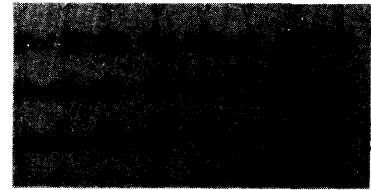


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



84

1. Name

historic Whitewater Avenue Commercial Historic District

and/or common N/A

2. Location

street & number 900-1012 Whitewater Avenue (even numbers only) N/A not for publication

city, town St. Charles N/A vicinity of congressional district N/A

state Minnesota code 22 county Winona code 169

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<u>N/A</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple - see continuation sheet - page 1

street & number N/A

city, town N/A N/A vicinity of N/A state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Winona County Courthouse - Recorder's Office

street & number West 3rd Street

city, town Winona state Minnesota

6. Representation in Existing Surveys

title Statewide Survey of Historic Resources has this property been determined eligible? yes no

date August 1981 federal state county local

depository for survey records Minnesota Historical Society - Fort Snelling History Center

city, town St. Paul state Minnesota

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Whitewater Commercial District is situated on the west side of Whitewater Avenue in the center of the town's business area. The one and one-half block long row of structures form an unusually uniform streetscape. The two storey brick buildings, all constructed between 1890 and 1901, exhibit architectural characteristics distinctive of the late 19th century. Ornamentation is composed of pedimented metal cornices, most with name and/or date block, stone banding, lintels, sills and trim. Window openings are primarily rectangular with double hung sash. Although storefronts on most individual buildings have been altered, the architectural integrity of the streetscape has been markedly well preserved.

The individual buildings (north to south) are described below.

#900, Smith Block, 1891 (now Noweta Gardens). Two stories; brick with stone banding, lintels, sills and trim; second storey divided into six bays with alternating ornamented blind arches and panels; rectangular windows with altered infill in transoms; pressed metal cornice with pedimented gable flanked by finials; name and date block; storefront partially altered; pressed metal storefront cornice intact.

#902-930, Smith Building, 1901 (now Stevens Electronics and The Press). Two stories; brick with stone lintels, sills and trim; second storey divided into two four-windowed bays separated by brick pilasters; rectangular windows with glass light transoms; pressed metal cornice with pedimented gables; date block; storefront altered, two entries to upper stories intact.

#932, Bockler Building, 1901 (now storage for Noweta Gardens). (This building and the adjacent structure to the north share single facade.) Two stories; brick with stone lintel, sills and trim; single, three-windowed bay flanked by brick pilasters; rectangular windows, altered infill in transoms; pressed metal cornice with pedimented gable; storefront partially altered; pressed metal storefront cornice intact; entry to second storey intact; one storey concrete block attached garage at rear.

#934-942, Masonic Hall and Johnson Building, 1891 (now St. Charles Hardware and Hartman's Apparel with Masonic Lodge upstairs). Two stories; brick with stone banding, trim, lintels and continuous sills; second storey divided into three bays with ornamented blind arches above rectangular windows; pressed metal cornice with pedimented gable flanked by finials; name and date block; both storefronts appear original except for modern aluminum entry doors and transoms; pressed metal storefront cornice intact; one storey brick addition, c. 1910, adjoins one storey frame building covered with pressed metal at rear.

#956, Crooks Block, (later Citizens Bank, then First National Bank), 1890 (now Carolyn's Crafts). Two stories; brick with stone lintels and sills; second storey divided into three bays; original window openings infilled with non-compatible material and smaller scale windows; pressed metal cornice with pedimented gable flanked by finials; date block; storefront altered; partially enclosed staircase to second storey commercial area is adjacent to building on the north.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890–1901 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The seven commercial buildings located on the west side of Whitewater Avenue south of 9th Street are significant as a remarkably cohesive unit of buildings constructed within a decade and sharing nearly identical characteristics, representing a high point of commercial architecture in St. Charles. The city was originally platted as two separate town sites. In 1854, The Original Plat of St. Charles was platted in the NE quarter of Section 19. Joseph Birge purchased the SE quarter of Section 19, platting the south half as the Original Village of Chattanooga. In 1864, the northern half of the quarter section was platted as the First Addition of Chattanooga and included land on either side of Whitewater Avenue north to the present 8th Street. The hub of development in Chattanooga was concentrated south of the present railroad tracks, while commercial development in St. Charles occurred east and west along Winona Street (now 5th Street) and Whitewater Avenue. The arrival in 1864 of the Winona and St. Peter Railroad spurred development in both towns to expand along Whitewater Avenue, gradually eliminating the wheat fields that separated them. In 1868, an Act of the Legislature made Chattanooga and its additions part of St. Charles, thus uniting the two into a single entity. On April 26, 1891, fire destroyed the north end of the town, virtually erasing its early beginnings. With the arrival the previous year of the Winona and Southwestern Railroad, the impetus to rebuild nearer the tracks was affirmed and the core of St. Charles moved south from its origins. The businessmen who rebuilt along Whitewater Avenue after the fire were George Smith, Joseph Bockler, Everett C. and Robert Johnson and the Masonic Hall, Elmer E. Crooks, Samuel Harris and Nicholas Kiefer. The individual buildings are typical in their two storey apartment-storefront arrangement but unusual as a group in the interrupted uniformity of their scale, materials, fenestration and rhythm of stylistic elements, such as the arch forms which occur on alternating facades. It is not known who designed these remarkably similar buildings. In spite of alterations to most storefronts and some changes to the second storey facades, the majority of the original fabric of the buildings is intact, and, together, present a good representation of a late 19th century streetscape.

