



A City of Homes

Historic Properties Survey Report

Lake City Heritage Preservation Commission

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2005

Abstract

Daniel J. Hoisington conducted an intensive level historic sites survey of Lake City in 2004-05. The survey was completed for the Lake City Heritage Preservation Commission (HPC) with the goal to document and assess pre-1960 historic and architectural resources. The survey area encompassed approximately 358 properties over 2,000 acres. The consultant selected 212 properties for the inventory, representing two historic contexts. The consultant recommends local designation for South Oak Street and North High Street Historic Districts, National Register designation for several architecturally outstanding and significant homes, as well as local historic designation for more than four dozen properties. Survey documentation consists of individual inventory files and this final project report.

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Sanborn Maps from microfilm edition, Minnesota Historical Society.

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*D. M. Smith House
710 Oak Street S
Lake City, Minnesota*



I. Introduction

In 1915, the *Dictionary of the Upper Mississippi Valley* praised Lake City as the “City of Homes.” Although widely known for its beautiful natural surroundings amid the dramatic landscapes of the Mississippi River and its bluffs, the community continues its tradition as a historic residential community. Its location on the river—at a transition point between the older eastern communities and the newer towns of Minnesota—makes Lake City a fascinating laboratory to study the development of architectural styles and building patterns. Indeed, it has one of the finest collections of Greek Revival and Gothic style homes in Minnesota.

Like many communities in the early twenty-first century, Lake City continues to undergo changes with new construction crowding out and sometimes replacing older structures. The riverfront has always attracted tourists and summer residents, but in recent years, the pressure for business growth has an increasing impact—witnessed by a growing number of larger condominium units and the development of “The Jewel” golf course and residential complex. History does not stand in opposition to development, but becomes a selling point. As “The Jewel” advertisements note, “With rolling bluffs, lush valleys, the warm charm of a historic river town and beautiful Lake Pepin as your canvas, you elevate lifestyle to an art form.”

This survey looks at the buildings that make up the “City of Homes”—and hopefully provides some basic information that can help Lake City make intelligent and well-considered decisions about the role of historic preservation in community life. The modern preservation movement had its first impact on Lake City following the passage of the National Historic Preservation Act (NRHP) of 1966 when City Hall (1981) and the Williamson/Russell/Rahilly House (1983) were listed on the National Register of Historic Places.

As the historic preservation movement grew, the Minnesota State Historic Preservation Office employed architectural historians to complete county-wide surveys in order to build a state-wide record of potential historic properties. In 1987 Paul Clifford Larson conducted a survey of

Lake City. His research led to the listing of the Stout House—a superb example of the Gothic Revival style—on the National Register in 1987.

The City of Lake City made a strong commitment to historic preservation with the establishment of a Heritage Preservation Commission. The local ordinance declared that it was:

a matter of public policy that the preservation, protection, perpetuation, promotion and use of areas, places, buildings, structures, lands, districts and other objects having a special historical, community, or aesthetic interest or value is a public necessity and is required in the interest . . . of the community.

In recent years, the Commission initiated two programs to draw attention to the city's historic homes. First, it began a Historical Home Recognition Program for homes more than one hundred years old, requiring that they “reflect their original architectural integrity.” Then, the Commission published a fine historic house tour brochure.

The Lake City HPC took the next step in the planning process by initiating a historic properties survey of the residential area. The City of Lake City applied for federal funds through the Certified Local Government Program operated by the State Historic Preservation Office (SHPO) of the Minnesota Historical Society. In October 2004, Hoisington Preservation Consultants entered into a contract with the City of Lake City to conduct an historical resources survey of the major residential area of the city.

II. The Survey

I. Project Objectives.

The field survey provides site specific information about the architectural and historical significance of 226 buildings and structures in the city. The survey data, primarily recorded on site forms, will assist the HPC in evaluating buildings eligible for the National Register of Historic Places or local historic site designation, and in identifying Lake City's future preservation planning needs.

It is the goal of the HPC that the survey achieves the following:

- Provide the City with a comprehensive database containing historical information concerning the buildings in and around the designated residential area.
- Assure that all future rehabilitation is historically accurate and does not diminish the historical integrity of an individual structure.
- Provide a historical reference publication to educate the public on the city's architectural heritage.
- Encourage building owners to consider maintaining or returning their structures to the original condition and to assist them in the process of rehabilitation.
- To augment the expertise of the HPC members.

To provide a comprehensive database, the consultant examined every structure within the predetermined survey boundaries, resurveying several previously inventoried sites. He entered information on survey forms, then incorporated the completed forms into organized site files. These site files provide the HPC with a system that accommodates the collection of additional research information such as reproduced historic photographs and newspaper clippings. In addition, the consultant will submit electronic files.

II. The Field Survey.

Survey Methods.

This study was conducted based on the planning process set forth in the rules and regulations outlined in the *Guidelines for SHPO Architecture/History Projects* (Minnesota State Historic Preservation Office, 1993) and *Guidelines for Local Surveys* (National Register Bulletin 24). The project formally began with an October 2004 meeting between the consultant and the Lake City

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Heritage Preservation Commission. The survey area, as defined by the Request for Proposals, encompassed portions of forty-five city blocks containing approximately 2,000 acres with 359 structures. It includes much of High, Oak, and Garden Streets, portions of Prairie and Sixth Street, plus cross streets.

In September and October 2004, the consultant conducted preliminary historic research to develop a sense of the physical and historic development of the area. He reviewed the files of the State Historic Preservation Office and the Lake City HPC. The SHPO files include information on properties listed on the National Register of Historic Places.

The consultant structured the field survey around the property records of the Wabasha County Assessor's Office. Visiting the office in September 2004, he obtained a computer generated list of all properties in Lake City, giving the name of the current owner, address, property identification number, and legal property description. He then entered all properties within the survey boundaries into a database.

To structure the field survey, he created a set of maps using 1938 Lake City Sanborn Insurance Maps—the last published edition—organized by block. This provided a survey baseline, combined with the 1940 Wabasha County Real Property tax list.

The consultant conducted this survey in October 2004, revisiting several significant sites in April and June 2005. He systematically walked every street and examined every structure within the survey boundaries. Using the field checklist, he recorded an architectural description and assessed the integrity of all pre-1940 structures. This reflects the eligibility standards of the National Register of Historic Places, which recommend that structures be at least fifty years old before designation. In Lake City, most post-WWII homes tend to be more generically designed homes and are unlikely candidates for historic designation at present. These homes, although viewed and noted, were given a low priority, except for a few notable exceptions.

Once the initial field survey was completed, the consultant assessed the information and selected 212 properties for complete inventory forms based on the criteria of historic significance and architectural integrity. This selection process, while inherently subjective, was guided by those two standards. However, exclusion from the inventory does not suggest that a property has no potential historical interest.

The consultant photographed selected properties according to Minnesota SHPO standards. That office provided black and white print film, developed the exposed film as a contact sheet, and then provided the consultant with two copies. The consultant, in turn, created photograph log sheets, submitted with the final report. He then affixed the photographs to the inventory sheets. All negatives remain the property of the Minnesota State Historic Preservation Office. For this survey, the consultant shot twelve rolls of film. In addition, he took color 35mm slides of surveyed properties, submitted with the final report accompanied by digitalized images.

