

City of Lake City
Heritage Preservation Commission

Designation of Historic District as a
Heritage Preservation Site



Hiram Patton Home c 1888

Name of District:

South Oak Street Historic District

Location: The District includes all the properties on both sides of South Oak Street between Center Street and Lakewood Avenue, and also the properties at 205, 219 and 305 W. Marion Street, all in the City of Lake City, County of Wabasha, State of Minnesota.

Heritage Preservation Commission Certification: The Lake City Heritage Preservation Commission determines that this district is eligible for designation as a Heritage Preservation Site on the ____ day of _____, 20__.

Chair

Date

City Council Certification: The City Council approves designation of this district as a Heritage Preservation Site on the ____ day of _____, 20__.

Mayor

Date

Classification

Ownership of Property: Individual private owners
Category of Property: District
Number of resources: 39 Properties

Function or Use

Historic Functions: DOMESTIC: single dwellings
Current Functions: DOMESTIC: single dwellings

Description of District

Architectural Classification: Various styles specified below
Integrity: Very good to high for contributing properties
Narrative Description: Attached

Statement of Significance

The district qualifies as a heritage preservation site because it meets the following criteria of Section 153.04 of the City of Lake City Code of Ordinances:

- A) Its character, interest or value as part of the development, heritage or cultural characteristics of the city, state or the United States;
- B) Its identification with a person or persons who significantly contributed to the culture and development of the city.

Applicable state historic contexts: Early Agriculture and River Settlement, 1840-1870
Railroads and Agricultural Development, 1870-1940

Applicable local historic contexts: Residential: 1855-1950s

Period of significance: 1860-1930

Statement of significance: See attached sheets

Individual Property Descriptions: See attached sheets.

Includes SHPO and PIN numbers, at least one photograph, a physical description of the property, a review of its historical significance, and an evaluation.

Previous documentation of properties in the district

James and Agnes Stout Cottage. *National Register of Historic Places Nomination Form*. 1989.

James and Agnes Stout Cottage. *Lake City Historic Preservation Commission Historic Site Designation*, 2007.

George Randolph Patton House. *Lake City Historic Preservation Commission Historic Site Designation*, 2006.

Hoisington, Daniel. *A City of Homes: Historic Properties Survey Report*. Lake City Heritage Preservation Commission, 2005.

Larson, Paul Clifford. *Minnesota Historic Property Inventory Forms*. 1987 (for selected properties in the district).

Williamson-Russell-Rahilly House. *National Register of Historic Places Nomination Form*. 1984.

Proposed Program for Preservation of the district: See attached sheets

Bibliography: See attached sheets

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Additional documentation follows:

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Description of the District

Setting

The South Oak Street Historic District includes all the homes along Oak Street between Center Street and Lakewood Avenue, as well as the properties at 205, 219 and 305 W. Marion Street. Two of the properties border on Oak Street but have addresses on intersecting cross streets (221 W. Center Street and 220 W. Elm Street). All the resources in the district are residential homes and most have attached or detached garages and other outbuildings.

Lake City extends along the shore of Lake Pepin. The principal streets run parallel to the lake in a northwesterly and southeasterly direction and are intersected at right angles by cross streets.¹ The main artery through town, originally Main Street (now Lakeshore Drive/Highway 61), follows the shoreline.

High, Oak, Garden and Prairie streets, both north and south of Lyon Avenue, were platted as wide, residential streets with large lots. As was typical of towns settled in this era, the blocks in the original town site were owned by the founding entrepreneurs of the area and became the preferred location of their homes beginning in the 1860s. By 1900, these streets had become well-developed middle class neighborhoods where the families of downtown businessmen, professionals, and city leaders built stylish homes, sometimes on parcels composed of several lots. By the 1930s, the larger parcels had been divided and the streetscape along Oak Street filled in with two-story homes reflecting the architectural styles popular at the time of their construction.

Architecture

In the Midwestern states, almost all styled homes are modeled after one of four architectural traditions—the Classical, Renaissance, Medieval and Modern. The homes in the South Oak Street Historic District present examples of architectural styles based in all four traditions. The district is a living museum documenting the evolution of fashion in domestic architecture in the last decades of the Nineteenth Century and the first three decades of the Twentieth.²

Based on the classical architecture of ancient Greece and Rome, designers on the eastern seaboard created the **Greek Revival** style in the 1820s. Houses built in this style are noted for low-pitched roofs with cornice lines emphasized with a wide band of trim, corners defined by a pilaster strip, and pedimented doorways, often with sidelights, sometimes enclosed in a columned porch. The “Yankee” settlers who migrated west and staked claims in Lake City in the 1850s brought this style with them, and it is represented by some of the oldest homes in the district, most clearly by the home built by Abner Tibbetts at 422 S. Oak Street.³

¹ As noted in narrative for Section 8, the city was platted in 1857 with a grid system tilted about 45 degrees off the cardinal compass points to match the angle of the shoreline.

² Virginia Savage McAlester, *A Field Guide to American Houses*, 2nd Edition (New York: Alfred Kopf, 2013), pp 5-12.

³ Other homes exhibiting this style are the George R. Patton House (303 S. Oak), the Stout-Hanisch House (220 S. Oak), and the L. S. Van Vliet House (506 S. Oak). The Williamson-Russell-Rahilly House

The Medieval tradition was primarily about ecclesiastical architecture, including Romanesque and Gothic churches. This tradition inspired the **Gothic Revival style**, which was popular from 1840 to 1880. Homes built in this style had steeply pitched gabled roofs, pointed arches over windows, and full-width, one-story porches. The best example of this style in the district is the Stout Cottage (310 S. Oak) which has all of these features.⁴

The Renaissance tradition in architecture, at least in its Italian version, inspired the **Italianate style**, very popular in the Midwest in the 1870s. The style is characterized by low-pitched hipped roofs over symmetrical facades, with arched windows and cornice line brackets. Examples of Italianate style in the district are the Harrison Gillett house (409 S. Oak) and the Rogers-McCall House (404 S. Oak).

In mid-19th century, some English designers tired of classical influences and returned to the Medieval tradition for inspiration. The British Queen Anne movement that resulted was followed by the somewhat different **Queen Anne style** in the United States, a picturesque approach to architecture. Queen Anne homes are noted for their asymmetrical facades, diverse surface textures, steep roofs and multiple gables, towers, bay windows and wrap around porches. This was the dominant style in the Midwest between 1880 and 1900. Not surprisingly, there are a number of Queen Anne homes in the district, including the Hiram and Mary Patton House (205 W. Marion) and the Colin Sinclair House (318 S. Oak).⁵

In 1893, Chicago hosted the World's Columbian Exposition for which architect Daniel Burnham oversaw the construction of "White City" to promote a return to the Classical tradition in architecture. This resulted in a new vogue for integrating classical detailing in domestic architecture which historians call **Neoclassical style**. These homes tended to feature Greek or Roman inspired columns, sometimes two stories high. Such is the case with the Williamson-Rahilly House (304 S. Oak), which was built as a Greek Revival house but transformed into a Neoclassical home in 1910 with the addition, among other things, of a grand pedimented entry porch supported by four two-story columns.

In reaction to these developments, some designers founded the Modern movement in domestic architecture around 1900. The first phase, commonly known as Arts and Crafts, was marked by a deliberate turning away from the Classical, Medieval and Renaissance models. This movement had two distinct wings. Led by Frank Lloyd Wright, a group of Midwestern architects created the **Prairie School** which had its heyday in the 1910s. These homes tend to emphasize the horizontal with low-pitched hipped roofs, deep overhanging eaves, and groupings of windows. The **Craftsman (or Bungalow) style** was developed in California in 1905 and was popular across the country until the onset of the Depression. These houses tend to be no more than 1½ stories with gabled roofs that have exposed rafter tails and brackets. There are often dormers and cross gables.

(304 S. Oak) was originally a Greek Revival home, but was extensively remodeled in the Neoclassical style in 1910.

⁴ Aspects of Gothic Revival Style can also be seen in the Matthias Dilley House (501 S. Oak).

⁵ Other Queen Anne homes include the Francis Kemp House (217 S. Oak), the William J. and Sarah Gibbs House (221 S. Oak), the Fred Rueckert House (613 S. Oak), the Jabez Collins House (616 S. Oak), and the John T. Wallis House (621 S. Oak).

Within the proposed district, the Hoyt House (305 W. Marion) stands as an example of Prairie style and the Brettschneider House (410 S. Oak) as a sophisticated design in the Craftsman style.⁶

Some of the historic homes in the district do not fit neatly into these categories. In addition to the fashionable styles there were also homes in vernacular forms of architecture. One enormously popular pattern in the Midwest was the **American Foursquare**, a two story cube that generally had four rooms on the first floor and four on the second, with the possibility of a one-story wing on the side or rear façades. Foursquares could be very plain or they could be ornamented with detailing borrowed from other styles, such as Prairie or Neo-classical. For example, the Dr. William and Lillian Dueere House (208 S. Oak) is a Foursquare with Prairie details.⁷

Foursquares had their origins in farmstead architecture. They share this characteristic with other forms of vernacular homes that were very popular in towns, such as the simple, unadorned “**T**” or “**L**” **plan homes** with a gable-and-wing layout, sometimes called Homestead houses. Settlers built them both on farms and in towns as balloon-frame construction was introduced by the advance of the railroads.⁸

Integrity

The contributing resources within the district retain a very good level of integrity, that is, they continue to possess most of the characteristics which convey their historic significance. Most importantly, the contributing homes in the district all retain their original location as part of an integrated streetscape. As a result, they are all clearly associated with the neighborhood of which they are a part. Generally, they also retain the characteristics of their original design as two-story single family homes from the period of significance (1860-1930). Although all have undergone some change, their original architectural style is still clearly apparent. Many homes retain most of their original siding, trim and decorative details and trim. Some homes have vinyl or metal siding, soffits, fascia, and trim. Although the original workmanship and materials have been compromised, the fundamentals of the original style are still visible.

Many homes have additions, but these have generally been added to the rear of the homes and are usually not visible from the street. Original outbuildings, including stables, carriage houses, and sheds, are gone, usually replaced by modern garages. Several homes, including 304 S. Oak, 310 S. Oak, and 315 W. Marion, still have original hitching posts for horses. These are mounted in the strip of lawn between the street and the sidewalk. The ornate hitching post in front of 315 W. Marion is shown here.



⁶ The Harry and Alma Bowers House (319 S. Oak) has Prairie aspects, but the heavy classical columns supporting the entrance porch give it an eccentric look.

⁷ The Timothy J. Foley House (403 S. Oak) has Prairie detailing today but may have originally had Neoclassical decoration.

⁸ Charles Nelson, “Tech Talk: Minnesota’s Architecture: Part II, Post-Civil War Architecture.” *The Interpreter*, May, 1999, p 5. An example in the district would be the W. R. Snyder House at 509 S. Oak.

Overall, a visitor walking or driving down South Oak Street from Patton Park to Lakewood Avenue will experience the feeling of a neighborhood very much like it was in its heyday.

Statement of Significance

Summary Paragraph

The South Oak Street Historic District is eligible for local designation as a Heritage Preservation Site under the terms of Chapter 153 of the Lake City Ordinances because it is representative of the development of Lake City's early residential neighborhoods and is closely identified with a group of citizens who contributed to the culture and development of the city. The proposed district is historically significant during the period of 1860 to 1930. The history of the district is understood within the local historic contexts of "Civic Life and Government: 1856-1950s," "Commerce and Industry: 1855-1950s," and "Residential: 1855-1950s," and within the statewide historic contexts of "Early Agriculture and River Settlement: 1840-1870," and "Railroads and Agricultural Development: 1870-1940."⁹

On the banks of Lake Pepin

The land which would become Lake City was a natural amphitheater surrounded by river bluffs on three sides and fronted by Lake Pepin. The land between the bluffs and the lake was a relatively flat plain of Oak Savannah alive with deer, elk, prairie chickens, ducks, and wolves.¹⁰ When Europeans began exploring the upper Mississippi River valley, and especially as traffic increased in the 1850s, this land stood out as a favorable stopping point along the western shores of the lake. In 1853, the first European-Americans settled there, recognizing that the site provided both opportunities for river trade and a flood-free terrace for building a town. Within three years there were already 300 residents and a growing number of wood-framed houses and businesses, including stores, a grain warehouse and a saw mill.

In 1857, several early settlers, including Abner Tibbetts, Samuel Doughty, and Abner Dwelle, platted the town.¹¹ They had their surveyor lay out a compact business district near the lake and a residential district southwest of the main thoroughfare, called Main Street. Perhaps because the site seemed so rich and spacious, they laid out broad streets separating rectangular blocks each containing 10 lots. They clearly envisioned a gracious and comfortable community of substantial homes on tree-lined streets.

Meanwhile, the Minnesota territorial legislature was carving out counties, including Wabasha, and with statehood in 1858 came the formal organization of the local township, originally called Lake City. In 1864, the legislature authorized Lake City Township to organize a portion of the township, namely the area which became the city of Lake City, as a municipal corporation. The city was

⁹ Thomas Zahn & Associates, *City of Lake City Historic Context Study* (Spring 2003).

¹⁰ *History of Wabasha County*, 1920, p 154.

¹¹ The Recorder of Deeds at the Wabasha County Courthouse holds an original copy of the plat which was created by Benjamin Baldwin, surveyor, and Abner Tibbetts, as Register of Deeds, on June 1, 1857. It was signed by six "proprietors" including Samuel Doughty, Asa B. Doughty, John Woodburn, Abner Dwelle, Abner Tibbetts, and Francis M. Rublee.

finally incorporated in 1872, retaining the name “Lake City,” while the rest of the township eventually taking the name of “Lake.” The new city extended up the shore line to the Goodhue County border, then south 1½ miles, then east 2½ miles to the lake shore.

The city matures

The city used its bonding authority to help finance the Chicago and St. Paul Railway in 1868, and in 1871, the railroad connected Lake City with both St. Paul and Winona. The shipping of wheat and other commodities both by boat and rail led to continuing population growth. The population of the city (as opposed to the township) grew from about 1,100 in 1865, to over 2100 in 1870.¹²

The growth of the city came in spite of a series of fires in the downtown area, most dramatically in “the great fire” of 1882 when six blocks of the downtown core were lost.¹³ The city survived and prospered, however, fueled by an economy diversified beyond its early focus on trading and shipping wheat. For example, entrepreneurs harvested Lake Pepin’s abundant freshwater clams for clam meat, pearls, and clam shells used for buttons and other ornamentation. Until the lake was “clammed out” in the 1920s, two button factories operated in Lake City. Another example is the Jewell Nursery, founded in 1868, which by 1897 covered 1200 acres and employed 150 people. It included fields, nurseries, greenhouses, offices, bunkhouses, and a working farm. Lake City also has significant locally-grown manufacturing firms, such as the Neal, Johns & Company, which dates back to 1866, and the Gillett, Eaton & Squire Foundry, which produced steamboat engines, among other things. Finally, R. C. Tennant and Charles Hoyt, two experienced millers, moved to Lake City to found Tennant & Hoyt Company, the successful flour mill which sold its “Golden Loaf Flour” throughout the Midwest and the East.¹⁴

This strong economic base in manufacturing and processing led to the development of a thriving middle class rooted in commerce and the professions. It was these merchants, lumber dealers, bankers, doctors, druggists, and dentists who built substantial homes in the neighborhoods southwest of the downtown commercial district, including the South Oak Street area.

An entrepreneurial neighborhood

The first property owners on South Oak Street were among the original entrepreneurs who built Lake City, including Abner Tibbets, Harvey Williamson, George Patton, and J. C. Stout. They either built some of the first substantial homes on the street, like the Greek Revival homes built by Tibbets, Williamson and Stout in the 1860s and 1870s, or sold land to successful downtown merchants who did.

