rectangular window openings with six-over-one sash. The house is basically intact and in good condition. A circular metal exterior fire escape has been added to the northern facade.

42. 727 Broad St. S.
Cowden House
Ca. 1915
1 Contributing House

The Cowden House is a two story, hipped-roofed, stucco-covered example of the Prairie style. It has a red brick porch across the main facade, and a red brick exterior endwall chimney on the southern facade. The house is built into a hillside on the eastern side of Broad Street. It has been altered slightly with a rear addition and possible changes to the front porch. A circa 1920 tall, poured concrete retaining wall extends along the edge of the property line.

An early owner of this house was Arthur E. Cowden, a blacksmith who in the 1920s founded the Truth Tool Company, a major Mankato manufacturer.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 18

43. 730 Broad St. S.
Eberhart House
Ca. 1915
1 Contributing House

The Eberhart House, built circa 1915 is a large 2 1/2 story, brick-faced Craftsman style house. It has boxlike massing, a hipped roof, and an L-shaped hipped-roofed entrance porch which wraps around the southeastern corner of the house. The house is faced in dark-brown brick with smooth yellow limestone trim. It has exposed rafters and rectangular window openings which are filled with double-hung sash.

44. 804 Broad St. S.
House
Ca. 1960
1 Non-contributing House

This house is a circa 1960 Ranch style house which is one of very few post-World War II houses standing in the Lincoln Park Historic District.

45. 810 Broad St. S.
Rose House
1897
1 Contributing House

The Rose House, built in 1897, is unusual in the Lincoln Park Historic District because of its French Renaissance-inspired design. The house is built of reddish-brown pressed brick with smooth, yellow limestone trim. The main mass of the house is formed through the intersection of two hipped-roofed forms, and there is a two story tower with a large conical cap with finial on the main facade. At the southeastern corner of the house is a brick entrance porch with an rounded arched opening and rockfaced limestone springing blocks. On the northern side of the main facade is a small, truncated hipped-roofed entrance porch supported by a single square post. The house has rounded arched, segmental arched, and rectangular window openings with brick window hoods and double-hung two-over-two, one-over-one and four-over-four sash. The rear of the house is also amazingly intact, although two wooden exterior staircases have been added. The house has a very shallow setback to its lot and overlooks Lincoln Park to the east.

This house was owned by Dickinson L. Rose, a real estate and insurance agent, scientist, inventor, and amateur geologist. His inventions included a water distiller, a speedometer, and a specialized lawn mower. His son, Reed Rose, became nationally known as a research physicist. Dickinson L. Rose was still living here in 1928.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 19

46. 816 Broad St. S.
Peart House
Ca. 1870
1 Contributing House

The Peart House is one of four houses in the Lincoln Park Historic District which have Mansard roofs that are characteristic of the French Second Empire style. This house is basically rectangular in shape with the first story constructed of brick and the upper story woodframe. There are pedimented gabled dormers projecting from the roofline and simple cornices at the top and bottom of the Mansard roof. On the main facade is a shed-roofed entrance porch which is supported by one turned column and three square paneled columns. Window openings are rectangular in shape with one-over-one sash and brick sills. The house has been altered with changes to the front entrance porch and a rear addition. The Peart House stands on the western side of Broad Street with very little setback on its lot. It faces Lincoln Park to the east.

The 1902 city directory lists Tomlinson C. Peart (no occupation given) as the resident of this house.

47. 309 Byron St.
Pederson House
Ca. 1915
1 Contributing House
1 Contributing Garage

The Pederson House is an intact 1 1/2 story woodframe Craftsman style house. The first story is covered with clapboard and the second story is sheathed in square-cut wood shingles. The house has characteristic Craftsman style features including bracketed eaves which slightly flare at the ends, wide bargeboards, and exposed rafter tails. There is a gabled-roofed porch on the main facade. The house is basically intact and there is a circa 1920 garage at the rear of the lot.

48. 313 Byron St.
Schoyen House
Ca. 1875
1 Contributing House
1 Contributing Garage

The Schoyen House is a very rare example of the French Second Empire style. This modest 1 1/2 story house has boxlike massing and a Mansard roof with small gabled dormers and dentils beneath the cornice. The house is woodframe and covered with stucco. Alterations include the addition of a small flat-roofed entrance porch on the main facade, new windows and a

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 20

stucco-covered exterior. Behind the house is a circa 1915 garage.

The 1902 city directory lists the resident of this house as Emil Schoyen, assistant cashier at the Mankato State Bank.

49. 315 Byron St.
House
Ca. 1950
1 Non-contributing House

This house is a circa 1950, 1 1/2 story house which is Non-contributing to the district.

50. Ca. 412 Byron St.
Lincoln School
1921
1 Contributing School

Lincoln School, built in 1921, is a basically intact example of the Collegiate Gothic style. Located in the western part of the historic district, the building is faced in dark-brown, textured brick which is enlivened by light-colored, smooth local limestone trim. This trim includes coping along the crenelated parapet at the top of the building, limestone blocks which frame the rectangular window openings, and limestone detailing which decorates panels of geometric brickwork on the northern and southern facades. The main entrance to the school, located on the eastern facade, is set within a broad, stone-faced, two story bay window which is topped by a curvilinear parapet that has a carved owl set into a rounded arched niche. The main entrance consists of three elliptically arched openings which are flanked by smooth limestone piers and topped by Gothic Revival detailing. There are panels of stone carving in the window spandrels near the main entrance. The school has an H-shaped plan with of two and three storied projecting wings. It is symmetrical in design. There is a one story brick addition on the western facade, and the original window sash has been replaced. The school has been converted to a community center.

Lincoln School was designed by the prolific Mankato architectural firm of George Pass and Son. Lincoln School is the second school in this site. It replaced Pleasant Grove School which was built in 1871.

51. 415 Byron St.
Boardman/Hauge House
Ca. 1915
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 21

The house at 415 Byron Street is an excellent and intact example of the Craftsman style. It has a broadside gabled roof with an open porch within the massing of the roofline. The first story of the house is covered with clapboard and the second story is clad in square-cut wood shingles stained brown. There is an exterior endwall chimney on the southern facade, and the house has bracketed eaves and exposed rafter tails. The house is basically intact.

52. 419 Byron St.
Evans/Williams House
Ca. 1893
1 Contributing House

This circa 1893 Victorian-era house has a circa 1910 storefront attached to the northern side of the main facade. The house has an intersecting gabled roofline, rectangular window openings with two-over-two sash, and a hipped-roofed porch. The commercial building has a flat roof, a light wood cornice, and storefront windows with intact multi-paned transoms. The lower portion of the porch on the house has been altered and shutters have been added. The building is the only commercial structure standing in the historic district and is probably associated with the Byron Street streetcar line. The house and commercial building have several rear additions which are visible only from the alley.

The 1902 city directory lists the residents of this house as Annie Evans (the widow of Edward Evans) and Griffith Williams (no occupation given).

53. 423 Byron St.
House
Ca. 1909
1 Contributing House

The northernmost of a group of four, basically intact, nearly-identical houses. They are a good example of the American Foursquare style with boxlike massing, hipped dormers, and hipped-roofed entrance porches. There is a one story bay window on the southern facade.

54. 427 Byron St.
House
Ca. 1909
1 Contributing House

One of four nearly-identical, adjacent American Foursquare style houses, each of which has hipped-roofed dormers and a hipped-roofed entrance porch. This house has been altered slightly with asbestos siding.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 22

55. 429 Byron St.
House
Ca. 1909
1 Contributing House

This house is one of four adjacent, nearly-identical American Foursquare style houses which are basically intact. It has boxlike massing, hipped-roofed dormers, and a one story bay window on the southern facade. The open hipped-roofed porch on the main facade is supported by Tuscan columns. The house is basically intact and in good condition.

56. 503 Byron St.
Gerlach House
Ca. 1899
1 Contributing House

The Gerlach House is a very large, intact late Queen Anne style house which stands on a corner lot. It has boxlike massing with a hipped roof and projecting gable ends over rectangular two story bay windows. There is rare metal cresting at the peak of the roofline. A deep L-shaped hipped-roofed porch wraps around the eastern and northern sides of the house. The house is basically intact but has been converted to a duplex.

In 1902 this was the home of Henry C. Gerlach, one of Mankato's most prominent early architects. He probably designed this house. Gerlach's daughter Marjorie Gerlach was the model for the "Tib" character in Lovelace's "Betsy-Tacy" books, and this house is known locally as "Tib's House." By 1912 the house was owned by T. Just when it was featured in a 1912 promotional brochure of Mankato.

57. 506 Byron St.
Wiecking House
Ca. 1893
1 Contributing House
1 Contributing Carriage House

The Wiecking House is a large, two story Queen Anne style house with a Colonial Revival style front porch which spans the main (eastern) and northern facades. The porch is supported by square columns on rockfaced limestone bases. The gable ends have ornate bargeboards with Eastlake-influenced incised carving. The house has been altered with new siding and a rear addition. At the back of the lot is an intact two story carriage house with a hipped roof and sliding doors.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 7 Page 23

This was the home of Herman R. and Emma K. Wiecking. Wiecking moved to Mankato from Iowa in 1882 and established one of the city's several cigar factories. Emma K. Wiecking was still living here in 1928.

58. 509 Byron St.
Just House
Ca. 1899
1 Contributing House
1 Contributing Garage

The Just House is a 1 1/2 story example of the Queen Anne style. It has a projecting gable end on the main facade with fishscale shingles and ornate bargeboards with applied rondels. There is an enclosed hipped-roofed entrance porch across the front of the main facade. The front porch was enclosed in the early 20th century and there is a circa 1950 rear addition. The Just House is in fair condition. There is a low circa 1910 wall in front of the house, and a circa 1910 garage at the rear.

The 1902 city directory lists the resident of this house as William T. Just (no occupation given).

59. 512 Byron St.
Buchholz/Evans House
Ca. 1890
1 Non-contributing House
1 Contributing Garage

This small Queen Anne style house is similar to the three houses at 524, 528 and 534 Byron Street. It has been altered, however, with new siding, the removal of detailing, and the enclosure of the front porch. At the peak of the gable end on the main facade are two sunrise motifs which flank a mosaic of colored chips of stone and ceramic set into mortar. At the rear of the house is a circa 1920 garage.

The 1902 city directory lists the residents of this house as William Buchholz (manager of the Northwestern Telephone Exchange Co.) and Thomas M. Evans (a clerk for the Blue Earth County Treasurer).

60. 513 Byron St.
Hughes House
Ca. 1893
1 Contributing House
1 Non-contributing Garage

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 24

The Hughes House is a large circa 1893 modified tri-gabled ell which stands on a slight hill on the eastern side of Byron Street. There is a hipped-roofed porch at the intersection of the wings at the southwestern corner, and a hipped-roofed wall dormer on the main facade. The house has a one story bay window on the southern facade and an open entrance porch on the rear facade. It has been altered with new windows, shutters, and a new front porch. At the rear of the house is a circa 1920 fieldstone picnic fireplace and a circa 1990 garage.

This was the home of Thomas and Alice (Hills) Hughes, a prominent Mankato attorney. Thomas Hughes came to Mankato in 1880 and the couple was married in 1885. Thomas served as county attorney from 1897-1901. He was a respected historian whose many works include the History of Blue Earth County (1909) and Indian Chiefs of Southern Minnesota (1927). He was still living in the house in 1928.

61. 517 Byron St.
House
Ca. 1909
1 Contributing House
1 Contributing Carriage House

The large, two story house at 517 Byron Street is a late version of the Queen Anne style. It has boxlike massing and a pair of offset gables on the main facade. The house has a hipped-roofed front porch which is supported by short Tuscan columns on a woodframe base. There is a second story bay window on the main facade and a fanlight window at the peak of the gable. The house has been altered with metal siding and a rear addition. At the rear of the lot is a 1 1/2 story carriage house which dates from circa 1909.

62. 520 Byron St.
Rausch House
Ca. 1895
1 Non-contributing House
1 Contributing Garage

The Rausch House is a large 2 1/2 story Queen Anne style house which has been altered with asbestos siding, new windows, the removal of ornamentation, and the alteration of its truncated hipped-roofed entrance porch. At the rear of the lot is a circa 1920 garage.

The 1902 city directory lists the resident of this house as Edmond T. Rausch who worked as a clerk for George E. Brett Dry Goods.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 25Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

63. 521 Byron St.
House
Ca. 1900
1 Contributing House
1 Contributing Garage

This house is a large Colonial Revival style 2 1/2 story house with two story bay windows beneath the gable end on the southern facade. It stands on a hill on the eastern side of Byron Street. The house is basically intact and in good condition. There is a circa 1915 poured concrete retaining wall in front of the house and a circa 1930s garage at the rear of the lot.

64. 524 Byron St.
Meyer House
Ca. 1885
1 Contributing House
1 Non-contributing Garage

The Meyer House, built in the mid-1880s, is one of three intact woodframe Queen Anne style houses located on this block. Like the two houses adjacent to the south, the Meyer House has complex massing dominated by ornate gable ends which are supported by ornate brackets and are covered with square-cut wood shingles. A large window on the main facade has an ornate surround with a bracketed pent eave covered with fishscale shingles, and a segmental arched stained glass transom window. The entrance porch at the northeastern corner of the house has a gabled roof with an ornate pediment that has a segmental arched cut-out. There is a one story bay window on the southern side and an intact flat-roofed entrance porch on the western or rear facade. The house is basically intact and in fair condition. Behind the house is a circa 1975 garage.

The 1902 city directory lists the resident of this house as August G. Meyer. Meyer established a marble and granite works in Mankato in 1888 and served as mayor of the city in 1909-1911 and 1913-1916.

65. 525 Byron St.
House
Ca. 1945
1 Non-contributing House

This small circa 1945 house is Non-contributing to the district. It is a one story gabled roof house which is clad in asbestos siding.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 26

66. 527 Byron St.
Hawes House
Ca. 1915
1 Contributing House

The Hawes House is a two story Craftsman style house which has a bracketed shed eave above a pair of second story rectangular window openings, a feature commonly scene in Craftsman style houses in the historic district. There is a smaller matching bracketed shed roof above the attic level window. The first story of the house is covered with stucco, the upper story with square-cut wood shingles. There is an open porch across the main facade. The house is basically intact and in good condition.

67. 528 Byron St.
Wood House
Ca. 1885
1 Contributing House
1 Non-contributing Garage

The Wood House is the centermost of a set of three intact woodframe Queen Anne style houses located on the western side of Byron Street. This house has picturesque, complex massing. Its two most prominent features are an ornate gable end which projects over a bay window on the main (eastern) facade and an ornate two story rectangular bay window beneath a gable end on the southern facade. There is a shed-roofed entrance porch at the southeastern corner of the house. Ornamentation includes ornate window frames into which are set original Queen Anne style windows, turned brackets, turned columns, fishscale shingles, and ornate panels with applied detailing and incised carving. The house is intact and in fair condition. At the rear of the lot is a circa 1990 garage.

The 1902 city directory lists the resident of this house as Milton B. Wood, a dentist. Wood was one of only three dentists practicing in Mankato in 1880. He was still practicing and still living in this house in 1928.

68. 534 Byron St.
Swan House
Ca. 1885
1 Contributing House
1 Non-contributing Garage

The Swan House is a rather small, ornate Queen Anne style house which is one of approximately eight similar houses in the historic district. The house has complex massing which includes gable ends that project over bracketed polygonal bay windows. Ornamentation includes square-cut wood shingles in the gable ends, rows of sawtooth ornamentation at the tops of the second story windows and at the base of the second story, and ornate window frames

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 27

with corner blocks. The front entrance porch, located at the northeastern corner of the house, has turned columns, turned balusters and ornate brackets. The rear of the house has an intact hipped-roofed entrance porch, topped by a small balconette. The house is basically intact and in fair condition. At the rear of the lot is a circa 1955 garage.

The 1902 city directory lists the resident of this house as Ora Swan, a travelling salesman for the Plano Manufacturing Company.

69. 538 Byron St.
Thomas House
Ca. 1890
1 Non-contributing House

The Thomas House is a two story woodframe house which has been altered with new siding, new windows, an enclosed porch, a rear addition, and the removal of original ornamentation.

The 1902 city directory lists the resident of this house as James P. Thomas who was janitor for the First Congregational Church.

70. 542 Byron St.
House
Ca. 1880
1 Contributing House

This 1 1/2 story woodframe house is one of the oldest houses in this portion of the historic district. It has a symmetrical main facade with a center gable. Across the front of the main facade is a shed-roofed open porch with a gable above the entrance. The porch is supported by turned columns and has one ornate lacy bracket. The rear of the house has been altered with a rear addition and an attached garage.

71. 603 Byron St.
Harmer House
Ca. 1910
1 Contributing House
1 Non-contributing Garage

The Harmer House is one of the largest examples of the Craftsman style in the district. This brick-faced house stands on a hill along the eastern side of Byron Street and is reached via of series of steps leading up from the street. The house has symmetrical massing, a gable-roofed entrance porch, and a gable-roofed dormer on the main facade. It has characteristic Craftsman style features including a shed-roofed rectangular bay window on the northern facade, wide bargeboards, and exposed rafter tails. The house

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 28

is basically intact and in good condition. Behind the house is a circa 1925 pergola and a circa 1980 garage.

The 1928 city directory lists the resident of this house as Hosea R. Harmer, the secretary-treasurer and sales manager for the Hubbard Milling Company.

72. 604 Byron St.
Glenn House
Ca. 1915
1 Contributing House

The Glenn House is a two story Prairie style house. It has smooth stucco wall surfaces, multi-paned double-hung windows and wide overhanging eaves, all of which are characteristic of the style. The house is basically intact and in fair condition.

The 1928 city directory lists the resident of this house as Elmer Glenn, a superintendent for the Free Press Company.

73. 606 Byron St.
House
Ca. 1925
1 Contributing House
1 Contributing Garage

This house, a late version of the Colonial Revival style, is one of about one dozen house from the 1920s which are sprinkled throughout the historic district. This two story house has boxlike massing and is faced with reddish-brown brick. There is no overhang to the eaves and the hipped roof is very steep. The main entrance is located within a slightly projecting flat-roofed entrance bay. There is a porte cochere on the southern side of the house and on the rear of the house is an unusual two story polygonal sunporch and a one story polygonal bay window. The house is basically intact and in good condition. Behind the house is a circa 1925 garage which matches the house.

74. 614 Byron St.
Cameron House
Ca. 1925
1 Contributing House
1 Non-contributing Garage

The Cameron House is a small Colonial Revival style house with a steeply-pitched intersecting gabled roof and an exterior endwall chimney which dominates the center of the main facade. The house has a rounded arched doorway and is basically intact. Behind the house is a circa 1925

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 29Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

brick retaining wall and a circa 1970 garage.

75. 615 Byron St.
Footh House
Ca. 1915
1 Contributing House
1 Contributing Garage

The Footh House is a large woodframe example of the Craftsman style which sits at the top of the hill along the eastern side of Byron Street. The house is approached via a long set of brick steps. It is 2 1/2 stories with the upper story clad in square-cut wood shingles and the first story in clapboard. The main facade has a gable-roofed entrance porch and a large shed dormer. Characteristic Craftsman style features include wide bargeboards and exposed rafter tails. The front porch has been enclosed. Behind the house is a circa 1925 garage which has been altered.

The 1928 city directory lists the resident of this house as Edward C. Footh who worked at the Mankato Oil Company. He became the first president of the Minnesota Valley Area Council of Boy Scouts in 1927.

76. 618 Byron St.
Perrin House
Ca. 1880
1 Contributing House
1 Non-contributing Garage

The Perrin House is a 1 1/2 story brick house with an intersecting gabled roof. It is one of the oldest brick houses in this portion of the historic district. The house has rare Italianate features including heavy brick window hoods over segmental arched window openings into which are set double-hung sash. Some of the windows have four-over-four sash. There are fishscale shingles at the gable end and a small woodframe entrance porch at the northeastern corner of the house. The house has been altered with some new windows and a new entrance porch. Behind the house is a circa 1960 garage.