9. Major Bibliographical References

See continuation sheet - page 3

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name St. Charles

Quadrangle scale 7.5

UMT References

A

1	5	5	7	4	6	1	6	1	0	4	1	8	6	1	8	9	1	9	1	0
Zone			Easting						Northing											

B

Zone			Easting						Northing											

C

Zone			Easting						Northing											

D

Zone			Easting						Northing											

E

Zone			Easting						Northing											

F

Zone			Easting						Northing											

G

Zone			Easting						Northing											

H

Zone			Easting						Northing											

Verbal boundary description and justification

See continuation sheet - page 4

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Camille Kudzia, Preservation Consultant

organization N/A date March 1984

street & number 2110 - 24th Avenue South telephone 612/333-6123

city or town Minneapolis state Minnesota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature Russell W. Fridley

title Russell W. Fridley, State Historic Preservation Officer date 6/28/84

For HCERS use only	
I hereby certify that this property is included in the National Register	Entered in the National Register
<u>[Signature]</u> Keeper of the National Register	date <u>8-9-84</u>
Attest:	date
Chief of Registration	

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	AUG 9 1984
DATE ENTERED	

Whitewater Commercial District, Winona, Winona Co., MN

CONTINUATION SHEET

ITEM NUMBER 2 & 4 PAGE 1

Noweta Gardens
900 Whitewater Avenue
St. Charles, MN

Carl Fischer
949 St. Charles Avenue
St. Charles, MN 55972

and

932 Whitewater Avenue
St. Charles, MN

The Press and Stevens Electronics
902-930 Whitewater Avenue
St. Charles, MN

Mack Publishing Company
Plainview, MN 55964

St. Charles Hardware and Hartman's Apparel
934-942 Whitewater Avenue
St. Charles, MN

Arthur E. Hoyt and Robert S. Waldee
518 E. Lane Street
St. Charles, MN 55972

Carolyn's Crafts
956 Whitewater Avenue
St. Charles, MN

Grant O. and Patricia L. Halverson
936 Whitewater Avenue
St. Charles, MN 55972

Crow Realty
1000-1004 Whitewater Avenue
St. Charles, MN

John F. and Colletta M. Jensen /
L. E. Neva Jensen
1002 Whitewater Avenue
St. Charles, MN 55972

The Jewel Box and Weinberg Bros. & Co.
1006-1008 Whitewater Avenue
St. Charles, MN

Neil F. Lybarger
1004 1/2 Whitewater Avenue
St. Charles, MN 55972

Del's Cafe
1012 Whitewater Avenue
St. Charles, MN

M. Terrance Johnson
706 Church Avenue
St. Charles, MN 55972

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Winona, Winona County, MN

Whitewater Commercial District
CONTINUATION SHEET

Description Item # 7 continued
ITEM NUMBER PAGE 2

#1000-1008, Harris Block, 1892 (has been legally divided into two buildings), (now Crow Realty, The Jewel Box and Weinberg Bros.). Two stories; brick with continuous stone lintels and sills; second storey divided into three bays; stone bands form arches above rectangular windows; north bay windows altered; pressed metal cornice with pedimented gable; name and date block; center entry to upper storey intact; both storefronts altered; pressed metal storefront cornice partially intact; one storey concrete block attached garage at rear.

#1012, Kiefer Building, 1894 (now Del's Cafe). Two stories; brick with stone sills and trim; second storey divided into three bays; brick segmental arch openings with stone trim; rectangular windows; pressed metal cornice with finials; storefront altered; one storey brick addition, c. 1900 at rear.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	AUG 9 1984
DATE ENTERED	

Whitewater Commercial District, Winona, Winona County, MN

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 3

Curtiss-Wedge, Franklyn, ed. The History of Winona County, Minnesota
Chicago: H. C. Cooper & Co., 1913.

History of Winona County,... Chicago: H. H. Hill & Co., 1883.

Sanborn Insurance Maps, 1892, 1899, 1904, 1915, 1927, 1949.

St. Charles Centennial Historical Committee. A History of St. Charles.
St. Charles, 1954.

St. Charles City Assessor, Tax Records, St. Charles City Hall, 1984.

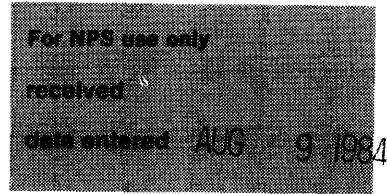
St. Charles Times, 1882-1891.

St. Charles Union, January 1891, May 1891.

Winona Daily Republican, April 7, 1891.

Winona County Recorder's Office, Deeds, Winona County Courthouse, 1890-1902.