By the 1880s, merchants like Colin Sinclair (lumber), Raymond Hanisch (dry goods), Jesse Seeley (dry goods), Lyman and Melissa Buck (dry goods), Carlos Clement (groceries and crockery), T. J. Foley (livery), Martin L. Collins (drug store), had built or bought homes on South Oak Street. Around the turn of the century they were joined on South Oak by a second generation of merchants,

¹² *History of Wabasha County*, 1920, p. 156.

¹³ *History of Wabasha County*, 1920, p. 165.

¹⁴ *History of Wabasha County*, 1920. P. 189-190.

like Francis Kemp (groceries), William Gibbs (drug store), Nick Gludt (spirits), Fred Rueckert (hardware) and Edward Wise (farm implements).

Men involved in banking also made South Oak Street their home. Myron Baldwin and Charles Rogers were among the incorporators of the Lake City Bank in 1872, and George Benson served as president of the bank from 1893 to 1907. W. R. Murray, Elbert McCall, Anson Pierce, and Hiram Center were among the organizers of the Citizen's Bank of Lake City in 1898, and Murray and McCall later served as president of the bank. L. S. Van Vliet, George Benson, and Hiram Center were among the first directors of the ill-fated First National Bank, which failed in 1885 after operating fifteen years.¹⁵

Several men who were involved in the major enterprises mentioned above also made their homes in the proposed historic district. Harrison Gillett, the machinist whose foundry and machine shop eventually developed into Gillett, Eaton & Squire, lived here, as did Charles G. Hoyt, one of the founders of Tennant & Hoyt. Rollin Neal, who took over the management of Neal, Johns & Company, founded by his father Calvin Neal, was a resident, as was Glenn Dwelle, who built the local telephone company.

Professionals, especially in the health fields, made their homes here. Dr. George R. Patton was already an established physician and medical researcher when he moved to Lake City in 1872. He practiced from the home he built at 303 S. Oak. Later Dr. Harry E. Bowers, a native of Maiden Rock, Wisconsin, moved to Lake City and opened a practice downtown. In the 1920s, the chiropractor Paul Belanger lived in the home that Nicholas Gludt had built. Three dentists, William Duerre, Lloyd T. Maas, and Jay H. Harris lived with their families on South Oak Street. The attorney Wesley Kinney bought the former Harrison Gillett home after World War I. Finally, W. R. Murray, a banker turned educator who served as president of the Lake City Commercial College, married one of the daughters of Stephen K. Gates and inherited his home at 204 S. Oak.

Several men who built a business around a skilled trade had homes on South Oak Street. William McRostie was the proprietor of the Lake City Marble and Granite Works and W. R. Snyder came from Minneapolis to found the New Marble Works. Frank Brettschneider, a plumber from St. Paul, moved to Lake City and established a plumbing business which still exists.

Many homeowners in the proposed historic district became public servants. Of these the most important is Patrick Rahilly, who served four terms in the Minnesota House and one in the Senate. Five residents served as mayor of Lake City, including Myron A. Baldwin (1880-81), Charles Rogers (1883-84), Oscar Anderson (1896-1898), T. J. Foley (1909-12; 1920-24), and Dr. Harry E. Bowers (1938-42). Others served terms as fire marshal (T. J. Foley), aldermen (Oscar Anderson, William McRostie), or on the school board (Harry Bowers, Francis Kemp, and Martin Collins, who served a remarkable sixteen years on the school board).

Finally several residents of the proposed historic district were among the city's best known community activists. Anna Seeley Cole, who inherited the home at 310 S. Oak from her merchant father Jesse Seeley, was chairman of the local Red Cross for 40 years and also director of the

¹⁵ *History of Wabasha County*, 1920, p188-189. Hiram Center is included here although his home, originally on the 500 block of South Oak, is gone.

Wabasha County Historical Society. George “Will” Patton, who grew up in the family home at 205 W. Marion, and his wife Mary, became the city’s most famous philanthropists giving generously to the library, the hospital, a scholarship fund and other local institutions.

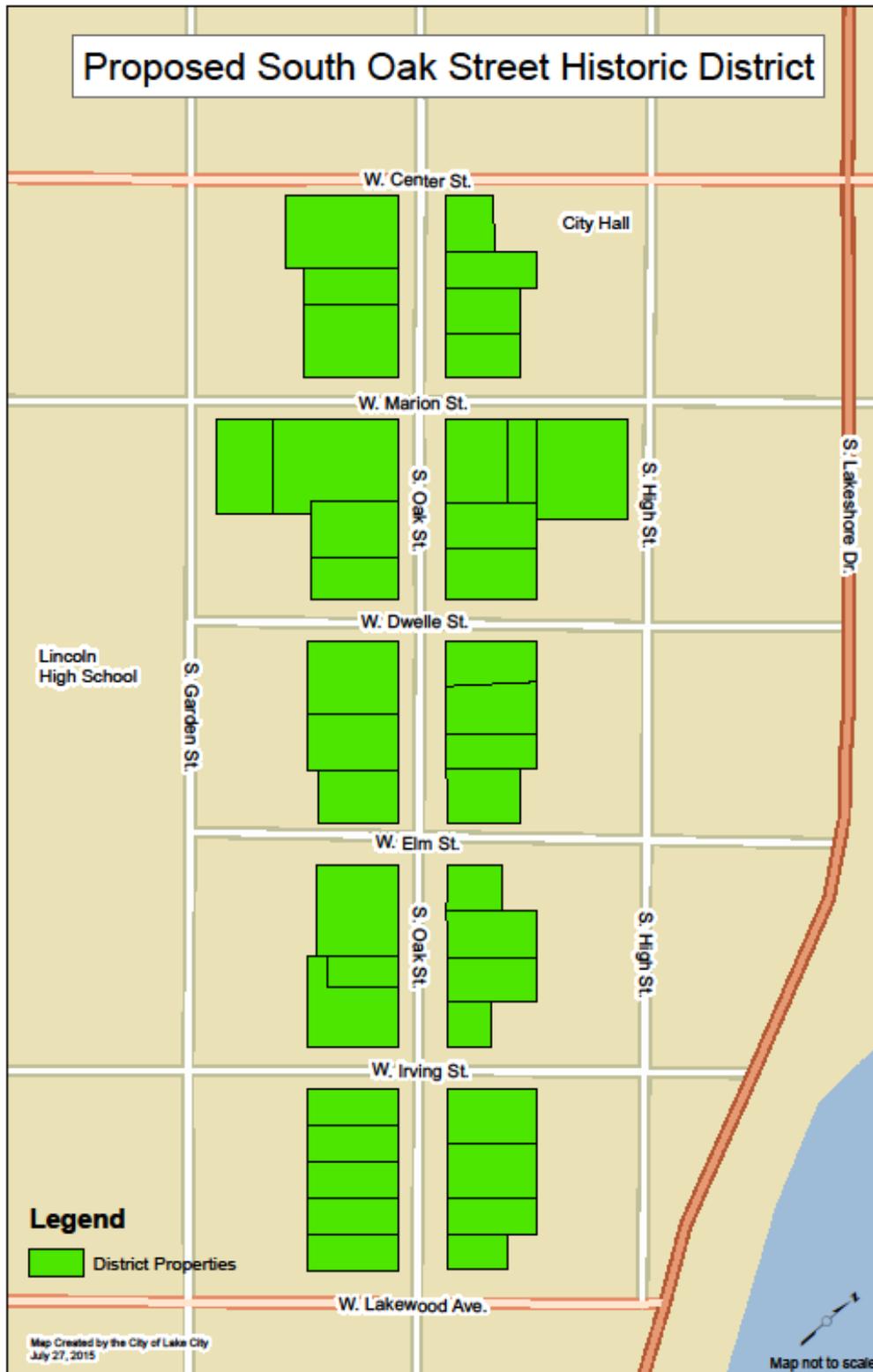
In the pages that follow, each of the properties in the proposed historic district will be separately described, and the people mentioned above will be considered within the context of the properties with which they are associated. Taken together, their stories make clear that the South Oak Street Historic District is representative of the development of Lake City’s early residential neighborhoods and is closely identified with a group of citizens who contributed to the culture and development of the city from 1860 to 1930.

Properties in the South Oak Street Historic District

The following table summarizes the properties in the district. There are 39 properties, 28 of which are contributing (indicated in the “status” column). LD refers to previous local designation as a Historic Site. NRHP refers to listing on the National Register of Historic Places.

#	Address	Historic Name	Present Owner(s)	Date and Style	Status
1	204 S. Oak	Stephen K. Gates House	Robert and Ann Pope	1870s Italianate	Yes
2	205 S. Oak	None	Charles & Karen Anderson	1910s	No
3	208 S. Oak	William and Lillian Duerre House	Russell & Crystal Boe	1910s American Foursquare	Yes
4	217 S. Oak	Francis Kemp House	James & Kathleen Beck	c 1898 Queen Anne	Yes
5	220 S. Oak	Stout-Hanisch House	Donn & Thomas Koperski	c 1864 Greek Revival	Yes
6	221 S. Oak	William & Sarah Gibbs House	Davis Matheny	c 1897 Queen Anne	Yes
7	303 S. Oak	Dr. George R. Patton House	Georgene Arndt	1872 Greek Revival	Yes LD 2006
8	304 S. Oak	Williamson-Rahilly House	Gilda Kay	1868 Greek Revival 1910 Neoclassical	Yes NRHP 1984
9	310 S. Oak	James C. and Agnes Stout Cottage	Donald & Alice Schwartz	1872 Gothic Revival	Yes NRHP 1988 LD 2007
10	311 S. Oak	None	Jodi Keller	Late 1920s	No
11	318 S. Oak	Colin Sinclair House	Timothy and Lisa Myers	c 1885 Queen Anne	Yes
12	319 S. Oak	Harry and Alma Bowers House	Michael Corrigan	1920s Prairie Style	Yes
13	403 S. Oak	Timothy J. Foley House	Timothy and Lisa Myers	c 1900 American Foursquare	Yes
14	404 S. Oak	Rogers-McCall House	Gary and Dana Sawyer	c 1866 Italianate	Yes
15	409 S. Oak	Harrison Gillett House	Patrick Maloy	1870s Italianate	Yes
16	410 S. Oak	Brettschneider House	Thomas & Margery Harkins	1923 Craftsman	Yes
17	415 S. Oak	None	Douglas Kutina	1949 Minimal Traditional	No

18	422 S. Oak	Tibbetts-Benson-Dwelle House	Maurice and Joyce Holahan	c 1866 Greek Revival	Yes
19	501 S. Oak	Dilley-Harris House	Richard & Sue Reed	1870s Gothic Revival	Yes
20	506 S. Oak	L. S. Van Vliet House	Alessandra and Joshua Tripp	c 1866 Greek Revival	Yes
21	509 S. Oak	W. R. Snyder House	William Zabel and Carol Atkinson Zabel	1880s "T" plan Homestead	Yes
22	515 S. Oak	None	Susan Draves	c 1890 "L" plan Homestead	Yes
23	516 S. Oak	None	Dorothy White	1952 Minimal Traditional	No
24	519 S. Oak	William McRostie House	Timothy N & Rachel L Teegarden	c 1890 Homestead	Yes
25	520 S. Oak	None	Norman & Mary Erickson	1970 Minimal Traditional	No
26	602 S. Oak	Clement House	Jamie & Diana Wornson	c 1880 Greek Revival	Yes
27	603 S. Oak	Rollin H. Neal House	David & Jennifer Clementson	c 1899 Queen Anne	Yes
28	606 S. Oak	Nicholas Gludt House	Marilyn Chant	1900s American Foursquare	Yes
29	607 S. Oak	None	Darlene Wallerich	c 1899 "L" plan Homestead	No
30	612 S. Oak	None	Anthony & Trisha Myer	c 1890 "L" plan Homestead	No
31	613 S. Oak	Fred Rueckert House	Evelyn Ecklund	c 1898 Queen Anne	Yes
32	616 S. Oak	Martin L. Collins House	Michael & Kimberly Bobb	1890s Queen Anne	Yes
33	620 S. Oak	None	Gerald Blee	Evidence unclear	No
34	621 S. Oak	John T. Wallis House	Lyle & Margot Yotter	c 1895 Queen Anne	Yes
35	221 W. Center	Baldwin-Wise House	Earl Ryan	c 1870	Yes
36	205 W. Marion	Hiram and Mary Patton House	Priscilla Dudley	1888 Queen Anne	Yes
37	219 W. Marion	None	Ron & Billie Hunt	1951 Minimal Traditional	No
38	315 W. Marion	Hoyt House	Neal & Marianne Olson	1912 Prairie	Yes LD 2012
39	220 W. Elm	None	Criston & Mary Gastner	1948 Minimal Traditional	No



1

Stephen K. Gates House
204 S. Oak Street
WB-LKC-308
PIN 22.00548.00
Block 44, Lots 1 & 2
Contributing



Description

The front section of this house is a two-story side-gabled rectangular wood-framed structure with a moderately pitched roof with deep overhangs. The eaves and gable ends are decorated with elaborate brackets. The front façade facing Oak Street is about 40 feet wide and is laid out symmetrically, with a double door at the center of the first floor flanked by two windows and three evenly spaced windows on the second floor. The side facades, each about 22 feet, are also symmetrical with two evenly spaced windows on each level. The windows have decorative flat hoods. The front door is currently covered by a metal canopy which covers a concrete porch reached by stairways on either side. Although Italianate homes did not usually have a side-gabled plan, the overall styling of the home reflects Italianate influences.



Behind the main block is a large two-story wing attached to the rear façade and extending 48 feet to the southwest. It is covered by a moderately sloped gable roof which connects the main block as a cross gable. There is a one story porch along northwest side of this section facing Center Street. Building permit and variance records from 1996 indicate that the present owners added a two car attached garage to the rear of this wing and extended the porch on the Center Street side closer to the street.

This property in the past been has been designated as 200, 202 and 206 S. Oak Street.

Significance

Although commonly referred to as the Stephen K. Gates House, tax records indicated that Elijah Stout owned a substantial house on this lot as early as 1862 and that Warren Childs, who had a clothing store downtown, owned it in 1869. In the late 1870s, Stephen Gates bought the property and either demolished the existing house or remodeled and expanded it. It is possible that the house was originally built in Greek Revival style and that Gates added Italianate styling. This would explain the side-gabled plan which was more typical of Greek Revival than Italianate design.

Stephen Gates was born in New Hampshire in 1815. His family moved to Vermont when he was 13. There he married his wife Sarah Hale and became a successful farmer. In 1868, he retired from farming and came to Lake City where he was involved in real estate and money lending. The couple had two daughters, Emma, who married W. R. Murray, and Hannah, who married Reverend Charles H. Plummer.

According to the 1896 city directory, Emma, her husband W. R. Murray, their daughter Edith, and two servants (one man and one woman) lived at this address.¹⁶ The 1900 census also shows Murray, Emma and Edith in the home, along with Sarah Gates, the widow of Stephen Gates who had died in 1899. They continued to have two servants although different people now were in their employ. Murray was a banker and also the president of the Lake City Commercial College which was founded in 1895.

After Sarah Gates died in 1901, Emma and her husband W. R. Murray lived in the home with a servant, as indicated by the 1910 census records. It is possible that the home was divided into separate apartments during this period: the 1919 phone book lists Reverend Plummer, the widower of Hannah who had died in 1890, at 200 S. Oak, and a C. W. Brown at 204 S. Oak. In any case ownership of the home stayed within the family at least until the 1930s, as indicated by the 1910, 1920 and 1930 tax records which list Sarah Murray, one of W. R. and Emma Murray's daughters, as the tax payer.

Evaluation

This home is a contributing resource because it was built in the 1870s by a businessman as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The Greek Revival architecture of the home is characteristic of the decade in which it was built; the later Italianate details are characteristic of the time of remodeling. Although it has gone through many changes, both aspects of its historic architecture are clearly visible. There have been several additions, but all to the rear of the original house. The wood clapboard sheathing and wood window sash in the main body of the house appear to be original. Sanborn Insurance Maps indicate that there was once a larger porch along the entire front façade. The existing front porch of brick and concrete, and the canopy of metal, are relatively recent additions.