Between at least 1902 and 1928 this was the home of Horace B. and Alice (Holmes) Perrin. Horace B. Perrin was the owner of the firm H. B. Perrin and Son which sold vehicles. Perrin was later Secretary and Manager of the Citizens' Fire Association.

77. 621 Byron St.
House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 30Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Ca. 1895
1 Contributing House
1 Non-contributing Garage

Like most houses on this portion of Byron Street, this two story house is built into a hillside. The main facade is approached by a long set of poured concrete steps. It is relatively simple in massing and design with a hipped-roofed entrance porch which is supported by Tuscan columns across the front of the main facade. There are two slightly pedimented window frames into which are set four-over-four sash at the top of the main facade. The house has been altered with a one story screened porch added to the northern side, a one story addition on the southern facade, and a two story rear addition, all of which appear to date from the 1920s. More recently, portions of the house have been clad in new siding. Behind the house is a circa 1940 garage.

This house originally stood nearby at 613 Byron Street. Maud Hart Lovelace used this house as the model for the home of the character "Alice Morrison" in the "Betsy-Tacy" novels.

78. 624 Byron St.
Haynes House
Ca. 1893
1 Contributing House

The Haynes house is a 2 1/2 story, mildly Colonial Revival style house which is covered with clapboard. The house has a truncated hip roof and hipped-roofed dormers. A shed-roofed entrance porch is located on the southern side of the main facade. The original front porch was probably replaced with the current entrance porch.

This was the home of Milton B. and Flora (Gates) Haynes. Milton B. Haynes was a civil engineer who came to the county in 1856 and surveyed many of the townsite plats in Blue Earth and surrounding counties. He was county surveyor for three terms and city engineer for 11 years. Gates and Haynes were married in 1903.

79. 625 Byron St.
Vacant lot
1 Non-contributing Site

This vacant lot is Non-contributing to the district. Until 1994 a gambrel-roofed Colonial Revival style house stood on the property.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 31

80. 704 Byron St.
Brandrup House
1904
1 Contributing House
1 Contributing Carriage House

The Brandrup House is a 2 1/2 story, ornate Colonial Revival style house with complex massing. There are hipped-roofed porches with Tuscan columns and turned balusters on the eastern and northern facades. At the northeastern corner of the house is a two story bay window topped by an ornate pedimented gabled end. The house has Palladian windows in the gable ends and ornate stained glass. Ornamentation includes heavy modillions and rectangular panels with ornate relief carvings. The house is basically intact and in good condition. The Brandrup House stands at the southern end of the historic district and has a commanding view of the valley to the south. Behind the house is a 1 1/2 story carriage house with a gambrel roof which dates from circa 1904.

The Brandrup House was designed by Mankato architect Albert Schippel. The original owner of this house was Jeans R. Brandrup who came to Mankato in 1891 to teach at the newly-established Northwestern College of Commerce (later the Mankato Commercial College). He purchased one-half interest in the school in 1892 and eventually became sole owner. In 1912 he was married to Mary Ellen Parker. She had graduated from the University of Minnesota Medical School in 1901, served as an intern at Asbury Hospital in Minneapolis, and was a physician at the State Hospital at St. Peter until 1907 when she went into private practice in White Bear Lake. She moved to Mankato in 1912. Mary Parker Brandrup was civically active in Mankato and was a member of the state central committee of the Republican party in 1922-1923 and a member of the state crime commission in 1922. A photograph of the Brandrup House appeared in a 1912 Mankato promotional brochure. The house is listed on the National Register.

81. 111 Center St.
Summers House
Ca. 1915
1 Contributing House

The Summers House is a 1 1/2 story Craftsman style house which is in good condition. The house is sheathed in clapboard siding and has bracketed eaves and exposed rafter tails. There is a circa 1960 concrete block retaining wall in front of the house.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 32

82. 112 Center St.
Laurisch House
1916
1 Contributing House
1 Non-contributing Garage

The Laurisch House, built in 1916, is a large, intact example of the Prairie style. The house has boxlike massing, a hipped roof, hipped-roofed dormers, and wide overhanging eaves. It has a hipped-roofed entrance porch built of dark brown brick with smooth limestone trim across the front of the main facade. The house is sheathed in clapboard siding and has a rectangular oriel window on the northern facade, and a rectangular bay window and an exterior endwall chimney on the southern facade. In front of the house is a 1916 retaining wall and behind the house is a circa 1960 garage.

This was the home of Christian J. Laurisch, an attorney who moved to Mankato in 1906. He served as Minnesota Railroad and Warehouse Commissioner.

83. 113 Center St.
House
Ca. 1915
1 Contributing House

This house is two story gabled-roofed Craftsman style house which has bracketed eaves, exposed rafter tails, a shed-roofed porch across the main facade, and an exterior endwall chimney on the southern facade. The first story is covered with stucco and the second story is covered with metal siding. The house is basically intact. Alterations include new metal siding and an unobtrusive rear addition.

84. 117 Center St.
House
Ca. 1915
1 Contributing House
1 Contributing Garage

This two story Craftsman style house is covered with stucco and has wide overhanging eaves with exposed rafter tails. Across the front of the main facade is a hipped-roofed porch which has bracketed window boxes. At the rear of the house is a circa 1920 garage.

85. 120 Center St.
Noe House
1881
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 33

The Noe House, built in 1881, is one of few examples of the Italianate style standing in the historic district. The 2 1/2 story house has boxlike massing with a vertical emphasis. There is a truncated hipped roof and corner boards which are topped by ornate brackets that form capitals. Projecting from the northern facade is a two story bay window. On the main facade is a projecting gable end at the attic level and an ornate hipped-roof porch. The house has unusually complex massing for the Italianate style. The rectangular double-hung windows have rare dog-eared window frames. Original detailing includes ball and spindle work, dentils at the cornices, Queen Anne style windows, applied rondels and stickwork, fishscale shingles, and modillions at the eaves. There have been some front porch alterations, and an early attached garage has been added to the rear of the facade. The house is in fair to good condition and under restoration by its owners.

The original owners of this house were John C. and Anna (Chandler) Noe, a New York-born couple who were married in 1868 and moved to Mankato in 1873. John C. Noe was an attorney. In 1885 he and a partner, William M. Farr, established Mankato's horse-drawn streetcar system which opened in 1886.

86. 123 Center St.
House
Ca. 1901
1 Contributing House

The house at 123 Center Street is a basically intact example of the Colonial Revival style. It has an intersecting gambrel and gable roof, and a porch at the intersection of the two wings. The house has a one story bay window on the main facade and rectangular window openings which are filled with double-hung sash that have geometric panes in the upper sash. It has been altered with new siding and the enclosure of the front porch.

87. 127 Center St.
House
Ca. 1901
1 Contributing House
1 Contributing Garage

The house at 127 Center Street is a basically intact example of the Queen Anne style. Complex massing is created through the use of second story gable ends which project over first story bay windows on the southern, western, and northern facades. The gable ends are emphasized with fishscale shingles and gable returns. There is a row of modillions at the cornice level. The main entrance porch has a hipped roof and floral relief carvings within the tympanum. Exterior alterations include the enclosure of the front porch. Standing immediately north of the house is a circa 1915 garage with a flat roof and a bracketed cornice.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 7 Page 34

88. 209 Center St.
House
Ca. 1910
1 Non-contributing House

The house at 209 Center Street is a turn-of-the-century house that has been altered with new siding, several additions and new windows.

89. 211 Center St.
Beaulieu House
1925
1 Contributing House

The Beaulieu House, built in 1920, is a two story, intact example of the Craftsman style. The house has a gabled roof, a bracketed shed eave above the second story windows on the main facade, and a hipped-roofed eave above the first story windows on the main facade. The house is covered with coarsely-textured stucco and has brick trim edging the windows, and a brick base. There are brick steps leading to the main entrance which is sheltered by a bracketed gabled overhang. The main entrance has a segmental arched opening. The rectangular window openings are filled with original Craftsman style sash. The house is basically intact except for a screened porch addition on the southern facade and a small addition at the rear of the northern facade.

The 1928 city directory lists the resident of this house as Pius D. Beaulieu, the cashier of the National Citizens Bank and vice president of the Citizens Loan and Trust Company.

90. 214 Center St.
Hart House
1866
1 Contributing House

The Hart House, built in 1866, is one of the smallest houses standing in the historic district. It is also one of the few houses in the district which is located next to an alley. This 1 1/2 story house has a broadside gabled roof and a hipped-roofed entrance porch across the main facade. It has been altered with a rear addition, new siding, and changes to the front porch. Some of the rectangular window openings retain four-over-four sash.

It is not known who originally owned this modest house. In 1892 it was occupied by the Hart family when it served as the birthplace of Maud Hart Lovelace, the author of the ten "Betsy-Tacy" novels which were set in Mankato. The Hart family lived here for a short time and then moved to a

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 35

house on Center Street southeast of the historic district. The 1902 city directory lists the resident of this house as Sherman J. Dunn, a travelling salesman for the Plano Manufacturing Company.

91. 217 Center St.
Brandenberg House
Ca. 1900
1 Non-contributing House
1 Contributing Carriage House

The Brandenberg House is an altered example of the Queen Anne style which appears to be similar in size and design to other examples of the Queen Anne style standing in the historic district. The house has been altered with new siding, the removal of original detailing, new windows, and several additions. There is a circa 1920 limestone retaining wall across the northern side of the property, and a two story carriage house at the rear of the lot which dates from circa 1900.

This house was the residence of Frederick D. and Bertha E. (Swan) Brandenberg. Frederick D. Brandenberg was a physician who was born in Pennsylvania of German descent, lived in Mankato from 1887-1890, and returned to the city in 1895. He was surgeon at Immanuel and St. Joseph's Hospitals and medical examiner for a number of insurance companies. Bertha E. Swan was a member of a prominent Mankato family. Brandenberg and Swan were married in 1887.

92. 220 Center St.
Davis House
Ca. 1915
1 Non-contributing House

The Davis House is almost identical in design to a house located around the corner at 124 Bradley Street. The house is a 2 1/2 story altered example of the Craftsman style with Prairie School influences. The main facade has two colossal battered piers with simple capitals which support a broad gable end with flared eaves. Within the piers are porches on the first and second stories. It has wide overhanging eaves. The house has been altered with new siding and new windows.

The 1928 city directory lists the resident of this house as William W. Davis, president of the Commercial State Bank and Mankato Savings Bank.

93. 221 Center St.
Stell House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 36

Ca. 1900
1 Contributing House
1 Contributing Garage

The Stell House, built at the turn of the century, is a large, ornate example of the Queen Anne style which has a second story corner turret at the northwestern corner of the house. The turret projects over the first story and has a band of fishscale shingles at its base, and a conical cap which is covered with wood shingles and is capped by a metal finial. There is a rare ornate metal double finial at the peak of the house's hipped roof. The house has a wide two story bay window on the main facade which is topped by a projecting gable end. There are rows of small dentils edging the cornices. There have been few exterior alterations although the original front entrance porch has been replaced by a one story hipped-roofed enclosed porch, and a rear addition has been added. A circa 1925 garage stands south of the house.

The 1902 city directory lists the resident of this house as Nelson M. Stell, a letter carrier.

94. 222 Center St.
Grant House
Ca. 1915
1 Contributing House
1 Contributing Garage

The Grant House is an intact example of Craftsman style. This 2 1/2 story woodframe house has boxlike massing and a gabled roof. The rectangular window openings have three-over-one sash. The house has bracketed eaves and exposed rafter tails. It is basically intact and in fair condition. There is a circa 1915 garage behind the house which has a flat roof and original hinged garage doors.

The 1928 city directory lists the resident of this house as Lawrence W. Grant (no occupation listed).

95. 229 Center St.
Wilcox House
Ca. 1900
1 Contributing House
1 Non-contributing Garage

The Wilcox House is a large, woodframe 2 1/2 story example of the Queen Anne style which is covered with clapboard and has fishscale shingles in the gable ends at the attic level. The main facade has a large rectangular window with an ornate stained glass transom. There are bracketed gabled and shed-roofed entrance overhangs at the northwestern and northeastern corners of the house

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 37

which replace its original front porch. Two and one-half story gable ends project from the center of the roof mass. The house is slightly altered and in fair condition. At the rear of the lot is a circa 1950 garage.

The 1902 city directory lists the resident of this house as William H. Wilcox. In the 1870s Wilcox was employed by the Mankato Manufacturing Company which had been founded in 1873. He left the firm and established the Mankato Iron Works with two partners. In 1891 Wilcox and his two partners repurchased controlling interest in the Mankato Manufacturing Company and Wilcox became president and superintendent. He was still living at this address in 1928.

96. 301 Center St.
House
Ca. 1909
1 Contributing House

This house is the northernmost of a pair of nearly-identical houses located at 301 and 305 Center Street. Both houses have boxlike massing, hipped roofs, hipped-roofed dormers, and hipped-roofed entrance porches. The porch of this house is supported by Tuscan columns. There is a one story bay window on the northern facade. It has been altered with an exterior stairway which was constructed on the main facade, and has been converted to a duplex.

97. 305 Center St.
House
Ca. 1909
1 Contributing House

The house at 305 Center Street is one of a pair of similar adjacent American Foursquare style houses which stand at 305 and 301 Center Street near the southeastern corner of the historic district. Both houses have boxlike massing, hipped-roofed dormers, and hipped-roofed entrance porches. This house has been slightly altered by the enclosure of the front entrance porch.

98. 312 Center St.
Walker House
Ca. 1890
1 Contributing House

The Walker House is one of several pre-1894 brick houses which are standing in the historic district. This house was constructed of reddish-brown pressed brick with smooth limestone sills. It has an intersecting gabled roof with an unusual series of projecting gables over each second story window. The segmental arched window openings have two-over-two sash. There is an enclosed hipped-roofed entrance porch at the intersection of the wings

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 38

on the main facade and a one story bay window on the main facade. There is a brick wing at the rear of the house which is either original or a pre-1894 addition. Other exterior alterations include the enclosure of the front entrance porch and the addition of an exterior concrete block chimney on the northern facade. The house is in fair condition.

This house was the residence of William B. and Sarah (Lay) Walker. William B. Walker was born in new England and became a harness maker. Sarah A. Lay married William B. Walker in 1865 in Pennsylvania and the couple moved to Mankato that year. Walker established a harness and saddlery manufacturing, wholesale, and retail business in the 1860s and built at least two brick commercial buildings in downtown Mankato. In 1902 the business was known as W. B. Walker and Son.

99. 115 Fulton St.
Kusche House
Ca. 1893
1 Non-contributing House
1 Contributing Garage

The Kusche House is an altered Victorian-era house which retains complex massing, a two story polygonal tower on the main facade, an intersecting gabled roof, and entrance porch which curves at the northeastern corner. The house has been altered with asbestos siding, new brickwork, and the removal of ornamentation. There is a circa 1920 garage at the rear of the lot.

The 1902 city directory lists the resident of this house as Charles Kusche, a travelling salesman for the Mankato Transfer and Storage Company.

100. 119 Fulton St.
House
Ca. 1915
1 Contributing House
1 Contributing Garage

This is a modest 1 1/2 story woodframe house with gable returns and an enclosed hipped-roofed front porch. It has been resurfaced with vinyl siding which covers its original clapboard. At the rear of the property is a circa 1920 garage.

101. 121 Fulton St.
McCollum House
Ca. 1895
1 Non-contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 39

The McCollum House is a 1 1/2 story Victorian-era house which has an intersecting gable roof and bargeboards with incised carvings. There is a hipped-roofed entrance porch at the northeastern corner and a slightly projecting rectangular window in an ornate frame on the main facade. Alterations include the asbestos siding, changes to the front entrance porch, and a rear addition.

The 1902 city directory lists the resident of this house as Hiram L. McCollum, city health inspector. Chauncey McCollum, a plumber for Krost and Harty, was living here in 1928.

102. 125 Fulton St.
House
Ca. 1895
1 Non-contributing House
1 Contributing Garage

This house is a two story woodframe example of the Italianate style. It has a hipped roof, wide overhanging eaves, and evenly spaced rectangular window and door openings on the main facade. It has been altered with asbestos siding, the removal of the front porch, and fake shutters. There is a circa 1925 garage behind the house.

103. 127 Fulton St.
Thomas House
Ca. 1893
1 Non-contributing House
1 Non-contributing Garage

The Thomas House, built circa 1893, is a modest, 1 1/2 story gabled roofed house which has been encased in metal siding. It has an enclosed shed-roofed entrance porch which probably replaces its original front entrance porch. There is a circa 1950 garage behind the house.

The 1902 city directory lists the resident of this house as Daniel E. Thomas (no occupation listed).

104. 131 Fulton St.
Miller House
Ca. 1890
1 Non-contributing House
1 Non-contributing Garage

The Miller House is constructed of brick which has been covered with stucco. This 1 1/2 story house has a vernacular Victorian-era design with a gabled roof and segmental arched window openings with one-over-one sash. There is a

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 40

shed-roofed entrance porch across the main facade which probably replaced the original front porch. Other alterations include stucco wall surfacing. There is a circa 1940 garage at the rear of the property.

The 1902 city directory lists the resident of this house as Valentine Miller, a cigarmaker for C. L. Selleck.

105. 135 Fulton St.
Veifel House
Ca. 1893
1 Contributing House
1 Contributing Garage

The Veifel House is a basically intact picturesque example of the Queen Anne style which is nearly identical to the houses at 116 and 120 Pleasant St. E. This house has a bracketed projecting gable end over a bay window on the main facade, ornamentation on the peak of the main gable end which has incised carving in a sunrise motif, a shed-roofed entrance porch at the northeastern corner, and a small shed dormer above the porch. This house is covered with clapboard and is basically intact and in good condition. At the rear of the property is a circa 1920 garage.

The 1902 city directory lists the resident of this house as Adolph J. Veifel, assistant postmaster.

106. 137 Fulton St.
Barnum/Butler House
Ca. 1915
1 Contributing House

The Barnum/Butler House is a brick-faced example of the American Foursquare style which was built circa 1915. The horizontal emphasis of the Prairie School may have influenced the design of the hipped roof with wide overhanging eaves, hipped-roofed dormers, and hipped-roofed front entrance porch. At the second story of the main facade are rectangular window openings with original casement windows with transoms. The house is basically intact and in good condition. There is also a circa 1915 retaining wall on the property.

The 1928 city directory lists the residents of this house as Charles F. Barnum, City Councilman for Department of Accounts and Finances, and Thomas R. Butler, partner in the firm Conway and Butler, dentists.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 41

107. 128 Grace Court
House
Ca. 1915
1 Contributing House
1 Contributing Garage

This house is a moderately-sized, intact example of the Craftsman style. The front porch is within the massing of the roofline. The first story is covered with clapboard and the upper story is clad in square-cut wood shingles which are stained red. The house has characteristic Craftsman style bracketed eaves, exposed rafter tails and three-over-one and four-over-one sash. There is a small garage addition on the northern facade. Immediately south of the house is a circa 1920 garage.

108. 133 Grace Court
House
Ca. 1915
1 Contributing House

This house was built circa 1915. It is a Craftsman style house with boxlike massing, a hipped roof, and a bracketed gabled-roofed enclosed entrance porch which is flanked by bracketed shed eaves above the first story windows on the main facade. The house has rectangular window openings with one-over-one sash, an exterior endwall chimney on the eastern facade, and a bracketed rectangular bay window on the southern facade. Its few exterior alterations include a one story addition on the northern facade which was built on top of a very early one story garage addition. Along the edge of the property is a circa 1920 retaining wall built of rockface concrete blocks.

