United States Department of the Interior National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS us	e only				
received	OCT	I	1	K	984
date enter	ed NO	V		0	1984
	110	Y		0	1904

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

1. Name

historic Hodgins, Abner I	F., House		
and or common N/A			
2. Location			
275 Harriet street & number	: St reet		\mathbb{N}/\mathbb{A} not for publication
Winona city, town	N/A vicinity of		
Minnesota state	22 code county	Winona	code 169
3. Classification	٦		
Category Ownership	yes: restricted	Present Use agriculture commercial educational entertainment government industrial military	museum park x private residence religious scientific transportation other:
4. Owner of Pro	perty		
_	chleen Christenson		
275 Harrie street & number	et Street		
Winona city, town	$\frac{N/A}{N}$ vicinity of	Minnesota state	
5. Location of L	egal Descriptio	n	
courthouse, registry of deeds, etc. street & number Third and	Winona County Courth Washington Streets	ouse, County R	ecorder's Office
city, town Winona	· · · · · · · · · · · · · · · · · · ·	state	Minnesota
6. Representation	on in Existing S	Surveys	
title Statewide Survey of	Hist. Resou naethis prop	perty been determined e	ligible? yes _X no
date 1981		federalX_sta	ite county local
depository for survey records Minn	. Historical Society	, Ft. Snelling	History Center
city, town St. Paul		state	Minnesota 55111

7. Description

Describe the present and original (if known) physical appearance

The Abner F. Hodgins House is located at 275 Harriet Street, Winona, Minnesota, occupying the northwest corner of Harriet and West Broadway in an extremely prominent fashion.

While very irregular in plan, the Hodgins House incorporates two basic rectangles, one approximately 40 x 45 feet, three stories, with a gabled roof on east-west axis, and one approximately 30 x 40 feet, three stories, with a gabled roof on a north-south axis. The house is sheathed in narrow lap siding with banding in scalloped shingles.

The house, particularly the upper stories, is a grouping of towered and gabled pavilions, some enclosed by shingles, some opening in arcades. The two most important features, however, are the octagonal tower on the southeast corner, about which the structure pivots, and its neighboring red brick chimney stack which rises from the foundation level to the top of the corner tower's octagonal roof. Facing out the first story level of the corner tower is a very large transomed window; the tower's third story level opens as a porch in an arched octagonal arcade. Bracketted eves surround the house above the second story. Fenestration is primarily one-over-one double-hung sash. A palladian window is located in the east gable. A large open porch wraps around the northeast first-story corner; another, unroofed, porch with shingled railing sits atop the first story porch roof.

The Hodgins House is virtually unaltered, inside and out, and is in an excellent state of repair. A small brick addition to the north (side, rear) houses a modern vault. A three-stall, one and one-half story garage is located in the northwest corner of the lot.

8. Significance

Period	Areas of Significance—C		landscape architectur	
•	archeology-historic		law	science
	•••			
1500-1599	5		literature	sculpture
			military	social/
			music	humanitarian
<u>X</u> 1800–1899	commerce	exploration/settlement		theater
1900–	communications	x industry invention	politics/government	transportation other (specify)
				······································

Specific dates 1890

Builder/Architect Charles G. Maybury

Statement of Significance (in one paragraph)

The Abner F. Hodgins House is significant as an outstanding example of Queen Anne Style residential architecture and as the home of a prominent Winona lumberman.

Abner F. Hodgins was born near Knoxville, Tennessee, in 1826 but in 1830 his family moved to Galena, Illinois, where he was raised and educated. Originally a Galena teacher, in 1854 he quit teaching and became a clerk for the firm of Carson & Eaton Lumber Dealers. Two years later he was transferred to Winona as the firm's agent. Within a year he had become extremely successful, making Carson & Eaton second only to the local Winona firm of Laird, Norton & Company. The Carson, Eaton & Company wholesaleretail lumber yard in Winona served as one of the principal marketing outlets for their sawmills, located on Wisconsin's Chippewa River. This direct connection with the sawmills that manufactured the lumber placed the firm in an excellent competitive position with the other Winona lumber markets.

The lumber industry overall was the single most important influence on the rise of Winona as an industrial and commercial center for southeastern Minnesota. During the period when the sawmills were at full production, through 1905, Winona enjoyed its greatest growth. In Minnesota lumber production through the 1880s, Winona ranked second only to Minneapolis and consistently ranked eighth among cities in Michigan, Wisconsin, and Minnesota--states which together milled a third of the nation's lumber. The story of the city's lumber industry involves significant lumber families, including Frederick Weyerhaeuser along with Laird, Norton, and Hodgins.

In 1871 Hodgins became a partner in the well known firm of Youmans Bros. Lumber Company, incorporated later as Youmans Bros. & Hodgins Lumber Company. Abner remained a partner until his death in 1896. Youmans Bros. & Hodgins were technologically very progressive, using three modern Allis bandsaws as early as 1887, making their's the most modern mill in the city. The Minneapolis mills, which did not use the bandsaws until into the 1890s, sent visitors who marveled at the efficiency and order of the Winona mills.