¹⁶ *Directory of Wabasha County, Minnesota, 1896-97* (Wabasha: Inter-state Directory Co, 1896)

#2

205 S. Oak Street
WB-LKC-309
PIN 22.00469.00
Block 33, parts of Lots 8 & 9
Non-contributing



Description

This two story wood-framed home is essentially an American Foursquare except that instead of a hipped roof it has a gabled roof facing Oak Street covering the right half of the home, and a cross gable facing the northeast façade covering the left half. A full façade front porch has a hipped roof. An open stairway of wood leads to a doorway halfway up the southeast façade, indicating that the home has been used as a duplex. There is a detached garage in the rear accessed from Oak Street by a driveway southeast of the home.

Significance

Sanborn Insurance maps indicate that this home was built in the 1910s. As of 1910, Edward Wise was the taxpayer but it does not appear that he ever lived here. In 1930, a R. A. Wise is listed as the taxpayer and he has a phone listing at this address in 1922 (the first time the address appears in the phone books). Starting in 1924, Michael Scott is listed in the phone book at this address, and he is also listed as the taxpayer in the 1930 tax records. The 1930 census records show Michael Scott, age 61, living at this address with his wife Elizabeth, age 56. No occupation is given for either of them. Elizabeth Scott died in 1966.

Evaluation

This home is not a contributing resource because it is impossible to reconstruct a clear story of its origins from available documentation. In any case, vinyl siding, soffits, and fascia as well as a completely rebuilt porch make it difficult to determine how this home appeared when it was built in the 1910s.

#3

William and Lillian Duerre House
208 S. Oak Street
WB-LKC-032
PIN 22.00542.00
Block 44, Lot 3
Contributing

**Description**

This two-story wood-framed house is an American Foursquare with Prairie influences. Typical of such homes, it has a low-pitched hipped roof punctuated by hipped dormers. There is Arts and Crafts styled bracketing under open eaves. The single story front porch runs the entire width of the house and has a hipped roof supported by square Prairie-style piers. The main entrance is central, but the symmetry is broken by a slight bay on the left and paired windows on the right. There is a one car garage attached to the rear of the northwest façade. The home is clad in narrow clapboard.

History

Tax records indicate that there was a house on this property as early as 1863 and that after 1879 it was owned by W.R. Murray. This early house may well have been lost to fire in the early 1890s, since the house that appears on the 1891 Sanborn Insurance Map does not appear on the 1894 map. The empty lot changed hands several times. In 1910, Lillian Duerre is listed as the taxpayer, but the property value indicates that the lot was still undeveloped. Sometime during the 1910s, she and her husband, Dr. William Duerre, a dentist, built this house, which appears for the first time on the 1921 Sanborn map. This was the period when Prairie-styled foursquares reached their peak of popularity. The couple is listed at this address in the 1920, 1930 and 1940 census records, as well as phone books from these years. The 1930 census indicates that a young woman was lodging with them at that time.

William Duerre, born in 1869, was one of the eight children of a successful Reads Landing merchant.¹⁷ He graduated from a dental school in Chicago in 1896 and set up a practice in Lake City, keeping his office in the Lake City Bank Building.¹⁸ Later, Dr. Lloyd T. Maas joined the practice, and phone books indicate that Dr. Maas lived with the Duerre family for a few years in the mid-1920s. Dr. Duerre died in 1961, and his wife Lillian two years later.¹⁹

Evaluation

This home is a contributing resource because it was built in the 1910s by a dentist as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The architecture of the home is characteristic of the decade in which it was built. The home retains its original siding, trim and sash in most windows, as well as art glass in the transoms on the front façade.

¹⁷ *History of Wabasha County*, 1920, p. 292

¹⁸ Photo, with caption, in collections of Lake City Historical Society. Office information from city directories.

¹⁹ *Lake City Graphic*, November 23, 1961, p. 3; *Lake City Graphic*, July 1, 1963, p. 3.

#4

Francis Kemp House
217 S. Oak Street
WB-LKC-310
PIN 22.00468.00
Block 33, Lot 7 & part of Lot 8
Contributing



Description

This is a two-story, wood-framed Queen Anne home. As is typical with homes of this style, the footprint is basically a rectangle, but each façade is arranged so that nothing is symmetrical. The steeply peaked pyramidal hipped roof is broken by gables that crown bays that extend out on both the southwest (front) and southeast facades. Below the gable on the front-facing bay is a three-part window at the attic level and wood shingle finish. On the second level there is a paired window and clapboard finish. A single window punctuates the first floor of this bay. The main entrance is off center to the left of the bay.

There is a two story modern garage built in the 1960s. At some point the original porch was removed. Recently a new full-façade porch has been added with a shed roof, narrow piers, and a simple balustrade.

Phone books indicate that this home was identified as 209 S. Oak in the 1920s.

Significance

Michael O. Kemp (1850-1937), pictured at right, came to Lake City in 1875 and clerked in the store run by J. C. Stout (see 220 S. Oak). In 1877, he founded his own store in partnership with Henry Schmidt. After the fire of 1882, Kemp & Schmidt reopened at the corner of Center and Washington. The business, which sold general merchandise and groceries, prospered and grew. In 1885, Kemp bought out his partner and in 1890 he bought the building.

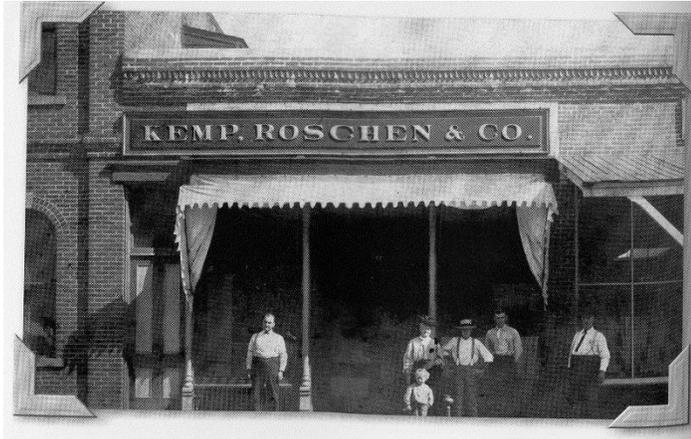


He had married Anna Hosch in 1875 and they had three children, the oldest of which, Francis, was brought into the business in 1894 when he was but 18. After his first wife died in 1887, Michael Kemp married Elizabeth Krell and had three more children. Meanwhile, he was very active in public service including four years as city clerk, eight years as city treasurer, six years as alderman, and three years as mayor.

Francis Kemp thrived in the family business, and after his father withdrew from active work in the firm in 1902, he reorganized the business with John Roschen, one of the clerks, as Kemp, Roschen & Co. The store, pictured here, expanded to include dry goods and clothing for both men and

women. Like his father, Francis Kemp was also active in civic life. In 1907, he became the clerk of the Lake City Board of Education. He was also active in the Knights of Columbus and the Order of Red Men.²⁰

Michael O. Kemp lived at 504 S. High Street but tax records indicate that he was the owner of this property on Oak Street in 1910. Sanborn Insurance Maps for 1894 do not show a house at this address, but the house is clearly shown on the 1900 map. It seems likely that Michael Kemp bought this house for his son sometime between 1900 and 1910. Possibly he bought the house as a wedding gift for his son who married Esther Walch in January 1905. In any case Francis Kemp is listed as the taxpayer in the 1920 and 1930 tax records. The new family raised three children in the home, and continued to live there into the 1930s.



Evaluation

This home is a contributing resource because it was built in the 1890s and occupied soon thereafter by the merchant Francis Kemp as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The architecture of the home is characteristic of the decade in which it was built. It retains its original siding, trim, soffits and fascia. The porch has been recently replaced, but in a style consistent with the original Queen Anne styling of the home.

²⁰ *History of Wabasha County*, 1920, p. 513.

#5

Stout-Hanisch House
220 S. Oak Street
WB-LKC-051
PIN 22.00544.00
Block 44, Lot 4-5
Contributing



Description

This is a two-story, side-gabled, wood-framed Greek Revival home. The main body of the house is 26 feet along the front façade and 33 feet along its sides. There is a rectangular two story addition in the rear, 16 feet wide by 23 feet deep, which is slightly offset to the right. This addition appears to have been built near the date of the original construction. The house is sheathed in wood clapboard siding.

The Greek Revival styling can be seen in the gabled roof with its cornice line emphasized with a wide band of trim divided into two sections, the sidelights around the main entrance, and the corners defined by pilaster strips. The full-façade single story porch is supported by distinctively delicate metal posts (instead of the more common classical columns).

There is a modern two-car garage in the rear which is accessed from Marion Street.

In the past, this house has sometimes been identified at 216 S. Oak.

Significance

Tax records indicated that there was no house on this lot in 1862. The 1866 records indicate that J. C. Stout and his wife C. M. Stout owned this property and built this house. Stout was a merchant with a store in downtown Lake City. Starting in 1869, the taxes were paid by Mrs. Stout alone. She continued to be listed as the taxpayer through 1882. At that point, Raymond Hanisch became the owner, and he lived there with his wife Francis and two sons.

Raymond Hanisch (1840-1930) was an Austrian immigrant who arrived in Lake City in 1869. He is listed as a “liquor dealer” in the 1870 census but eventually he built a dry good and grocery business which after 1882 was located at the corner of Main and Center. In 1896 he took his son Vincent into the business, which thereafter was known as Hanisch & Son. He served as an alderman on the city council from 1891 to 1897. He is especially remembered for building the opera house block, pictured here, in 1883 and operating the Hanisch Opera House which



featured vaudeville and other local and traveling entertainments. Eventually Vincent Hanisch became the manager of the opera house.²¹

Raymond Hanisch is listed as the taxpayer through the 1920 tax records and in the phone books at this address throughout the 1920s. His wife Frances died in 1927. The 1930 census shows him still at this address living with a niece and a servant. He died in May of that year at the age of 90.

Evaluation

This home is a contributing resource because it was built in the 1860s by merchant J. C. Stout and his wife C.M. Stout as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. In 1882, Raymond Hanisch, another Lake City merchant, and moreover, the builder and operator of the Opera House, bought the home and lived there for many years. The architecture of the home is characteristic of the decade in which it was built. It retains its original siding, soffits and fascia, as well as the original porch with distinctive detailing.

²¹ "Pioneer Business Man Called." *Lake City Graphic Republican*. May 28, 1930; Prather's *20th Century Directory of Lake City, Wabasha City and Wabasha County*. Wabasha: C. E. Prather, 1901; *Lake City, Minnesota including Frontenac, Villa Maria, and Rest Island* (Wabasha: Young & Co and Jewell Nursery, 1897).

#6

William and Sarah Gibbs House
221 S. Oak Street
WB-LKC-311
PIN 22.00467.00
Block 33: Parts of Lots 6, 7
Contributing

**Description**

This is a two-story Queen Anne-styled home. Typical of this style, the core of the house is a simple rectangle (28 feet wide and 36 feet deep) encased in a roof and facades which are aggressively asymmetrical. The side-gabled roof is crossed by a front-facing gable which is offset to the left. To the right of the front facing gable is a gabled dormer. There is spindle work detailing in these gable ends and a Palladian window in the southeast façade (facing Marion Street). This façade also features an oriel window with a peaked roof (pictured here). There is a full façade open porch with a hipped roof supported by square piers. The porch provides access to the front door which, typically for this style, is off center. A two-car garage accessed from Marion Street was added behind the house in 1993, and a deck between the house and the garage in 1996.

**Significance**

Thomas Gibbs emigrated from England in 1857 and opened a store in Lake City in 1860. He sold drugs, wallpaper, paints and oils, school books, stationery, and toys. In 1888 he brought his son William into the business and the store, which was located on Washington between Lyon and Center Street, became known as Thomas Gibbs & Son. According to tax records, most of Block 33 was owned by William Milliken until 1896 when William Gibbs bought parts of Lots 6 and 7. By 1898, he and his wife Sarah had built the present house (as indicated by a sharp increase in the value of the property in that year). He is listed in the city directory for that year as a “druggist” at his family’s store.²² Tax records indicate that William Gibbs continued to own the property at least until 1931, but the 1920 census shows him, by then a widower, living at the home of his mother and father on High Street. The same census shows Richard Hoyt living at this address, along with his wife Florence, two children and a servant.²³

Evaluation

This home is a contributing resource because it was built in the 1890s by a druggist as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The architecture of the home is characteristic of the decade in which it was built. The house is now sheathed in vinyl siding but the original soffits, fascia, and brackets are still in place, as well as the corner pilasters.

²² Lake City, Minnesota including Frontenac, Villa Maria, and Rest Island (Wabasha: Young & Co and Jewell Nursery, 1897); *Directory of Wabasha County, Minnesota. 1896-1897*. Wabasha: Inter-state Directory Co, 1896.

²³ Richard Hoyt was the son of Charles G. Hoyt, one of the founders of Tennant & Hoyt. In 1926, he moved into his family home at 315 W. Marion, another property in the proposed district, after the death of his mother.

7

Dr. George R. Patton House
303 S. Oak Street
WB-LKC-067
PIN 00.00460.00
Block 32, Parts of Lot 8, 9,10
Contributing

Local Heritage Preservation Site (2006)

Description



The front façade, shown above, of this large two-story wood-frame Greek Revival home measures about 30 feet and faces Marion Street. This facade is capped by a gabled roof decorated by a round window. There is a single set of paired windows centered on the second floor of this façade, and an entry offset to the left and one large window on the right on the first floor. The southwest façade along Oak Street, pictured to the left, stretches about 48 feet and features a central projecting



bay about 15 feet wide capped by a pedimented cross gable also decorated by a circular window. On the first floor of this bay is a three-sided bay window. Another three-sided bay is to the left of this central bay. The northeast façade also has a central bay, but this bay itself is three sided, and rather than a gabled roof, has a three sided hipped roof with steep pitches, featuring a gabled dormer.

Significance

Dr. George R. Patton (1834-1909) built this house in 1872 when he moved to Lake City from Cincinnati. He was the second son of George Patton (1802-1889), who came to Lake City from Ohio in 1856 and became one of its most successful early merchants and landowners. George R. Patton did not join his parents when they moved to Lake City, because by then he had already completed medical school and had set up a practice in Cincinnati. However, ill health in 1872 forced him to give up his successful practice and move to the town that his parents had made their home.

The large Greek Revival home he built was touted at the time as being “the finest residence in town.”²⁴ He sited the home on part of a block owned by his father (Block 32 of the original plat of Lake City). Around the time Dr. Patton moved to Lake City, tax records indicate that his father divided this block between three of his sons, with Dr. Patton becoming the owner of all the lots facing Oak Street, Hiram Patton acquiring the property on the corner of Marion Street and High Street, and August Patton the property at the corner of High Street and Dwelle Street.²⁵ On this

²⁴ *Lake City Leader*, March 1872.

²⁵ George Patton had five sons, two of which, Hiram and August, joined him in his mercantile business. Hiram Patton built the house at 205 W. Marion Street which is included in this nomination. August Patton died in 1869. *History of Wabasha County 1884*, p. 1001.

large parcel, Dr. Patton built this home with the front façade facing Marion Street. As a result, the home has in the past used the address of 209 W. Marion.

Dr. Patton and his wife Mary Frances had two children. Edward, the eldest, became a doctor and married the daughter of Maj. L. S. Van Vliet, who had built the house at 506 S. Oak. Their other child was Ella Eliza, an invalid who died in 1907. For a time, Edward practiced medicine with his father and lived in the house with his family. The 1900 census lists Dr. Patton living in the home with his wife, his daughter, his son Edward, Edward's wife and child, and a young woman who served as a domestic. Edward eventually moved to California.

In addition to his successful medical practice, Dr. Patton published widely in medical journals and was a well-known lecturer on medical topics. He was apparently an accomplished surgeon and also an inventor of surgical appliances. Upon his death in 1909, the local newspaper reported that he was "reputed to be one of the wealthiest men" in this part of the state.²⁶ His wife continued to live in the home after his death.