109. 107 Grove St.
Apartments
Ca. 1970
1 Non-contributing Apartment Building
1 Non-contributing Garage

This apartment building is one of four apartment buildings and rowhouses standing in the Lincoln Park Historic District. This building was constructed in circa 1970 and is Non-contributing to the district. There is a circa 1970 garage on the eastern half of the property.

110. 112 Grove St.
House
Ca. 1895
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 42

This house is a 2 1/2 story woodframe style house which has been covered with asbestos siding. The main facade retains a first story oriel window which is tucked beneath a projecting portion of the second story. The original porch has been replaced by a small, flat-roofed entrance porch. The house also has a rear addition.

111. 117 Grove St.
McMurtrie House
Ca. 1885
1 Non-contributing House
1 Contributing Garage

The McMurtrie House is a modest Victorian-era house which has a relatively simple design. The two story, gabled roofed main mass of the house has rectangular window openings with two-over-two sash and rare pedimented window frames. There is a shed-roofed enclosed entrance porch on the eastern facade. The house has been sided with asbestos siding, and false shutters have been added to some of the windows. There is a circa 1920 garage at the rear of the lot.

The 1902 city directory lists the resident of this house as Hugh McMurtrie, a contractor. McMurtrie was born in Pennsylvania and moved to Mankato in 1859. In 1871 he was married to Sarah C. King.

112. 120 Grove St.
House
Ca. 1900
1 Non-contributing House

This house is a very altered circa 1900 woodframe house which is Non-contributing to the district. It has been altered with new siding, several additions, and an enclosed porch.

113. 121 Grove St.
House
Ca. 1909
1 Contributing House

This house is a 2 1/2 story example of the Colonial Revival style with an intersecting gabled roof with gable returns. There are Palladian-like window arrangements in the gable ends and a hipped-roofed entrance porch on the main facade which is supported by short, square wooden columns on paneled bases. The house has been altered with asbestos siding and the enclosure of the front porch.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 43

114. 216 Grove St.
House
Ca. 1906
1 Contributing House
1 Non-contributing Garage

This house is a large Colonial Revival style house which has boxlike massing, a truncated hipped roof, and a symmetrical design. Across the front of the main facade is a hipped-roofed porch which is supported by short, square paneled columns that rest on paneled bases supporting a geometric balustrade. The main entrance has multi-paned sidelights. There are two second story bay windows on the main facade and a centrally located gabled roofed dormer with a Palladian window. There is a one story rectangular bay window on the western facade. The house is basically intact and well-preserved. Also on the property is an altered circa 1925 garage and a circa 1906 limestone block retaining wall.

115. 220 Grove St.
House
Ca. 1906
1 Non-contributing House
1 Contributing Garage

The house at 220 Grove Street was probably originally Colonial Revival in style. It has an asymmetrical design with a large gable end on the eastern side of the main facade, and a small shed dormer on the western side of the main facade above the entrance porch which is located at the southwestern corner of the house. The house has been altered with new siding, new windows, the enclosure of the front porch, and the removal of detailing. There is a circa 1920 garage located northeast of the house.

116. 104 Lewis St. E.
House
Ca. 1906
1 Non-contributing House

This house, although built in the early 20th century, has been altered considerably with various additions, new siding, and new windows. There is a limestone retaining wall at the front of the lot.

117. 116 Lewis St. E.
Creedon House
Ca. 1915
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 44

The Creedon House, built circa 1915, is a stucco-covered, half-timbered example of the Tudor Revival style. The house has a steeply-pitched gabled roof which is intersected at the main facade by a large double-gabled dormer. The main facade has a hipped-roofed porch with a bracketed gable over the entrance. There is a shed-roofed bay window and an exterior endwall chimney on the western facade. There is an unusual exterior endwall chimney on the eastern facade which has a window built into it. At the rear of the house is a second story sunroom built over a one story garage. The house is basically intact and in good condition.

The 1928 city directory lists the resident of this house as John C. Creedon, ticket agent for the Chicago Great Western Railroad and the Chicago Milwaukee and St. Paul Railroad.

118. 201 Lewis St. E.
House
Ca. 1907
1 Contributing House
1 Contributing Garage

This house is a modest and intact example of the Craftsman style. It has a gabled roof and a shed-roofed entrance porch across the main facade which is supported by short, square, battered wooden columns that stand on a clapboard-covered base. The house has rectangular window openings with four-over-one sash and a two story sunroom/sunporch on the rear facade. Also standing on the lot is a circa 1920 garage.

119. 115 Lewis St. W.
McLaughlin House
Ca. 1915
1 Non-contributing House
1 Contributing Garage

This modest woodframe house has been altered with asbestos siding, new windows, and changes to the front entrance porch. Behind the house is a circa 1925 garage.

The 1928 city directory lists the resident of this house as James A. McLaughlin, the president of Minnesota Pipe and Tile Company.

120. 116 Lewis St. W
House
Ca. 1915
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 45Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

1 Contributing Garage

This 2 1/2 story house is an excellent and intact example of the Craftsman style. The first story is faced with orange-red pressed brick, and the upper stories are faced with smooth stucco. There is a hipped-roofed entrance porch on the main facade and an exterior endwall chimney on the western facade. The house is basically intact and is in good condition. There is a circa 1920 garage at the rear of the lot.

121. 119 Lewis St. W.
Thomas House
Ca. 1915
1 Contributing House

The Thomas House is a 2 1/2 story woodframe house with a broadside gabled roof. The first two stories are covered with clapboard and the attic story is covered with square-cut wood shingles. Characteristic Craftsman style features include bracketed eaves, wide bargeboards, and exposed rafter tails. There is a shed-roofed porch across the front of the main facade which is supported by square columns on a clapboard-covered base. There is a small rectangular shed-roofed porch on the rear facade. The house has rectangular window openings with one-over-one sash and is intact.

The 1928 city directory lists the residents of this house as Ann E. Thomas, the widow of Richard W. Thomas, and William R. Thomas, a music teacher.

122. 125 Lewis St. W.
Babcock House
Ca. 1915
1 Contributing House

The Babcock House is 2 1/2 stories tall and has a gabled roof. It is covered with clapboard siding and has an exterior endwall chimney on the eastern facade. On the main facade is an enclosed gabled-roofed entrance porch. The house has bracketed eaves, wide bargeboards, and exposed rafter tails, all typical of the Craftsman style. On the western facade is a second story sunroom which has been built over an original attached garage. The house is basically intact and in good condition.

The 1928 city directory lists the resident of this house as Clifford S. Babcock (no occupation listed).

123. 129 Lewis St. W.
House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 46Lincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaCa. 1915
1 Contributing House
1 Contributing Garage

This intact brick house has boxlike massing and a hipped roof with wide overhanging eaves. There is an eyebrow dormer with a fanlight on the northern facade. At the northwestern corner of the house is an unusual projecting polygonal entrance porch with a polygonal roof. The house has rectangular window openings with brick sills and three-over-one sash. There is a one story bay window on the western facade and a small entrance porch at the southeastern corner. Behind the house is a circa 1920 garage.

124. 211 Liberty St. E.
O'Malee Place
Ca. 1913
1 Contributing Apartment Building
1 Contributing Garage

O'Malee Place, built circa 1913, is one of four apartment buildings and rowhouses which stands in the Lincoln Park Historic District. The building was designed by Mankato architect Henry C. Gerlach. It is an excellent example of the Colonial Revival style as applied to apartment building design. It originally housed six large apartments, two on each floor flanking a centrally located entrance and interior stairway. The main facade of the building is faced with dark-brown, multi-colored brick and the rear and sidewalls are faced with common brick which has been painted. Across the top of the main facade is a large classically-inspired cornice. The main entrance is flanked by two, three story bay windows which have ornate leaded and stain glass transom windows. The central bay has an entrance with a classically-inspired surround, and a keyhole window beneath the cornice. There is a decorative brick patterning in a geometric motif, rectangular window openings with two-over-two, one-over-one, and three-over-one sash and limestone trim. The side and rear walls have segmental arched window openings. Behind the building is a circa 1920 woodframe garage.

125. 212 Liberty St. E.
Patterson House
Ca. 1880
1 Contributing House

The Patterson House is one of few examples of the Eastlake/Stick style standing in the Lincoln Park Historic District. The house is located at the northern edge of the district. The two story house has complex picturesque massing achieved through the intersection of various gabled-roofed forms. The first story of the house is faced in reddish-brown brick and the second story is covered with clapboard. Two and one-half story gable ends project

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 47

from the eastern and southern facades. There is a rectangular 2 1/2 story tower with a pyramidal roof at the southeastern corner of the house. The roof has modillions at the cornice and a tall metal finial. The main entrance of the house is located at the base of the tower. A hipped-roofed entrance porch with heavy turned columns, turned balusters, and ornate brackets is located at the southeastern corner of the house. The tympanum of the pediment at the entrance to the porch is filled with incised limestone carved in an ornate pattern with stars and dentils. The house has Eastlake detailing including applied stickwork, a band of vertical wood encircling the house at the base of the first story, bracketed eaves, ornate bargeboards, ornate window surrounds, and intact Queen Anne sash. There is a slightly projecting two story rectangular bay window on the main facade with an ornate base. The brickwork on the first story of the house may be a pre-1900 alteration, but the house is otherwise basically intact.

The 1902 city directory lists the resident of this house as H. Archibald Patterson, the secretary of Patterson Mercantile Company and president of Mankato Gas and Electric Light Company. Patterson established a wholesale grocery business known as Patterson, Halfhill, and Zimmerman in 1885, in 1892 owned the Mankato Cracker and Candy Company, and in 1897 built a large candy factory at Second and Walnut Streets with partner F. M. Currier. The gas and electric light company had been formed in 1888 when the Mankato Gas Light Company (which had been organized in 1883 by L. Patterson and O. C. McCurdy) merged with Mankato's electric company (which had been founded circa 1884).

126. 312 Liberty St. E.
Scheidel House
Ca. 1915
1 Contributing House

The Scheidel House is an intact and elegant example of early 20th century Prairie School-influenced design. The two story house has boxlike massing, a hipped roof with wide overhanging eaves, and unusually coarsely-texture stucco wall surfaces. It has an enclosed front entrance porch with with a segmental arched roof, and rectangular window openings with one-over-one sash. The rear facade has an original attached garage above which sits an enclosed rear entrance porch. The house is basically intact and in good condition.

127. 320 Liberty St. E.
Linder House
Ca. 1875
1 Contributing House
1 Contributing Garage

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 48

The Linder House, built circa 1885, is a Victorian-era house with Italianate influences. This is a very large brick house with complex massing formed through an intersecting series of hipped, gabled, and jerkinhead roofs. The main facade has a central gable projecting from the roofline and segmental arched windows with heavy brick window hoods and stone sills. There are semicircular windows in the gable ends and an enclosed flat-roofed entrance porch at the southwestern corner. The house is basically intact although the original porch has been replaced with the current entrance porch. There is a circa 1910 garage standing near the house and a circa 1920 limestone retaining wall along the western edge of the property.

The 1902 city directory lists the resident of this house as Kate S. Linder, the widow of Louis A. Linder.

128. 324 Liberty St. E.
Gendler House
Ca. 1915
1 Contributing House

This house is the more intact of two similar brick-faced Craftsman style houses standing on the northern side of Liberty Street E. This house has boxlike massing, a hipped roof, and a hipped-roofed entrance porch. It is faced in reddish-brown brick, has a ceramic tile roof, and an exterior endwall chimney on the eastern facade. There is an original or early attached garage at the northwestern corner. The house is basically intact.

129. 328 Liberty St. E.
House
Ca. 1915
1 Contributing House

This house is one of two similar, adjacent, brick Craftsman style houses. This house is faced with medium-brown pressed brick and has a hipped roof covered with red ceramic tiles. Ceramic tiles also cover the hipped-roofed dormer on the main facade. There is a one story bay window on the eastern facade and an original attached garage with a cornice at the northeastern corner. A gabled-roofed entrance porch has been added to the main facade. This house is otherwise basically intact.

130. 103 Lincoln St.
Force House
Ca. 1870
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 49

The Force House is one of a handful examples of the Italianate style which stand in the historic district. Built in 1870, this brick house has boxlike massing and a truncated hipped roof which are characteristic of the style. The window openings are segmental arched with limestone sills and have one-over-one sash. The western facade has a one story bay window that has rectangular panels at its base, and the main facade has a small shed-roofed entrance porch which is supported by a slender, square column with chamfered corners. The house has been altered with stucco which covers the original brick exterior, a small addition at the southeastern (rear) corner, as well as changes to the front entrance porch. One, and possibly two, segmental arched doorways have been added and brackets have probably been removed from the eaves.

The 1902 city directory lists the resident of this house as Frederick W. Force, a manager for the C. J. Macbeth Company.

131. 105 Lincoln St.
Williams House
Ca. 1915
1 Contributing House

The Williams House is a 1 1/2 story woodframe Craftsman style house with a broadside gabled roof. The front porch is tucked within the massing of the roofline, and there is a large gabled dormer on the main facade. The house has clapboard siding on the first story and square-cut wood shingles on the upper story. There are shallow rectangular bay windows under shed roofs on the western and eastern facades, and rectangular window openings with three-over-one and four-over-one sash. The house is basically intact.

132. 113 Lincoln St.
Little House
Ca. 1870
1 Contributing House
1 Contributing Carriage House

The Little House, constructed circa 1870, is an ornate example of the Italianate style. The house is constructed of brick with smooth, local limestone trim. It has boxlike massing, a truncated hipped roof, and ornate cornices at the top of both the first and second stories which are ornamented with dentils and paired brackets. There is a centrally located pedimented gabled-roofed entrance porch which is supported by Tuscan columns that stand on brick bases. Most of the window openings are segmental arched in shape and have one-over-one sash. On the rear facade is a large, intact, open, L-shaped entrance porch which is supported by turned columns that have ornate detailing at the cornice level. The house is basically intact although there was an early brick rear addition. At the rear of the lot is a 1 1/2 story

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 50Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

carriage house which dates from circa 1890 and there is also a circa 1920 retaining wall on the property.

The original owners of this house were Orange and Estella (Putney) Little, who were married in 1883. Orange Little purchased this property in 1867. He was manager for the W. W. Cargill grain company for many years.

133. 114 Lincoln St.
House
Ca. 1896
1 Contributing House

This house is a large woodframe example of the Queen Anne style. It has hipped-roofed massing and a projecting gable end on the main facade. On the western side of the main facade is a wide bay window. On the eastern half of the main facade is a gabled-roofed entrance porch which is supported by two Tuscan columns and has a pediment over the entrance. The house has a single-leaf door topped by a transom with diamond-shaped panes of glass. The door is flanked by two oval windows. The house has rectangular window openings with double-hung sash. Many of the windows retain original upper sash with diamond-shaped panes. The house has been covered with asbestos siding and a garage has been added to the northeastern corner.

134. 117 Lincoln St.
Keith House
Ca. 1880
1 Non-contributing House
1 Non-contributing Garage

The Keith House is a much-altered example of the Italianate style which retains boxlike massing and a truncated hipped roof. The original front porch has been replaced by a bracketed gabled overhang. Other alterations may have included the shortening of the eaves and the removal of brackets. At the rear of the lot is a circa 1960 garage.

The 1902 city directory lists the resident of this house as Frank E. Keith, a travelling salesman.

135. 118 Lincoln St.
House
Ca. 1902
1 Contributing House
1 Contributing Garage

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 51

The house at 118 Lincoln Street is a somewhat altered example of the Colonial Revival style. It has boxlike massing, a hipped roof, a wide bay window on the main facade, and a small gabled-roofed entrance porch which is supported by fluted Tuscan columns and has a pediment at the entrance. The house has been altered with metal siding and new window sash. There is circa 1920 garage standing northeast of the house.

136. 121 Lincoln St.
Eckman House
Ca. 1910
1 Contributing House
1 Non-contributing Garage

The Eckman House is a large, sophisticated example of the Tudor Revival style. It has a steeply-pitched, intersecting gabled roof which is punctuated by gabled wall dormers and shed dormers. The exterior is faced with dark reddish-brown brick and smooth stucco with mock half-timbering. There is a large exterior endwall brick chimney on the western facade. The main entrance is located beneath a gabled-roofed entrance porch which is supported by brick piers. The house has rectangular window openings with multi-paned double-hung sash. The rear of the house is equally intact with an entrance porch at the southeastern corner, mock half-timbering, and a two story sunroom at the center of the rear facade. The house is in good condition. There is a set of circa 1910 brick steps and a circa 1910 brick wall in front of the house, and a circa 1960 garage at the rear of the property.

The 1928 city directory lists the resident of this house as Walter H. Eckman, a partner in the firm C. W. and W. H. Eckman which sold and serviced Dodge automobiles.

137. 122 Lincoln St.
Warwick House
Ca. 1896
1 Contributing House

The Warwick House is a large 2 1/2 story Queen Anne style house which has gable-on-hipped roof and projecting gable ends over bay windows on the main and western facades. The gable ends are ornamented with gable returns, cornices with modillions, and rectangular window frames with architraves. The house has been altered with asbestos siding and changes to the front porch. It also has an intact rear entrance porch with a shed-roof that is supported by turned columns. There is a circa 1910 stone wall located west and north of the house.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 52

The 1902 city directory lists the residents of this house as C. W. Warwick, the proprietor of a book shop, and William T. Warwick, a manager for C. W. Warwick.

138. 124 Lincoln St.
Wiser House
Ca. 1896
1 Non-contributing House

The Wiser House, built in the 1890s, is a Queen Anne style house with a hipped roof and a projecting gable end on the main facade. There are sawtooth shingles, a fanlight window and other ornamentation in the main gable end, and a floral motif in the pediment above the main entrance. There is a one story bay window on the eastern facade. The house has been altered with the enclosure of the hipped-roofed entrance porch, and has been resided with composition board and vertical wood paneling. Behind the house is a circa 1910 stone retaining wall.

The 1902 city directory lists the resident of this house as D. Willard Wiser, a travelling salesman.

139. 127 Lincoln St.
Cullen House
Ca. 1915
1 Contributing House
1 Non-contributing Garage

The Cullen House, built circa 1915, is a 2 1/2 story intact example of a version of the Craftsman style which is fairly common within the historic district. The house has a shed-roofed entrance porch on the main facade which is supported by short, square, battered columns that stand on a stucco-covered base. The columns have geometric Craftsman style capitals. At the top of the main facade there are bracketed shed eaves above the second story and attic level windows. The eaves to the house are bracketed and the rafter tails are exposed. The first story is covered with stucco and the upper portion of the house is covered with square-cut wood shingles. On the rear facade is a two story sunporch/sunroom and there is a shed-roofed entrance porch at the southwestern corner. At the rear of the lot is a circa 1960 garage and in front of the house is a circa 1960 retaining wall.

The 1928 city directory lists the resident of this house as William R. Cullen (no occupation listed).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 53Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

140. 133 Lincoln St.
House
Ca. 1915
1 Contributing House
1 Contributing Garage

This house, like the house next door at 127 Lincoln Street, is an intact example of the Craftsman style. It is 2 1/2 stories tall with a bracketed shed eave above the attic level windows on the main facade. The first story is covered with clapboard and the upper stories are sheathed in square-cut wood shingles. There is a gabled-roofed entrance porch at the northwestern corner which is supported by short, square paneled columns on paneled wood bases. There is a circa 1915 garage with a bracketed cornice behind the house.