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



**National Register of Historic Places
Inventory—Nomination Form**

Whitewater Avenue Commercial Historic District, St. Charles,

Continuation sheet

Winona Co., MN

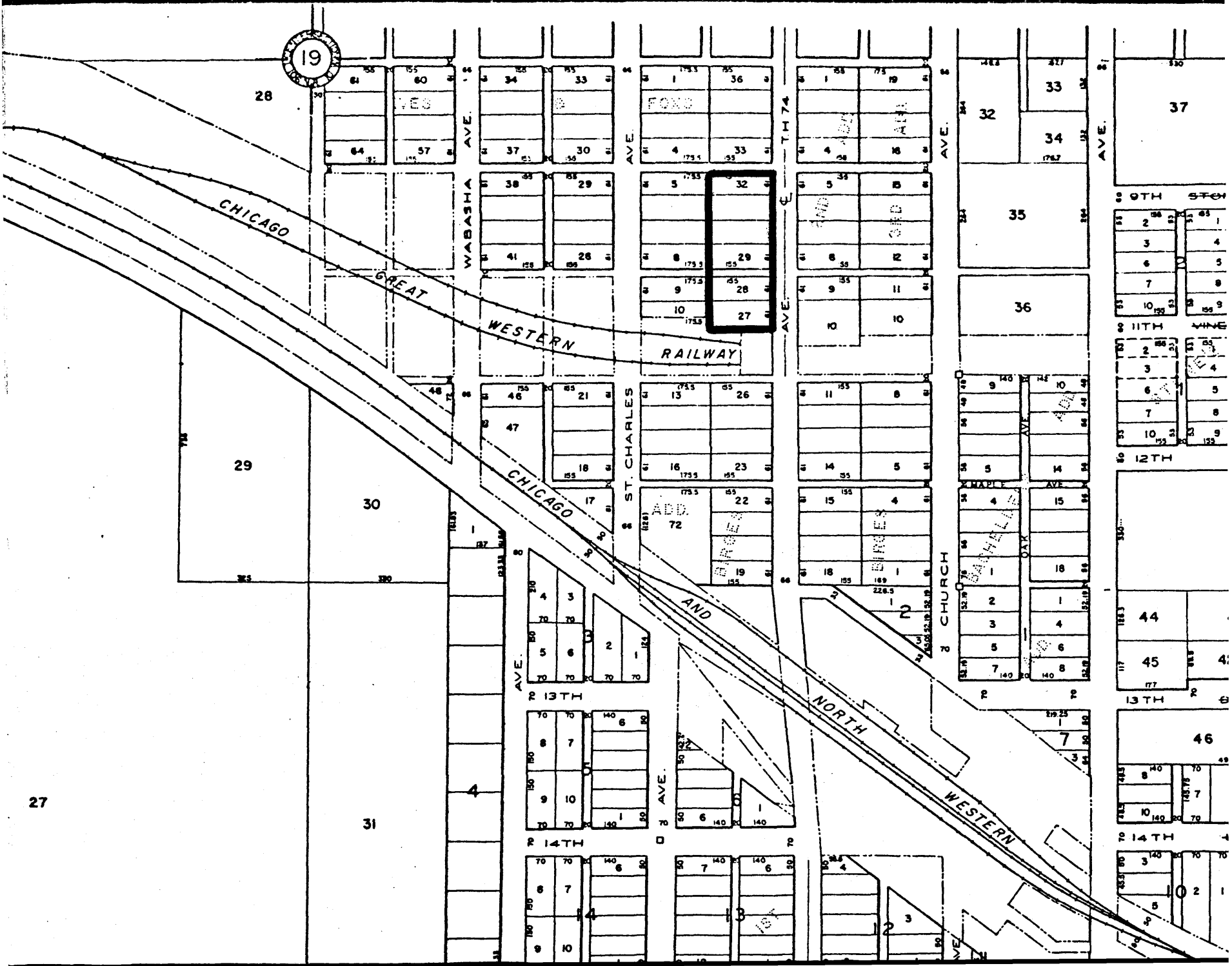
Item number 10

Page 4

The boundaries of the Whitewater Avenue Commercial Historic District are as follows: Commencing at a point of the intersection of the west curb line of Whitewater Avenue and the south curb line of 9th Street West, thence west along the southern curb line of 9th Street West to the intersection of said curb line with the easterly edge of the alley in block 102, thence southerly along the eastern edge of said alley to a point 29 feet north of the southerly line of lot 27 block 104, thence easterly along a line parallel to the southern line of lot 27 to the intersection of said line with the west curb line of the Whitewater Avenue, thence northerly along said line to point of beginning.

Whitewater Avenue Commercial Buildings - St. Charles

2



19

28

CHICAGO

GREAT

WESTERN

RAILWAY

29

30

CHICAGO

AND

NORTH

WESTERN

27

31

13TH

14TH

37

32

34

35

36

10TH ST

11TH

12TH

13TH

14TH

44

45

46

15TH

16TH

17TH

WABASHA AVE.

AVE.

TH 74

AVE.

AVE.

ST. CHARLES

CHURCH

BATHS

SINGLES

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FOX

AND OLD

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