The 1920 tax records show the property being transferred to J. B. Cain in that year. He is listed in the phone books at this address through 1930, and also as the taxpayer in 1930.

Evaluation

This home is a contributing resource because it was built in the 1870s by Dr. George R. Patton as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The Greek Revival architecture is characteristic of the decade in which it was built, and although it has gone through many changes, its historic architecture is clearly visible. Historic photos below indicate that there was an elaborate multi-sided front porch (facing Marion Street) with decorative finials. This porch, which had decayed beyond repair, was replaced by a new porch in the early 1990s. A one-story addition to the rear of the home is also gone, replaced by a detached two car garage. The wood clapboard sheathing and wood window sash in the main body of the house appear to be original.



²⁶ "Dr. Patton Passes Away," *Lake City Republican*, March 31, 1909.

#8

Williamson-Rahilly House
304 S. Oak Street
WB-LKC-090
PIN 22.00550.00
Block 45, Lots 1, 2, & part of 4
Contributing

National Register of Historic Places (1984)



Description

This large home was built in two stages representing two different architectural styles. The original home (c. 1868) was a two-story, wood-framed, side-gabled Greek Revival structure. It has a rectangular plan, with the symmetrical front façade facing Oak Street extending 42 feet, and the side facades, one of which faces Marion Street, each 36 feet in length. This building displays the earmarks of Greek Revival style, including wide, divided trim at the cornice lines, six-pane window sashes, and a front door surrounded by narrow sidelights and a transom.

In 1910, the home was remodeled in its current Neoclassical style. The Greek Revival massing and detailing were not altered, but a monumental two-story classical portico was added over the front entrance. The portico is capped with a fully pedimented wood gable, 28 feet wide, supported



by four two-story fluted columns in Ionic style. Below this gable is a small balcony with wrought iron balustrade over the front entrance. In addition, a one-story flat roofed summer porch was added to the southeast façade, and a porte cochere was added to the northwest façade serviced by a semi-circular drive off Marion Street.

Significance

H. E. Williamson, an early Lake City merchant and also the first postmaster, bought this property from Samuel Doughty, one of the entrepreneurs who platted the city in 1857. The existing home was apparently destroyed by fire in 1869, at which point Williamson hired James Stout to build the Greek Revival home which is the core of the present structure. In 1882, Williamson sold the home to Morris Russell, the editor of the *Graphic-Sentinel*, but the 1882 tax records indicate that M. E. Buck was the taxpayer.²⁷ This would be Melissa Buck, the wife of Lyman H. Buck, a merchant who was in partnership with Jesse Seeley in the dry good shop called Seely & Buck dry goods. Lyman Buck died in 1890, and after that, Melissa Buck was considered the partner in the business.²⁸ The 1896-97 city directory, for example, lists her as a partner in that business. The 1900 census lists Mrs. Buck at this address

²⁷ The National Register nomination mentions the sale to Morris Russell in 1882. It may be that Russell very briefly held ownership during that year.

²⁸ *Lake City, Minnesota (1897)*, p 84.

with her daughter Jennie and a young woman servant. Very likely Mrs. Buck died during that year, because the tax records indicate that Jennie Buck sold the home to Patrick Rahilly at about that time.

Patrick Henry Rahilly (1832-1931) was born in Ireland and emigrated with his parents in 1849. He came to Minnesota in the 1850s and eventually built a large and successful farm in rural Wabasha County. Meanwhile, he was actively involved in politics, representing the area for four terms in the Minnesota House and one term in the Senate. He was the Democrats' candidate for State Auditor in 1876 but lost that election.



Although he built a large home on his farm, he bought this home on Oak Street in 1900 to accommodate himself while in the city. When his wife died in 1910, he sold the country home to his daughter Mary, who had married James McCahill, and moved permanently to the Oak Street address. It was at this point that the home was transformed into the Neoclassical mansion it is today.²⁹ He lived in the home until his death at age 98. The home stayed in the Rahilly family until 1963.

Evaluation

This home is a contributing resource because it was built in the 1860s by H. E. Williamson, an early merchant and also the first postmaster, as part of a growing neighborhood of entrepreneurs, merchants, professionals and public servants in Lake City. The Greek Revival architecture of the home was characteristic of the decade in which it was built. In the 1880s, Lyman and Melissa Buck, who were also downtown merchants, bought the home. In 1900, well-known farmer and politician Patrick Rahilly bought the home, and he later remodeled it in Neoclassical style, consistent with the era in which he occupied the home. The home is remarkably unchanged and its historic architecture, both the Greek Revival and Neoclassical, is clearly visible. All this has been earlier recognized by state and federal authorities who placed this property on the National Register of Historic Places in 1984.

²⁹ *History of Wabasha County*, p. 1884, 1082, 1286; *History of Wabasha County*, 1920, p. 432.

#9

James C. and Agnes Stout Cottage
310 S. Oak Street
WB-LKC-050
PIN 22.00551.00
Block 45: parts of Lots 3 & 4
Contributing

National Register of Historic Places (1989)
Local Heritage Preservation Site (2007)

**Description**

The Stout Cottage is a 1½ story wood-framed Gothic Revival home which features a steep-pitched center-gabled roof over a rectangular plan. There is a one story wrap around porch which extends beyond the 22-foot wide front façade about 6 feet to both the left and right. The dominant feature is the distinctive ogee-cased three part window on the upper level extending high into the gable. There is a cross gable facing the northwest façade which has a similar window. The porch is delicately detailed with chamfered square columns with flared capitals and a very low balustrade with turned spindles. The house is sheathed in narrow clapboard siding bounded by thin corner and frieze boards.

In the 1988 National Register of Historic Places nomination form, architectural historian Paul Clifford Larson characterized this house as an “outstanding Minnesota example of the Gothic Revival cottage popularized by Alexander Jackson Downing and others in the two decades after the Civil War.” The house was also mentioned as an example of Gothic Revival style in Roger Kennedy’s book on Minnesota domestic architecture.³⁰

Significance

H. E. Williamson owned all of Block 45 of Lake City’s original plan until he sold portions of it to James and Agnes Stout in 1870. Tax records indicate that they built this home in about 1872. James C. Stout, a New York native, settled in Lake City in 1866 and opened a general merchandise store on the corner of Washington Street and Marion Street. In that year, he and his wife built the Greek Revival home at 220 S. Oak.

In about 1885, Jesse Seely, co-owner of Seely & Buck dry goods store in downtown Lake City, bought the home. He was born in upstate New York in 1840 and came to Lake City in 1874. His partner was Melissa E. Buck who owned the Williamson-Rahilly Home next door at 304 S. Oak between 1882 and 1900.³¹ The store carried clothing, furnishings, ladies’ cloaks and furs. When Jesse Seely died in 1911, his daughter Anna Seely Cole inherited the home and lived there with her husband, Dr. C. V. Cole. He died in a train-automobile accident in 1916. She continued to

³⁰ Roger G. Kennedy, *Historic Homes of Minnesota* (St. Paul: Minnesota Historical Society Press, 1967, 2006) p 204.

³¹ *Lake City, Minnesota*, 1897, p. 84

live in the home as indicated by the 1920 and 1930 tax records as well as phone books for the 1920s. Anna Cole served as director of the Wabasha County Historical Society and as chairman of the local branch of the American Red Cross.³²

Evaluation

This home is a contributing resource because it was built in the 1870s by the merchant James C. Stout and his wife as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The home was added to the National Register of Historic Places because it is an outstanding surviving example of the Gothic Revival architecture of the period.

Subsequently, Jesse Seeley, another downtown merchant, bought the home. His daughter Anna, a community activist who married a doctor, lived here into the 1930s. There have been several additions, but they are all to the rear and not visible from the street. Much of the original siding, trim, sash and porch detailing remains in place.



³² *Lake City Graphic*, February 4, 1975.

#10**311 S. Oak Street****WB-LKC-312****PIN 22.00459.00****Block 32, parts of Lot 7 & 8****Non-Contributing****Description**

This front façade of this home is dominated by a steeply pitched front facing gable characteristic of a certain variant of Tudor Revival homes from the 1920s. The amount of decoration around the main entrance which is set in its own gabled projected bay is also a mark of Tudor homes, as are the large side dormers. The home may have had the half-timbering decoration displayed by many Tudor homes, but it is today sheathed in vinyl siding, trim, fascia, and soffits.

Significance

This home was apparently built by Arnold Phillips who is listed as the taxpayer in the 1930 tax records and in the 1929 and 1930 phone books. The family of prominent lawyer L. C. Lunde occupied the home, but not until 1936.

Evaluation

This home is a non-contributing resource because it was built at the very end of the period of significance (1860-1930) and has lost much of the detail of the original styling. In addition, no information has been found about the original owner, who in any case, apparently occupied the home only briefly.

#11

Colin Sinclair House
318 S. Oak Street
WB-LKC-313
PIN 22.00552.00
Block 45: Lot 5, part of Lot 4
Contributing

**Description**

This is a two-story wood framed front-gabled Queen Anne. It is laid out in a rectangular plan, with the front façade facing Oak Street extending 27 feet and the side façades measuring about 42 feet. Each side façade is capped with a cross-gable. The house is sheathed throughout with wood shingles.

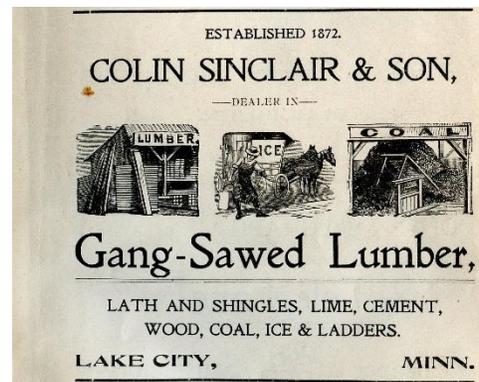
The home's distinguishing characteristic is a fifteen foot wide two-story projecting bay on the left side of the front façade which is capped by a gabled roof with the same slope as the main roof but shorter and offset from it. On the first floor, this bay holds a set of four windows and on the second floor, paired windows. The entrance is offset to the right, and to the right of the door is an arched window.

There is a one-story bay on the northwest façade. There is a full façade porch with a shed roof decorated with a small gable over the stairway. Although there was very likely a porch when originally constructed, the present porch is the result of an extensive remodeling in 2000. A two car attached garage accessed from Dwelle Street was added to the rear of the home in 1976.

Significance

Originally, H. F. Williamson owned all of Block 45 and built a home at the corner of Marion Street and Oak Street in the 1860s. In the 1870s, he divided the property to allow for two other homes facing Oak Street. In about 1885, Colin Sinclair purchased the property on the corner of Oak Street and Dwelle Street and built this Queen Anne home. He lived in the home with his wife Mary and their children.

Colin Sinclair (1846-1910) was a major lumber dealer in Wabasha County. Born in Canada, he moved with his family to New York State, then Massachusetts, and finally Lake City in 1859. He served in the army from 1862 to 1865, and after his discharge, he bought a farm in Lake Township. After a few years, he left to work for lumber firms in the Chippewa Valley pineries. Based on this apprenticeship, he opened his retail lumber business in Lake City in 1872. Shown here is an advertisement for the business from the 1902 city directory. The business thrived and he became one of the leading merchants of the city.

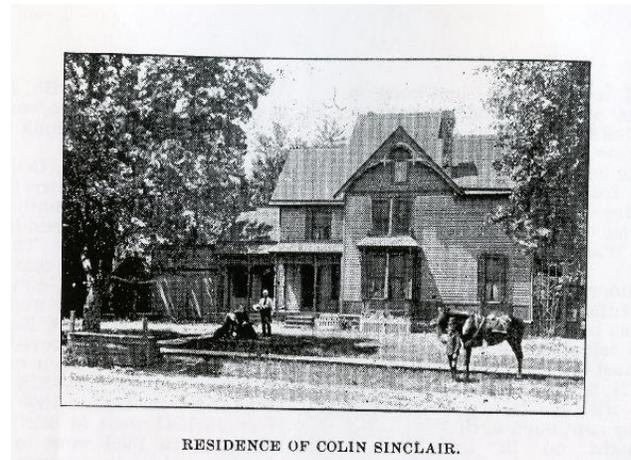


When he died in 1910, his sons Leon and Earl operated the business for several years before selling it in 1914.³³ The home stayed with the family after Colin Sinclair's death in 1910. Mary Sinclair married William B. Gordon, and the 1920 Census lists the two of them as occupying the home. Mary Sinclair is also listed as Mrs. W. B. Gordon in the 1919 to 1926 phone books. Her son Leon Sinclair, who after 1916 owned a motion picture theater at Lyon Avenue and Main Street, is listed as the tax payer in 1930. He also has a listing in the 1928 and 1930 phone books at this address. According to the 1930 census, he lived there with his wife Maude.

Evaluation

This home is a contributing resource because it was built in the 1880s by the lumber dealer Colin Sinclair as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The Queen Anne architecture of the home is characteristic of the decade in which it was built.

The house is sheathed in a new shingle product and there are vinyl soffits and fascia. Many windows appear to be replacements. The historic photo below indicates that the gable on the Dwelle Street side originally had ornate bargeboards.³⁴ It also appears that the window configuration on this façade has been significantly altered, the first floor projecting bay has been enlarged, and a side porch removed. As noted above, the front porch has been recently redone. Nevertheless, the original massing and roofs continue to clearly indicate the Queen Anne styling characteristic of the period.



³³ *History of Wabasha County 1920*, 778.

³⁴ *Lake City Minnesota, 1897*, p. 84

#12

Harry and Alta Bowers House
319 S. Oak Street
WB-LKC-314
PIN 22.00458.00
Block 32: Lot 6, part of 7
Contributing



Description

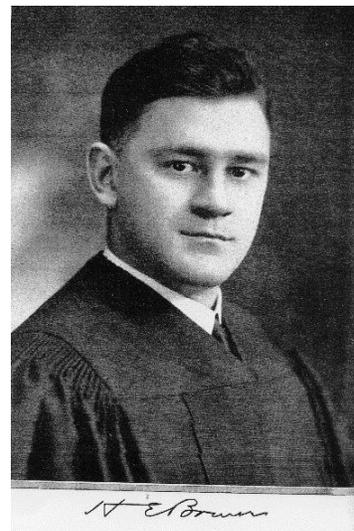
This is a two story side-gabled home clad in brick on the first floor and stucco above. The plan is rectangular, with the front façade facing Oak Street extending 36 feet, and the sides measuring 24 feet. There is a 16 x 10 foot one-story wing on the southeast façade facing Dwelle Street. The front façade is symmetrical, with the entry way covered by a small hipped-roof porch supported by two wide round pillars. There are sets of triple windows on either side of the door. On the second floor, there is a single window decorated by a window box above the entryway, flanked by two sets of paired windows.

This home displays many aspects of the gabled-roof variant of Prairie styled homes, a fashion that peaked in the years before World War I. Typical of these homes, there are deep overhanging eaves, bands of joined (or ribbon) windows, a single-story wing on one side, a hipped-roofed porch over the central entrance, an Arts and Crafts styled window box below the center window on the second floor, and in general, an emphasis on the horizontal, highlighted by the broad wood trim board which forms the hood of the first floor windows and sharply separates the brick from the stucco sections of the facade. The round columns supporting the front porch give the home an eclectic feel, since Prairie homes almost universally use square or rectangular pillars.

Significance

This entire block was originally owned by George Patton, and after 1879, it was part of the backyard of his son Dr. George R. Patton, who built the large house at 303 S. Oak but owned all the property on the lake side of the 300 block. Dr. Patton died in 1909, and his wife lived at this address for some years. About 1920, the house was sold and the large lot divided. Dr. Harry E. Bowers bought the property on the corner of Oak and Dwelle streets. Sometime during the 1920s, he built this house and moved his family from their previous home at 223 N. Oak Street.