141. 137 Lincoln St.
Holman House
Ca. 1902
1 Contributing House
1 Contributing Garage

The 3 1/2 story Holman House, built circa 1902, is one of the largest woodframe houses in the district. It is an ornate and intact example of the Shingle style with elaborate Colonial Revival style detailing. The design is dominated by an intersecting gambrel roof with very little overhang to the eaves. The first two stories are covered with clapboard and the upper stories is covered with square-cut wood shingles in patterns which radiate out from the rounded and elliptically arched windows. Across the front of the main facade is a shed-roofed entrance porch which is supported by clusters of four-volute Ionic columns with entasis which stand on a clapboard-covered base that is punctuated by open balustrades with turned balusters. There is a cornice with modillions at the top of the second story, and a shingle-covered pent eave with modillions at the top of two shallow rectangular bay windows on the eastern facade. Other Colonial Revival detailing include keystones over the windows and diamond-shaped panes in the upper sash. On the rear (southern) facade is a very rare attached three-car garage with a bracketed cornice and original hinged garage doors. The house is intact and in good condition. Also on the property is a circa 1920 limestone sidewalk.

This house was owned in 1912 by Carl J. Holman, a physician and surgeon at the Mankato Clinic. A photograph of the house appears in a 1912 promotional brochure of Mankato.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 54Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

142. 205 Lincoln St.
Wysong House
Ca. 1890
1 Non-contributing House

The Wysong House is an altered Victorian-era house which dates from the late 1890s. It has been encased with metal siding and has several additions.

The 1902 city directory lists the resident of this house as Perry Wysong, a building contractor and bricklayer. In 1872 Wysong was one of the incorporators of the Citizens National Bank. The house was later owned by Jay R. Wysong, co-proprietor (with his brother Allison D. Wysong) of what was Mankato's largest laundry in 1909. By 1928 Jay R. Wysong was living in the house.

143. 209 Lincoln St.
Batzner House
Ca. 1915
1 Contributing House

The Batzner House is an intact example of the Craftsman style. The front porch, which spans the main facade, is tucked within the massing of the broadside gabled roof. The porch is supported by wide, battered brick columns and has wide, elliptically-arched openings. The main portion of the house is covered with stucco and has wide overhanging eaves supported by chunky brackets and exposed rafter tails. There is a rectangular bay window beneath a shed roof and an exterior endwall chimney on the western facade. There is a similar bay window on the eastern facade. The house is basically intact and in fair condition.

144. Ca. 210 Lincoln St.
Lincoln Park
Ca. 1885
1 Contributing Park

Lincoln Park is bounded by Lincoln Street and Broad Streets. The park consists of a grassy triangle which is located on a hill on the northern side of Lincoln Street which provides excellent views of the Minnesota River Valley to the northwest and central Mankato to the northeast. Standing features in the park include a circa 1890 cast-iron fence, a granite Civil War Veterans Memorial which was erected by the Grand Army of the Republic (GAR) in 1928, and several circa 1980 park benches. The cylindrical granite Veterans Monument was originally part of a granite column which was part of the Mankato State Bank building. A Civil War veterans memorial consisting of a statue and fountain was erected in the park in 1893. A Howitzer cannon was placed in the park in May of 1900 in honor of Spanish-American War casualties. Both the Civil War memorial and the cannon have been removed.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 55Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

The land on which Lincoln Park was created was purchased in 1885 by a group of local citizens under the leadership of John H. Ray and given to the city of Mankato. The park was originally maintained by neighborhood residents.

145. 217 Lincoln St.
Ray House
Ca. 1870
1 Contributing House

The Ray House, built circa 1870, is a rare, basically intact example of the French Second Empire style. The house is built of brick and has rockfaced local limestone trim. The Mansard roof is punctuated by small pedimented gabled dormers with rectangular two-over-two sash. The first story of the house has an elliptically-arched main entrance with a double-leaf door and transom, and segmental arched windows which are filled with four-over-four and one-over-one sash. Spanning the main facade is a hipped-roofed entrance porch which is supported by turned columns with Ionic capitals. The porch has a balustrade with turned balusters and curves at the northeastern corner. Across the rear facade is a new, brick Mansard-roofed addition which was designed to match the house. There is also a circa 1900 retaining wall on the property.

The original owners of this house were John H. and Mary (Williams) Ray, who had moved to Mankato in 1865. John H. Ray worked at the First National Bank in the 1870s and was one of the organizers of the Citizens National Bank in 1872. He served as Citizens National's first cashier. In 1885 he was one of the founders of the Mankato National Bank (later known as the Mankato State Bank) and he became president of the bank in 1888. John H. Ray was married to Mary F. Williams in 1859. After Mary died in 1882, Ray married Genevieve Hawley in 1885. Genevieve Hawley Ray was the first president of the Mankato Civic Improvement League, which was organized in 1903. The Rays were still living in this house in 1902. A later owner of the house was C. P. Hawley, the owner of the Red Jacket Mill.

146. 221 Lincoln St.
Taylor House
Ca. 1927
1 Contributing House
1 Contributing Carriage House

The Taylor House is a dark-red brick English Cottage Revival style house which was built in the 1920s. It has an intersecting jerkinhead roof, a rounded arched entrance, and rectangular multi-paned casement windows. In front of the house is a circa 1930 brick sidewalk and a 1 1/2 story circa 1900 woodframe carriage house stands at the rear of the lot.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 56Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

In 1928 this was the residence of Brett M. Taylor, department manager for the George E. Brett Department Store. The company was founded by Brett Taylor's uncle, George E. Brett, in 1868. Brett Taylor eventually became president, as did his son and grandson. Brett Taylor's grandparents and parents lived next door at 227 Lincoln.

147. 227 Lincoln St.
Brett House
Ca. 1905
1 Contributing House
1 Contributing Carriage House

The Brett House is a large broadside gabled example of the Colonial Revival style. It has two shed-roofed dormers on the main facade and a wide shed-roofed entrance porch which is supported by clustered square columns that stand on a clapboard-covered base. There is a pediment above the entrance of the porch with a floral design in the tympanum. There is a one story rectangular bay window canted at the northwestern corner and an exterior endwall chimney on the western facade. The house is basically intact. There is a low, circa 1905 retaining wall also on the property. At the rear of the lot is a two story woodframe carriage house which dates from circa 1905.

This was the residence of George E. Brett, owner of what was reputed to be the largest dry goods store in the Minnesota River Valley. Brett's Empire Store was founded in 1868, was renamed Brett Dry Goods, and later became Brett's Department Store. The store was still under family ownership in the 1980s. In 1928 the house was owned by George's daughter, Mary Brett Taylor and her husband, Wilbur M. Taylor. Wilbur M. Taylor was secretary and treasurer of the company. The Taylor's son, Brett Taylor, who eventually became president of the company, lived next door at 221 Lincoln. The house is now the home of Phi Kappa Psi fraternity.

148. 232 Lincoln St.
Pay House
Ca. 1901
1 Contributing House

The Pay House is a modestly-sized tri-gable ell with an intersecting gabled roof and a gable wall dormer on the main facade. The house has a hipped-roofed entrance porch which is supported by turned columns. The southwestern corner of the house is canted and the projecting second story is supported by brackets with finials. There are ornate brackets at the eaves and ornamentation in the peak of the gable end on the main facade. The house has been altered with new siding and possible changes to the southeastern

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 57

corner.

An early resident of this house was William Horatio Pay, who, with his brother Benjamin Frank Pay, owned the Ben Pay Hotel.

149. 233 Lincoln St.
Howe House
Ca. 1875
1 Contributing House
1 Contributing Carriage House

The Howe House is one of few examples of the Gothic Revival standing in the Lincoln Park Historic District and within the city of Mankato. The house has a steeply-pitched gabled roof with a central gable on the main facade. The segmental arched window openings, with smooth limestone sills and four-over-four sash, have jack arches of contrasting dark-red brick. At the center of the main facade is a small, open entrance porch which is supported by slender square columns with simple capitals. The entrance porch has a pediment with dentils at the cornice. The house is basically intact except for a one story addition at the rear. There is a 1 1/2 story carriage house which dates from circa 1900 located at the alley.

The 1902 city directory lists the resident of this house as William S. Howe, a wheat inspector for the Hubbard Milling Company.

150. 234 Lincoln St.
House
Ca. 1890
1 Non-contributing House

The house at 234 Lincoln Street is an altered late 19th century woodframe house. The extensive changes to the exterior have included several additions, new siding, and new windows. The house is Non-contributing to the district.

151. 237 Lincoln St.
House
Ca. 1890
1 Contributing House
1 Contributing Garage

This house is a 2 1/2 story Queen Anne style house with a dominant main gable end which is ornamented by fishscale and other square-cut wood shingles, a band of wooden ornamentation in a meandering geometric pattern, and bracketed gable ends with incised carving in a floral motif. The house has bracketed eaves and an entrance porch which is within the massing of the house at the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 58

northeastern corner. There is a two story bay window beneath the gable end on the western facade. The house has been altered with changes to the front entrance porch and it has been converted to apartments. At the rear of the lot is a circa 1930 garage.

152. 238 Lincoln St.
Smith House
Ca. 1895
1 Contributing House
1 Contributing Garage

The Smith House is one of a few examples of Shingle style-influenced design that is standing in the historic district. The building has complex massing which is dominated by a very wide, 2 1/2 story corner tower located at the southeastern corner of the house. The tower has trios of double-hung windows on the first and second stories, and five small square windows at the attic level. The base of the first story has a row of recessed rectangular panels beneath the windows. The first story is sheathed in clapboard and the second story is covered with square-cut wood shingles. A flared band of fishscale shingles encircles the house at the base of the second story, and the attic level is sheathed in similar fishscale shingles. There is a wide oriel window in the main gable end, dentils at the cornice, tall narrow window openings with intact Queen Anne sash, and a hipped-roofed entrance porch which is supported by short, square paneled columns on a clapboard-covered base. This porch appears to be a replacement or alteration of the original front porch. The house is otherwise basically intact and in poor to fair condition. There is a circa 1915 garage north of the house.

The 1902 city directory lists the resident of this house as Azella F. Smith, the widow of Alvers Smith.

153. Ca. 240 Lincoln St.
Park
Ca. 1880
1 Contributing Park

This small triangular park was created through the angled intersection of Lincoln Street, Parsons Street, and Fourth Street near the eastern side of the historic district. It is planted with shade trees, shrubbery, and grass.

154. 212 Lock St.
French House
Ca. 1915
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 59Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

The French House is an excellent example of one of several similar Craftsman style houses of this size in the historic district. The house has a broadside gabled roof and a shed-roofed entrance porch across the main facade. The upper stories are clad in square-cut wood shingles which are stained green. The upper story is covered with clapboard. The house has rectangular window openings with multi-paned upper sash and bracketed eaves. There is a two story sunporch on the rear facade.

155. 214 Lock St.
House
Ca. 1915
1 Contributing House

This house is an intact example of the American Foursquare style which is in fair condition. The house has boxlike massing, a hipped roof, hipped-roofed dormers, and a hipped-roofed entrance porch. The first story is covered in clapboard and the second story and attic level are clad in square-cut wood shingles that are stained brown. The front porch is supported by wide, paneled square columns on a clapboard-covered base. There is an exterior endwall chimney on the northern facade.

156. 216 Lock St.
Pettersen House
Ca. 1915
1 Contributing House

The Pettersen House is an excellent and intact example of the Craftsman style. The top of the main facade features a rectangular window opening which is topped by a bracketed shed eave, a feature seen in many examples of the Craftsman style which are standing in the historic district. The attic level of the house is clad in square-cut wood shingles, and the first and second stories are covered with clapboard. There is a bracketed shed-roofed entrance and sunporch across the main facade. On the rear facade is an original shed-roofed attached garage. Along the northern side of the property is a circa 1920 poured concrete retaining wall.

157. 220 Lock St.
Girvin House
Ca. 1915
1 Contributing House
1 Contributing Garage

The Girvin House is an intact example of the Craftsman style, one of several Craftsman style houses of this size in the historic district. The house is 2 1/2 stories tall and has square-cut wood shingles stained brown on the upper stories and clapboard on the first story. There is a bracketed shed-roofed

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 60

entrance porch on the northern side of the main facade. The roof of the porch is echoed in two bracketed shed-roofed eaves above a pair of widely-spaced second story windows. The house has rectangular window openings with multi-paned upper sash and bracketed eaves. There is a two story sunporch on the rear facade and a circa 1920 garage at the southwestern corner of the lot.

158. 228 Lock St.
Noble House
Ca. 1901
1 Contributing House

The Noble House, built circa 1901, has an unusual Shingle style design with a pair of ornate gable ends and a wide hipped-roofed entrance porch spanning the main facade. There are rows of fishscale and sawtooth shingles in the gable ends and closely-spaced modillions at the cornice. The southern portion of the front porch has been enclosed and expanded into an attached garage. The house is otherwise basically intact and in fair condition.

The 1902 city directory lists the resident of this house as Oric A. Noble, an expressman.

159. 103 Parsons St.
Curran House
Ca. 1905
1 Contributing House
1 Contributing Garage

The Curran House, built circa 1905, is a large boxlike house with a truncated hipped roof and small dormers with gabled roofs with returns. There is a hipped-roofed porch across the front of the main facade which has been enclosed. There is a two story bay window on the southern facade and sunporch at the rear. The house has been altered with the enclosure of the front porch and a wooden exterior stairway added to the main facade. There is a circa 1915 garage behind the house.

In 1912 this was the residence of Dr. G. R. Curran. A photograph of the house appears in a 1912 Mankato promotional brochure.

160. 104 Parsons St.
Baker House
1885
1 Contributing House
1 Contributing Garage

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 61

The Baker House, built in 1885, is one of several Queen Anne style houses in the historic district which has corner towers or turrets. This house is one of the district's most intact examples of this style. It has complex massing with gable ends which project from the hipped and gabled-roof mass. The house is covered with clapboard siding and has fishscale shingles at the attic level. The three story tower at the northeastern corner is topped by a conical cap with modillions at the cornice. There is a shed-roofed entrance porch on the main facade which is supported by four-volute Ionic columns. The porch has turned balusters and ornate pediments over the entrance. There is a circular window to the right of the main entrance and a two story bay window on the northern facade. An exterior wooden stairway has been added to the northwestern corner of the house. To the south of the house is a circa 1915 garage, and north of the house is a circa 1960 brick retaining wall.

The original owners of this house were James and Zulu (Bartlett) Baker, who were married in 1879. General James H. Baker was an Ohio-born journalist who was elected Minnesota Secretary of State in 1859 and 1861. He was made a Brevet Brigadier General during the Civil War, was appointed U.S. Commissioner of Pensions in 1871, and was appointed Surveyor General of Minnesota in 1875. In 1879 he founded one of the city's leading newspapers, the Mankato Free Press, by merging the Mankato Record and the Mankato Union. He was the author of several historical works including The Sources of the Mississippi (1894), History of Transportation in Minnesota (1901), and Lives of the Governors of Minnesota (1908). Zula Baker was still living in the house in 1928.

161. 107 Parsons St.
House
Ca. 1906
1 Contributing House

The house at 107 Parsons Street is a Colonial Revival style house with an intersecting gambrel roof. The first story is sheathed in clapboard siding and the upper story is covered with square-cut wood shingles. There is an oriel window in the main gambrel end and semicircular windows with keystones at the peak of the gambrel end. The hipped-roofed front porch has been enclosed and the house is otherwise basically intact. There is a circa 1925 concrete block retaining wall across the front of the property.

162. 108 Parsons St.
Anderson House
Ca. 1895
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 62Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

The Anderson House is the northernmost of a pair of nearly-identical Queen Anne style houses which were built 1895. The house is a basically intact example of the Queen Anne style which is covered in clapboard siding and has fishscale shingles in the gable end. There is a hipped-roofed entrance porch across the main facade which has been enclosed, and a very early garage addition with a curvilinear corner at the southwestern corner. The house is basically intact, although the front porch has been enclosed.

The 1902 city directory lists the residents of this house as James A. Anderson, a cashier for Deering Harvester Company and James W. Anderson, a travelling salesman for Deering Harvester Company.

163. 112 Parsons St.
Davis House
Ca. 1895
1 Contributing House

The Davis House is the southernmost of a pair of twin houses which stand on the western side of Parsons Street. Built circa 1895, these houses are excellent and basically intact examples of the Queen Anne style. The main facade has a gable end which is offset from the gable-on-hipped roof. There are fishscale shingles on the gable end. Across the main facade is a hipped-roofed open porch with a raised floral pattern in the tympanum. The porch has turned columns, turned balusters, and dentils at the corner. The house is basically intact and in poor to fair condition.

The 1902 city directory lists the resident of this house as Lewis Davis, Blue Earth County Treasurer.

164. 116 Parsons St.
Kruse Terrace
Ca. 1925
1 Contributing Rowhouse

Kruse Terrace is the only rowhouse standing in the Lincoln Park Historic District, and one of few rowhouses which stand within the city of Mankato. It is a two story, brick-faced, unusually intact example of the Craftsman style. The building is faced in reddish-brown pressed brick and has a rockfaced limestone base, and limestone lintels, coping, and other detailing. The rectangular window openings have limestone sills and heavy limestone lintels. There is brickwork laid in geometric patterning punctuated with limestone squares on the southern, northern, and eastern facades. At the center of the main facade is a curvilinear parapet wall. This wall is flanked by bracketed hipped-roofed eaves which are covered with pressed metal simulating fishscale shingles. Each of the eight units is marked by a gabled-roofed entrance porch. The entrance porches are covered with pressed

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 63

metal simulating fishscale shingles. Some of the units retain original Craftsman style casement windows and there are original Craftsman style lamp fixtures at some of the entrances. The rear facade is also largely intact with second story sunporches which project over small first story entrance porches. Kruse Terrace is in fair to good condition.

Kruse Terrace was originally owned by Fred W. Kruse. In 1929 the rowhouse was purchased by Thomas Merritt Coughlan, proprietor of the Mankato Stone Company, who lived in the unit at 130 Parsons St. from circa 1933 until the early 1950s.

165. 119 Parsons St.
House
Ca. 1907
1 Contributing House
1 Contributing Garage

This house has Craftsman style massing and Colonial Revival style detailing. It has a broadside gabled roof with a slight bellcast. The front porch is within the massing of the roofline. Projecting from the front of the main facade is a large gabled-roofed wall dormer which is inset within the massing of the porch roof. The gabled dormer has fishscale shingles and an oval window with four keystones in the gable ends. The first story of the house is covered with clapboard siding and the upper story is sheathed in square-cut wood shingles. There is a one story truncated hipped roof sunroom on the southern facade which may be an early addition. The house is basically intact. There is also a circa 1920 garage on the lot.

166. 131 Parsons St.
House
Ca. 1900
1 Contributing House
1 Contributing Garage

The house at 131 Parsons Street is a 2 1/2 story tri-gabled ell which has just been renovated. The house has an intersecting gable and jerkinhead roof and is covered with clapboard siding. There is a hipped-roofed entrance porch and a shed-roofed porch on the main facade. The shed-roofed porch is supported by short, square columns standing on a clapboard-covered base. The house has rectangular window openings with one-over-one sash. West of the house is a circa 1925 garage and across the front of the garage is a circa 1993 concrete block retaining wall.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 64Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

167. 102 Pleasant St. E.
Hunt House
Ca. 1893
1 Contributing House

The Hunt House is a large, woodframe Neoclassical style house which stands on a prominent corner lot at the northeastern corner of Pleasant Street and Byron Street. The house has a complex hipped roofline and pedimented gabled dormers. There is a deep porch which wraps around the southeastern corner of the house and is supported by fat, Ionic columns. The porch has turned balusters. Other characteristic Colonial Revival style detailing includes dentils and modillions at the cornice, two story corner pilasters with simple capitals, and window frames which are topped by entablatures. There are two one story bay windows on the western facade. The house is basically intact and in fair condition. Exterior wooden stairways have been added to the main, northern and eastern facades. The house has been converted to apartments. Along the western side of the property line is a circa 1893 limestone block retaining wall.

