

HISTORIC NAME: South Broadway Historic District

COUNTY: Brown 7900/2/2

CURRENT NAME:

CITY/TWP.: New Ulm

LEGAL DESC.: See continuation sheet - page 2

ADDRESS:
200-308 South Broadway
(even numbers only)

CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THEME/S:
Building _____	Excellent <u>X</u>	Local <u>X</u>	Primary <u>Architecture</u>
Structure _____	Good _____	State _____	Secondary <u>Commerce</u>
Object _____	Fair _____	National _____	Others _____
District <u>X</u>	Deteriorated _____		Industry _____

OPEN TO THE PUBLIC: Yes ___ No X Restricted ___
 VISIBLE FROM THE ROAD: Yes X No ___
 OCCUPIED: Yes X No ___

PRESENT USE:
Single Family Residences

DATE CONSTRUCTED: various - see description

ORIGINAL USE: Single Family Residences

ORIGINAL OWNER: various - see description

ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS:
various - see attached list

ACREAGE: Less than one acre 3

LOCAL CONTACT/ORG.: Brown County Historical Society
New Ulm, MN

UTM REFERENCE:
15 / 383700 / 4907090

FORM PREPARED BY: Dennis Gimmetad
DATE: January 1979

New Ulm Quad.

DESCRIPTION:

The South Broadway Historic District is a series of eight brick residences located on a one-and-half block long area on the west side of South Broadway in New Ulm.

Broadway is the central access road through the city, carrying highways 15 and 68. The district is located near the center of the city's original platted area, a few blocks distant from the downtown commercial district. The 200 block of Broadway is labeled by residents as the only fully-brick residential block in town, and it appears that their claim is accurate.

The residences, of somewhat varying scales and styles, are unified by the consistent use of brick (none of which has been painted) and by their unusually good integrity. Built between c.1895 and c.1906, they include six one-and-one-half to two-story brick residences with Queen Anne classical wooden decoration, a Second Empire residence, and a polychromed, stepped-gable (Flemish) residence.

The following list includes descriptions of each of the residences as well of the principal alley buildings of importance. Several other alley structures of more recent construction dates are also within the district.

August Gieske House, 200 South Broadway (c.1895). French Second Empire style, 2 stories, brick veneer, corner entrance tower, iron cresting on tower and roofline, stone quoins and sills, turned porch supports. At rear: Iron garage (c.1915). Frame with sheet-iron sides, curvilinear decoration in front gable.

Eugene Koehler House, 204 South Broadway (c.1898). 1 3/4 stories, brick veneer, stone lintels and sills, jerkin roof at front, turned supports on wrap-around front porch. At rear: Hen house (no date). Frame construction, gable roof, embossed metal sheathing.

John Buschers House, 208 South Broadway (c.1898). 1 3/4 stories, brick veneer, stone lintels and sills, similar to #204 but with more elaborate turned porch rails and supports and gable treatment, and with an open second story porch over the main entrance.

George Schneider House, 212 South Broadway (c.1906). 2 1/2 stories, brick veneer, stone lintels and sills, wooden Tuscan columns on front porch.

Fred Hamann House, 216 South Broadway (c.1898). 1 1/2 stories, brick veneer, stone lintels and sills, turned supports on full front porch.

Behnke-Silverson House, 224 South Broadway (c.1898, additions and remodeling c.1904). Queen Anne and classical features, 2 1/2 stories, brick, round corner tower with concave roof and iron cresting, brick relief belt courses above windows, wide wooden frieze board with relief festoon decoration, open wrap-around porch with Ionic columns. At rear: Brick carriage house (c.1904). Rectangular, hipped roof with four wall dormers, built-in rain gutters, roof cupola. Frame carriage house (no date). Square, raised-seam metal roof, embossed metal sheathing.
(see continuation sheet)

DESCRIPTION - continued

Ole Olson House, 300 South Broadway (c.1898). Queen Anne, 2½ stories, brick, bracketed stone lintels and sills, turned wooden supports on wrap-around fronts, second story, and rear porches.

Martin Hose House, 308 South Broadway (c.1900). 2½ stories, polychromed brick with simulated relief quoins and relief banding on first level, ornamental stepped and curved gable parapets on the street facade, dentilated second-story cornice. Attributed to local architect Carl Heers. (Similar house at 611 Center Street.)

SIGNIFICANCE:

The use of brick in the domestic building stock of New Ulm has been discussed in the Architectural Description and Significance sections of this nomination.

Primary significance of the South Broadway District is as a group of residences illustrating the types of domestic brick construction utilized around the turn of the century in New Ulm. The consistent use of brick and the high level of integrity for all component houses make the area a distinctive residential ensemble in the city.

Also of significance is the cross-section of business, industrial, and professional figures represented by the early residents of the district. Original or principal-first owners in the area are as follows:

200 Block. August Gieske was a farmer in neighboring Nicollet County who apparently followed the pattern of many area farmers and built a house in town for his retirement. Gieske had been one of the defenders of New Ulm in the 1862 Indian War. Eugene Kohler was a long-time barber in New Ulm. Col. John Buschers was affiliated with the National Guard in New Ulm. George Schneider had been a tinsmith and farmer before building his Broadway house, apparently also on his retirement. Fred Hamann, a well-driller, was the first principal owner of #216, although it appears the residence was constructed by an Essig builder, C.W. Heimann. Frank Behnke, a local grocer, built the northern section of #224 about 1898. The house was purchased by Charles Silverson in 1904 and expanded and remodeled. Silverson was president of New Ulm's largest flour-milling enterprise, the Eagle Roller Mills, and a founder and principal stockholder in the Volksblatt Publishing Company. #224 was also the home of Silverson's successor to the Eagle presidency, Charles Vogtel, from 1914 until Vogtel's death in 1929.