Dr. Bowers (1889-1963) was born in Maiden Rock, Wisconsin. After teaching school for a year, he enrolled at the University of Illinois Medical School from which he graduated in 1914. After practicing in several other towns, he came to Lake City in 1919. He practiced first with his brother Dr. John T. Bowers, then with Dr. W. J. Cochrane, and finally with his son Dr. Robert N. Bowers. He helped Lake City build a



new hospital in 1939, and for many years was physician for the Chicago, Milwaukee, St. Paul & Pacific Railroad. He retired from practice in 1946.

He married Alta Newcomb in 1913 and they had three children. The 1930 census records the couple living in this home with their three children and one servant. The 1940 census shows them with two children still at home plus Alta's elderly mother.

Dr. Bowers also played a major role in the civic life of Lake City. Between 1927 and 1937 he was a member of the school board and worked on the school auditorium building committee. Then he served two terms as mayor from 1938 to 1942 and in that role was instrumental in the rebuilding of Gillett, Eaton & Squire Company after the 1940 fire. He was known as a staunch Republican who enjoyed disputing politics with friends. Shortly after the 1956 election, a Democratic friend who wagered on an Adlai Stevenson victory pushed Dr. Bowers around town in a wheelbarrow to pay off the `bet.³⁵



Evaluation

This home is a contributing resource because it was built in the 1920s by Dr. Harry Bowers and his wife as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The eclectic Prairie Style architecture of the home is characteristic of the decade in which it was built. The brick and stucco exterior is unchanged as is the trim work. There are no additions, not even a deck in the rear, and the original one-car garage is still in place and unchanged.

³⁵ "Dr. H. E. Bowers, Physician, Civic Leader, Dies at 74," *Lake City Graphic*, March or April, 1963

#13

Timothy J. Foley House
403 S. Oak Street
WB-LKC-315
PIN 22.00454.00
Block 31: Lot 10, part of Lot 9
Contributing

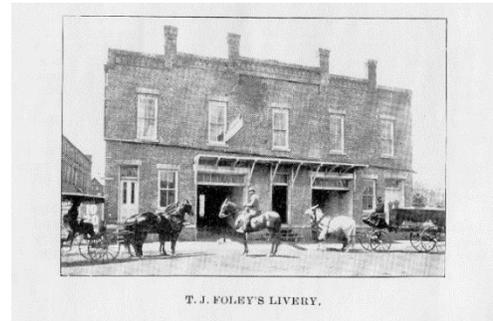
**Description**

This is a large (40 x 40-ft) American Foursquare. It has a steeply pitched hipped roof and hipped dormers on the front and side facades. There is bracketing beneath the eaves throughout. A distinctive feature of the house is the three sided central bay on the second floor which is echoed by the dormer above it which is also three-sided. There is also a one-story three-sided projecting bay on the northwest façade. The main entrance is placed centrally and protected by a one-story full façade porch with a shed roof supported by Arts and Crafts pillars.

Significance

According to tax records, Timothy J. Foley bought this property from the Harrison Gillett family around 1900. There was no house on this lot according to the 1900 Sanborn Insurance map, but a city directory published in 1900 shows him at this address.³⁶ The 1910 and 1920 census lists Foley at this address along with his wife Katherine and two daughters. The 1930 census lists Foley, his wife, their two grown daughters, and three female roomers at this address. The daughters stayed in the home after their parents died and were the taxpayers in 1940.

Foley was born in upstate New York in 1856. He came to Lake City in 1882 and established a large livery stable on Washington Street, shown in this photo from a book published in 1897.³⁷ He served two terms as mayor and was also fire marshal for five years.³⁸

**Evaluation**

This home is a contributing resource because it was built in 1900 by Thomas J. Foley, a downtown businessman, as part of a growing neighborhood of entrepreneurs, merchants, professionals and public servants. The Foursquare style is characteristic of the period in which it was built. There have been additions to the rear of the house not visible from the street. In 2008, a garage, accessed from Elm Street, was expanded, the house was resheathed with a compatible cement board siding, and the front porch was expanded. Given the year it was built, the original detailing may have been Neoclassical. However, the Arts and Crafts details of the remodeled porch are also consistent with Foursquares.

³⁶ *Directory of Lake City, 1900-1901* (Grand Rapids: Wolverine Numbers and Directory Co.). The 1909 Sanborn map clearly indicates the footprint of this home.

³⁷ *Lake City, Minnesota including Frontenac, Villa Maria and Rest Island, A Souvenir*, P. 69

³⁸ *Ibid*, p 54

#14

Rogers-McCall House
404 S. Oak Street
WB-LKC-316
PIN 22.00558.00
Block 46: Lot 1 & 2
Contributing



Description

This is a cube-shaped, wood-framed Italianate home. As is typical of this style, it has low-pitched hipped roof and a full-façade one story porch supported by classically-inspired columns. The broad eaves of both the main roof and of the porch roof are decorated by paired brackets. There is a narrow one-story wing on the northwest façade and one-story wing, about 20-foot square, off the northwest corner. A modern garage is attached to the rear of this wing.

Significance

Abner Tibbetts owned this entire block until selling Lots 1 and 2 to Charles and Alice Rogers in about 1865. Tax records indicate a substantial home was on the property by 1866. Charles F. Rogers, born in New Hampshire in 1831, arrived in Lake City in 1860 and opened a dry goods store with his father-in-law Horace Cooper. In 1862, they added agricultural implements to their product line. In the 1880s he became a vice-president of the First National Bank of Wabasha.³⁹ The 1880 census shows Charles and Alice Rogers living in the home with their three daughters and a servant. He served one term as mayor in 1883-1884.

In 1896, George Benson briefly owned the property, but tax records show Elbert McCall as the owner in 1898. McCall was one of the organizers of The Citizens Bank of Lake City, an institution which used the slogan, “the bank which backs the farmer.” McCall was the original cashier. In 1913, he became the president of the bank, a position he held until his death in 1918.⁴⁰ The 1900 census shows him living here with his wife Frances, a boarder, and a servant. The 1910 census shows him here with his second wife Florence and his new mother-in-law. According to census data, Florence lived here at least through 1930 along with her sister Bertha, several boarders, and a servant. She is listed as the tax payer on the 1920 and 1930 tax rolls.

Evaluation

This home is a contributing resource because it was built in the 1860s by Charles Rogers, a merchant and banker, as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. Later it was the home of Elbert McCall, another important banker, and his family. The Italianate architecture is characteristic of the decade in which it was built, and although there have been changes, its key characteristics are clearly visible. Additions have all been to the rear. Early Sanborn maps indicate a side wing facing Dwelle Steet which was gone by 1909. The home has vinyl siding.

³⁹ History of Wabasha County, 1884, 1278

⁴⁰ History of Wabasha County, 1920, p. 188-89

#15

Harrison Gillett House
409 S. Oak Street
WB-LKC-317
PIN 22.00453.00
Block 31: parts of Lots 8 & 9
Contributing

**Description**

The main body of this Italianate home is a two-story cube with the typical low-pitched hipped roof with wide overhanging eaves decorated with paired scrolled brackets. There is a one-story porch running the length of this cube, about 19 feet, with a hipped roof and round columns. There are one-story wings, each about 12 feet wide, on the northwest and southeast facades, plus a two-story addition to the rear with a gabled roof. The side wings are finished in stucco. The upper story, which may have originally also been stucco, is now sheathed in clapboard.

Significance

Harrison Gillett (1824-1897), a native of upstate New York, was already an accomplished machinist when he came to Lake City in 1856. He started a saw mill, became the head engineer for a steamboat line, and then built saw mills for several years. In 1866, he opened his own foundry and machine shop, and in 1870 built a substantial structure on Main Street in downtown Lake City to house his thriving business. According to the 1884 county history, he could make anything from a wheelbarrow to a complete steam threshing machine in his shops. "Suffice it to say," the historian concluded, "that Mr. Gillett is a natural machinist in every sense."⁴¹

Gillett and his wife Mary Bayard had eight children. Although he owned this property as early as 1862, Gillett probably did not build this house till sometime during the 1870s. The 1870 census suggests that he and his family (with one servant and five boarders) were living at a different address. The 1880 census shows Gillett and his wife at this Oak Street address, along with the three children still at home. His wife Mary died in 1886 and he died in 1897.

His sons continued the business which grew eventually into Gillett, Eaton & Squire Foundry which was noted for manufacturing steamboat engines.⁴²

Anson Pierce is listed as the taxpayer in the 1910 tax records. He clearly did not live at this address but may have owned the home as rental property.



⁴¹ *History of Wabasha County*, 1884, p 1004-05.

⁴² *History of Wabasha County*, 1920, p. 190

A native of Vermont, he had come to Lake City in 1857. He had owned a hardware store when younger but in later life was a landlord. Over the course of his career he had been a county commissioner, constable, deputy sheriff, alderman, and construction superintendent of the local school.⁴³

In any case, phone books from 1919 to 1926 list attorney Wesley Kinney in the home. He is also listed as the taxpayer in the 1920 tax rolls and as occupant of this address in the 1920 census. Kinney was another upstate New Yorker who migrated to Lake City. After fighting in the Civil War, he settled in Lake City to practice law. In his later years he lived here with his wife and daughter. After he died in 1926, his daughter Maude stayed in the house at least through 1930, as indicated by tax records. The phone books for 1928 and 1930 suggest that she divided the house into a duplex, as she is listed at 409 ½ S. Oak Street, and another phone subscriber is listed at 409.



Evaluation

This home is a contributing resource because it was built in the 1870s by a Harrison “Had” Gillett as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The Italianate style of the house is characteristic of the decade in which it was built. Gillett was a master machinist who played a major role in the development of Lake City and of the surrounding agricultural area. The home has undergone various changes over its long history, but still retains the architectural characteristics associated with its origins.

⁴³ Ibid, 74.

#16

Brettschneider House
410 S. Oak Street
WB-LKC-049
PIN 00.00559.00
Block 46: Lot 3 and part of Lot 4
Contributing



Description

This is a striking Craftsman bungalow-styled home sheathed in stucco imbedded with Lake Pepin clam shell fragments and pebbles. There are wide, overhanging eaves with triangular knee braces throughout. The front porch has paired gable roofs facing front separated by a segmental arch hood over the front entrance. There are large, jerkinhead dormers facing the front and both side facades on the second floor. Generally there are original 4-over-1 double-hung windows, usually in groups of three. For example, there are tripled windows on either side of the front entry on the first floor of the front façade, and tripled windows in the dormer above.

Significance

The entire block was originally owned by Abner Tibbetts, and then after 1870 by the banker George Benson, who lived next door at 422 S. Oak. After the turn of the century, Glenn Dwelle acquired the property, and very likely Frank and Edith Brettschneider bought the land from him. Sanborn Insurance Maps indicate that there was no home on this lot until the Brettschneiders built this Craftsman bungalow in 1923.

Frank A. Brettschneider is listed as a plumber in the St. Paul City Directories for 1916, 1917, and 1919, as is his father Frank H. Brettschneider. However, the 1919 directory has the added entry that the younger man had “moved to Lake City, Minnesota.” The 1920 Census lists Frank and his wife Edith at 518 Prairie with John Bernhardt, a steamfitter, who was most likely Edith’s brother. According to family members, Frank’s father came to town to build their new home. This photo, supplied by the family, shows Frank and Edith proudly posing in front of their home in 1923.



When he came to Lake City, Frank Brettschneider opened a plumbing shop down near the lake which was later moved to 108 S. Lakeshore Drive. In 1953, he sold the business to his nephew Larry Harkins, who in turn sold the business to his son Thomas Harkins in 1984.

Frank and Edith Brettschneider lived together in the home until Frank's death in 1968.⁴⁴ Edith Brettschneider continued to own the home until selling it to her great nephew Thomas Harkins in 1974. Tom and his wife Margery Harkins are the present owners of the home. Harkins family members continue to operate Frank Brettschneider's original plumbing company.

Evaluation

This home is a contributing resource because it was built in the 1920s by the Brettschneider family as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The Craftsman style of the home is characteristic of the decade in which it was built and is a distinctive example of the style. The preservation of the home has benefitted from the fact that there have been only two owners, and both from the same family.

There have been extensive additions, but they are all to the rear of the original home and not visible from the street, except for the two-car garage, whose design carefully echoes the main structure. The historic photo shows that a low balustrade has been added to the front porch and stairs and that it is connected to the segmental arch over the front door by narrow columns. This is a minor change, perhaps for safety reasons or code compliance, and it does not compromise the design of the front façade.

⁴⁴ The 1930 and 1940 census data shows Frank and Edith Brettschneider living alone in the home.

#17

415 S. Oak Street**PIN 22.00452.00****Block 31: parts of Lot 7 & 8****Non-Contributing****Evaluation**

This side-gabled, one-story Minimal Traditional (sometimes called Cape Cod) home built in 1949 is typical of many small homes built shortly after World War II to provide affordable housing to returning servicemen during the Baby Boom era.⁴⁵ It is a non-contributing resource in the historic district because it was built outside the period of historic significance (1860-1930).

⁴⁵ The term Minimal Traditional comes from McAlester, 2nd edition, p 586-595

#18

Tibbetts-Benson-Dwelle House
422 S. Oak Street
WB-LKC-048
PIN 22.00560.00
Block 46: part of Lot 4 & Lot 5 Contributing



Description

This is a classic example of a two-story, wood-framed Greek Revival home with a front-facing gabled roof. The main body of the house is a 16 x 30 foot rectangle with the shorter side forming the front façade. There is also a side wing extending 20 feet to the northwest to form a “L”-plan. The side wing is two-stories, but is not as high as the main body of the house. It has its own gabled roof facing northwest.

As is typical of this style, the front façade has an uneven number of bays, in this case three, with the main entrance to one side, in this case, to the right. The entrance door featuring the typical side-lights is mounted in a one-story projecting bay, about nine feet wide, capped by its own gable. The house has the typical wide trim boards below the eaves and pilaster strips at the corners. A distinctive feature of the house is the diamond-shaped gable window.

Building permit records indicate that the two car garage in the rear of the property was added in 1965. It is accessed from Elm Street

Significance

Abner Tibbetts (c 1823-1886) was a true Yankee pioneer, always moving west. A native of Maine, he migrated to Racine, Wisconsin in 1853 and then to Wabasha County in 1855. He was one of the founders of Lake City, joining in 1857 with Samuel Doughty and Abner Dwelle as the proprietors of the original plat of the city.⁴⁶ As a result, he owned considerable property, including all of Block 46. In 1861, he was appointed Register of Public Lands for the General Land Office in St. Peter, MN. He returned to Lake City in 1865, and tax records indicates that this house was constructed by 1866. In 1869, he was again appointed Register of Public Lands, but now the office had moved west to New Ulm. The 1870 census indicate that he was living in Mankato. By 1875, he had moved his family to New Mexico to become a customs collector, and in 1884, he became an executive in a railroad company linking Central Mexico to the Pacific coast.

Tibbetts sold this home to William Timmerman in 1869, the same year that he was appointed to be Register of Public Lands in New Ulm. Timmerman only briefly held the property because 1870 tax records show George Benson (1834-1907) as the property owner. According to the 1880 census, he lived at this address with his wife Emma and their two daughters. By the 1900 census, their two daughters are gone and a servant was living with them.

Benson was born in Boston and was educated at Phillips’ Exeter Academy in New Hampshire. He migrated first to Buffalo, then to Indiana, and finally to Lake City in 1871 where he pursued a

⁴⁶ *History of Wabasha County*, 1884, p 1291.

career in banking. Along with Timmerman, he was an organizer of the First National Bank and its president from 1873 to 1876. This enterprise went into receivership in 1885. At some point, he became involved with the Lake City Bank of Minnesota, a much more successful operation, and he served as president from 1892 until his death in 1907.⁴⁷

Glenn M. Dwelle, Jr is listed as the property owner in the 1910, 1920 and 1930 tax records, and 1910 and 1920 census records and phone books indicate that he, his wife Mary, and their four children lived in this home until 1930. Dwelle was born in Lake City in 1875. He was well-known in the county as the man who founded and ran the telephone company that bore his name. He was also involved in a telephone company across the lake in Pierce and Pepin Counties.⁴⁸

Evaluation

This home is a contributing resource because it was built in the 1860s by Abner Tibbetts, one of the founders of Lake City, as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The Greek Revival architecture is characteristic of the decade in which it was built. After Tibbetts continued his migration to the West, it was the home of George Benson, a noted banker. Following Benson's death, Glenn M. Dwelle, the man who brought telephone service to Lake City, lived here with his family. The house retains its original sheathing and trim details which mark it clearly as a Greek Revival home from this period.