This was the residence of Frank W. and Nellie (Morse) Hunt. The Hunts moved to Mankato in 1877 and Frank became the assistant manager of the Mankato Free Press. In 1902 he and two partners purchased the Free Press publishing company and he became its president. Nellie Morse Hunt was born in New York and served as the District Corresponding Secretary of the Foreign Missionary society of the Methodist Episcopal Church beginning in 1900. The Hunt House served as the model for "Winona's" house in Lovelace's "Betsy-Tacy" novels, although the character of "Winona" was not based on anyone associated with the Hunt family. A photograph of the house appeared in a 1912 Mankato promotional brochure.

168. 103 Pleasant St. E.
Roll House
Ca. 1915
1 Contributing House

The Roll House is a basically intact two story example of the Prairie style. It has boxlike massing, a hipped roof with wide overhanging eaves, and smooth stucco wall surfaces. The front entrance porch on the main facade has a hipped roof. The house has been altered slightly with the addition of shutters and a new door opening on the western facade.

169. 107 Pleasant St. E.
Held House
Ca. 1920
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 65

1 Non-contributing Garage

The Held House is a two story mildly-Renaissance Revival style house with boxlike massing and a truncated hipped roof. It has smooth stucco wall surfaces and a classically inspired entrance porch supported by paired columns. At the rear of the house is a large exterior endwall chimney. The house is basically intact and in good condition. There are two small attic level dormers which may have been added. There is a circa 1960 garage at the rear of the lot.

170. 115 Pleasant St. E.
Scherer House
Ca. 1885
1 Non-contributing House
1 Non-contributing Garage

The Scherer House is a circa 1885 Victorian-era house which has been altered considerably. The massing of the house has been altered, detailing has been removed, and it is now covered with asbestos siding. There is a circa 1960 garage at the rear of the lot.

This house was owned by George W. and Minnie (Manderfeld) Scherer, who were married in 1887. George W. Scherer was graduated from Mankato State Normal School in 1881. Between 1886 and 1891 he operated the Mankato Weekly Post. He was county superintendent of schools for six years beginning in 1892. In 1902 he bought the Star Steam Laundry.

171. 116 Pleasant St. E.
Barr House
Ca. 1885
1 Contributing House
1 Contributing Garage

The Barr House is a 1 1/2 story Queen Anne style house which is a "mirror image" (i.e., identical plans but reversed) of the house at 120 Pleasant Street E. Both houses have asymmetrical massing which includes a bracketed gable end that projects over a bay window on the main facade. There is ornate incised carving in a sunrise motif at the peak of the gable end and a shed-roofed entrance porch at the southeastern corner of the house. The entrance porch is supported by turned columns and has turned balusters. There is a small shed dormer with a Queen Anne style multi-paned window above the porch. The house has been altered with asbestos siding, new shutters, and an unobtrusive rear addition. There is a circa 1910 garage and a circa 1920 wall at the rear of the property.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 66

172. 117 Pleasant St. E.
House
Ca. 1901
1 Contributing House
1 Contributing Garage

This house 2 1/2 story woodframe house has a hipped roofed entrance porch on the main facade and a shed eave above the second story window. The peak of the eastern and southern gable ends retain detailing with incised carvings and cut-out designs. The front porch has been enclosed and ornamentation has been removed. In front of the house is a circa 1915 poured concrete retaining wall with large pylons, and at the rear of the house is a circa 1915 garage.

173. 118 Pleasant St. E.
Collins House
Ca. 1860
1 Contributing House

The Collins House, built circa 1860, is a very rare example of the Greek Revival style and the only example of this style standing in the Lincoln Park Historic District. The house has a T-shaped plan and an intersecting gabled roof. On the main facade is a wide gable end with gable returns and a fanlight window with a keystone. Across this gable end are three, evenly-spaced rectangular window openings with nine-over-nine sash. East of the gable end is the main entrance which has a classically-inspired surround and a trio of three, tall, narrow rectangular windows with twelve-over-twelve sash. There are paneled corner pilasters supporting the main gable end. The windows in the main gable end have shutters which appear to be original. The house has clapboard siding and several unobtrusive rear additions. Except for these rear additions, it is basically intact.

The 1902 city directory lists the resident of this house as James M. Collins, a travelling salesman.

174. 120 Pleasant St. E.
House
Ca. 1885
1 Contributing House

The house at 120 Pleasant Street E. is nearly identical to and a "mirror image" of the house at 116 Pleasant Street. This house has picturesque Queen Anne style massing, which includes a gable end that projects over a polygonal bay window at the main facade. This gable end has supporting brackets with incised carving and a decoration at the peak of the gable end which has a sunrise motif. The entrance porch at the southwestern corner of the house

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 67Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

has a shed roof which is a continuation of the intersecting gabled roofline. Above the porch is a small shed dormer with a Queen Anne style multi-paned window. The house has been covered with square-cut wood shingle siding, has new shutters, and an unobtrusive rear addition.

175. 121 Pleasant St. E.
Young/Fritz House
Ca. 1890
1 Contributing House
1 Non-contributing Garage

The Young/Fritz House is an excellent and exuberant example of the Queen Anne style. This 2 1/2 story woodframe building has an intersecting gabled roof and complex massing. The main facade has a curved open entrance porch which wraps around the northeastern corner. The porch is supported by short Ionic columns on ornate paneled bases. There is a pediment above the entrance to the porch with raised floral detailing. The main facade has a two story bow window and ornate window treatments. There is a two story bay window beneath a bracketed gable end on the eastern facade. Exterior alterations to the house include exterior wooden stairways on the western and eastern facades, and an early rear addition. At the front edge of the property is a circa 1910 poured concrete retaining wall with large pylons, and at the rear of the house a circa 1980 garage.

The 1902 city directory lists the resident of this house as William E. Young, an attorney. In 1912, when a photograph of the house appeared in a Mankato promotional brochure, it was owned by Michael D. Fritz, co-owner of the Mankato Free Press.

176. 126 Pleasant St. E.
Barney House
Ca. 1890
1 Contributing House

The Barney House is an intact Colonial Revival style house which has a full, deep, open, hipped-roofed front porch which is supported by Tuscan columns arranged in groups of two and three. The columns rest on dark-red brick bases with limestone trim. The house has an intersecting hipped and gabled roof and is covered in clapboard siding with fishscale shingles in the gable ends. It has rectangular window openings with one-over-one sash. The house is intact and in good condition. There is a circa 1920 retaining wall at the rear of the lot.

This house was the residence of Asa C. and Mary (Wood) Barney, who were married in 1870. Asa C. Barney was born in New York and came to Blue Earth County in 1857 and to Mankato in 1865. Between 1870 and 1890 he was in the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 68

insurance and real estate business. In 1928 the resident of the house was Paul W. Barney, a dentist.

177. 128 Pleasant St. E.
Conway House
Ca. 1915
1 Contributing House
1 Contributing Garage

The Conway House is a modest Craftsman style bungalow that was built circa 1915. It has an intersecting gabled roof and an offset gabled-roofed entrance porch. The first story is covered with clapboard siding and there are square-cut wood shingles in the gable end. The house is basically intact and in good condition. There is a circa 1920 hipped-roofed Craftsman style garage northeast of the house.

178. 131 Pleasant St. E.
Miller House
Ca. 1890
1 Contributing House
1 Contributing Garage

The Miller House is one of the historic district's smallest examples of the Queen Anne style. While diminutive in scale, it contains the characteristic Queen Anne style polygonal bay window topped by a projecting gable end. In this case, the gable end is emphasized with flared eaves, fishscale shingles, a small rectangular window with diamond shaped panes which is topped by a radiating circle motif. At the base of the gable end is a frieze which is decorated with applied or carved garlands and swags. There is a similar gable end on the western facade. The house is basically intact with the exception of the front entrance porch at the northeastern corner which has been enclosed. At the front of the house is a circa 1900 poured concrete wall and there is a circa 1920 garage near the alley.

The 1902 city directory lists the resident of this house as Sophia H. Miller, the widow of Peter Miller.

179. 133 Pleasant St. E.
House
Ca. 1901
1 Contributing House
1 Contributing Garage

This house is a two story example of the Queen Anne style which has a hipped roof and projecting gable end. It has rectangular window openings with one-over-one and two-over-two sash. The gable end projects over a one story

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 69Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

bay window on the eastern facade. There is a gabled-roofed entrance porch on the main facade. The house has been altered with asbestos siding, the enclosure of the front porch, and the removal of some detailing. In front of the house is a circa 1910 poured concrete retaining wall and at the rear of the house is a circa 1915 garage.

180. 134 Pleasant St. E.
House
Ca. 1890
1 Contributing House
1 Non-contributing Garage

The house at 134 Pleasant Street E. is an excellent example of the Queen Anne style. It is one of about six houses in the Lincoln Park Historic District that have corner towers or turrets. The main facade of this house, which faces south, has an asymmetrical design. The two story round tower stands at the southeastern corner of the house and is topped by a slightly flaring conical cap with a tall ornate metal finial. There are modillions at the cornice of the tower and bands of vertical wood at the top and bottom of the tower. West of the tower is a gable end with two very narrow rectangular window openings and a one story polygonal bay window. West of the bay window is the main entrance which is situated beneath a small bracketed hipped-roofed overhang. The western portion of the main facade has a triangular dormer with a semicircular Queen Anne style window and exterior stickwork applied to the clapboard siding. The house has bargeboards with incised carvings. The eastern facade has a bracketed projecting gable end over a polygonal bay window. Bands of vertical wood encircle the house at the base of the first and second stories and there are fishscale shingles in the gable ends. The house is basically intact and there is a circa 1970 garage located north of the house.

181. 139 Pleasant St. E.
Durkee/Veigel House
Ca. 1870
1 Contributing House

The Durkee/Veigel House is one of the best examples of the Italianate style standing in the Lincoln Park District. This two story brick house has boxlike massing and a truncated hipped roof with a heavy cornice supported by ornate paired brackets. The segmental arched window openings are evenly spaced and have smooth limestone sills and double-hung sash. There is a one story polygonal bay window with a paneled base and segmental arched windows on the eastern facade. The house has segmental arched door openings, an early one story brick wing on the eastern facade, and a shed-roofed entrance porch on the main facade, as well as a one story hipped-roofed rear wing. There are very few alterations to the exterior with the exception of the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 70Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

front porch addition. The house is in poor to fair condition.

The 1902 city directory lists the residents of this house as Mary A. Durkee, the widow of William C. Durkee, and Susan Veigel, the widow of Charles Veigel. William C. Durkee, a New York-born attorney, and Mary Davis were married in 1869. William served as Clerk of the Blue Earth County District Court between 1870 and his death in 1882.

182. 203 Pleasant St. E.
Hart House
Ca. 1880
1 Contributing House

The Hart House, built circa 1880, is an excellent example of a two story Victorian-era house with Eastlake detailing. It has a clapboard-covered exterior with stickwork. The window and door openings on the main facade are emphasized with ornate wooden surrounds and have original Queen Anne style double-hung sash. There are square-cut wood shingles in the gable ends and in a flared band between the two stories in the projecting gable end. There are bands of vertical wood at the base of the first and second stories. There are projecting gable ends with ornate windows on the main (northern), western, and eastern facades. The house has an intact rear entrance porch at the southwestern corner which has a shed roof that is supported by turned columns with ornate brackets which form capitals. The original front porch has been removed and there are now small entrance porches at the northeastern and northwestern corners of the main facade. The house has been converted to apartments and is in good condition.

The 1902 city directory lists the resident of this house as James E. Hart, a travelling salesman.

183. 211 Pleasant St. E.
House
Ca. 1909
1 Contributing House

The house at 211 Pleasant Street E. is a massive 2 1/2 story example of the Queen Anne style. The first two stories are clad in reddish-brown pressed brick, and the house has a rockfaced limestone base and rockfaced limestone sills. The attic level is covered with clapboard. The house has boxlike massing and a deep hipped-roofed open porch across the main facade. The porch is supported by short Tuscan columns standing on the limestone base. There is a two story bay window on the main facade and oval windows with keystones in the gable ends. There have been few exterior alterations to the house with the exception of the replacement of the attic level windows on the main and southern facade.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 71

184. 212 Pleasant St. E.
Otto/Messer House
Ca. 1880
1 Contributing House
1 Non-contributing Garage

The Otto/Messer House, built circa 1880, is one of the few examples of Stick style standing in the Lincoln Park Historic District. This house has L-shaped massing and a shed-roofed porch located at the intersection of the wings on the main facade. The house retains intact Eastlake detailing, including applied stickwork, fishscale shingles in the gable ends, ornate window surrounds, some of which have bracketed pent eaves above the windows, and ornate bargeboards. The house is basically intact and in good condition. A circa 1985 garage stands east of the house.

The 1902 city directory lists the resident of this house as Charles K. Otto, a partner in the grocery firm of Young and Otto. Between 1909 and 1933 this was the home of Amos Hadley Messer.

185. 215 Pleasant St. E.
Funk/Pay House
Ca. 1895
1 Non-contributing House
1 Contributing Carriage House

The Funk/Pay House is an altered woodframe example of the Queen Anne style which retains complex massing, a gable end projecting over a bay window on the main facade, a shed-roofed porch within the massing, and small gabled-roofed wall dormers on the main facade. The house has been altered with asbestos siding, the addition of new windows and a rear addition, and the removal of detailing. At the rear of the lot is a 1 1/2 story carriage house which dates from circa 1900.

In 1902 this was the residence of William A. and Nellie (Douglas) Funk, who were married in 1879 and came to Mankato in 1895. William Funk was an attorney. By 1928 the Funk House was owned by Benjamin Frank Pay, who, with his brother William H. Pay, owned the Ben Pay Hotel. Benjamin F. Pay was also a partner in Fowler and Pay Stone, a manufacturer of brick and lime.

186. 216 Pleasant St. E.
Barr/Morse House
Ca. 1885
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 72

1 Non-contributing Garage

The Barr/Morse House is one of the largest brick houses standing in the historic district. This Queen Anne style structure is faced with orange-red pressed brick and has massive rockfaced limestone trim, including belt courses, lintels, and other detailing. The house has a gabled-roofed entrance porch supported by Tuscan columns, and rectangular window openings with one-over-one sash. It is basically intact and in good condition. At the rear of the lot is a circa 1993 garage.

The original owners of this house were George T. and Clara (Hersey) Barr. The Honorable George T. Barr moved to Mankato in 1867 and for several years he was a member of the banking firm of Shaubut and Barr. He served a term as mayor, and was a member of the Board of Managers of the Mankato State Normal School. He was a state senator from 1890-1898 after serving one term as a state representative. The Barrs left Mankato in 1902. Beginning in 1929 this was the home of Leslie H. Morse, municipal judge between 1935 and 1975.

187. 222 Pleasant St. E.
Hawkes/Pfau House
Ca. 1890
1 Contributing House
1 Contributing Garage

The Hawkes/Pfau House is a large, unrestrained example of the Colonial Revival style with boxlike massing and a hipped roof from which project ornate gabled roofed dormers and two story bay windows. There are closely-spaced modillions at the eaves, ornate corner boards, and a hipped-roofed porch which is supported by fluted Tuscan columns that has dentils and modillions at the eaves, and square balusters. There is a Palladian window in the gabled roofed dormer on the main facade, and an intact rear porch. The house is basically intact with the exception of a wooden exterior stairway which has been added to the rear facade. At the rear of the lot is a circa 1920 garage and a 1960 wall.

The 1902 city directory lists the resident of this house as Myron A. Hawkes (no occupation listed). By 1912, when a photograph of the house appeared in a Mankato promotional brochure, it was the home of Albert R. Pfau, Jr., an attorney who was in partnership with his father.

188. 227 Pleasant St. E.
Mansfield House
1856
1 Contributing House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 73Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

1 Contributing Garage

The Mansfield House, built in 1856, is one of the oldest houses standing in the Lincoln Park Historic District and within the city of Mankato. This two story Queen Anne style brick house has segmental arched window openings with double-hung one-over-one sash. It has a round 2 1/2 story brick tower at the northwestern corner which was added sometime between 1894 and 1900. Also on the main facade is a gabled and shed-roofed entrance porch which is supported by rare, slender, paired wood columns supporting an ornate entablature. The house has unusually broad, unbroken brick exterior wall surfaces and pedimented gabled dormers on the main and western facades with fishscale shingles. There is a one story gabled-roofed kitchen addition on the rear facade. The house is basically intact and in poor condition. At the rear of the lot is a circa 1910 garage.

This was the residence of Charles and Louisa (Burchard) Mansfield, who were married in 1876. Charles Mansfield moved to Mankato in 1855. Between 1866 and 1879 he was a government tax collector, and in 1872 he was one of the organizers of the Citizens National Bank. Louise Mansfield was still living in the house in 1928.

189. 228 Pleasant St. E.
Eberhart House
1903
1 Contributing House
1 Contributing Garage

Like the Hawkes/Pfau House next door to the west, the Eberhart House, built in 1903, is an excellent example of the Colonial Revival style. It has a hipped and gabled roof, clapboard siding, and fishscale shingles. The main facade has a flat-roofed, open entrance porch which is supported by short Tuscan columns on a solid base. The roof of the porch creates a second story balcony, and at the attic level of the main facade is a small bracketed third story balcony at the peak of the gable end. This house is already listed on the National Register. It is basically intact and in good condition. A circa 1993 garage has been added to the northeastern corner of the house, and there is a circa 1930 garage at the rear of the lot.

The original owners of this house were Adolph O. and Adele (Koke) Eberhart, who were married in 1898. Eberhart served as a state senator (1903-1906) and Lieutenant Governor (1907-1909) before serving as Governor of the state from 1909-1914. He served from 1909-1915. Adolph was also vice president of the Widell Construction Company, a Mankato stone quarrier, and a director of the First National Bank. The house is pictured in a 1912 promotional brochure of Mankato and is listed on the National Register.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 74

190. 233 Pleasant St. E.
McGraw House
Ca. 1875
1 Non-contributing House

The McGraw House is an altered example of the Italianate style with boxlike massing and rectangular window openings with double-hung sash. The house is covered with clapboard siding and has a gabled-roofed entrance porch which is an addition. There is an enclosed entrance porch at the northeastern corner, and the house has new windows.

In 1902 this was the home of the McGraw family. George V. McGraw had operated a furniture factory in Mankato between 1866 and 1879 and was apparently retired by 1902. Minnie McGraw (presumably his daughter) was the first librarian of Mankato's Carnegie public library which opened in 1903.

191. 234 Pleasant St. E.
Shellenberger House
Ca. 1885
1 Contributing House
1 Contributing Garage

The Shellenberger House is a modest Victorian-era house with L-shaped massing and an intersecting gabled roof. There is a shed-roofed porch at the southeastern corner which has been enclosed. The house is largely intact with the exception of the enclosed front porch and an unobtrusive rear addition. A circa 1920 garage stands northeast of the house.

The 1902 city directory lists the resident of this house as Reverend James K. Shellenberger, an "evangelist."

192. 236 Pleasant St. E.
McGovern House
Ca. 1915
1 Contributing House
1 Non-contributing Garage

The McGovern House is an excellent example of the Craftsman style. This 2 1/2 story woodframe house has a bracketed shed-eave across the top of the attic level window, a feature seen in several Craftsman style houses standing in the historic district. There is a bracketed shed-roofed entrance porch across the front of the main facade, bracketed eaves, and exposed rafter tails. The first story is covered with clapboard siding and the upper stories are sheathed in square-cut wood shingles. The house is basically intact, although the front porch is partially enclosed. At the rear of the lot is a circa 1970 garage.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 7 Page 75

193. 303 Pleasant St. E.
Wilson House
Ca. 1885
1 Contributing House

The Wilson House is a large woodframe example of the Queen Anne style which has a prominent site on a corner lot at the corner of East Pleasant Street and Lock Street. The house has complex massing and a two story polygonal tower projecting from the southern facade. The tower's tall polygonal roof is missing its finial. There is a second story bow window on the main (northern) facade which is decorated with bands of ornate relief carving at its cornice and base. Window frames on the main facade are similarly decorated and the main gable end has fishscale shingles and a bracketed cornice above the attic level windows. There is a hipped-roofed porch that has been enclosed on the main facade and an intact open hipped-roofed rear porch at the southwestern corner which is supported by slender columns with unusual capitals. The house has a projecting gable end over a bay window and an unusual keyhole window on the eastern facade. It is basically intact and in good condition. The front porch has been enclosed, an exterior wooden stairway has been added, and there is an early attached garage addition on the rear facade.