300 Block. Ole Olson was a Norwegian immigrant who opened a drug store in New Ulm in 1875, and later became president of the Citizens State Bank. Martin Hose was born in Winona and came to New Ulm in the early 1880. He was an employee of Hauenstein Brewery.

The South Broadway District is significant as an extremely well-preserved section of turn-of-the-century brick housing, distinctive to the area and linked with various facets of New Ulm commercial and industrial activity.

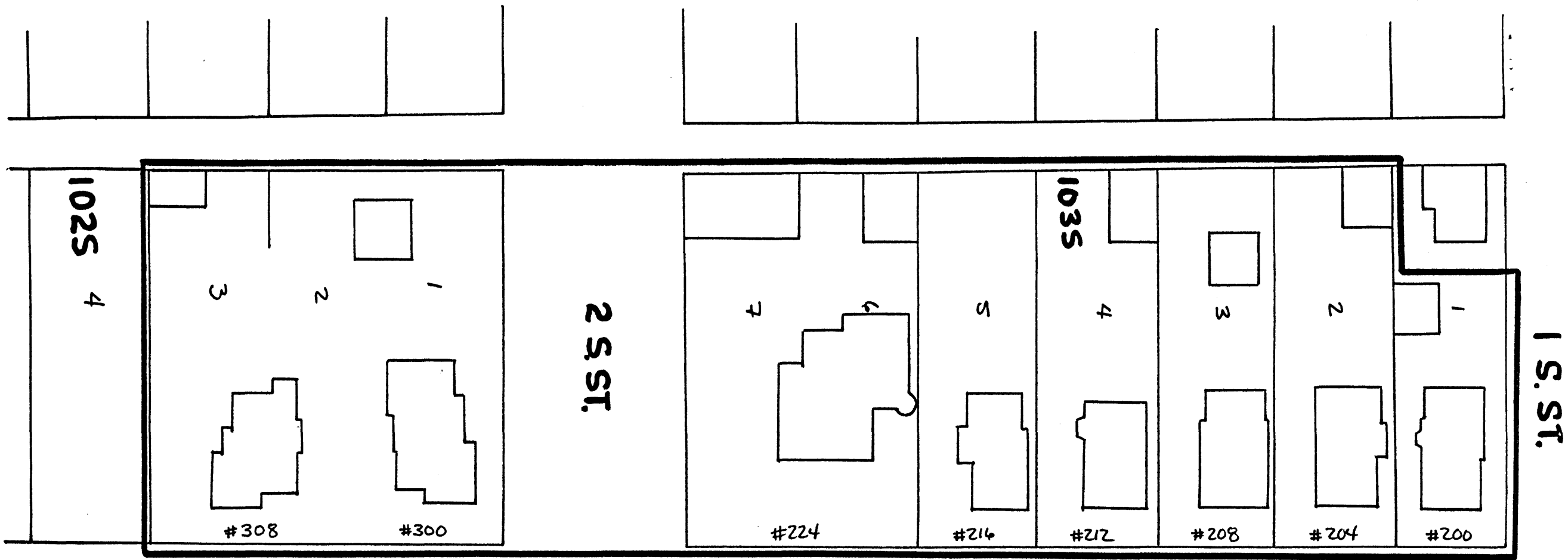
LEGAL DESCRIPTION:

Those portions of blocks 102S and 103S, original plat, as follows: from the northeast corner of Lot 1, Block 103S, southeast along edge of South Broadway to southeast corner of Lot 3, Block 102S; southwest along lot line to southwest corner of Lot 3, Block 102S; northwest along alley edge to northwest corner Lot 2, Block 103S; northeast along lot line 60 feet; northwest 50 feet; northeast to point of beginning.

APR
SPECIAL
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SOUTH BROADWAY HISTORIC DISTRICT

<u>Property</u>	<u>Legal Description</u>	<u>Current Owner</u>
Gieske House 200 S. Broadway	B1 103S E 105' x 50' L1	✓ Paul W. Klammer 200 S. Broadway New Ulm 56073
Koehler House 204 S. Broadway	B1 103S L2	✓ Monica Sturm 204 S. Broadway New Ulm 56073
Buschers House 208 S. Broadway	B1 103S L3	✓ Roland W. Mehlberg 208 S. Broadway New Ulm 56073
Schneider House 212 S. Broadway	B1 103S L4	✓ Wayne Duris 212 S. Broadway New Ulm 56073
Hamann House 216 S. Broadway	B1 103S L5	✓ Edna L. Meehl % Louise Hamann 216 S. Broadway New Ulm 56073
Behnke-Silverson House 224 S. Broadway	B1 103S L6, 7	✓ Gedstad-Hardy, Inc. 224 S. Broadway New Ulm 56073
Olson House 300 S. Broadway	B1 102S L1, N $\frac{1}{2}$ L2	✓ Mitchell D. Sholtz 300 S. Broadway New Ulm 56073
Hose House 308 S. Broadway	B1 102S L3, S $\frac{1}{2}$ L2	Frances Von Bank 308 S. Broadway New Ulm 56073



S. BROADWAY

Sketch Map
 South Broadway Historic District
 200-308 South Broadway
 New Ulm, Minnesota

Building outlines are approximate.