Historic Research.

Given time constraints, the survey's fundamental objective was not to conduct a detailed historic record of all inventoried properties. Rather, the consultant researched the properties as necessary to understand the overall building stock of the survey area and provide a preliminary evaluation of significance based on the city's historic contexts. As part of its continuing work, the Lake City HPC should continue to add additional information to site files. To encourage this effort, the consultant worked with the Heritage Preservation Commission in March 2005 with a public program that invited local residents to bring photographs to scan and place in HPC files.

Consulted sources included:

1. *Wabasha County Assessor's Office Records*. The Minnesota Historical Society holds all nineteenth century records plus books from the sample years of 1910-11, 1920-21, 1930-31, 1940-41, and 1950-51. The project scope did not include deed research.
2. *Fire Insurance Maps*. These detailed city maps were published between 1885 and 1938. Using the maps, a researcher can trace changes in the exterior "footprint" of a building and estimate the date of construction within a decade. The Sanborn Insurance Company published maps for Lake City in June 1885, May 1891, June 1894, January 1900, March 1921, January 1920, and May 1938.
3. *Published sources*. There is no single modern history of Lake City. The best sources include *Lake City, Minnesota* (two volumes) and the Historic Context Report by Thomas Zahn. See the bibliography for other sources.
4. *Newspapers*. The consultant did a cursory review of microfilm copies of the *Lake City Leader*, *Lake City Graphic-Sentinel*, and *Lake City Graphic-Republican*, focusing primarily on the "Local News" column.

The consultant reviewed related scholarly studies to gain a sense of the architectural trends shaping the city. These include David Gebhard's *Guide to the Architecture of Minnesota* and Roger Kennedy's *Minnesota Houses: An Architectural and Historical View*.

Survey Reports.

The final survey report takes several forms.

Project Report. The consultant prepared a survey report according to the standards found in *SHPO Architecture/History Projects* (January 1993) and the Secretary of the Interior's *Standards and Guidelines*. This report summarizes the survey's objectives and methodology, as well as its findings in terms of the number and type of properties inventoried. Based on the results of the survey, this report makes recommendations concerning the selection of sites for possible national or local historic nominations.

Inventory Forms. The consultant submitted two sets of the 226 inventory forms with attached contact sheets: one set for the State Historic Preservation Office with the other submitted to the Lake City Heritage Preservation Commission. As required by SHPO, the project's inventory form contain at least one black-and-white 35mm contact print of the property's main facade, as well as pertinent data concerning the property's legal description, architecture, history, and historical context. The surveyor provide basic data concerning construction date, original ownership, and original use.

Database. The consultant provided a computer database of all surveyed properties.

Files. The consultant organized research information and inventory forms into file folders orga-

nized by street address. The files include copies of all available Sanborn Fire Insurance maps for each property. The files create an organized system for continuing research by the HPC. In addition, the consultant provided 35mm color slides of all inventoried properties.

III. A Guide to the Survey Form.

The consultant submitted survey forms for 128 properties. The consultant developed a form, which the Lake City HPC and the SHPO reviewed and approved. The forms include the following information:

Property Identification.

Site Number. The SHPO assigns site numbers to inventoried properties according to a standard statewide inventory site number system. The site number consists of a two-letter code for the county (WB), a three-letter code for the city (LKC), and a property number. This site number identifies the property on all survey maps.

Property Address. Current street address of the property.

PIN. The county tax assessor's office assigned a Property Identification Number to properties for tax purposes. In addition, the Block and Lot numbers are provided.

Historic Name. This is usually the first known name associated with the property based on tax assessor's records. If the information was questionable or unknown, this line was left blank. At times, especially as property was developed for resale or rent, the first owner never lived at that house. For that reason, some frequently recurring names were not entered into the form.

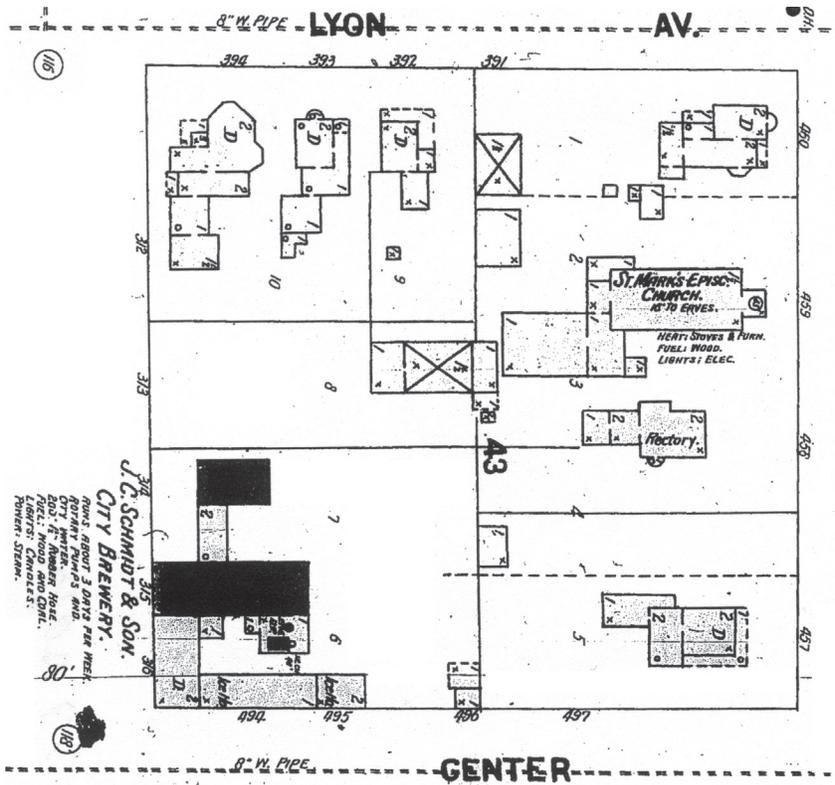
Common Name. Current or commonly used name of the property. These names were used for public and commercial buildings and not for single dwellings.

USGS Quadrangle. The United States Geographic Survey topographical map quadrant gives the general location of the property. SHPO requires this information.

UTM. The UTM (Universal Transverse Mercator) gives the coordinates of the property using a global grid system. The first number listed is the Zone, which identifies the Lake City location within one of sixty north-south zones. The second number is the Easting, which identifies the distance in meters between the central meridian of the Zone and the property. The third number is the Northing, which identifies the distance in meters between the equator and the property. SHPO uses UTM coordinates to enter the location of the property into the Minnesota GIS/LIS (Geographic Information System/Land Information System) cultural resource database.

Property Description.