In 1902 this was the residence of Samuel B. Wilson. Wilson served as Blue Earth County Attorney from 1901-1907. He was appointed director of the Minnesota Public Safety Commission in August of 1917. Wilson was Chief Justice of the Minnesota Supreme Court from 1923-1933. A photograph of the house appears in a 1912 Mankato promotional brochure. Wilson was still living in the house in 1928.

194. 309 Pleasant St. E.
House
Ca. 1905
1 Contributing House
1 Contributing Garage

This house is a large, somewhat intact example of the Colonial Revival style. It has a basically symmetrical main facade with a large projecting centered gable end with returns. The rectangular window openings have unusual twenty-over-one sash. There is a shed-roofed porch across the main facade which is supported by short, square paneled columns that stand on limestone bases. The porch retains Craftsman style casement windows with multi-paned transoms. There is a two story sunporch on the rear facade. The house has been covered with asbestos siding and the porch appears to have been enclosed in the 1910s or 1920s. There is a circa 1920 garage at the rear of the lot.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 7 Page 76

195. 209 Pleasant St. W.
Larson House
Ca. 1899
1 Contributing House
1 Non-contributing Garage

The Larson House, built in the late 1890s, is a Queen Anne style house which has 2 1/2 stories, an intersecting hipped and gabled roof, and is covered with clapboard. The house has rectangular window openings with one-over-one sash. There are square-cut wood shingles in the gable end and a hipped-roofed entrance porch across the main facade. There is a bull's-eye dormer in the main gable end. Behind the house near the alley is a circa 1935 garage.

The 1902 city directory lists the resident of this house as Marie K. Larson, a dressmaker.

196. 215 Pleasant St. W.
Duplex/Double House
Ca. 1915
1 Contributing Double House
1 Contributing Garage

This double house, built circa 1915, is an intact example of the Craftsman style. It has boxlike massing, a truncated hipped roof, and hipped-roofed dormers. Craftsman style features include wide bargeboards and exposed rafter tails. There is a shed-roofed entrance porch across the main facade. The house has rectangular one-over-one windows. The rear facade is also intact. Behind the house is a circa 1920 garage.

197. 225 Pleasant St. W.
Farnsworth House
Ca. 1915
1 Contributing House

The Farnsworth House is the easternmost of a pair of nearly-identical intact Craftsman style houses. This house is 2 1/2 stories tall with a broadside gabled roof, it has a bracketed shed-roofed dormer, and a shed-roofed entrance porch on the main facade. The rectangular window openings have six-over-one sash. The first story is covered with clapboard and the upper stories are covered with square-cut wood shingles which have been stained brown. There is a circa 1920 retaining wall in front of the house.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 77Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

198. 229 Pleasant St. W.
Winegen House
Ca. 1915
1 Contributing House

The Winegen House is the westernmost of a pair of nearly-identical intact Craftsman style houses. It has 2 1/2 stories beneath a broadside gabled roof. The first story is covered with asbestos siding and the second story is sheathed in square-cut wood shingles. The house has brackets at the eaves, exposed rafter tails, and a shed-roofed porch across the main facade. There is a bracketed shed-roofed dormer on the main facade. The house has rectangular window openings with six-over-one sash. There is a circa 1920 poured concrete retaining wall along the northern and western sides of the property.

199. 311 Ramsey St.
House
Ca. 1907
1 Contributing House

The Colonial Revival style house at 311 Ramsey Street is the westernmost of a row of six basically intact Colonial Revival and Craftsman style houses which are approximately the same age. This house has an intersecting gambrel roof and one story bay windows on the northern and eastern facades. The first story is covered with clapboard and the upper story is sheathed in square-cut wood shingles which have been stained dark green. There is an open entrance porch supported by Tuscan columns within the massing of the roofline at the northwestern corner of the house. The house has rectangular window openings with one-over-one sash and is intact and in good condition.

200. 315 Ramsey St.
House
Ca. 1910
1 Contributing House
1 Contributing Garage

The house at 315 Ramsey Street is a very large 2 1/2 story Craftsman style house. The first story is sheathed in narrow clapboard, the second story is covered with square-cut wood shingles, and the attic level is covered with roughly-textured stucco with mock half-timbering. The rectangular window openings are filled with nine-over-one sash. Across the front of the main facade is a shed-roofed entrance porch with original windows. There is a small shed-roofed dormer on the main facade and bands of vertical wood marking the tops of each story. There is an exterior endwall chimney on the western facade. The house is basically intact with the exception of an exterior wooden stairway added to the main facade. Behind the house is a circa 1920 garage.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 7 Page 78

201. 317 Ramsey St.
House
Ca. 1915
1 Contributing House
1 Contributing Garage

This house is an intact Craftsman style bungalow with a broadside gabled roof. It is 1 1/2 stories tall and covered with metal siding on the first story and square-cut wood shingles which are stained green on the upper story. There is a porch across the front of the house which is set within the massing of the roofline. The house has bracketed eaves, exposed rafter tails, and rectangular four-over-one sash. There is a circa 1920 garage at the rear of the lot.

202. 319 Ramsey St.
House
Ca. 1915
1 Contributing House

This house is a 2 1/2 story Craftsman style house which is covered with stucco with mock half-timbering on the first story and metal siding, simulating clapboard, on the upper story. It has a gabled roof and wide overhanging eaves and an exterior endwall chimney on the eastern facade. The main entrance is located within a gabled-roofed entrance porch at the northwestern corner of the house. The house has rectangular six-over-one sash. Alterations include the enclosure of the entrance porch and the addition of metal siding on the upper story.

203. 321 Ramsey St.
House
Ca. 1910
1 Contributing House

This intact example of the Colonial Revival style is 1 1/2 stories tall. It has a gambrel roof which is intersected at the main facade by a pedimented gabled-roofed dormer. There is a hipped-roofed entrance porch across the main facade which is supported by square, paneled columns which stand on square, paneled bases. The porch has been enclosed. The house has been covered with metal siding simulating clapboard. The rectangular window openings have six-over-one sash.

204. 325 Ramsey St.
House

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 79Ca. 1915
1 Contributing House

This Craftsman style house is the easternmost of a row of six Craftsman and Colonial Revival style houses, all of which are intact and all of which date from the early 20th century. This house has a broadside gabled roof which is interrupted at the center of the main facade by a shed-roofed wall dormer. The first story is covered with clapboard, the second story is sheathed in square-cut wood shingles that are stained brown. The house has wide bargeboards and exposed rafter tails. There is a shed-roofed entrance porch at the center of the main facade which retains original casement windows with transoms.

205. 409 Record St.
Barnum House
Ca. 1915
1 Contributing House

The Barnum House is an intact example of the Craftsman style. This 2 1/2 story woodframe house has a gabled roof, bracketed eaves, exposed rafter tails, and a shed-roofed porch which spans the main facade. Above the pair of second story rectangular window openings is a bracketed shed eave, a feature seen in many Craftsman style houses the historic district. The first story is covered with clapboard and the second story is sheathed in square-cut wood shingles. The house is basically intact. There is a circa 1915 poured concrete retaining wall in front of the house.

206. 411 Record St.
House
Ca. 1890
1 Contributing House
1 Non-contributing Garage

This small house is an intact, modest and ornate example of late 19th century vernacular design. It has an L-shaped plan with an intersecting gable roof and an open porch located at the intersection of the two wings. This porch has a hipped roof, turned columns, turned balusters, turned spindlework at the cornice, and lacy brackets. There is a small, gabled dormer above the porch. The house has tall, narrow rectangular window openings with two-over-two sash and an unobtrusive rear addition. There is also a circa 1980 garage on the property.

207. 506 Record St.
Grundmeyer House

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 7 Page 80

Ca. 1900
1 Contributing House

The Grundmeyer House appears to be a circa 1900 house which has the complex massing of the Victorian era but has been remodeled with Craftsman style detailing. It has a central truncated hipped-roof form from which gable ends project. Craftsman style detailing that has been added include bracketed eaves, wide bargeboards, and a shed-roofed entrance porch with bracketed eaves. There is a one story bay window on the northern facade. Craftsman style details were added to the house within the period of significance.

The 1928 city directory lists the resident of this house as Reuben L. Grundmeyer, a salesman for G. A. Lewis, Inc.

208. 507 Record St.
Currier House
Ca. 1915
1 Contributing House
1 Contributing Garage

The Currier House is a 2 1/2 story Craftsman style house in good condition. It has bracketed eaves, wide bargeboards, and exposed rafter tails. There is a bracketed shed-roofed eave across the front of the main facade and a bracketed gabled roof overhang above the front door. South of the front door are original Craftsman style casement windows. Most of the other windows on the house are rectangular in shape with three-over-one sash. The house is basically intact and in good condition. The rear facade is intact. There is a circa 1920 garage behind the house.

The 1928 city directory lists the resident of this house as Harry J. Currier, treasurer for the Model Dairy Inc.

209. 512 Record St.
Wigley House
Ca. 1915
1 Contributing House

The Wigley House is an intact Craftsman style house which is woodframe, covered with clapboard, and 2 1/2 stories tall. It has a broadside gabled roof with bracketed eaves and exposed rafter tails. There is a red brick exterior endwall chimney on the northern facade. Across the main facade is an enclosed hipped-roofed entrance porch. At the rear of the house is a very early shed-roofed garage addition. The house is basically intact and in good condition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 7 Page 81

The 1928 city directory lists the resident of this house as John J. Wigley, a "floorman."

210. 513 Record St.
Flessner House
Ca. 1915
1 Contributing House

This Craftsman-inspired is two stories and has a gabled roof, clapboard siding, and square-cut wood shingles at the attic level. There is a gabled-roofed entrance porch spanning the main facade. The house has bracketed eaves, wide bargeboards, and exposed rafter tails. There is a small shed-roofed entrance porch at the rear (southern) facade, and at the rear of the house is a very early attached garage addition with a second story sunporch built on top of it. The house is basically intact, although the front porch has been enclosed.

The 1928 city directory lists the resident of this house as Myrtle Flessner, a stenographer for the Little Giant Company and the widow of Jacob E. Flessner.

211. 517 Record St.
Kelly House
Ca. 1899
1 Contributing House
1 Non-contributing Garage

The Kelly House is a 2 1/2 story Colonial Revival style house which is basically intact. There is a gabled-roofed entrance porch on the main facade which is supported by paired, square columns. The rectangular window openings are filled with three-over-one sash and there is a shed-roofed entrance porch on the rear of the facade. The house is basically intact. At the rear of the property is a 1970 garage.

The 1902 city directory lists the resident of this house as Mary J. Kelly, the widow of Peter S. Kelly. She was still living here in 1928.

212. 518 Record St.
Harris House
Ca. 1915
1 Contributing House
1 Contributing Garage

The Harris House is a 2 1/2 story Craftsman style house which is covered with clapboard on the first two stories and with square-cut wood shingles at the attic level. It has a gabled roof and an enclosed gable-roofed entrance

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 7 Page 82

porch. The house is intact and there is a circa 1920 garage at the rear of the lot.

The 1928 city directory lists the resident of this house as William D. Harris, a janitor for Lincoln Grade School.

213. 521 Record St.
House
Ca. 1909
1 Contributing House
1 Non-contributing Garage

This house is a 2 1/2 story woodframe clapboard-covered American Foursquare style house. It has a hipped roof, hipped-roofed dormers, and a hipped-roofed entrance porch which is supported by short, square columns on a clapboard-covered base. The porch has been enclosed and there is a one story hipped-roofed rear addition. Behind the house is a circa 1970 garage.

214. 522 Record St.
Schmidt House
Ca. 1915
1 Contributing House

The Schmidt House is an excellent and intact example of a 2 1/2 story Craftsman style house. Above the second story windows is a bracketed shed eave, a feature seen in many of the Craftsman style houses of this size in the historic district. The first story is covered with clapboard and the upper stories are covered with square-cut wood shingles which are stained red. There is a shed-roofed entrance porch across the main facade which is supported by short, square columns on a clapboard-covered base. The house has wide bargeboards, exposed rafter tails, and a bracketed shed eave over a large window on the northern facade. The rear of the house is equally intact and there is a circa 1920 garage at the rear of the lot.

The 1928 city directory lists the resident of this house as Nellie Schmidt, the widow of Charles G. Schmidt.

215. 525 Record St.
House
Ca. 1910
1 Contributing House
1 Non-contributing Garage

This house is an unusual example of the Colonial Revival style which is unique in the Lincoln Park Historic District. It is a large 2 1/2 story house with a broadside gabled roof. The main facade has a symmetrical design

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 83Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

with wide, one story bay windows which flank a centrally located pedimented entrance porch that is supported by fat, smooth Tuscan columns. The single-leaf door has multi-paned sidelights. The rectangular window openings throughout the house have nine-over-nine and twelve-over-twelve sash. The rear facade is equally intact with a projecting two story gabled-roofed sunroom. At the back of the lot is a circa 1970 garage.

216. 526 Record St.
Fazendin House
Ca. 1910
1 Contributing House

The Fazendin House is a Colonial Revival style house which is one of several in the historic district that have gambrel roofs. In this case, the gambrel roof is intersected on the main facade by a large gambrel-roofed dormer. Across the front of the main facade is a hipped-roofed entrance porch which is supported by short, square columns that stand on a clapboard-covered base. Rectangular window openings are filled with four-over-one sash. On the rear facade is a second story sunroom located above a basically intact and original rear entrance porch. The house is basically intact and in good condition.

The 1928 city directory lists the resident of this house as Joseph L. Fazendin, the general manager of the Little Giant Company which manufactured tractors and machinery.

217. 527 Record St.
House
Ca. 1893
1 Contributing House
1 Contributing Garage

This house is one of the oldest houses in this portion of the historic district. It is a Queen Anne style house with complex massing and a truncated hipped roof from which gable ends project. The main facade has a gabled-roofed entrance porch which has been enclosed. There is Victorian-era ornamentation at the peaks of the gable ends. Several of the tall, narrow, rectangular window openings retain small shed overhangs which are supported by ornate brackets. There is a rectangular shed-roofed bay window on the southern facade and an enclosed shed-roofed entrance porch at the southeastern corner. The house has been altered with the replacement of its original front porch with the current entrance porch, the enclosure of the rear entrance porch, a rear addition at the northeastern corner, and the removal of some ornamentation. There is a circa 1930 garage behind the house.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 7 Page 84

218. 111 Shaubut St. W.
House
Ca. 1945
1 Non-contributing House

This Colonial Revival style house was probably constructed immediately after World War II. It has a broadside gabled roof, stucco-covered exterior and cut random ashlar limestone facing the first story of the main facade. The house has rectangular window openings with six-over-one and nine-over-one sash. There is an exterior endwall limestone-faced chimney on the western facade and a circa 1945 limestone retaining wall on the northern and western sides of the lot. The house stands at the southern edge of the Lincoln Park Historic District.

219. 116 Shaubut St. W.
Larkins House
Ca. 1915
1 Contributing House
1 Non-contributing Garage

The Larkin House is a two story intact example of the Craftsman style. The first story is covered with clapboard and the second story is clad in square-cut wood shingles. Across the front of the main facade is a shed-roofed entrance porch. Craftsman style features include wide bargeboards and exposed rafters. The house is basically intact. Behind the house is a circa 1955 garage.

The 1928 city directory lists the resident of this house as S. Quinby Larkins (no occupation listed).

220. 117 Shaubut St. W.
Schultz House
Ca. 1915
1 Contributing House
1 Contributing Garage

The Schultz House, built circa 1915, is a basically intact example of the Craftsman style. This 2 1/2 story house has bracketed eaves, wide bargeboards, and exposed rafter tails. There is a bracketed shed eave above the second story windows and an enclosed shed-roof front porch on the main facade. Several of the rectangular window openings are filled with leaded glass windows with diamond-shaped panes. The first story of this house is covered with clapboard and the upper story is covered with square-cut wood shingles. The house is located on the southern edge of the historic district. The land drops off quickly just south of the property line and the house has an excellent view of the valley to the south. There is a circa

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 7 Page 85

1915 garage southeast of the house.

The 1928 city directory lists the resident of this house as William Schultz whose occupation is listed only as Blue Earth County Commissioner.

221. 125 Shaubut St. W.
Sandell House
Ca. 1910
1 Contributing House

The Sandell House is an excellent and intact example of the American Foursquare style. The house has boxlike massing, a hipped roof, hipped-roofed dormers, and a hipped-roofed front entrance porch which is supported by short, square columns on a clapboard-covered base. The rectangular window openings are filled with one-over-one sash. The house is located at the southern edge of the historic district and has an expansive view from the rear of the lot. There is a small circa 1915 rockfaced concrete block garage located southeast of the house.

The 1928 city directory lists the resident of this house as Richard Sandell, a cabinetmaker for H. Knoff Manufacturing Company.

*Note: gaps in numbering exist because sites 25, 27, 28, 29, 30, and 33 were included in an intensive-level survey of the area, but excluded from the historic district boundaries because of lack of integrity and recent construction date. The survey was conducted in 1994 to help evaluate the neighborhood's potential eligibility as a National Register historic district.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 8 Page 86

8. STATEMENT OF SIGNIFICANCE

The Lincoln Park Residential Historic District is eligible for the National Register under Criterion A (significance to the broad patterns of our history) in the areas of Social History and Community Planning and Development and under Criterion C (distinctive characteristics of a type, period, or method of construction) in the area of Architecture. The district is significant as a uniform collection of moderately-sized to large, late 19th to early 20th century residences which are unusually intact, both individually and collectively. The district comprises a large portion of the residential neighborhood known historically as "Lincoln Park." The buildings are strongly associated with the residential development of Mankato by the city's merchant and professional class. Many of the original residents of the Lincoln Park neighborhood were prominent in government, politics, civic affairs, business, and industry on local, regional, and state levels. The district also served as part of the literary setting for a series of children's novels written by Maud Hart Lovelace, a native of Mankato. The earliest buildings in the district are significant within the statewide historic context entitled "Early Agriculture and River Settlement, 1840-1870." The remaining buildings are significant under the statewide historic contexts entitled "Railroads and Agricultural Development 1870-1940" and "Urban Centers, 1870-1940."

ARCHITECTURE

The Lincoln Park Historic District comprises one of the largest and most intact late 19th and early 20th century, upper-middle class residential neighborhoods in Minnesota outside of Minneapolis and St. Paul. The 215-parcel district includes only ten parcels which contain principal structures which postdate the period of significance, and retains an unusually large number of intact pre-1930 carriage houses and garages. Because of the district's integrity, it strongly evokes the character and feeling of urban residential life in a Midwestern city in late 19th and early 20th century, and creates an excellent laboratory in which to study residential property types.