⁴⁷ *History of Wabasha County*, 1920, p. 188, 189

⁴⁸ *Ibid.* p. 599.

#19

Dilley-Harris House
501 S. Oak Street
WB-LKC-318
PIN: R 22.00445.00
Block 30: parts of Lots 9 & 10
Contributing



Description

This two-story Gothic Revival house fronts on Elm Street. The plan is composed of two nearly square blocks one behind the other. The front block features a prominent front-facing gable off set to the left with a cross gable facing the Oak Street side to the right. Behind this block is another larger block which is covered by a side-gabled roof. As a result, there are four steeply pitched gables each topped with a finial. Three of the gables feature paired round-arched windows under a pointed arch hood. The fourth has a semicircular window. The main entrance has a round arch doorway sheltered by a gabled porch. On the right side of the front façade is a wraparound enclosed porch under a hipped roof. A garage to the rear is accessed by a driveway from Elm Street. Building permit records indicate that an existing garage was enlarged in 1972.

Significance

Tax records indicate that Mathias and Margaretta Dilley bought this property in 1869 and that by 1874 had built a substantial home. They had come from Pennsylvania to farm in Minnesota, and at some point had moved to Lake City with their six children. The 1880 census shows the couple living at this address. At that time Mathias Dilley identified himself as a retired blacksmith.

According to tax records, Jay H. Harris bought the property in 1886, perhaps after the death of the Dilleys, and owned the home through 1930. He is listed in the city directories and phone books as Dr. J. H. Harris, a dentist with offices in the Citizens Bank Building. Harris lived in the home with his wife Myra and his daughter Marian who became a teacher. The 1930 census indicates that Marian had moved her elderly parents, then both 80 years old, to St. Paul where she had a seamstress shop. Marian is listed as the taxpayer in 1930, but the census for that year indicates that Dr. Lloyd T. Maas, another dentist, had moved into the home with his family. Dr. Maas was the partner of Dr. William Duerre, with offices in the Lake City Bank Building. Earlier, Dr. Maas had lived for a while with the Duerre family at 208 S. Oak Street.

Evaluation

This home is a contributing resource because it was built in the 1870s by a farmer/blacksmith as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. A dentist bought the home in 1886 and lived there during the 1920s. The steep gabled roofs, the pointed arch windows, and the finials are details characteristic of Gothic Revival homes from this period. The vergeboards common to Gothic Revival homes may have been lost when vinyl soffits and fascia were added. The stucco sheathing may be original but would be an unusual for a Gothic home from this period. Nevertheless, the home retains much of the characteristics which associated it with the period of its construction.

#20

L. S. Van Vliet House
506 S. Oak Street
WB-LKC-048
PIN 22.00556.00
Block 47, parts of Lots 1, 2, & part of Lot 3
Contributing



Description

A two-story, wood framed Greek Revival home built on a “L-plan.” The main body of the home has a front-facing gable. A two-story wing, not quite as tall, extends at right angles to the main body for 32 feet to the northwest. The main façade, about 23 feet wide, has an uneven number of bays, in this case three, and a main entrance off center, in this case to the right. The low-pitched roof has two-part trim boards below the eaves. The front entrance, pictured here, has the typical Greek Revival sidelights. There is a full-façade front porch which is apparently not original. The side wing has a three-sided first-floor bay facing Dwelle Street and narrow paired arched windows under a Gothic hood on the second floor.



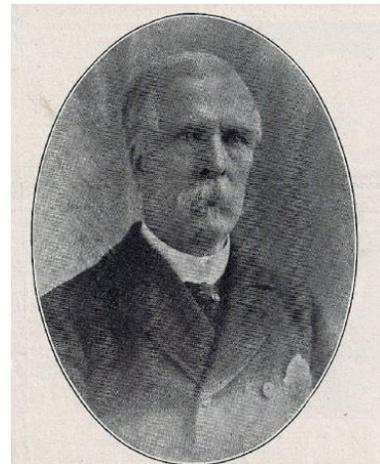
Significance

This house was built by Major L. S. Van Vliet, a Vermont native whose family had migrated to Racine, Wisconsin in the years before the Civil War. In the second year of the war, he was commissioned a captain and assigned to General U.S. Grant’s army as a quartermaster. His most important service was at Memphis, where he was in charge of the army’s river transportation. After the war, he returned to Racine, and then moved his family to Lake City.⁴⁹

Van Vliet lived in this home with his wife and three children.⁵⁰ According to the tax records, he purchased this property and built this house upon his arrival in 1866. In 1870 he organized the First National Bank and worked as its cashier. He was the second mayor of Lake City, serving a one year term in 1873-74.

For some reason, Van Vliet and his family moved to Illinois. In 1900 he and his family were living in Cicero, Illinois according to the census data. He died in Oak Park, Illinois in 1910 at age 80.

Tax records indicate that Oscar S. Anderson had purchased the home by 1886. Anderson was a Swedish immigrant who arrived in Lake City in 1868. After several odd jobs he opened a billiard parlor and sample room. In 1893, he sold that business and became a real estate broker, especially



⁴⁹ *History of Wabasha County*, 1884, 1232-33.

⁵⁰ One of his daughters, Mattie, married Dr. E.A. Patton, son of Dr. George R. Patton, who lived two blocks from the Van Vliets at 303 S. Oak.

of farm lands. He served two years as alderman and then from 1896 to 1898, two terms as mayor.⁵¹ The 1900 census lists Oscar Anderson living at this address with his wife Pauline, his daughter, also named Pauline, and a domestic servant. The couple and their grown daughter continued to live at this address according to the 1910 and 1920 census. Oscar Anderson died in 1927, and the 1930 tax records list his widow Pauline as the taxpayer. She died in 1937.

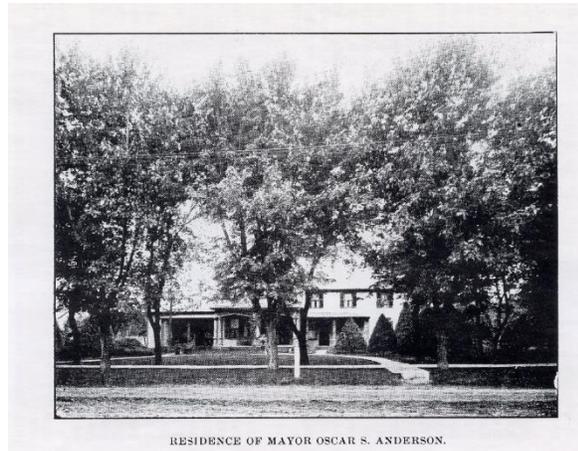


Evaluation

This home is a contributing resource because it was built in the 1860s by Major Van Vliet as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. Later it was the longtime home of Oscar Anderson, an alderman and mayor of Lake City.

This home has been significantly changed but has enough of its original characteristics to be a contributing resource in the district.

A historic photo of the building from 1897 (see below), when it was the home of Oscar Anderson, suggests that there was a much more elaborate porch on the front façade of the main block, and in addition, a second covered porch along the Oak Street façade of the side wing. This would be consistent with the doorway in that façade which is obscured by a shrub in the photo above. The historic photo also suggests that there was a second side wing on the southeast side.



⁵¹ *Lake City, Minnesota*, p. 44. This photo of Anderson and of his home below are from that volume.

#21

W. C. Snyder House
509 S. Oak Street
WB-LKC-500
PIN 22.00444.00
Block 30, parts of Lots 8 & 9
Contributing



Description

This is a simple, unadorned “homestead” house using the common gable-front-and wing or “T” house design. The two-story block is rectangular and has a front-facing gable over a 16-foot wide façade with three windows. The single story side wing is nearly square and attached to the center of the left façade of the main block. The main entrance is in the side wing tucked into the corner where it meets the main block. There is a modern metal canopy over the entrance. The two car garage in the rear was built in 1990.

Significance

Tax records indicate that Wesley C. Snyder, a marble maker from Minneapolis, had moved to Lake City and purchased this property by 1888.⁵² Most likely the home was built then, and in any case, it appears on the 1891 Sanborn Insurance Map. The 1900 Census shows Snyder at this address with his wife and two children. He is listed in the 1896-1896 city directory as a marble cutter for the Lake City Marble and Granite Works. Apparently he left that company and started his own firm because the 1900-1901 directory notes that he was the proprietor of the New Marble Works.

The 1920 census shows Snyder and his wife still at this address, and he is listed at this address in the phone books through 1926. His 1927 death certificate is on file at the Minnesota Historical Society. The 1930 census indicates that the home stayed in the family because it lists his son Lynn, a dentist, living at this address with his wife Birdie and his father-in-law. Lynn Snyder most likely inherited the property because he is listed in 1930 as the tax payer.

Evaluation

This home is a contributing resource because it was built in the 1880s by a stone cutter who was on the verge of starting his own business as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. “Vernacular” homes like this were popular on farms and in towns and were often expanded as the owner’s income grew. For example, the side wing may have been built before the two-story section. This home has vinyl siding, soffits, fascia, as well as replacement doors and windows, but still retains the simple massing and layout which mark it as a typical vernacular home of the period.

⁵² The 1882 and 1883 city directories for Minneapolis list him as a marble maker.

#22

**515 S. Oak Street
WB-LKC-320
PIN 22.00443.00
Block 30, parts of Lots 7 & 8
Contributing**



Description

The house is a simple “L” plan gable-and-wing “homestead” house. There are some unusual features, including through-wall dormers with shed roofs on both the front and northeast facades. There are also Gothic details, including the finials on the gable peaks and the arched windows under a pointed arch hood under the front facing gable. The siding appears to be original wood but the arched windows have been replaced. The shed-roofed porch is also likely a replacement.

Significance

Property on this block was owned by several businessmen probably as an investment. Tax records for 1890 indicate that Anson Pierce, a hardware merchant and county commissioner, owned Lots 6, 7, and 8. He divided them into the parcels which became 515 and 519 S. Oak. Tax records suggest that this house was built in that year because the value of this property doubled. The 1891 Sanborn map indicates that this house was in place by that time.

Anson Pierce is still listed as the taxpayer in 1900 but he clearly never lived in this home. Very likely he built the home intending to rent it. For example, the 1900 census shows Joseph Bueda, who identified himself as a painter, renting the home with his wife. He is also listed in the 1901 city directory at this address. The tax rolls show J. Howatt as the owner in 1910, but very likely the home continued to be a rental because different names appear in the phone books. The 1920 rolls indicate that Christine Winters had bought the home, and she appears in the phone books at this address throughout the 1920s. The 1930 census lists her as living at this address with two boarders.

Evaluation

Although this interesting home was probably built by Anson Pierce, apparently neither he nor any other owner associated with commercial life in Lake City lived in the home. The first owner-occupier seems to be Christine Winters who bought the home in about 1920. No information has been found about her. The 1930 census lists her occupation as “none.”

#23

516 S. Oak Street
WB-LKC-323
PIN 22.00567.00
Block 47, parts of Lots 3 & 4
Non-Contributing

**Evaluation**

This side-gabled, one-story Minimal Traditional (sometimes called Cape Cod) home is typical of many small homes built shortly after World War II, in this case, in 1952, to provide affordable housing to returning servicemen during the Baby Boom era.⁵³ It is a non-contributing resource in the historic district because it was built outside the period of historic significance (1860-1930).

This home and the home at 520 S. Oak stand on the lots which were earlier occupied by the home which Hiram Center, an early Lake City banker, built in 1869. City directories indicate that he lived at that home at least until 1900.

⁵³ The term Minimal Traditional comes from McAlester, 2nd edition, p 586-595

#24

William McRostie House
519 S. Oak Street
WB-LKC-321
PIN 22.00442.00
Block 30, parts of Lots 6 & 7
Contributing



Description

This simple, two-story side-gabled wood-framed house has a rectangular plan. The primary façade facing Oak Street is 32 feet wide and is divided symmetrically into three bays. The left and right bays have identical windows on the upper and lower levels. The central bay has a window on the upper level above the main entrance which has distinctive double doors. There is a single-story not quite full-façade porch with a hipped roof supported by four fluted columns. In 1981, an attached garage was added which is accessed from Elm Street by a driveway.

Significance

Property on this block was owned by several businessmen probably as an investment. In 1890, Anson Pierce, a hardware merchant and county commissioner, owned Lots 6, 7, and 8. He divided them into the properties which became 515 and 519 S. Oak. Tax records suggest that this house was built in that year because the value of this property doubled.⁵⁴ It does not appear that Pierce lived at this address, and in any case, William McRostie had purchased the property by 1894. According to the 1896-1897 city directory, he was the proprietor of the Lake City Granite and Marble Works. The 1897 book on Lake City noted that he had already earned a very strong reputation as a craftsman and business owner. The volume also noted that he was serving his second term as an alderman on the city council.⁵⁵ The 1900 census date lists him at this address along with his wife Laura. The 1900-1901 city directory also lists a servant in their household.

There is no death certificate on file for William McRostie at the Minnesota Historical Society, but tax records list Laura McRostie was the taxpayer in 1910. Very likely the property was not owner occupied in the next period. Tax records for 1920 and 1930 indicate that John Hoeft had purchased the property. Although phone books indicate that he did live there for a few years, by 1926, the family of Arthur Meincke occupied the home. The 1930 census lists him there with his family and designates them as renters. He was the eldest son of Henry Meincke, the retired farmer who had bought the home at 603 S. Oak.

Evaluation

This home is a contributing resource because it was built around 1890 as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. It was the home of William McRostie, owner of a granite company and also an alderman. Additions are all to the rear. It has metal siding, fascia, soffits, and very likely the front porch is not original. Nevertheless, it retains its basic characteristics as a simple “homestead” home of the period.

⁵⁴ The home appears on the 1891 Sanborn insurance map.

⁵⁵ *Lake City Minnesota 1897*, p. 72

#25

520 S. Oak Street
WB-LKC-501
PIN 22.00568.00
Block 47, Lot 5, parts of Lots 3 & 4
Non-Contributing

**Evaluation**

This side-gabled, two-story Minimal Traditional (sometimes called Cape Cod) home is typical of many homes built in the post-war period. This house was built in 1970, and therefore features a two-car attached garage rather than the single car garage typically built earlier.⁵⁶ It is a non-contributing resource in the historic district because it was built outside the period of historic significance (1860-1930).

This home and the home at 516 S. Oak occupy the lots where Hiram Center, an early Lake City banker, had built his home around 1869. City directories indicate that he lived at that home at least until 1900.

⁵⁶ The term Minimal Traditional comes from McAlester, 2nd edition, p 586-595

#26

Clement House
602 S. Oak Street
WB-LKC-322
PIN 22.00573.00
Block 48: part of Lot 1
Contributing



Description

This front-gabled two story wood-framed home has a long narrow rectangular plan with a front façade of 22 feet. Several details, including the shallow pitch of the roof, the wide, two-part frieze board under the eaves, the odd number of bays and the off-set entry on the front façade, suggest that this was originally a Greek Revival home. The full façade porch with spindle work and a gable over the entrance seem to be a later Queen Anne-inspired addition. An attached garage accessed from Irving Street was added in 1996. A five-sided sunroom topped by a second story cupola was added to the northwest façade facing Irving in 2011.