Date Built. The Wabasha County Assessor's Office maintains a computer file with an

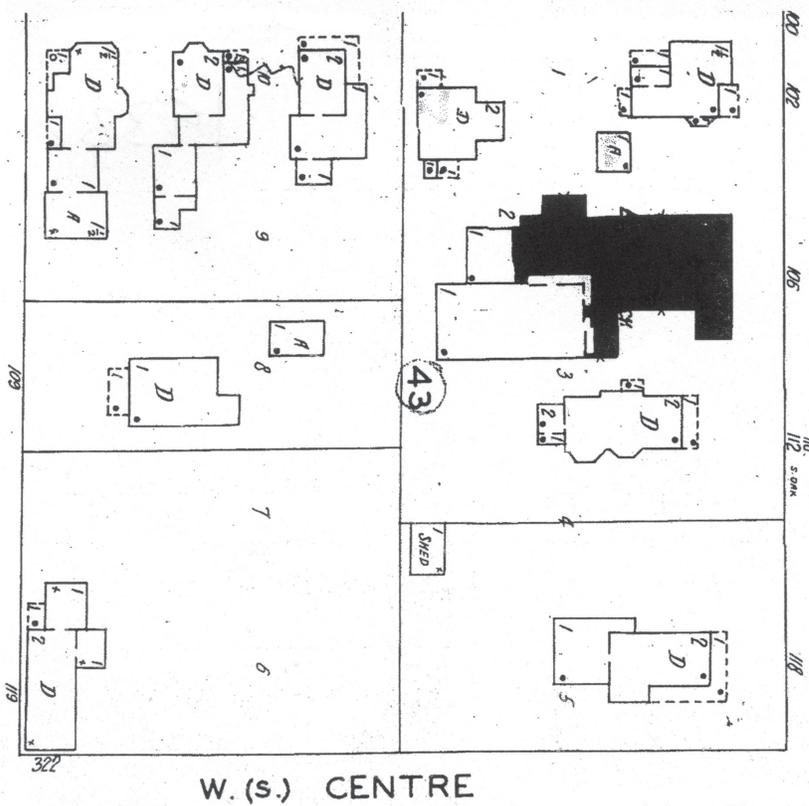


1900

Sanborn Insurance Maps

These maps provide a storehouse of historic information. For example, a map of Block 43 is shown on the left with the same block in 1940 found below. The demolition of the Schmidt Brewery is the most obvious change as well as major changes to St. Mark's Episcopal Church.

1938



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estimated construction date. These dates, when checked against other evidence, ranged wildly in their accuracy. Some dates proved correct, some were close—often rounding off to the nearest zero-digit year, and some were quite wrong. When it is used on the form, it is accompanied by the notation (a) and is subject to further investigation.

Other dates were approximated by analysis of Sanborn Maps and county tax records. A date marked with “c.” or circa is an estimate date based on Sanborn Maps and stylistic evidence. Given the scope of the project, year-by-year review of county tax assessor’s rolls was not feasible.

Historic Use. The historic use was determined through an analysis of Sanborn Maps. Within the survey area, all properties were single dwellings with the exception of a few churches. Terminology for historic and present use conforms to categories listed in *National Register Bulletin 16: How to Complete the National Registration Form*.

Present Use. The consultant recorded present use based on his visual survey.

Architect. Without complete building permits, it is difficult to determine the architect in most cases. They rarely advertised, undoubtedly relying on word of mouth recommendations for new clients. The exceptions are public buildings.

Contractor. Building contractor or person who built the feature. This was found in rare instances. A day-by-day review of local newspapers might provide further clues.

Style. The consultant assigned an architectural style to most buildings. Again, the terminology conforms to the architectural classifications found in *National Register Bulletin 16: How to Complete the National Registration Form*.

Stories. Number of stories.

Foundation. Type of foundation material. This is often based on tax assessors’ records when foundations are obscured.

Frame. Skeletal system of the feature. This was determined by Sanborn Maps and assessor’s records.

Exterior. The primary material sheathing the exterior.

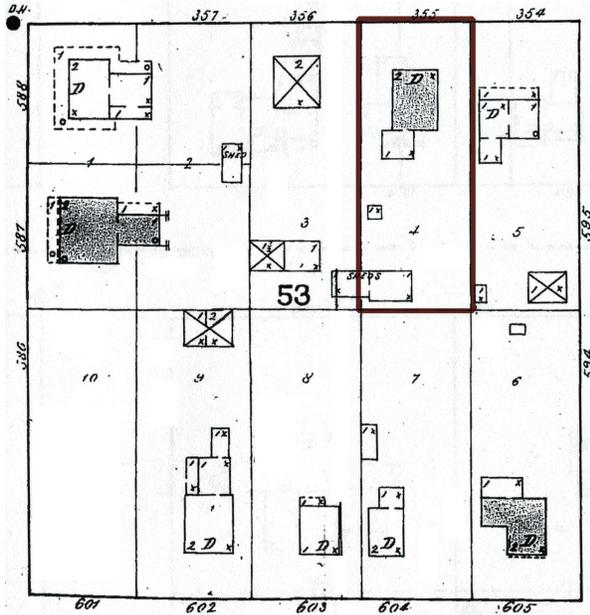
Window Shape. The shape of the majority of the windows.

Window Type. The type of window mechanism.

Roof Form. The shape of the roof.

Roof Materials. The materials sheathing the roof.

Significant Details. Brief summary of exterior details.



House Investigation

The house at 210 South Garden Street is striking, both for its fine architectural lines and for its use of brick in construction material. It appears on the earliest Sanborn Map with Block 53, published in 1891. The map on the left is the 1900 version.

To learn more about the owner, I looked up the lot in the 1890 Wabasha County tax records and found that the owner was "J. Rucker." His neighbors, the Wises, were considerably better off—their property was taxed at more than double Rucker's fairly substantial home.

TAX LIST OF REAL PROPERTY IN THE TOWN OF

IN WHOSE NAME ASSESSED	TRANSFERRED TO	SUBDIVISION	Lot	Sect. or Block	Town	Range	No. of Acres100ths	Assessed Value as Equalized by the State Board	Sta T ₁ Mill
1 Ed. Wise		Sly 1/2 of Lots 1, 2 &	3	53				974	
2 Chas. Wise		Sly 1/2 " 4, 1, 2 &	8	"				950	
3 J. Rucker			4	"				411	
4 F. A. Brundette			5	"				317	
5 Martha Beck			6	"				312	
6 E. McBride			8	"				161	
7 A. De Frang			7	"				146	
8 Annie Perkins			7-8	18	"			482	
9									

25	15-16	Conat Chas	36	M	W	Boys & Chas dealer	6500	2500	Scotland
26		" Margaret	36	3/4	W	Keeping House			Scotland
27		" James	6	M	W	at Home			Minnesota
28		" Chas L.	4	M	W	at Home			Minnesota
29		" Jennett May	2	3/4	W	at Home			Minnesota
30		" Maggie	1/2	3/4	W	at Home			Minnesota
31		" Mary	31	3/4	W	at Home			Scotland
32		Leigh James	38	M	W	Eng. Genl. Clerk	200		Scotland
33		Hanlon Vincent	17	3/4	W	Servant			Ireland
34	16-17	Rucker Jacob	36	M	W	Harness Maker	2000	1000	Germany
35		" Helena	24	3/4	W	Keeping House			Germany
36		" Charlie	4	M	W	at Home			Minnesota
37		" Harriet	2	3/4	W	at Home			Minnesota
38		" Helena	36	3/4	W	at Home			Minnesota
39		Mudaka Kenneth	14	3/4	W	Servant			Minnesota
40		Snyder Michael	20	M	W	Harnessmaker			Minnesota

Who was J. Rucker? A search of census records revealed that a Jacob Rucker lived in Lake City. The image to the left is the 1870 U. S. Census. Born in Germany around 1834, his first child, son Charles, was born in Minnesota in 1866. Jacob worked as a harness maker. He appears to have done fairly well since he hired a maid.