The district contains intact examples of a number of historic architectural styles. The earliest houses include good examples of the Greek Revival (site 173), French Second Empire (sites 3, 46, 145, 48), and Gothic Revival (site 149) styles, intact examples of which are relatively rare in Minnesota. These houses were built between circa 1860 and 1875. Dating from circa 1870-1886 are about one dozen examples of the Italianate style. Among the most intact are the limestone Wilkinson/Palmer House (site 37), three brick examples--the Smith House (site 10), the Durkee/Veigel House (site 181), and the Little House (site 132)--and the woodframe Noe House (site 85).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 87 Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

The exuberance and complexity of Victorian-era design is well-represented in the district through about 45 examples of the Queen Anne, Eastlake, Stick, Neoclassical, Shingle, and early Colonial Revival styles which date from the 1880s and 1890s. These include about one dozen Queen Anne style houses which have corner towers or turrets, as well as many houses with equally complex massing, ornate open porches, and intact examples of sawn and turned wooden ornament, stained glass, and decorative shinglework. These houses were built at the height of what social historians call the "cult of domesticity," in which the middle class Victorian home was believed to be highly symbolic of the importance and virtue of family life in American society. Residential interiors were divided into many separate rooms (e.g., parlors, music rooms, libraries, sitting rooms) which provided privacy for family members and a distinct separation between public and private spaces. Both interiors and exteriors were abundant with cornices, latticework screens, wainscoting, and columns. Some homes had as many as three or four entrance and service porches contributing to the complexity in design and function. While these homes were extolled as being unique and individualistic, in fact they often represented only minor variations on common themes. Architectural historian Gwendolyn Wright's description of middle class Victorian residential design could well be a description of the Lincoln Park neighborhood:

In many ways, the Victorian dwelling embodied both an ideal and its antithesis. These supposedly individualized and expressive homes depended on industry for their naturalistic effect and their wide availability. . . . Factory workers produced strips of detailing in a wide assortment of shapes, sizes, and grades. Shingles were cut to resemble fish scales or snowflakes, or left rough-edged and 'natural'; moldings were available in elegant beading or floral designs; spindles, in delicate cylindrical shapes; Venetian blinds, in beveled slats; panels adorned with urns or sunbursts (Wright 1981, 100-101, 113).

Wright continues:

Builders claimed that architecture could assert almost as much natural imagery as the landscape itself. They considered the irregular shape of a house as a sign of organic complexity, and writers of popular literature echoed that sentiment. . . . Porches, too, were being handled in a new way to accentuate the house's relationship to the natural environment. Of varied shapes and sizes, they were always more commodious than those of the antebellum Greek or Gothic [Revival] homes. . . . By the late 1870s, windows had become much larger and were often grouped together to create a wall of light and view. Bay window conservatories of potted plants filled up a corner of many a sitting room . . . (Wright 1981, 106-107).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 88Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Dominated by the ornate and sometimes ostentatious, the 19th century houses in the Lincoln Park Historic District include relatively few examples of more modest vernacular design. Most of the approximately 20 examples which do exist are small woodframe dwellings. The earliest examples include the McMurtrie House (site 111) which has rare pedimented window frames and the Shellenberger House (site 191). Both date from about 1885.

The district also contains a collection of approximately 110 houses which date from the first two decades of the 20th century. These include intact examples of the late Queen Anne and Colonial Revival styles which are often simpler in massing than their earlier counterparts and ornamented with stronger or heavier detailing. More abundant, however, is a group of almost 70 Craftsman, American Foursquare, and Prairie School designs. With their boxlike massing, simple rooflines, overhanging eaves, exposed rafters and beams, and stained wood shingles, these houses clearly illustrate the evolution from Victorian pretention to the beginnings of simple, modern design. The construction of these houses coincided with a cultural movement to free women from endless housework and enable them to participate in greater society. Plaster cornices, ornate moldings, spindlework, and other hard-to-clean clutter was removed from residential interiors and replaced by simple woodwork, smooth plaster walls, and a lack of ornament. The increased costs of indoor plumbing, central heating, and kitchen innovations reduced the square footage of houses. Room arrangements became simpler as a single parlor or living area replaced multiple public rooms, and bedrooms became smaller.

While it appears that most of the houses in the district were built at the commission of individual owners, some houses suggest the activities of developers who may have built multiple properties. For example, there are three nearly-identical Queen Anne style houses located at 116 Pleasant St. E. (site 171), 120 Pleasant St. E. (site 174), and 135 Fulton St. (site 105). Nearly-identical, adjacent Queen Anne style houses also stand at 108 and 112 Parsons St. (sites 162 and 163). At the northeastern corner of Byron and Bradley streets stands a cluster of four nearly-identical American Foursquare style houses at 423, 427, and 429 Byron Street and 110 Bradley St (sites 53, 54, 55, and 14). Nearly-identical, adjacent Craftsman style houses stand at 225 and 229 Pleasant St. W. (sites 197 and 198). In addition, a group of Craftsman style houses scattered throughout the district are surprisingly alike in design and contain a similar bracketed pent eave above the second story windows, suggesting the work of a single designer or contractor. Examples of these houses include the houses at 527 Byron St. (site 66), 216 Lock St. (site 156), 220 Lock St. (site 157), 127 Lincoln St. (site 139), and 522 Record St. (site 214).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 8 Page 89

The architects and contractors who were responsible for the design and construction of the houses in the Lincoln Park neighborhood have not been systematically identified. The 1910 Mankato city directory lists 11 carpenters, 10 general contractors, 5 brick, stone, and cement contractors, 2 plastering contractors, and 1 painting contractor at work in the city. The 1914-1915 city directory lists 43 carpenters and general contractors, many of whom could have used various patternbooks, architectural plan services, and lumberyard blueprints to design and construct houses in the district. Mankato's major architectural firms in the late 19th and early 20th centuries included Frank Thayer (who practiced in the city from 1885-1902), Henry C. Gerlach (who practiced from 1885 through at least 1914), Albert Schippel (who was in partnership with George Pass in 1900 and was practicing alone in 1910 and 1914), and George W. Pass (who established a practice in 1878 which was carried into the 20th century by his son). Gerlach designed O'Malee Place (site 124) which was built circa 1913 and lived in the historic district at 503 Byron Street (site 56) in a house which he probably designed. Schippel designed the Brandrup House (site 80, listed on the National Register) which was built in 1904. Pass and Son designed the Lincoln Park School (site 50) which was built in 1921.

SOCIAL HISTORY AND COMMUNITY PLANNING AND DEVELOPMENT

The buildings in the Lincoln Park Historic District comprise Mankato's largest concentration of intact homes originally built by the city's merchant and professional class between 1856 and 1930. The historic district was generally settled from north to south as the residential development of Mankato spread outward from the banks of the Minnesota River. Several of the blocks in the northern portion of the district show overlaying patterns of development with some dwellings from the turn of the century being constructed on the sites of previous houses. The most recent houses dating from the 1910s and 1920s are concentrated near the western, southern, and eastern edges of the district.

Early Settlement Period: 1852-1869

Mankato is located at a large bend in the Minnesota River at its junction with the Blue Earth River, one of the Minnesota's major tributaries which drains a large portion of southern Minnesota. The site's location at the junction of two river systems made it an important trade center and meeting place for Native Americans, and a convenient site for early Euro-American traders to meet with Native American groups.

Euro-American settlement of the site (and of present-day Blue Earth County) began in the spring of 1852 when P. K. Johnson and Henry Jackson located claims there. The pair was representing the Mankato Claim Company, a townsite speculative venture which had been formed by ten men in St. Paul in

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 90 Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

February of 1852. The townsite company hoped to exploit the site's geographic location as the southernmost point on the Minnesota River, which in the 1850s had become one of southern Minnesota's most important transportation systems. Mankato was seen as a potential gateway to the settlement of southern and southcentral Minnesota and northern Iowa. The group named the site after the writings of explorer Joseph Nicollet who used the term "Mah-ka-to", the Dakota name for the Blue Earth River. The Mankato Claim Company surveyed and platted an ambitious 600-acre townsite in May of 1852 which was reduced to 320 acres when the plat was filed later that month. The company invested in the construction of the village's first hotel in 1853. Military roads connected Mankato with Mendota and with Read's Landing at Lake Pepin in 1853. The Blue Earth County government was organized in March of 1853 and Mankato was chosen as the county seat later that year.

The townsite company's goals were realized in the 1850s and 1860s as Mankato served as the southernmost port on the Minnesota River during the river's brief existence as a steamboat route. Steamboats from St. Paul began docking at Mankato as early as 1852. There were 310 steamboat arrivals in 1858, the local industry's peak year (Lundin 1990, 14). Real estate speculation in Mankato was rampant during these years, particularly before the crash of 1857. While steamboats shipped immigrants, mail, and manufactured goods more rapidly than they could be hauled to Mankato by wagon over crude roads, the steamboating season was short because the river was often too shallow to be navigated. When railroads began serving Mankato in 1868, at least two railroad companies extended their service beyond Mankato by sponsoring steamboat runs to New Ulm and Redwood Falls between circa 1868 and circa 1872. Steamboat lines rapidly lost customers to the year-round efficiency of railroads, and by about 1875 steamboats travelled to Mankato only occasionally.

Despite the asset of its river port, Mankato grew relatively slowly in the 1850s and the 1860s. The Civil War, in which thousands of Minnesota men fought in 1861-1865, drained southern Minnesota's settlement movement of resources and would-be pioneers. In addition, while the Dakota Indians ceded southern Minnesota to the U.S. Government in 1851, these treaties were not ratified by Congress until 1852 and Blue Earth County was not surveyed by the federal government until 1855. The forced removal of the Dakota from southern Minnesota and the poor implementation of treaty stipulations resulted in unsettled and sometimes violent relations between Euro-Americans and the Dakota which culminated in the U.S. Government-Dakota Conflict of 1862. The conflict climaxed locally in the execution of 38 Dakota in Mankato on December 26, 1862, the largest mass execution in U.S. history. At least two men who later lived in the Lincoln Park neighborhood played roles in the event: U.S. Senator Morton S. Wilkinson (site 37) urged both Congress and President Lincoln to approve the execution of the Dakota men, and General James H. Baker (site 106), Colonel of the 10th regiment, commanded 325 of the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 91 Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

1,400 soldiers who maintained order during the heavily-attended hanging.

After the Civil War, more farmers began to move into southern Minnesota and Mankato grew more rapidly. Local wheat buyers gathered the crop of southern Minnesota and shipped it on to larger markets. In January of 1869, for example, there were 90,000 bushels of wheat marketed at Mankato. During this period, Mankato was incorporated as a village in 1865 and as a city in 1868. The town's first large bank, J. J. Thornton and Co, was established in 1865. Among the four organizers of the bank was Morton S. Wilkinson who lived in Lincoln Park beginning about 1870 (site 37). The bank was reorganized as the First National Bank in 1868, the same year that Mankato's first Board of Trade was organized.

Most of the northern two-thirds of the Lincoln Park Historic Residential District was platted during this early settlement period as Warren's Addition (1860), Warren's Second Addition (1867), and Van Brunt's Second Addition (1867). At least three of the houses in the district date from this period: the Mansfield House which was built in 1856 (site 188), the Collins House which was built circa 1860 (site 173), and the Hart House which was built in 1866 (site 90). All three of these houses are located near Pleasant Street in Warren's Second Addition in the center of the historic district.

Railroads, Agriculture, and Urban Development: 1870-1899

During the period 1870-1899, Mankato's role as a river port was eclipsed by the city's position as one of southern Minnesota's busiest railroading centers. In 1868, long-awaited railroad lines and vital accompanying telegraph service were first extended to Mankato, just four years after the first trains began operating in the state. Mankato's first railroad was the Minnesota Valley Railroad which was renamed the St. Paul and Sioux City (later the Chicago, St. Paul, Minneapolis, and Omaha). Mankato was the terminus of the line for about nine months between the fall of 1868 and the summer of 1869. The tracks of the Winona and St. Peter (later the Chicago and North Western) arrived two years later in 1870. A branch linking Mankato with the Chicago, Milwaukee, St. Paul, and Pacific main line at Wells was built in 1870-1874 and financed by local investors and a public bond issue. The Cannon Valley Railroad (later the Chicago and Great Western) was completed to Mankato in 1887. A branch of the Minneapolis and St. Louis also provided service between Mankato and the Twin Cities.

It was Mankato's good fortune to be located at the intersection of two important rail systems, the rail corridor which ran from the Twin Cities southward to Des Moines and Omaha, and the system of so-called "prairie roads" which ran westward from Chicago and Milwaukee across southern Minnesota and northern Iowa, and extended into the James River valley in South Dakota and points farther west (Borchert 1987, 47). Through these

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Lincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 8 Page 92

connections, Mankato was linked to Duluth, St. Paul, LaCrosse, Chicago, Sioux Falls, Mitchell, Sioux City, and Nebraska. Because of the hierarchical nature of the rail system, passengers and freight were sent through central junctions like Mankato were they were dispersed in various directions. In addition to shipping goods and passengers, these rail lines placed Mankato on one of the main arterial mail flows which radiated from the Twin Cities (Borchert 1987, 64-65, 84).

Within the city, the first railroad tracks were built through the center of Mankato for its entire length, parallel with the Minnesota River. These tracks ran diagonally through the northern portion of the historic district, entering the Lincoln Park neighborhood between Broad and Fourth Streets, running southwesterly to the intersection of Byron, Second, and Lincoln Streets, and continuing southwesterly on Van Brunt Street. The tracks ran behind (east) of the house at 823 Second St. S. (site 10) and west of the Wilkinson/Palmer House at 709 Broad St. S. (site 37). In 1896 the tracks were moved out of the center of the city westward to the Minnesota River corridor after dikes were built along the flood plain. Houses such as those at 829 Second St. S. (site 11), 114 Lincoln St. (site 133), and 118 Lincoln St. (site 135) were built within and near the vacated railbed in the late 1890s.

During the late 19th and early 20th centuries, Mankato was one of Minnesota's seven principal centers of wholesale trade, service, and industry. These seven urban centers were distinguished from smaller trade centers by large department stores, significant wholesale industries, major hospitals, and large mills and factories. They were the only cities in Minnesota to develop streetcar systems (Borchert 1989, 56). In 1870, Mankato was one of the nine largest marketing and service centers in a large portion of the Upper Midwest which extended from central Wisconsin westward to central Montana and from the Canadian border southward to northern Iowa (Borchert 1987, 34). By 1890, the city was one of the 21 largest marketing and service centers located in the same area (Borchert 1987, 47).

Mankato collected grain, livestock, butter, cheese, eggs, hides, and wool produced by the 2,100 farms which were operating in Blue Earth County in 1872. The city's largest grain buyer and processor was the Hubbard Milling Company which was founded as the Mankato Mill Company in 1878 by R. D. Hubbard, William Pearson, and George M. Palmer. Palmer lived in the Wilkinson/Palmer House (site 37) in the historic district. After Hubbard died in 1905, Palmer became president of the company and served until his own death in 1939. The Hubbard Milling Company grew to become a powerful enterprise which effectively controlled wheat prices, wheat grading, market practices and fees, and wheat processing for a vast area of southern Minnesota (Kolnick 1994, 43).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 93Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Many of Mankato's first industries processed agricultural products. They included flour and feed mills, a linseed oil factory, three breweries, a woolen mill, a fibreware factory, a knitting works, and tanneries. One of the earliest large companies was the Mankato Linseed Oil Company, which was established in 1872. In 1882 Lincoln Park resident George M. Palmer (site 37) was secretary of the company. Durable goods and equipment which were necessary for farming were also manufactured in Mankato in the 19th century by plow and implement works, harness makers, pump works, carriage and wagon factories, a steam boiler factory, a saw and planing mill, and blacksmiths and machinists.

Mankato industries which exploited non-agricultural resources included several companies which quarried the dolomitic limestone which is found in the Minnesota River valley near Mankato. Mankato's first commercial quarry was opened in 1853. Quarries owned by the Coughlan, Widell, Jefferson, Babcock, Wilcox, Breen, Bashaw, Fowler, Pay, and Vetter families employed hundreds of workers. Lincoln Park residents involved in the industry included Adolph O. Eberhart (site 189, listed on the National Register) who was vice president of the Widell Construction Company and Benjamin F. Pay (site 185) who was the co-owner of Fowler and Pay Stone. Many of the city's earliest commercial, industrial, and institutional buildings were built of Mankato and Kasota dolostone. The Italianate style Wilkinson/Palmer House, built circa 1870 (site 37), is a rare example of a solid stone house built from local dolostone. Nearly all of the houses in the historic district have Mankato or Kasota dolostone foundations. Mankato also had a number of brick yards, lime kilns, cement plants, and a marble works, some of which were owned or managed by residents of the historic district.

By 1878 there were about 90 business firms in the city, with grocery and dry goods stores being most prevalent (Mankato Free Press, Nov. 16, 1946). Retailers included butchers, boot and shoe makers, countless hardware dealers (many of whom also sold implements and farm machinery), clothiers, druggists, and the owners of shops which sold musical instruments, sewing machines, furniture, books, stationery, jewelry and watches, china and crockery, paints and wall paper, confections, millinery goods, wines, liquor and cigars. Mankato also provided vital professional services with 10 physicians, 3 dentists, and 15 law firms existing in 1882.

George E. Brett Fancy and Staple Dry Goods was established in 1868. It was renamed Brett's Empire Store and reputed to be the largest dry goods store in the Minnesota River Valley. It was later renamed Brett's Department Store and remained a major regional department store. Founder George E. Brett lived in the Lincoln Park neighborhood at 227 Lincoln St. (site 147). The house was later owned by George's daughter, Mary Brett Taylor, and her husband, Wilbur M. Taylor who served as secretary-treasurer of Brett's in the 1920s.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 94 Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Mankato also became one of the largest wholesale centers serving the farm trade of the southern Minnesota prairies (Borchert 1989, 59). Wholesalers shipped and distributed food, hardware, manufactured goods, implements, bulk fuel, and lumber to the thousands of new farmers and townspeople who were populating southern and western Minnesota, northern Iowa, and eastern South Dakota. A number of early dry goods firms such as Frink and Brown (established 1872), Christenson Brothers (established 1859), and Miller and Bush dealt in wholesale as well as retail dry goods. Similarly, many of the approximately 14 grocery dealers existing in Mankato in 1882 also traded in the wholesale market.

Several of Mankato's largest banks were established during this period including the Citizens' National Bank which was organized in 1872 with John H. Ray as the first cashier. Ray lived in the Lincoln Park neighborhood at 217 Lincoln Street (site 145). The Mankato National Bank (later called the Mankato State Bank) was organized in 1885 by a group which also included John H. Ray. Ray became the president of the Mankato National Bank in 1888.

Mankato's flourishing business climate spurred tremendous population growth. Between 1880 and 1885 the population of the city grew by 41 percent from 5,550 people to 7,838, causing a housing shortage in the community (Kolnick 1994, 41). German, Welsh, Scots, Irish, Swedish, and Norwegian immigrants moved into the town to join the Old Stock Americans or "Yankees" from New England, Ohio, and Illinois who had originally settled it. Historian Thomas Hughes noted that in the 1870s Mankato residents tended to live in distinct national groups, with the northern half of the city and adjacent townships settled "almost wholly" by German Catholics with some Germans of Protestant faith. Mankato also had Welsh, Norwegian, and Swedish communities which clustered around a number of ethnically-based churches (Hughes 1909, 179). By 1895 there were nearly 12,000 people living in the city.

The beginning of this period was also marked by the construction of the first building of the Mankato State Normal School campus in 1870. The school had been enabled by the Minnesota legislature in 1866 and had opened in leased quarters in 1868. The new building was located on Fifth Street at the head of Jackson Street (about two blocks northeast of the historic district). Attorney George T. Barr, who lived at 216 Pleasant St. E. (site 186), served on the board of directors of the normal school in the 19th century. Undoubtedly other board members, instructors, and staff of the normal school also lived in the Lincoln Park neighborhood.

A vast array of public improvements were made during this period as the economy prospered. For example, the first bridge over the Minnesota River at Mankato, an 810-foot-long iron structure, was completed in the summer of 1880. It replaced ferries which had been crossing the Minnesota at Mankato

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 95 Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

since 1854 and 1855. A waterworks was built in 1879, the first gas works was built in 1883, an electric company was organized in 1885, streets were paved, and telephone lines were strung. The practice of allowing cows to range freely in search of pasture was banned in 1896. Pleasant Grove School was built in the Lincoln Park neighborhood in 1871 as Mankato's second school building, joining Union School which was established in 1855 as Mankato's first school. Pleasant Grove was located on the site the Lincoln School (site 50) in the historic district. A monumental new stone and brick Blue Earth County Courthouse (listed on the National Register) was completed in October of 1889 and Mankato was named the seat of one of Minnesota's six newly-created federal judicial districts in 1890. St. Joseph's Catholic Hospital was built in 1899.