Significance

Carlos and Ellen Clement owned this property as early as 1879 and apparently built this house or an earlier house about that time.⁵⁷ The 1880 census lists them on this block, and they are still here for the 1910 census, by which time Carlos was 82 and Ellen was 74.

The 1896-1897 city directory indicates that Carlos Clement was a merchant who sold groceries and crockery at a shop at Center Street and Main Street. This directory lists Carlos and Ellen as residing at 602 S. Oak, along with a boarder who was a school teacher. In the 1900-1901 directory, Carlos is listed as a retired merchant.

The 1910 tax records indicate that they sold the property in that year. Gottlieb Moechnig is listed as the taxpayer in 1920 and 1930. He is listed at this address in the 1920 census, but very likely the property was occupied by tenants later in the 1920s because the phone books for the period indicate a great deal of turnover.

Evaluation

This home is a contributing resource because it was built in the 1870s by the merchant Carlos Clement as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The original Greek Revival details of the home are clearly visible. There are various additions, including a new porch, a sunroom and attached garage, but the home retains its original siding and trim.

⁵⁷ The tax records starting from 1879 to at least 1910 list Ellie Clement as the tax payer for this property. The 1891 Sanborn insurance map, which is the earliest available, shows a house on this lot.

#27

Rollin H. Neal House
603 S. Oak Street
WB-LKC-323
PIN 22.00436.00
Block 29: part of Lot 9 & Lot 10
Contributing



Description

This two-story wood framed Queen Anne home has a rectangular footprint topped by a hipped roof with cross gables on both side façades. The front façade is crowned by a large gabled dormer off-center to the left over the second floor three-sided bay. This dormer features a semicircular art glass window. The front entrance is set off to the right flanked by an arched window with art glass on the right and a three-sided bay, also featuring art glass, on the left. There is a full façade one story porch with classical columns which mark the house as a part of the later, “Free Classical” phase of Queen Anne architecture. There is a modern detached garage.

Significance

John Leonard owned Lots 8, 9, and 10 of this block and lived in a house on Lot 10. In 1898 he sold Lot 10 and part of Lot 9 to Rollin H. Neal, who apparently razed the existing house and built this larger home in 1899. The 1900 census shows Neal at this address with his wife Isabella and their two daughters. He is listed in the 1900-01 city directory at this address, and as an early phone subscriber in the 1908 phone book.

Rollin Neal was the son of Calvin Neal, who started a blacksmith shop in the 1860s which grew into the Neal, Johns & Company which Rollin Neal managed. In the 1890s, the company produced 3,000 wagons annually and was the city’s largest employer.⁵⁸ After Rollin died in 1917, Isabella lived in the home for a while but eventually it was sold to Henry Meincke, a farmer from Mount Pleasant township who wanted to retire in town. Meincke is listed as the taxpayer in 1920 and 1930, and the 1930 census lists Henry and his wife Margaret in the home along with the youngest of their four children and four roomers. The couple and their son, now 21, were still in the home for the 1940 census.

Evaluation

This home is a contributing resource because it was built in the late 1890s by Rollin Neal, who managed Neal, Johns & Company, as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals, managers, and public servants in Lake City. The Queen Anne architecture of the home is characteristic of the decade in which it was built. The home has vinyl siding, soffits and fascia, and the porch has been remodeled, but the basic characteristics of its historic architecture are clearly visible. The brackets under the eaves, which are not usually part of a Queen Anne home, do not appear to be original.

⁵⁸ Thomas Zahn, p. 24

#28

Nicholas Gludt House
606 S. Oak Street
WB-LKC-046
PIN 22.00574.00
Block 48, Lot 2
Contributing



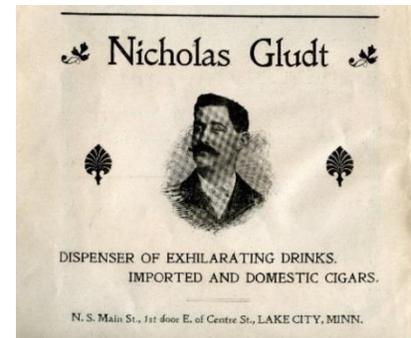
Description



This two-story brick home has a hipped roof with hipped dormers on the front and southeast façade. The northwest façade features a striking six-foot wide bay which projects out three feet and reaches from the ground to a cross gable at the roofline. The home is clad in Red Wing lime brick accented by sills, hoods and water table of Lake Superior sandstone. There is a full façade one story porch supported by classical columns. But for its rectangular footprint, the home has the feel of an American Foursquare with Neoclassical detailing. Art glass adorns the windows. There is a modern detached garage in the rear.

Significance

The 1900 Sanborn map shows no structure on this property; the 1909 map clearly shows the outline of this house. Nicholas Gludt, who appears on the tax rolls for 1910, built it a few years before 1909. The 1910 census lists Nicholas Gludt at this address with his wife Louise and their two daughters. Gludt worked at, and later ran, his father's harness making business. Later, he went into the saloon trade, as indicated by this advertisement from the 1900-1901 city directory. The 1920 census lists the Gludt family at 120 Prairie Street. Nicholas Gludt might have been forced to sell this grand home because of the onset of Prohibition which he survived by selling soft drinks and tobacco. At his death in 1939 he was running a liquor store.⁵⁹ Later Paul J. Belanger, a chiropractor with a practice downtown, owned the home. He is listed in the phone books at this address starting in 1922. The 1930 census shows him here with his wife Alice, and he is listed as tax payer in 1930.



Evaluation

This home is a contributing resource because it was built in the 1900s by Nicholas Gludt, a saloon keeper, as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals, and public servants. By 1920 a downtown chiropractor and his family called it home. Its architecture is characteristic of the decade in which it was built and little has changed. This is a very impressive home which is easy to overlook because of large overgrown Arbor Vitae trees in front of the porch.

⁵⁹ "Stroke is Fatal to Nicholas Gludt," *The Lake City Graphic Republican*, April 20, 1939.

#29

607 S. Oak Street
WB-LKC-502
PIN 22.00435.00
Block 29: Lot 8 & part of Lot 9
Non-contributing

**Evaluation**

This simple “L” plan home is not a contributing resource because there is not enough evidence to associate the origins of the home with the commercial figures of the era in which it was built. Now divided into three apartments, it is difficult to gauge its original appearance because of the new porch and the vinyl siding, soffits, fascia, and trim. The printer John Leonard owned Lots 8, 9, and 10 of this block and lived with his wife Bertha in a small house on Lot 10 according to the 1880 census. His wife Bertha Leonard is listed as a widow in the 1896 city directory. She must have sold Lot 10 and part of Lot 9 to Rollin H. Neal, who apparently razed the existing house and built the existing home at 603 S. Oak in 1899. Possibly she used the proceeds to build this home for herself next door on the remaining property, as she is listed at this address in the 1900 census. By 1910 another widow, Adelia Mathews, lived in the home, and she was there until about 1926 according to the phone books. Phone listings indicate that the home had been divided into a duplex in the 1920s.

#30

612 S. Oak Street
WB-LKC-503
PIN 22.00575.00
Block 48: Lot 3
Non-contributing

**Evaluation**

This simple “L” plan home is not a contributing resource because there is not enough evidence to associate the origins of the home with the commercial figures of the era in which it was built. It is difficult to gauge its original appearance because of the new porch, changed window openings, and vinyl siding, soffits, fascia, and trim. Tax records indicate that Jabez Collins owned Lots 3, 4, and 5 of this block as early as 1870. He built his own home on Lot 5 and later a home for his son Martin Collins on Lot 4 (616 S. Oak). Sanborn Insurance maps indicate that he had built a house on Lot 3 by 1891. Jabez and later his son Martin continued to own the house on Lot 3 at least through 1910. By 1931, the grocer John Roschen owned the property, but like Jabez and Martin Collins, lived elsewhere and apparently owned the home for rental income. The phone books and city directories indicate various occupants, none of whom seemed to be the owners. Beginning in 1924, the phone books indicate that the house had become a duplex.

#31

Fred Rueckert House
613 S. Oak Street
WB-LKC-324
PIN 22.00434.00
Block 29: Lot 7
Contributing



Description

This Queen Anne home has the asymmetrical facades typical of this style. The front façade is dominated by a tall gable extending the entire width of the house which contain paired attic windows with ornate transoms. Below the gable, a two story projecting bay sits on the right hand side. The main entrance accessed by a stone porch is on the left hand side. An unusual feature is that the porch roof is formed by a continuation of the side gabled roof which crosses the front facing gable. The porch roof is supported by classical columns. Above the porch roof are a band of three square windows. There is no garage.

Significance

This house was built about 1898 by Frederick W. Rueckert, a hardware merchant. According to tax records, Rueckert bought the property in about 1896, but the city directory for that year indicates that he and his family were still living above his shop on the 200 block of South Washington Street. The 1900 Sanborn insurance map is the first to show a structure on this lot, and the 1900 census shows him at this address with his wife Mary, his daughter Clara, and his son Fred. The family was still in the home for the 1910 census, although by then their son had married and moved out. Frederick Rueckert is listed in the phone directories at this address through 1919.

William Saul, a retired farmer from Gilford Township, is listed as the taxpayer on the 1920 and 1930 tax rolls. Census records indicate that he lived there with his wife Mary and one of his six children. The 1924 phone book indicates that he was joined in the home by his daughter Mame and her husband Hugh Redmond. He was a mechanic who ran the Pioneer Garage which began selling Dodge cars that same year.⁶⁰ The 1930 census lists Hugh and Mame Redmond in the house along with William Saul (now 74), their four children, and a servant. The couple was still there for the 1940 census, along with two of their children and four lodgers.

Evaluation

This home is a contributing resource because it was built in the late 1890s by Frederick Rueckert, a downtown merchant, as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals, and public servants. Later Hugh Redmond, an early car dealer, lived in the home with his family. The Queen Anne styling of the house is characteristic of the period in which it was built. There appears to be replacement siding but the historic nature of the house is clear.

⁶⁰ *Lake City Minnesota 1897-1972*, p 25. In 1937, his son William opened Redmond Motors which sold Chrysler, Dodge, Plymouth and Oldsmobile cars.

#32

Martin L. Collins House
616 S. Oak Street
WB-LKC-325
PIN 22.00536.00
Block 48: Lot 4
Contributing



Description

This two-story wood-framed Queen Anne home has a rectangular footprint with its front façade dominated by a 16 foot wide projecting bay topped by a prominent front gable. There is also a projecting bay on the northwest façade topped by its own cross gable. Typical of Queen Anne homes, it has full front façade one story porch decorated with spindle work that wraps around one side. The basic sheathing is wood clapboards, but there is shingling under the gables. There was an older detached garage in the rear which was joined to the home in 1981 when a second garage was built connecting the home and the existing garage.

Significance

Tax records indicate that Jabez Collins, a carpenter who built many Lake City homes and ran the Lake City Planning Mill, owned Lots 3, 4, and 5 of this block as early as 1870. He built his own home on Lot 5 (620 S. Oak) at the corner of Oak and South Streets (now Lakewood Avenue), and when his son Martin married in 1891, built a home for the newlyweds next door on Lot 4, this address.⁶¹

The 1900, 1910, and 1920 census reports show Martin with his wife Marie and their son Harry in this house. After Marie's death, Martin continued to live in the house until his death in 1954 at age 90.⁶² The 1930 census lists Martin in the home with his older sister Eva Ramsdell. He shared the home with his niece Ruth Rawson and her two children according to the 1940 census. City directories and phone books from these years indicate the same.

Martin L. Collins was something of a legend among the downtown merchants. As a teenager in 1881 he began working for A. T. Guernsey, a local druggist. When Guernsey retired in 1889, Collins bought his stock. For the next 63 years he ran Collins Drugs (pictured here about 1946 from the MHS collections). He was celebrated by the local newspaper on the occasion of his 50th anniversary in the business in 1939. In 1946, he was feted at a community dinner on the occasion of an award he received from *American Druggist* magazine for his many years of service. When he sold the store and retired in 1952, the local newspaper marveled



⁶¹ "M. L. Collins Will Complete 50 years in Business Sunday," *Lake City Graphic*, December 1939. The 1890 Sanborn insurance map shows no house on this lot but a house is clearly indicated on the 1894 map.

⁶² "M. L. Collins, Pioneer of City, dies Sunday, Age 90," *Lake City Graphic*, May 27, 1954.

at his amazing run as druggist serving the city.⁶³ The paper also noted that he had served for 16 years on the school board and more than 40 years as the treasurer of the Congregational Church.

Evaluation

This home is a contributing resource because it was built in the 1890s for M. L. Collins as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals, and public servants in Lake City. The Queen Anne style of the home was characteristic of the decade in which it was built. There are additions to the rear which do not alter the historical features of the architecture. The siding and trim appear to be original.

#33

620 S. Oak Street
WB-LKC-326
PIN 22.00577.00
Block 48: Lot 5
Non-contributing



Evaluation

Tax records indicate that Jabez Collins, a carpenter who built many Lake City homes and ran the Lake City Planning Mill, owned Lots 3, 4, and 5 of this block as early as 1870. He built his own home on Lot 5, and the Sanborn insurance map through 1921 indicate that this structure was placed very tight on the corner of Oak and South (now Lakewood). He also built the home next door at 616 S. Oak for his son Martin Collins, the druggist. Jabez Collins died in 1904 and his wife in 1925.

Martin Collins must have inherited this property because he is the taxpayer for both 616 and 620 S. Oak on the 1931 tax rolls. By 1928, his son Harry and his family had moved into 620 S. Oak.⁶⁴ A later news report noted that the original Jabez Collins home was remodeled, but the 1930 Sanborn map indicates that a house with a different footprint was now on this lot.⁶⁵ This new house was set back the normal distance from both Oak and Lakewood. Very likely the original Jabez Collins house was either razed or moved and drastically remodeled, and that the house presently on the lot dates from the late 1920s. The existing house could possibly have been part of a Greek Revival home that Jabez Collins might have built in the 1870s, but changes in siding, trim, doors and sash make it difficult to judge. In addition, the front façade now has an unpainted second story deck accessed by a double patio door which clearly was not part of its original construction.

⁶³ "M.L. Collins Retires From Drug Business after 72 Years of Work," *Lake City Graphic*, November 20, 1952.

⁶⁴ The 1930 and 1940 census reports show Harry Collins and family at 620 S. Oak. Martin Collins hoped that Harry, a World War I veteran and also a pharmacist, would inherit his business. However, Harry died in 1941 after lung surgery.

⁶⁵ "M. L. Collins Retires..."

#34

John T. Wallis House
621 S. Oak Street
WB-LKC-327
PIN 22.00433.00
Block 29: part of Lot 6
Contributing

Description

This Queen Anne home has a steeply pitched hipped roof broken by three gables. The gable on the front façade tops a 14-foot wide projecting bay. To the left of this bay is the entrance, which is sheltered by a gabled porch resting on brick piers. There are also gables on the northwest and rear façades. There is a single story addition on the northeast façade and an attached one car garage in the rear, accessed from Lakewood Avenue.



Significance

Sanborn maps show that there was no home on this lot in 1894, but that in that year, John T. Wallis bought the property and within two years had built a home, as indicated by the fact that the assessed value of the property had doubled. In any case, the Sanborn map for 1900 clearly shows a new home on the lot. According to the 1900 census, John Wallis was a “traveling salesman in rubber goods” and lived with his wife Laura, two children, and a servant.⁶⁶

According to the current owners’ property records, Wallis sold the property to Dora Isensee in 1908, and she is in fact listed at this address in the phone book starting in this year. The 1910 census shows that John T. Wallis had moved his family to St. Paul, and that Dora Isensee, a widow, was living in the house with her two teenage children. According to the 1900 census, Dora Isensee was the wife of Henry Iseneee, a 41 year old farmer in Florence Township in Wabasha County. Very likely she sold the farm and moved her children to town when her husband died. She is listed as the tax payer on the 1920 and 1930 tax rolls. The 1930 census shows her at this address at age 69 and apparently she lived there until her death in 1945.