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Integrity. The consultant evaluated the property's integrity based on the degree of alteration, indicating:

- *Excellent.* No alteration.
- *Good.* Minimally altered. Basic shape and window arrangement intact, roofline intact, and only mild alterations to porch, simple covering of original siding with removable material, or aluminum combination windows installed.
- *Fair.* Significantly Altered. Basic shape and window arrangement intact but two of the following have occurred: new siding, porch altered or enclosed, window openings or type changed, dormer added or roofline changed, unobtrusive rear or side addition, or storefront altered.
- *Poor.* Very altered. Basic shape and window arrangement usually changed and two or more of the following have occurred: new siding, porch removed or enclosed, major addition, window type changed, original design elements removed or covered, or roofline altered.

Historical Background.

Original Owners' Names. Names of the original owners. This could not be determined for all properties. It is further obscured when one person owns several properties, especially after 1900, when contractors began to build homes for sale.

Current Owner. The consultant obtained the name of the current property owner from the Wabasha County Assessor's Office. The list, obtained in September 2004, has undoubtedly changed and will continue to change. If specific questions develop, the HPC should obtain the mailing address and telephone of the current owner from the Assessor's records.

Historic Background. This is a general summary of the history of a property. Typically, it included a review of tax records, U.S. census records, and the biographical sections of the two major histories of Wabasha

Sources. This section lists the sources including Sanborn Insurance Maps, City Directories, published sources, manuscripts, and historical photographs.

Evaluation.

Statement of Significance. This is a brief comment on the significance of a property within the framework of the city's historic contexts.

Historic Context. This entry lists the historic contexts that the property represents. Given the scope of work, almost all represent the residential context.

Historic Investigation

Ewin Alexander was an architect and builder but I could find no information about him in the Northwest Architectural Archives at the University of Minnesota. He designed City Hall as well as this house at 604 South Oak Avenue.



MINNESOTA HISTORICAL SOCIETY | mnhs.org

minnesota death certificates INDEX BIRTH INDEX GENEALOGY

DEATH HOME VIEW ORDER LAST SEARCH NOTIFY ME FAQ HELP

Now displaying records 1 to 1 of 1.

SEARCH RESULTS

ALEXANDER, EWIN
 Date of Birth: NOT INDEXED
 Place of Birth: NOT INDEXED
 Mother Maiden Name: NOT INDEXED

CERTID# 1920-MN-022528
 Date of Death: 11/14/1920
 County of Death: HENNEPIN

DEATH INDEX INFORMATION
 Currently, this database indexes the death cards from 1905 to 1907 and the death certificates from 1908 to 1996.

What information is on a death certificate?

Now displaying records 1 to 1 of 1.

Using an online search engine at www.mnhs.org, I found the date of his death. With that information, I could then find his obituary in the Lake City Graphic Republican of November 19, 1920.

FORMER LAKE CITY RESIDENT DIES

E. Alexander, War Veteran, Aged 86 Years, Passes Away in Minneapolis

Ewin Alexander, aged 86 years, and a former resident of Lake City for more than half a century, passed away at his home in Minneapolis where he had resided since 1915, on Sunday evening.

Mr. Alexander was born in Richmond, Me., in 1834 and spent his early life there. He came west in 1856 and was among the first settlers of this section. In 1869 he was married to Ella Francis Slocum.

He was a contractor by trade and took a great part in the building of Lake City where he had resided for more than half a century. When the Civil war opened he was among the first volunteers and served his country for three years, returning to Lake City again after the war was over.

In 1915 Mr. Alexander retired from active work and with his family moved to Minneapolis where he had lived with his family since that time.

National Register Eligible. Required by the SHPO and used by that office to help assess the eligibility of the property as an individual National Register site, or as a contributing property to a potential historic district or thematic multiple property listing. The surveyor makes the assessment, considered only a preliminary opinion of National Register eligibility. If the property is located in a potential or existing National Register historic district, the form lists the name of the district.

HPC Eligible. The Lake City Heritage Preservation Commission is enabled by city ordinance to recommend to the City Council that properties be designated as Heritage Preservation Landmarks or Districts. The Commission's enabling ordinance established eligibility criteria for local designation, including:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Lake City, the State of Minnesota, or the United States.
2. Its location as a site of a significant historic event.
3. Its identification with a person or persons who significantly contributed to the culture and development of the City of Lake City.
4. Its embodiment of distinguishing characteristics of an architectural style, period, form, or treatment.
5. Its identification as work of an architectural or master builder whose individual work has influenced the development of the City of Lake City.
6. Its embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
7. Its unique location, scale, or other physical characteristic representing an established and familiar visual feature of a neighborhood, a district, the community, or the City of Lake City.

Survey Information.

Name of Surveyor and Date of Survey. Daniel Hoisington completed the initial field survey work during October and November 2004.

Photo ID Numbers. The Minnesota Historical Society (MHS) processes and prints all black-and-white film, then assigns a six digit identifying number to each roll. The photo identification number provides the roll and frame number for each photograph, separated by a decimal point.

III. Architectural Styles

Lake City's architecture reflects its early settlement and subsequent prosperity through the early twentieth century. Its streets have several outstanding—and relatively rare for Minnesota—examples of Greek and Gothic Revival homes. By the turn of the century, flour milling, shipping, lumber, plus important local industries such as the foundry helped to support a moderately wealthy upper class. They built fine homes, especially along West Lyon, South Oak, and North High Streets—first in the Queen Anne style, later a Neoclassical pattern favored by local architects Charles Koch and Ewin Alexander.

Yet, there are also some interesting gaps, and those also tell something of the city's story. In the survey area, only one Second Empire style home was found, although another stood just outside its boundaries on South Garden Street. There were only a few examples, as well, of popular styles of the 1920s and early 1930s—the Dutch Gambrel, the Tudor Revival, and the Bungalow.