In 1886, a short-lived horse-drawn streetcar system was established by Mankato businessmen John C. Noe and William M. Farr. Noe lived in the Lincoln Park neighborhood at 120 Center St. (site 85). Streetcars first ran on portions of Front Street parallel with the Minnesota River. The service was later expanded to include Center and Byron Streets in the Lincoln Park neighborhood. In 1895 the company failed and the tracks were removed.

Most of the southern portion of the Lincoln Park Historic District was platted during this period as Lewis and Shaubut's Addition (1871), Van Brunt's Third Addition (1874), and Warren's Third Addition (1875). About one-third of the houses in the historic district were built between 1870 and 1899, including 12 houses which date from the 1870s, 20 which date from the 1880s, and 44 which date from the 1890s.

By the late 19th century, Lincoln Park was one of the city's largest merchant and professional class neighborhoods. A study of 1902 city directory listings suggests that most Mankato women who worked as domestics in 1902 were employed in the Lincoln Park neighborhood and in the blocks immediately to the north between Liberty and Walnut Streets. A similar study of persons whose occupation was listed as "laborer" in the 1902 city directory suggests that these families were concentrated along the railroad tracks and riverfront in the flood plains west of Lincoln Park, within the downtown commercial area, and in northern Mankato. This pattern is consistent with national trends in which families of middle and upper-middle income brackets throughout the U.S. chose to live together in neighborhoods which were isolated from the noise, odors, ugliness, and congestion of commercial and industrial areas. Women and children, who were considered to be particularly susceptible to the negative influences of the industrial and political world, were protected by placing them in homogeneous, isolated neighborhoods which the men left each day as they went to work in factories, warehouses, quarries, and commercial districts (Wright 1981, 108).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 8 Page 96

Lincoln Park itself (site 144) was created in 1885 when a group of local citizens led by John H. Ray, who lived at 217 Lincoln St. (site 145), purchased the land and deeded it to the city. The park was apparently first conceived as a war memorial park and maintained by neighborhood residents. The First Congregational Church (1871) (site 7), located at the northern end of the district, was also built during this period. Several other Mankato churches were located just north and west of the historic district boundaries.

Early 20th Century Expansion: 1900-1919

The first two decades of the 20th century were marked by steady economic and population growth for the city. Public and private services and institutions were continually improved. Mankato's Carnegie Library opened in 1903 (listed on the National Register) and Immanuel Hospital was built in 1906 by the Lutheran church. The Mankato Commercial Club was established in 1906, succeeding the Mankato Board of Trade which had been established in the 1860s. In 1917 a new reinforced concrete Main Street Bridge was built over the Minnesota River.

In 1908 the Mankato Electric Traction Company began operating an electrically-powered streetcar system. Tracks ran throughout Mankato including on Pleasant, Center, and Byron in the Lincoln Park neighborhood. The streetcar system remained in operation until 1930 when it was dismantled and many of its routes were assumed by gasoline-powered busses.

Over one-half of the houses in the historic district were built during the first two decades of the 20th century, with 50 houses being constructed between 1900 and 1909 and 66 houses built during the 1910s. Most of these houses were built on lots which had been platted in the 19th century. There were no major additions platted within the bounds of the Lincoln Park Historic District during this period with the exception of the Bryn Mawr Addition (1903) along Ramsey Street on the eastern side of the district. Also constructed during this period were the district's two historic apartment buildings, the Newbery (circa 1905) (site 9) and O'Malee Place (circa 1913) (site 124).

A study of early 20th century city directory listings for heads-of-household (usually men and, in most cases, presumed to be the property owners) in the historic district suggests that they were predominantly proprietors, professionals, managers, white collar workers, and skilled workers. Only three of the 96 heads-of-household for which information was gathered did not appear to fit this pattern--two were janitors and one was letter carrier. There were no unskilled workers identified as residing in the district with the exception of the janitors and letter carrier, and no laborers, despite the fact that Mankato had extensive stone quarries, concrete plants, flour

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 8 Page 97

mills, and factories which employed such workers. Seven of the 96 heads-of-household identified were widows and 11 were presumably retired from work.

Lincoln Park heads-of-household included the owners and managers of granite works, stone quarries, concrete works, iron works, and the Mankato Gas and Electric Light Company, as well as the manufacturers of furniture, confections, tools, harnesses and saddlery, and cigars. Many of these individuals were involved in two or more enterprises and many also served on the boards of directors of local banks. The owners of downtown businesses included the proprietors of banks, a bookstore, a grocery, dry goods and department stores, an hotel, a hardware store, and automobile dealerships. This group of proprietors also includes the editors and publishers of the Mankato Free Press and the Mankato Weekly Post. There were approximately 16 professionals including an architect, physicians, a civil engineer, dentists, and at least eight attorneys. Skilled blue collar workers included a cigarmaker, a cabinetmaker, and a dressmaker. Skilled white collar workers included a music teacher, a surveyor, a wheat inspector, a ticket agent, a stenographer, and several travelling salesmen, and approximately six government employees (e.g., health inspector, assistant postmaster, treasury clerk, tax collector). In many cases, subsequent (rather than original) owners of the houses in the historic district were also found to be proprietors, managers, skilled white collar, or skilled blue collar workers. Unfortunately, the city directory listings provide little information about the occupations of the women who lived in the historic district during this period, many of whom were undoubtedly co-proprietors of family businesses.

Post-World War I Urban Development: 1920-1930

By the 1920s, Mankato was southcentral and southwestern Minnesota's largest city, with a trade area which extended miles from the city. By 1920 the city was one of 16 trade centers in a population range of 11,000-16,000 which were located in the Upper Midwest region bounded by central Wisconsin, central Montana, the Canadian border, and northern Iowa (Borchert 1987, 69).

During this period, many homes in the historic district were occupied by the second-generation owners of Mankato's businesses and industries. For example, Lincoln Park resident Dr. William Radichel (site 31) owned and operated North Star Concrete, one of the city's largest cement manufacturers, in the early 20th century. North Star Concrete had been founded by his father, D. W. Radichel, and began operations in Mankato in 1888. Brett M. Taylor (site 146) was president of Brett's Department Store in the early 20th century. He was the grandson of the store's founder, George E. Brett. Taylor had grown up in his grandparents' house next door at 227 Lincoln St. (site 147).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 8 Page 98

The development of the automobile and the paving of the state's roadways (which had begun during the previous decade) were making inroads into the railroad passenger and freight markets which reached their peak in Mankato in the early 1920s. The network of newly-paved roads and highways and the proliferation of farm trucks and personal automobiles proved to be a boon for Mankato businesses. Statewide, trades and services became more concentrated in cities like Mankato as automobiles and trucks allowed farmers to bypass smaller villages and travel farther to trade. According to geographer John Borchert:

Thanks to cars, trucks, and good roads, farmers could travel twenty-five miles to town with no more expenditure of time or income than they had once used to travel three miles. Trade and services that had been dispersed at hundreds of small towns and hamlets became concentrated at a few dozen county seats or multi-county trade centers, and the enlargement of trade territories and purchasing power led to still further growth at those favored locations. Increased trade meant the creation of a market for totally new kinds of professional and business services and specialty retailing, as well as an enlarged urban middle class (Borchert 1989, 71).

The gasoline engine was at the basis of another shift which attracted people to Mankato. As agriculture mechanized with gasoline-powered tractors and equipment, an estimated one-half to one-third of the farm labor force in Minnesota shifted to non-farm jobs. Large numbers of young people left farms and moved into urban centers like Mankato to pursue jobs (Borchert 1989, 71).

Also during this period, in 1921, the State Normal School was restructured with a more stringent four-year curriculum and was renamed Mankato State Teachers College. (The school expanded beyond the training of teachers after World War II. It was renamed Mankato State University in 1975 and moved from its campus immediately north of the historic district in 1979 to a new campus on the bluff east of the Lincoln Park neighborhood.)

There are seven houses, a rowhouse, and a school standing in the historic district which were built during the 1920s. These buildings are sprinkled throughout the historic district. A large number of the automobile garages standing within the historic district were also constructed during the 1920s.

Civic Contributions and Public Service

In addition to their business interests, many of the early residents of the Lincoln Park neighborhood were prominent in government, politics, and public affairs on local, regional, and state levels. For example, Milton B. Haynes (site 78) was a civil engineer who came to the county in 1856 and surveyed many of the townsite plats in Blue Earth and surrounding counties. He was

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetLincoln Park Residential Historic District
Mankato, Blue Earth, MinnesotaSection number 8 Page 99

county surveyor for three terms and city engineer for 11 years. Lewis P. Hunt (site 8) was postmaster of Mankato in 1883 and 1897. George W. Scherer (site 170) was county superintendent of schools for six years beginning in 1892. Thomas Hughes (site 60) served as county attorney from 1897-1901 and was followed in office by Samuel B. Wilson (site 193) who served from 1901-1907. Attorney John C. Noe (site 85) and a partner, William F. Farr, established Mankato's horse-drawn streetcar system which opened in 1886. Many of the residents of the historic district served as presidents of the Mankato Board of Trade and the Mankato Commercial Club, as mayors of Mankato (many serving multiple terms), as city councilmembers, as Blue Earth County Commissioners, and as members of the governing boards of institutions such as the Mankato State Normal School.

State legislators included Morton S. Wilkinson (site 37) who was elected to the first Minnesota territorial legislature, George T. Barr (site 186) who was elected to the state legislature in 1889, and F. M. Currier (site 36) who was elected in 1891. State senators included George T. Barr (site 186) who served in the 1890s and Adolph O. Eberhart (site 189, listed on the National Register) who served from 1903-1906. U.S. Congressmen and Senators included Morton S. Wilkinson (site 37) who was a U.S. senator for six years beginning in 1859 and was elected U.S. Congressman in 1868.

General James H. Baker (site 160) was elected Minnesota Secretary of State in 1859 and again 1861. His appointed offices included U.S. Commissioner of Pensions (1871) and Surveyor General of Minnesota (1875). Mankato attorney Christian J. Laurisch (site 82) served as Minnesota Railroad and Warehouse Commissioner in the early 20th century. Adolph O. Eberhart (site 189, listed on the National Register) served as State Lieutenant Governor from 1907-1909 and Governor of Minnesota from 1909-1915. Samuel B. Wilson (site 193) was appointed director of the Minnesota Public Safety Commission in August of 1917 and served as Chief Justice of the Minnesota Supreme Court from 1923-1933.

Residents of Lincoln Park also wrote historical, professional, and nonfictional works. For example, attorney Thomas H. Hughes (site 60) was a respected historian and author whose many works include the History of Blue Earth County (1909) and Indian Chiefs of Southern Minnesota (1927). General James H. Baker (site 160), an Ohio-born journalist, wrote The Sources of the Mississippi (1894), History of Transportation in Minnesota (1901), and Lives of the Governors of Minnesota (1908).

The civic and professional activities of the women who resided in the Lincoln Park neighborhood are less well documented. One of the state's small number of early female physicians was Mary Ellen Parker Brandrup (site 80, listed on the National Register), who graduated from the University of Minnesota Medical School in 1901 and worked as a physician at the St. Peter State

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 100Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Hospital and in private practice before moving to Mankato in 1912. She was a member of the state central committee of the Republican party in 1922-1923 and a member of the state crime commission in 1922. Minnie McGraw (site 190) was the first librarian of Mankato's Carnegie Library which opened in 1903. Lisabeth Hunt (site 8) was one of the founders of the Mankato Art History Club, which was organized in 1896. Nellie Morse Hunt (site 167) served as the District Corresponding Secretary of the Foreign Missionary Society of the Methodist Episcopal Church beginning in 1900. Genevieve Hawley Ray (site 145), was the first president of the Mankato Civic Improvement League which was organized in 1903.

Literary Setting

Portions of the Lincoln Park Historic District also served as part of the literary setting for a series of children's novels written by Maud Hart Lovelace, a native of Mankato. The series, known as the "Betsy-Tacy" books, consists of ten autobiographical novels which were published between 1940 and 1955. Lovelace set the stories in the early 20th century and used her childhood friends and acquaintances as models for the characters. For example, the character "Tacy" was based on her childhood friend, Frances Kenney, who lived in a house southeast of the historic district, and the character "Tib" was based on another of Hart's friends, Marjorie Gerlach, who lived at 503 Byron St. (site 56), within the historic district. Mankato is given the fictional name "Deep Valley" in the stories, and Lovelace used locations such as Mankato's hills and bluffs, the Carnegie Library, the city's opera house, Lincoln Park, and Mankato High School as settings for the novels.

The "Betsy-Tacy" stories are known for their accurate depictions of life in a small midwestern city in the early 20th century. They are also acclaimed as important early feminist literature for children in their portrayal of positive female role models. In the novels, "Betsy" and her friends have goals which reach beyond a life of raising children in "Deep Valley"; instead they earn their own money, attend college, and embark on careers. "Betsy" even travels to Europe for a year, just as Maud Hart herself had done in 1914.

Maud Hart was born in the house at 214 Center St. (site 90) in 1892. She grew up at 333 Center Street, just southeast of the historic district, where she and her family lived until circa 1905 when they moved to a house at Cherry Street and S. Fifth Street, north of the historic district. Hart attended Pleasant Grove School (now the site of Lincoln School) and Mankato High School. She lived in Mankato until the fall of 1910 when she entered the University of Minnesota in Minneapolis. Her parents left Mankato about 1912. Maud Hart Lovelace published a total of 23 novels between 1926 and 1966.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 9 Page 101

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

Section number 9,10 Page 102

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10. GEOGRAPHICAL DATA

Verbal Boundary Description:

The boundary of the Lincoln Park Residential Historic District is shown by the solid black line on the accompanying map entitled "Lincoln Park Residential Historic District, Mankato, Minnesota."

Boundary Justification:

The boundary of the district encompasses a dense concentration of adjacent residential structures which date from the period 1856-1930. The buildings are similar in function, age, scale, and massing. This group of properties

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 10 Page 103Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

retains integrity of design, materials, workmanship, feeling, and association. The properties comprise a large portion of the residential neighborhood known historically as "Lincoln Park." The small park after which the neighborhood is named is located in the northern portion of the district. The southern boundary of the district is topographically defined by the edge of steep bluff which drops off to the south. The western, northern, and eastern boundaries of the district were drawn to exclude properties which do not retain sufficient integrity to contribute to the district, or which do not date from the period of significance. More specifically, the blocks west of Second Street (south of Grove Street), west of Byron Street (between Van Brunt and Pleasant Streets), and west of Record Street were excluded from the district because they contain fewer intact properties than the blocks within the district. There is a post-1940 church at the northwestern corner of Second and Grove Streets which was excluded. The northern boundary was drawn to exclude properties which postdate 1930 (west of Broad Street) and a parking lot and pre-1930 properties which are altered (east of Broad Street). East of Fourth Street and north of Ramsey Street stands a post-1930 apartment building which was excluded. The houses along Ramsey Street east of the district postdate 1930, and the houses east of Parsons, Lock, and Fuller Streets and Grace and Wickersham Courts are either too altered to be considered contributing to the district or postdate 1930.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 5 Page 104 Lincoln Park Residential Historic District
Mankato, Blue Earth, Minnesota

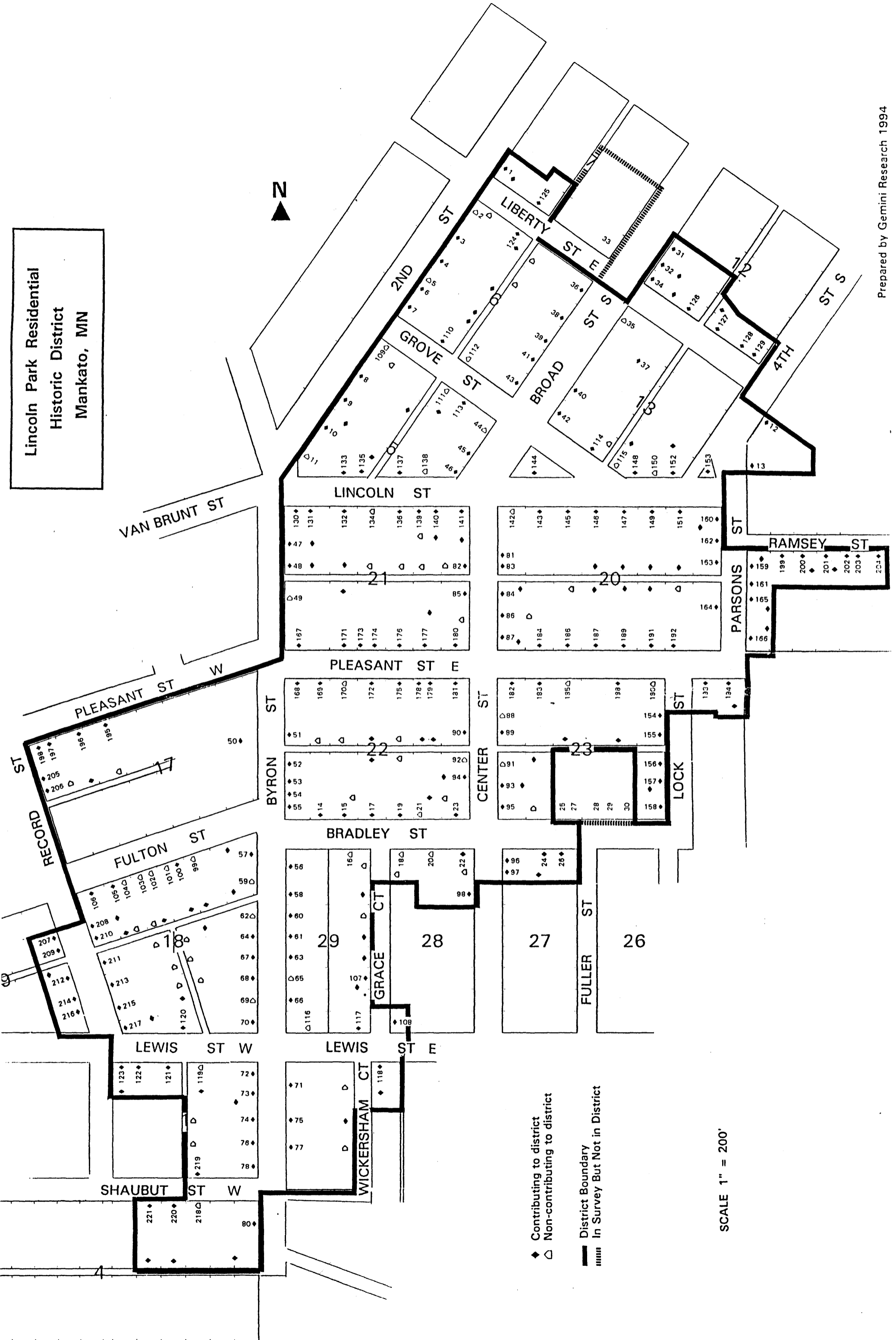
5. Classification Number of Resources within Property

Two resources consisting of 2 contributing properties each were previously listed on the National Register. They are:

Page 7:31, #80, 704 Byron St., Brandrup, J.R. (Jeans R.) House, Reference No. 80001941, Listed: 07/28/80, Blue Earth County MRA

Page 7:73, #189, 228 Pleasant St. E., Eberhart, Adolph O., House, Reference No. 80001944, Listed: 07/28/80, Blue Earth County MRA, Note: At the time this property was listed the street name was Clark. The street name has since been changed to Pleasant.

Lincoln Park Residential
Historic District
Mankato, MN



◆ Contributing to district
△ Non-contributing to district

— District Boundary
▨ In Survey But Not in District

SCALE 1" = 200'