Evaluation

This home is a contributing resource because it was built in the 1890s for J. T. Wallis as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals, and public servants in Lake City. Its Queen Anne style was characteristic of the period in which was built. The front façade has likely undergone significant revision. Very likely there was some kind of single story porch which has been replaced by the current porch over the doorway. The attic window in the front gable also appears to be new. Nevertheless, its historic character is still clearly visible.

⁶⁶ There are a few anomalies in this record. For one thing, the 1900-1901 city directory places J. T. Wallis at 610 S. Oak, which would have been on the other side of the street. Very likely this is an error. That same directory lists C. W. McElwain, a hardware store clerk, at 617 S. Oak, which could refer to this home or to the Rueckert house at 613 S. Oak. The 1900 Census also places McElwain, his wife and two children on this block as a renter. He could have rented part of either the Rueckert or Wallis home.

#35

Baldwin-Wise House
221 W. Center Street
WB-LKC-163
PIN 22.00470.00
Block 33, parts of Lots 9 & 10
Contributing



Description

This two story wood-framed, steeply-pitched front-gabled home has a rectangular footprint. The 20-foot wide front façade facing Center Street is divided into three bays, with the entrance door on the left side of the first floor. This door is sheltered by a gabled hood. There is a rectangular bay that extends out ten feet on the northeast façade and a three sided, two floor bay on the southwest façade facing Oak Street. Art glass, possibly original, is visible in some first floor windows.

Significance

Tax records indicate that J. M. Willis, a lumber dealer, was the tax payer on this property in 1870 and the valuation indicates that a home had been built. By 1874, Willis had sold the property to Myron A. Baldwin. A native New Yorker, Baldwin arrived in Lake City in 1868. He was a livestock dealer and a banker, first with Lake City Bank and then with First National where he was president. He was elected mayor in 1880 and died the next year of “cerebra-spinal fever.”⁶⁷

Later the house was associated with the Wise family of merchants. In 1884, Charles and Edward opened a farm machinery business which eventually added general hardware. When Charles died in 1896, his two sons continued the hardware business while Edward continued the farm implement business joined by sons Edward H. Wise and Al Wise.⁶⁸ Edward Wise, the father, lived in this house from sometime after the turn of the century at least until the 1920 census, which lists him here (age 79) with one of his daughters.⁶⁹ The 1920 census also contains a separate listing at this address for Al Wise, his wife Josephine, and their three children. Tax records for 1920 and 1930 indicate that Al and Josephine inherited the home.

Evaluation

This home is a contributing resource because it was the home of Myron Baldwin, a banker who was also the mayor. Its location at Center and Oak Streets made it a key part of the growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. Later it was the home of the merchant Edward Wise.

⁶⁷ *History of Wabasha County*, 1884, p. 1153

⁶⁸ *Lake City, Minnesota* (1897), p. 90-91.

⁶⁹ Edward Wise also has a listing in the telephone books for 1908 and 1920 at this address

This home has gone through an unusual number of changes. Very likely it was built as a Greek Revival house in the early 1870s. However, this post card from the collections of the Lake City Historical Society indicates that it was later transformed into a Queen Anne. At that point it had an ornate spindle style full-façade front porch with a gable over the entrance. There was also an ornate side porch facing Oak Street. Possibly the projecting three sided bay facing Oak Street was added that that time.



The original decoration has been removed or covered the vinyl siding, soffits, fascia and new windows. The full front porch is gone and replaced by the hood over the door. The two-story rear section of the home is gone and there is now an attached garage. In spite of all this, it retains its original massing and window openings, and of course, its location.

#36

Hiram and Mary Patton House
205 W. Marion Street
WB-LKC-066
PIN 22.00455.00
Block 32, Lot 1, 2, part of 3
Contributing



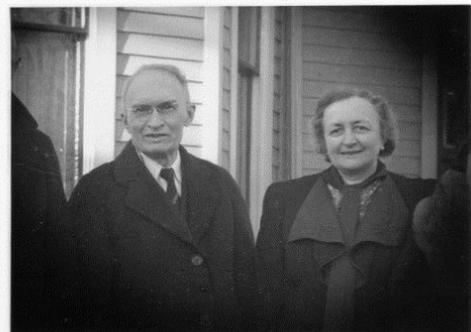
Description

This grand two-story, wood-frame Queen Anne sits at the corner of High and Marion Streets with an excellent view of Lake Pepin from its wide wrap-around porch which stretches 30 feet along the north façade facing High Street and the lake, and 34 feet along Marion Street. The basic plan is a large rectangle, extending 64 feet along the Marion Street side and 32 feet along the High Street façade. There is a hipped roof which is interrupted by a cross gable over a three-sided bay on the Marion Street side and another cross gable over a second three-sided bay on the High Street side. There are also gabled dormers on each façade, and in addition, an eyebrow dormer high on the room on the Marion Street side. In 1981, an in-ground swimming pool was installed in the backyard, but it is not visible from either Marion or High Streets.

Significance

George Patton (1802-1889), an early pioneer who came to Lake City from Ohio in 1856, became one of the most successful early merchants and landowners. He took two of his sons, Hiram and Augustus, into his business. George Patton divided Block 32 between his sons Augustus, Hiram and George R. Patton, an older son who moved to Lake City from Ohio in 1871 to practice medicine. George R. Patton built the home at 303 S. Oak, also part of the proposed historic district, in 1872. August died in 1869. Hiram ran the family business until his retirement in 1881. He built this home in 1888 and lived there with his wife Mary E. Patton, their son George W. Patton, and a servant, until his death in 1899.⁷⁰

After Hiram Patton's death, his widow Mary Patton and her son George W. Patton lived together in the home. Mary Patton died in about 1930. In 1938, George W. Patton married Mary Burnham. Although they moved to Pasadena, California, they returned to this home each summer. They are shown here on their front porch in a photo taken in the early 1950s (from the Lake City Historical Society collections). After George W. Patton died in 1955, Mary Patton continued to summer here until 1961. After that, she occasionally stayed in the home on visits. She died in 1977.⁷¹



George W. Patton, commonly called "Will," and his wife Mary were well-known in the community as

⁷⁰ "Hiram T. Patton," obituary, *Lake City Graphic Sentinel*, June 7, 1899.

⁷¹ "G. W. Patton dies at 78 in Pasadena; Rites Here," *Lake City Graphic*, March 24, 1955; "Community Benefactress Mrs. George Patton, dies," *Lake City Graphic*, March 17, 1977

philanthropists. They were major donors to the Lake City Public Library, the Lake City Woman's Club, the Lake City Hospital, the First Congregational Church, and a local scholarship fund. Will Patton set up a foundation to provide ongoing gifts to the community.

Evaluation

This home is a contributing resource because it was built in the 1880s by the businessman Hiram Patton as part of a growing neighborhood of entrepreneurs, merchants, professionals and public servants in Lake City. The Queen Anne architecture is characteristic of the decade in which it was built, and although it has gone through many changes, its historic architecture is clearly visible. It was later the home of Will and Mary Patton, the most important philanthropists in the city's history.

The home retains its original siding and windows, but there have been changes. For example this historic photo (from Minnesota Historical Society collections) indicates that at some point the porch was remodeled. The light spindle style decoration on the porch was replaced by square pillars mounted on stone bases. The gable over the porch entrance was removed. Overall, the style of the porch changed from Queen Anne to Prairie style. This likely was done in the 1910s or 1920s, within the period of significance, and is itself part of the history of the house.



#37

219 S. Marion Street
WB-LKC-504
PIN 22.00461.00
Block 32, parts of Lots 8, 9, 10
Non-contributing

**Evaluation**

This side-gabled, one-story Minimal Traditional (sometimes called Cape Cod) home is typical of many small homes built shortly after World War II, in this case, in 1951, to provide affordable housing to returning servicemen during the Baby Boom era.⁷² It is not a contributing resource because it was built outside the period of historic significance (1860-1930). This property was part of the large lawn on the lake side of Dr. George R. Patton's home at 303 S. Oak Street. After the Patton family had left the home, perhaps in the period in which it was rental property, the lot was divided and this home built.

⁷² The term Minimal Traditional comes from McAlester, 2nd edition, p 586-595

#38

Hoyt House**315 W. Marion Street****WB-LKC-022****PIN 22.00555.00****Block 45, parts of Lots 8, 9, 10****Contributing****Local Heritage Preservation Site 2012****Description**

This large two-story home has a front-gabled roof over a nearly square footprint with large gabled dormers with deep eaves on each side façade. In the rear, there is a projecting two story bay to the left with its own gabled roof, and a gabled dormer on the main roof to the left. There is a broad one-story porch with square supports on the left half of the front façade which wraps around the left side of the house. The house is sheathed in stucco except for the wood siding under the gables. Many of the windows are three over one. The eaves are decorated by rafter ends. Generally this house is gable roof subtype of Prairie style, although the exposed rafter ends suggest Craftsman influence.⁷³ The Prairie characteristics of the house are highlighted by the coordinated fencing, which features stucco-covered supports with geometric wood decorations, and a hipped roof garage.

**Significance**

Until at least 1910, these lots were part of the property associated with the Williamson/Rahilly House at 304 S. Oak. About that time, Charles G. Hoyt bought the land and built this home which was completed in 1912, the year he died. He was an experienced grain miller who came to Lake City after working for the Pillsbury Company for thirty years. With R. C. Tennant, another experience miller, he formed Tennant & Hoyt Company which built a flour mill near the Milwaukee Road tracks in Lake City. When it burned down in 1906 they built a larger mill driven by electric power. The firm was very successful shipping its "Golden Loaf Flour" to buyers in the Midwest and the East.⁷⁴

The 1910 census lists the Hoyt family, shortly before moving to this house, as including Charles Hoyt, then aged 60, his wife Kate, two grown daughters, four grandchildren, his mother-in-law,

⁷³ McAlester, 2nd edition, 552.

⁷⁴ *History of Wabasha County*, 1920, 190-191

and a servant. By the 1920 census, Charles had died, and Kate Hoyt now lived in the home with her daughter Grace Wiley, the four grandchildren, and a servant. According to the phone books, Kate Hoyt and her daughter stayed in the home until about 1925.

In 1926, Richard Hoyt, the son of Charles and Kate, moved into the home. He is listed as the taxpayer in the 1930 tax rolls. He had become the vice-president of Tennant & Hoyt when it was reorganized as a joint stock company in 1906, and later he was president.⁷⁵ The 1930 census indicates that he lived there with his wife Florence, his son Charles, and a servant. Richard Hoyt was still in the home at the 1940 census, along with his sister Grace and a nephew.

Evaluation

This home is a contributing resource because it was built in 1912 by Charles G. Hoyt, one of founders of Tennant & Hoyt, as part of a growing neighborhood of entrepreneurs, merchants, bankers, professionals and public servants in Lake City. The stucco siding, wood trim, and wood sash seem to be largely unchanged. The house is currently painted white, but this historic photo (c 1920 from the Minnesota Historical Society collections)



indicates that the house was originally painted in a deep hue. The ensemble of house, fencing, and garage are characteristic of the Prairie style popular in the 1910s.

#39

220 W. Elm Street

WB-LKC-506

PIN 22.00451.00

Block 31, parts of Lots 6 & 7

Non-contributing



Evaluation

This side-gabled, one-story Minimal Traditional (sometimes called Cape Cod) home is typical of many small homes built shortly after World War II, in this case, in 1948, to provide affordable housing to returning servicemen during the Baby Boom era.⁷⁶ It is not a contributing resource because it was built outside the period of historic significance (1860-1930). This home stands on parts of the lots which were earlier owned by John McBride who built a house here around 1879. After 1898, his daughter Mary McBride became the owner. It is not known when that home was razed.

⁷⁵ Ibid.

⁷⁶ The term Minimal Traditional comes from McAlester, 2nd edition, p 586-595

Program for Preservation of the Proposed District

Lake City's Historic Preservation Ordinance requires that the designation of a district as a Heritage Preservation Site be supported by an approved program for the preservation of the site. After a district is designated a Heritage Preservation Site, property owners within the district must apply to the Heritage Preservation Commission for a Site Alteration Permit if they plan to remodel, alter or repair the exterior of a structure, move or demolish the structure, or build a new building. The HPC will review and make approve, approve with modifications, or deny the permit. The HPC's decision must be "in accordance with the approved program for rehabilitation of the site.

The Lake City ordinance at Sec 153.06 (C) articulates general "guidelines" for evaluating requests for Site Alteration Permits. These guidelines are adapted from the United States Secretary of the Interior Standards for Rehabilitation of Historic Properties. These are the standards that the federal government uses to manage historic properties. The guidelines of the ordinance, which follow, are the foundation of every program for preservation of a Heritage Preservation Site:

1. *Every reasonable effort shall be made to provide a compatible use for property which requires minimal alteration of the building, structure or site and its environment or to use a property for its originally intended purposes.*
2. *The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
3. *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*
4. *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.*
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.*
6. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage historic building materials shall not be undertaken.*
8. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
9. *Whenever possible new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

Specific Considerations for the South Oak Street Historic District

Although the contributing homes in the district were built at various times and in various styles, the contributing properties have maintained a high level of architectural integrity. Although every property has changed to some degree, the original massing, roof construction, and window and door placement has generally been retained. Consistent with the guidelines stated above, the Heritage Preservation Commission will evaluate requests for site alteration permits based on these considerations:

1. Original floor plan and massing:

The scale of the existing buildings is an important character-defining attribute of the historic district. Additions and alterations should preserve the original visual impact of the historic structure. As has generally been the practice in the district, additions should be on the rear of the home or on a secondary elevation. They should be stepped back, that is, they should have a smaller profile than the original. The roofline of an addition should have the same pitch as the historic roof and should not rise above it. They should be sheathed similarly to the existing structure. If dormers are added to roofs which have not previously had dormers, they should be located at the rear of the home or set back on a side elevation.

2. Roofs:

The shape of the roof, including its basic design (e.g. gabled, hipped), its pitch, and the depth of its eaves, is a distinguishing quality of homes in the district. The shape and pitch of existing roofs visible from the street should not be changed. Skylights on roofs visible from the street are discouraged. Original roof features such as dormers, cupolas, finials, and chimneys also contribute to the architectural distinctiveness of these homes and should be preserved. Decorative features at the roof/wall intersection such as cornices, brackets, frieze boards, exposed rafter tails, are also distinctive features which define architectural styles and should be preserved. If they are deteriorated and beyond repair, they should be replaced with new construction that matches the old in material, shape, texture, and style.

The roofs of most Nineteenth Century homes were made of wood shingles. This original material should be considered. However, asphalt shingling has been the norm for many decades and is acceptable.

3. Porches:

Front porches are one of the most prominent features of most historic homes. Porches should be left open, and original columns and guard rails should be maintained if possible. If they are deteriorated and beyond repair, they should be replaced with new construction that matches the old in material, shape, texture, and style.

4. Windows and doors:

The size and pattern of window and door openings on primary facades are character defining attributes and should be retained. The size and shape of window and door openings should not be altered, nor should windows and door openings be added or enclosed. Original trim and millwork should be maintained. Original doors, window sash, and glass should be preserved if possible. Replacements should replicate the originals as closely as possible. Storm windows and doors should be compatible with the character of the building and obscure the original windows and doors as little as possible.

5. Sheathing:

Original siding is a distinctive feature of an historic home. Most homes in the district would have had wood clapboard siding. This form of siding is durable and long-lasting when well maintained. It should be retained whenever possible. Deteriorated areas of wood siding can be easily replaced. Replacement siding should match the size, lap pattern, profile and texture of the original.

6. Decorative trim details:

Decorative details like lintels, sills, pediments, hoods are distinctive features of architectural style and should be preserved. If missing or deteriorated, they should be replaced with accurate duplications which match the visual qualities of the original.

7. Accessory Structures:

Garages, storage buildings, and other accessory buildings and structures should be designed to complement the principle structure. Use of similar and compatible building materials is recommended. The accessory structure should not be more prominent than the home when viewed from the street.

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