Above: Perkins House, 109 N. Oak Street

Right: S. K. Knight House, 517 N. High Street

Greek Revival

In the mid-19th century, many Americans believed that ancient Greece represented the spirit of democracy, influencing European-trained architects to design in the popular Grecian style. and the fashion spread via carpenter’s guides and pattern books. With its classic clapboard exterior and bold, simple lines, Greek Revival architecture became the most predominant housing style in the United States. During the second half of the 19th century, the front gable design—a trademark of the Greek Revival style—continued to influence the shape of American houses well into the 20th century. Visual keys include:

- a low-pitched gable (either front or side),
- symmetrical shape
- a heavy cornice line
- entry porch with columns
- sidelights and transom around the front entry

Examples:

606	High Street S	WB-LKC-030	Charles Forrest House	1869
403	High Street N	WB-LKC-037	Bessey-Neal House	1865
506	Oak Street S	WB-LKC-047	L. S. Van Vliet House	1866
422	Oak Street S	WB-LKC-048	Abner Tibbetts House	1864
220	Oak Street S	WB-LKC-051	Stout-Hanisch House	1860
109	Oak Street N	WB-LKC-055	Perkins House	1880
311	Garden Street N	WB-LKC-062	Elijah Porter House	1865
303	Oak Street S	WB-LKC-067	George R. Patton House	1871
517	High Street N	WB-LKC-228	S. K. Knight House	1890 (a)
412	High Street S	WB-LKC-253		1880
501	Oak Street N	WB-LKC-295	C. F. Amsbry House	1900 (a)
206	Oak Street S	WB-LKC-308	Stephen K. Gates House	1870
620	Oak Street S	WB-LKC-326		1875



*Left: Stout House, 310 S. Oak Street
Above: 801 N. High Street*

Gothic Revival

The Gothic style gained widespread popularity following the publication of Alexander Jackson Davis' *Rural Residences* and Andrew Jackson Downing's *The Architecture of Country Houses*. The style remained popular until the 1870s, although Gothic elements are used in many churches regardless of period. The best local example is the Stout house on South Oak Street, listed on the National Register of Historic Places.

Visual keys include:

- bargeboard trim
- hood molding with gothic arched or pointed windows
- steeply pitched roof
- one story veranda over entrance

Examples:

801	High Street N	WB-LKC-040		1870
310	Oak Street S	WB-LKC-050	Agnes and James Stout Cottage	1860
110	Oak Street S	WB-LKC-054	Saint Mark's Episcopal Church	1902
306	Garden Street N	WB-LKC-061	Clarence and Cora Hubbard House	1870
514	Oak Street N	WB-LKC-297		1915
501	Oak Street S	WB-LKC-318	Mattias Dilley House	1880



110 Lakewood Avenue

Italianate

Italianate houses tend to be boxy structures with low-pitched hipped roofs, wide bracketed eaves, narrow arched windows with ornate hoods, and flat roof porches supported by slender columns. The Italianate commercial style generally reveals itself in an attached brick structure with arched windows and corbelled cornice. Architectural elements include:

- emphasis on verticality
- broadly projected roofs with ornamental brackets
- angular bays
- heavy articulation of headers over windows and doors
- classical spindled balustrades
- towers with low-pitched hipped roofs
- round, segmented, rectangular or arched windows.

Examples:

301	Oak Street N	WB-LKC-056	Gould House	1880
420	Garden Street N	WB-LKC-187	Sigler House	
612	High Street S	WB-LKC-258		1860-1875
110	Lakewood W	WB-LKC-263		
418	Lyon W	WB-LKC-274	Joseph Wise House	1890
404	Oak Street S	WB-LKC-316	Rogers-McCall House	1860
409	Oak Street S	WB-LKC-317	Harrison Gillett House	1870



405 South Garden Street

Second Empire

The Second Empire style derives from the public and private architecture developed in France during the 1850s. It was used extensively for public buildings and commercial blocks and for houses ranging from small cottages to large mansions. The style took hold in the United States in the late 1860s and continued through the early 1880s. The survey recorded a single Second Empire styled building. It was moved to the site from a location across the street, following construction of a school addition. Visual keys include:

- arched and pedimented windows with molded surrounds.
- tower pavilions, central pavilions, and corner pavilions
- mansard roofs, gently convex or concave in form
- rounded arch and circular dormers with cartouches
- heavy projecting roof cornices with brackets
- porch balustrades with thick turned spindles

Examples:

405 Garden Street South

WB-LKC-060

Morrow House
620 South High Street



Queen Anne

Queen Anne style is marked by richly ornamented, asymmetrical composition based on the irregular plan and massing with shifting patterns. Features include steep pitched roofs, towers with conical roofs, pedimented dormers, projecting gables with recessed surfaces, and patterned shingles. The style is found throughout the survey area, often only suggested by the complex hip and gable roof line, and often modified through remodeling. Visual keys include:

- irregular plans, elevations, and roof silhouettes
- vertical emphasis
- surfaces covered with patterns in clapboard or shingles
- extensive wraparound porches
- corner towers with conical, concave, or other roof shapes
- leaded stained glass, especially on stair landings
- classical detailing in dentils, columns, and piers.

Examples:

415	High Street N	WB-LKC-038	J. S. Richardson House	
701	High Street N	WB-LKC-039		1909
815	High Street N	WB-LKC-041	Henry W. Morgan House	1904
606	Oak Street S	WB-LKC-046	Nicholas Gludt House	
205	Marion Street W	WB-LKC-066	Hiram and Mary Patton House	1888
407	Center Street W	WB-LKC-070	Edward Wise House	1880
120	Lyon Avenue W	WB-LKC-072	Dr. William Wilson House	1895
320	Lyon Avenue W	WB-LKC-074	Charles and Cora Crane House	1895
620	High Street S	WB-LKC-084	T. J. Morrow House	1896
202	Prairie Street N	WB-LKC-088	Charles & Isabella Webster House	1894
221	Center Street W	WB-LKC-163	Baldwin House	1880
411	Center Street W	WB-LKC-164	Anna Wise House	
322	Chestnut Street W	WB-LKC-167		
218	Garden Street N	WB-LKC-181	Dempster House	1891

602	Garden Street N	WB-LKC-192	Oliver Carlson House	1894
206	Garden Street S	WB-LKC-197		
204	High Street N	WB-LKC-212	Amsbry House	1883
207	High Street N	WB-LKC-213	Kennedy House	1905
217	High Street N	WB-LKC-216	George Bartron House	
419	High Street N	WB-LKC-221	E. D. Corwin House	1893
511	High Street N	WB-LKC-225		
802	High Street N	WB-LKC-247	Alfred Anderson House	1900
503	High Street S	WB-LKC-254	Paul Krahn House	1890
504	High Street S	WB-LKC-255	Michael Kemp House	1888
514	High Street S	WB-LKC-256		1910
600	High Street S	WB-LKC-257	Hinckley House	
504	Lakeshore Dr. S	WB-LKC-261	Lange House	1897
519	Lyon Avenue W	WB-LKC-265	Louise Johns House	1900
204	Lyon Avenue W	WB-LKC-266	Henry Young House	
321	Lyon Avenue W	WB-LKC-273		1865
520	Lyon Avenue W	WB-LKC-276	Arthur Schleicher House	1919
123	Oak Street N	WB-LKC-285		
204	Oak Street N	WB-LKC-287	John W. Kennedy House	1890
502	Oak Street N	WB-LKC-296	Hans Hoops House	1908
217	Oak Street S	WB-LKC-310	Francis Kemp House	1901
221	Oak Street S	WB-LKC-311	William J. and Sarah Gibbs House	1894
318	Oak Street S	WB-LKC-313	Colin Sinclair House	1874
613	Oak Street S	WB-LKC-324	Fred Rueckert House	1898
616	Oak Street S	WB-LKC-325	Jabez Collins House	1893
621	Oak Street S	WB-LKC-327	John T. Wallis House	1903
117	Prairie Street N	WB-LKC-332	Oscar H. Anderson House	1900
210	Prairie Street N	WB-LKC-334	William H. Simons House	1905
120	Prairie Street S	WB-LKC-342	John C. Schmidt House	1893 c.