[see continuation sheet]

9. Major Bibliographical References

[see continuation sheet]

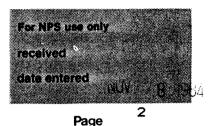
10. Geographical Data	······································
Acreage of nominated property Less than on Winona West, Minn. Quadrangle name UTM References	Quadrangle scale
A 1_5 60_84_60 487_8340 Zone Easting Northing	B
Verbal boundary description and justification	
Lots 8, 9 (except the north 103, Original Town of Winon	merly 2 ft. of lot 9), and 10, Block Ma.
List all states and counties for properties overla	pping state or county boundaries
state N/A code N/A	county N/A code N/A
state N/A code N/A	county M/A code N/A
stateN/Acode11.Form Prepared By	county N/A code N/A
name/title Robert M. Frame III, Histo	prical Consultant
organization N/A	August 1984 date
202 McBoal St.	612-291-7882 telephone
St. Paul city or town	Minnesota 55102 state
12. State Historic Prese	ervation Officer Certification
The evaluated significance of this property within the st	
national state	X local
As the designated State Historic Preservation Officer for 665), I hereby nominate this property for inclusion in the according to the criteria and procedures set forth by the	
State Historic Preservation Officer signature	sell W. Fridley
Russell W. Fridley	
title State Historic Preservation	Officer date 9/26/87
For NPS use only	
I hereby certify that this property is included in the	Entered in the
for filous tyun	National Register date 11-8-84
Keeper of the National Register	
Attest:	date
Chief of Registration	

Continuation sheet

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Hodgins House

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OMB No. 1024-0018 Exp. 10-31-84

Based on the success of his mill and firm, Hodgins in 1890 planned the construction of the present house. He chose a lot occupied by a house constructed at an unknown date for early land apeculator and railroad promoter William Windom, who was U.S. Representative, then U.S. Senator, then Secretary of the Treasury under Presidents Garfield and Benjamin Harrison. When Windom moved to New York in 1883, his house was purchased and remodeled by railroad operator John Blunt. Several years later, Blunt moved to Chicago upon his appointment as chief engineer of the Chicago & Northwestern Railway, and the property was acquired by Hodgins.

Item number

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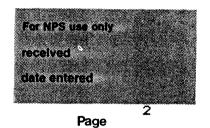
Hodgins, for reasons unrecorded, opted for a total remodeling and renovation of the Windom-Blunt house. No graphic evidence of the earlier house has survived so it has been impossible to compare the earlier and later constructions. Newspaper accounts, however, indicate that the work was radical, extensive, and Prominent Winona architect Charles G. Maybury was costly. commissioned to do the work. Maybury selected the lumber which had been milled by Hodgins' own firm, and proceded to have the present structure erected. In January 1890, the Winona Weekly Republican states that "The most important improvement in the way of reaidences [in the past year] has been the complete remodeling of the old Windom residence . . . by Mr. A.F. Hodgins, the outlay amounting to \$10,000. The building has been completely modernized and provided with every possible conveneince and comfort."

In his book on <u>Minnesota Houses: An Architectural & Historical</u> <u>View</u>, Roger Kennedy sees the Hodgins House as an extraordinary example "of the final phase of the American picturesque style, "a shining, extravagant, white palace," which not only exemplifies the Queen Anne architecture but, at the same time, clearly displays the fruits of the Victorian Hodgins's entrepreneural confidence and prosperity. Kennedy, in fact, has a photograph of the Hodgins House on the title page of his volume. With its irregular massing and plan, sheathing, windows, towers, gables, turrets, porches, brackets, classical detailing, and prominent chimney, the Hodgins House displays virtually all the essential design characteristics of Queen Anne. Its unaltered condition, cleaned and restored in 1980, makes it an excellent surviving artifact.

With Hodgins' death in 1896, the house was purchased by Willian Pliney Tearse, another Winona lumberman, whose family remained there until 1934. From 1934 to 1976 it was owned by the Diocese of Winona and used as the Bishop's residence and, later, as diocesan offices. It has been privately owned since 1976. NPS Form 10-900-a (3-82)

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OMB No. 1024-0018 Exp. 10-31-84

Continuation sheet

Hodgins House

Item number

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Gebhard, David, and Tom Martinson. <u>A Guide to the Architecture</u> of <u>Minnesota</u>. Minneapolis: Univ. of Minn. Press, 1977 [page 331].

Hodgins, Walter J. [grandson of Abner F.]. "Abner F. Hodgins: Winona Lumber Baron." <u>Winona County History Today</u> 44 (March 1979): 1, 3.

Kennedy, Roger. <u>Minnesota Houses</u>. Minneapolis: Dillon Press, 1967 [pages 196-97, 205].

Winona Weekly Republican, April 3, 1889 [page 3], Jan. 8, 1890 [page 4].