Webster House
202 North Prairie



Above: 100 S. Prairie

Right: Skoglof House, 617 N. Oak



Homestead

Vernacular architecture is simple in form and plan, with little or no ornamentation. With the coming of the railroads, abundant lumber and balloon framing led to an expansion of unstyled folk houses. Some grew in stages as two-story, front-gabled wings were added to simple hall-and-parlor and I-house plans. More than any type, these homes have been subject to loss of integrity. Prevalent types are the rectangular, wood-frame, two-story, fronted gabled dwelling and ell shaped wood frame, one story, gabled roof dwelling. Vernacular dwellings are heavily scattered throughout the study area.

Examples:

520	Lakeshore Dr. S	WB-LKC-025	Townsend House	1867
314	High Street N	WB-LKC-036	Buck House	1901
617	Oak Street N	WB-LKC-058	Skoglof House	1900
210	Garden Street N	WB-LKC-178	Samuel Simpson House	1894
219	Garden Street N	WB-LKC-182	Presbyterian Parsonage	1862
202	Garden Street S	WB-LKC-195	Charles Wise House	1905
214	Garden Street S	WB-LKC-199	Jacob Rucker House	1890
513	Garden Street S	WB-LKC-207	Dyer House	1870
523	Garden Street S	WB-LKC-208	Stephens House	1890
611	Garden Street S	WB-LKC-209	Boutelle House	1890
623	Garden Street S	WB-LKC-210	Whitney House	1870
501	High Street N	WB-LKC-222	Post House	1880
614	High Street N	WB-LKC-236	Royal Bartlett House	1915
619	High Street N	WB-LKC-238	James Bradford House	1900
715	High Street N	WB-LKC-244	Henry Arnold House	1890
808	High Street N	WB-LKC-248	Thomas Sexton House	1910
320	High Street S	WB-LKC-249	Francis A. Patton House	1878
405	High Street S	WB-LKC-251	Alice Rogers House	1878
409	High Street S	WB-LKC-252	Elisha Kinney House	1858
218	Jewell Street W	WB-LKC-259	Emery Southard House	1905



Dankwardt House
415 North Oak Street

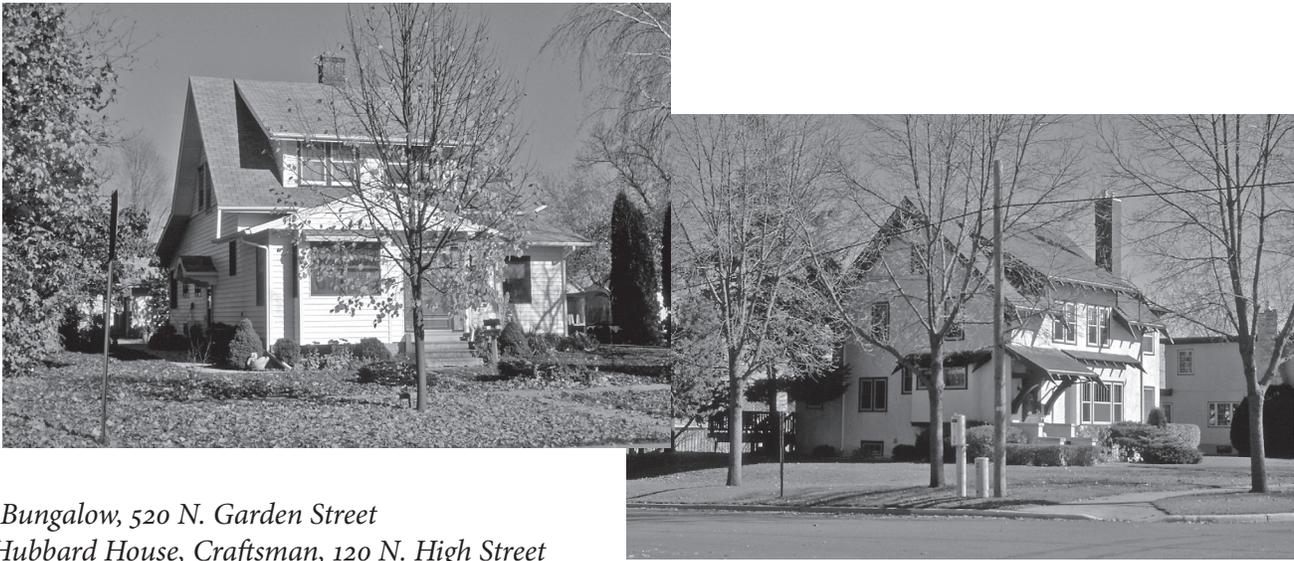
Prairie School

The Midwest Square or Foursquare is an informal architectural style that is closely related to the Prairie style. In its classic form, the house has a cube shaped dwelling with a hipped or cross gabled roof, wide unsupported eaves, a simple front porch, and little ornamentation. The entrance, either centered or off-center, is a conspicuous focal point of the façade. Visual keys include:

- low pitched roof, usually hipped with dormers
- single story, full width porches
- square or rectangular plan
- symmetrical facade

Examples:

511	Center Street W	WB-LKC-165	Peter Schafer House	1916
313	Dwelle Street W	WB-LKC-168		1909
111	Garden Street N	WB-LKC-175		
210	Garden Street S	WB-LKC-198	Beck House	1920
215	Garden Street S	WB-LKC-200		1915
321	Garden Street S	WB-LKC-203	Coons House	1914
409	Garden Street S	WB-LKC-205		1920
409	High Street N	WB-LKC-220	Thomas Dwelle House	
307	Lyon Avenue W	WB-LKC-268	William Hanson House	1910
214	Oak Street N	WB-LKC-288	Albert Young House	1916
320	Oak Street N	WB-LKC-290		1928
411	Oak Street N	WB-LKC-292	John Johnson House	1920
415	Oak Street N	WB-LKC-293	Dankwardt House	1920
810	Oak Street N	WB-LKC-306	Peters House	1932
112	Prairie Street S	WB-LKC-341		1915
110	Sixth Street N	WB-LKC-348		1930



Above: Bungalow, 520 N. Garden Street
 Right: Hubbard House, Craftsman, 120 N. High Street

Craftsman / Bungalow

The Arts and Crafts style is a general term for several related styles, including the craftsmen, and bungalow. These are typically a one-story house with gently pitched broad gables. All emphasize low, horizontal massing; opened interior floor plans. Characteristic features include low-pitched roofs, wide eaves at, exposed rafters; horizontally grouped windows; front porches with massive supports; and ornamentation such as planters. The bungalow style is usually considered to be a subset of the Arts & Crafts style. Magazines, such as *Ladies Home Journal* and *The Craftsman* offered published plans and prefabricated construction kits. Typically, a bungalow is a one-and-a-half story home with a sloping roof line that incorporates a deep porch supported by heavy piers. Visual keys include:

- simple box-like shapes with low-pitched roofs
- exposure of rafter ends and projecting beam ends
- screened porches, sun porches, and sleeping porches
- side gabled roof with projecting eaves
- long shed dormers
- heavy piers supporting the porch
- brackets and exposed rafter ends

Examples:

315	Marion Street W	WB-LKC-022	Hoyt House	1912
120	High Street N	WB-LKC-157	Hubbard House	1913
410	Oak Street S	WB-LKC-049	Brettschneider House	1923
110	High Street N	WB-LKC-155	Fred and Isabella Olson House	1915
315	Garden Street N	WB-LKC-185	Bjarne and Anna Loss House	1920
605	High Street N	WB-LKC-233	Milton Erickson House	1917
319	Oak Street S	WB-LKC-314	Harry and Alma Bowers House	1925
316	Prairie Street N	WB-LKC-337	Herbert and Clara Birler House	1917



*Left: Dutch Colonial, 507 S. Garden Street
Above: Tudor Revival: 814 N. Oak Street*

20th Century Revivals

Revivals were inspired by architectural traditions of previous eras. They were in part a reaction against the wild exuberances of the Queen Anne style. Revival buildings were mostly architect-designed landmarks. Following the World War I, the styles became popular for both modest and large residences. The survey area contains relatively few examples of these revival styles, suggesting that the neighborhood did not have much construction during this period. Revival buildings suggest the historic original to the use of a few stereotype details. Visual keys include:

- Colonial Revival: Columns surrounding entrance with broken pediment.
- Tudor Revival: Decorative half-timbering, stucco
- Dutch Colonial: Gambrel roof
- Mission Revival: Red tiled roof surface with stucco or plaster finish

Examples:

Dutch Colonial

507	Garden Street S	WB-LKC-206	1920
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Tudor

814	Oak Street N	WB-LKC-307	1933
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Above: 112 North High Street
 Right: 302 West Lyon Avenue

Modern Movement

The Midwest Square or Foursquare is an informal architectural style that is closely related to the Prairie style. In its classic form, the house has a cube shaped dwelling with a hipped or cross gabled roof, wide unsupported eaves, a simple front porch, and little ornamentation. The entrance, either centered or off-center, is a conspicuous focal point of the façade. The survey recorded six Foursquare buildings within the survey area. Visual keys include:

- low pitched roof, usually hipped with dormers
- single story, full width porches
- square or rectangular plan
- symmetrical facade

Examples:

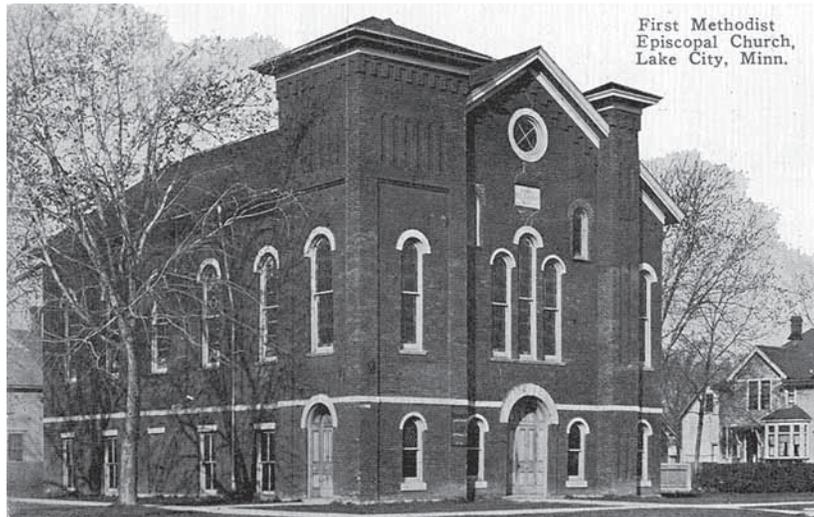
112	High Street N	Modern	WB-LKC-
302	Lyon Avenue W	Art Moderne	
109	Sixth Street S	Modern	

IV. Historic Contexts

An historic context is a broad pattern of historical development in a community or its region that may be represented by historic resources. The historian develops contexts based on the community's history and prehistory. For example, Lake City was a river town with a significant role in early transportation. Those functions may be reflected in its street plan, in the character of some neighborhoods, in particular buildings or groups of buildings.

In 2003 Thomas Zahn Associates completed an historic context study for the Heritage Preservation Commission. In the following pages, the consultant categorizes and evaluates the surveyed properties for significance within two historic contexts: religion and residential. Other contexts can shed light on historic significance. For example, the education context is related to the Mary McCahill Institute and the commerce and industry context offer understanding of the economy of the city and how it related to housing patterns—who could afford what?

*First Methodist Church
203 Oak Street North
Demolished*



Religion Context

Churches and religious institutions were an important component of social and cultural life in Lake City and are well represented in the survey area. As dynamic and changing institutions, serving social, educational, and religious functions, they have undergone substantial changes through the years.

First Swedish Baptist Church. 302 N. Prairie Street, 1893. The congregation changed its name to Calvary Baptist Church in 1935. The building is currently used by the New Hope Church. It has been substantially altered and lacks architectural integrity.

First Baptist Church. 205 N. Garden Street, 1859. A modest frame structure, the building was purchased by the Christian Science Society in 1935. It is now a private home and has been substantially altered.

First Congregational. W. Lyon Avenue and N. Oak Street, 1966. The original church was replaced in 1966 with the current structure. Its relatively recent construction date precludes historic designation at present.

First Methodist/United Methodist Church. W. Chestnut and N. Oak Street, 1962. In 1962, a new church was built on the site of the previous buildings.

St. Mark's Episcopal. 112 S. Oak Street, 1903. In 1902 the congregation constructed the current building out of stone quarried in Frontenac. Following a fire in 1925, that addition burned in 1925 but was quickly rebuilt.

St. Mary's Catholic Church. W. Lyon Avenue and S. Garden Street, 1877. St. Mary's of the Lake, led by Father Herman, the first resident priest, purchased a large block of land, and in 1877, the growing congregation built this structure.

Seventh Day Adventists. N. High Street, 1893. Little information remains. According to one source, this was moved to 601 N. High Street, currently a stucco covered house.

II. Representative Properties.

NO.	STREET	HISTORIC NAME
205	N. Garden Street	First Baptist Church
403	W. Lyon Avenue	St. Mary's Catholic Church
114	N. Oak Street	Congregational Church
213	N. Oak Street	United Methodist Church
112	S. Oak Street	St. Mark's Episcopal Church
302	N. Prairie	Swedish Baptist Church

III. Preservation Planning.

Designated Properties

None

Recommendations

Saint Mary's Catholic Church and Saint Mark's Episcopal are well-preserved structures with significant historical associations. The Heritage Preservation Commission should discuss historic designation with both churches and, at a minimum, provide recommended preservation guidelines.



View from corner of Lyon Avenue West and High Street in 1897. Congregational Church is seen in the background. MHS

*Edith and Frank Brettschneider
House House, 1923
410 Oak Street S*



Residential Context

Why does Lake City look the way it does?

Based on a visual survey only, an architectural historian might conclude that the town was quite prosperous in late nineteenth century and early twentieth century. The city is well represented with early Gothic and Greek Revival homes. Although the Italianate style has fewer intact examples, there are several fine houses. The Queen Anne style is found in some of Lake City's grandest homes along High Street and Lyon Avenue. In the early twentieth century, imposing Foursquare homes became the popular style for wealthier local residents.

On the other hand, there are few examples of the popular housing styles of the 1915 to 1935 period — bungalows, Dutch gambrel homes, and Tudor Revival houses. By the twentieth century, most Lake City buildings—based on the remaining structures—were simple middle-to-working class homes that employed standard patterns. Post WWII ranch style homes sprang up in open lots—especially in evidence where larger properties were subdivided (the 700 block of N. Oak Street, for example) or removed (Washington School in the 300 block between N. Oak and Garden Streets).

The architectural historian could also conclude that wood was the building material of choice. This is not completely surprising since Lake City was located along one of the great timber routes during the late nineteenth and early twentieth century as lumber barons moved logs from northern Wisconsin and Minnesota down the river. There are only a few brick homes within the survey area and fewer proportionally than other river towns such as Winona.

As a note of caution, some judgements about distribution of building materials and styles need to be reserved until all parts of the city are studied.

II. Representative Properties.

See the property list in Appendix A.

III. Preservation Planning.

Currently Designated Properties

Agnes and James Stout House 310 South Oak Street
Williamson–Rahilly House 304 South Oak Street

Recommended Properties

The recommendations come in four tiers.

First, several homes potentially qualify for the National Register of Historic Places. The standards are high, measured against similar buildings across the country. Any successful nomination will require additional research to fully develop the contexts that set these buildings apart from others in the city, state, and region.

120 High Street N WB-LKC-157 Hubbard House

The Hubbard House is a wonderful example of the Craftsman style. A nomination would require additional research into the architect or plan book .

403 High Street N WB-LKC-037 Bessey-Neal House

This Greek revival home was owned by two prominent local businessmen.

815 High Street N WB-LKC-041 Henry W. Morgan House

Morgan, a highly successful lawyer, built this exuberant home in 1905. NRHP designation would open the door to preservation tax credits for this property.

620 High Street S WB-LKC-084 T. J. Morrow House

Located on a prominent site near Lake Pepin, it is a well-executed Queen Anne style house.

315 Marion Street W WB-LKC-022 Hoyt House

The Hoyt House is a fairly grand Craftsman style home that is associated with one of the city's most important businessmen.

109 Oak Street N WB-LKC-055 William and Anna Perkins House

The Perkins House is a fine example of the Greek Revival style, reflective of the early settlement of Minnesota.

303 Oak Street S WB-LKC-067 George R. Patton House

The Patton House, built in 1871 by a physician, is another Greek Revival home.

410 Oak Street S WB-LKC-049 Brettschneider House

The Brettschneider House is a very good example of the Craftsman style.

103 Prairie Street N WB-LKC-087 Charles Koch House

This house is an impressive Neoclassical home designed by local architect Charles Koch.

Second, several homes clearly deserve local designation, having both significance and architectural integrity.

NO.	STREET	ELIGIBILITY	
407	Center Street W	WB-LKC-070	Edward Wise House
322	Chestnut Street W	WB-LKC-167	
218	Garden Street N	WB-LKC-181	Dempster House
219	Garden Street N	WB-LKC-182	Presbyterian Church Parsonage
303	Garden Street N	WB-LKC-184	William Pletsch House
311	Garden Street N	WB-LKC-062	Elijah Porter House
602	Garden Street N	WB-LKC-192	Oliver Carlson House
214	Garden Street S	WB-LKC-199	Jacob Rucker House
321	Garden Street S	WB-LKC-203	Coons House
405	Garden Street S	WB-LKC-060	
120	High Street N	WB-LKC-157	Hubbard House
204	High Street N	WB-LKC-212	William and Charlotte Amsbry House
403	High Street N	WB-LKC-037	Bessey-Neal House
409	High Street N	WB-LKC-220	Thomas Dwelle House
415	High Street N	WB-LKC-038	J. S. Richardson House
419	High Street N	WB-LKC-221	E. D. Corwin House
501	High Street N	WB-LKC-222	Post House
511	High Street N	WB-LKC-225	
517	High Street N	WB-LKC-228	S. K. Knight House
701	High Street N	WB-LKC-039	
725	High Street N	WB-LKC-245	William Brown House
801	High Street N	WB-LKC-040	
815	High Street N	WB-LKC-041	Henry W. Morgan House
320	High Street S	WB-LKC-249	Francis A. Patton House
504	High Street S	WB-LKC-255	Michael Kemp House
514	High Street S	WB-LKC-256	
600	High Street S	WB-LKC-257	Charles and Susan Hinckley House
620	High Street S	WB-LKC-084	T. J. Morrow House
221	Lakewood Avenue W	WB-LKC-264	Charles Wise House
120	Lyon Avenue W	WB-LKC-072	Dr. William Wilson House
302	Lyon Avenue W	WB-LKC-073	
312	Lyon Avenue W	WB-LKC-270	William H. Robinson House
401	Lyon Avenue W	WB-LKC-023	Saint Mary's on the Lake Catholic Church
418	Lyon Avenue W	WB-LKC-274	Joseph Wise House
205	Marion Street W	WB-LKC-066	Hiram and Mary Patton House
315	Marion Street W	WB-LKC-022	Hoyt House
109	Oak Street N	WB-LKC-055	William and Anna Perkins House
301	Oak Street N	WB-LKC-056	Gould House
401	Oak Street N	WB-LKC-291	S. S. Workman House
501	Oak Street N	WB-LKC-295	C. F. Amsbry House
617	Oak Street N	WB-LKC-058	Skoglof House
628	Oak Street N	WB-LKC-304	Wrigley-Bartlett House

110	Oak Street S	WB-LKC-054	Saint Mark's Episcopal Church
206	Oak Street S	WB-LKC-308	Stephen K. Gates House
208	Oak Street S	WB-LKC-032	Duerre House
220	Oak Street S	WB-LKC-051	Stout-Hanisch House
303	Oak Street S	WB-LKC-067	George R. Patton House
304	Oak Street S	WB-LKC-090	Williamson-Rahilly House
310	Oak Street S	WB-LKC-050	Agnes and James Stout Cottage
404	Oak Street S	WB-LKC-316	Rogers-McCall House
409	Oak Street S	WB-LKC-317	Harrison Gillett House
410	Oak Street S	WB-LKC-049	Brettschneider House
422	Oak Street S	WB-LKC-048	Abner Tibbetts House
501	Oak Street S	WB-LKC-318	Mattias Dilley House
506	Oak Street S	WB-LKC-047	L. S. Van Vliet House
515	Oak Street S	WB-LKC-320	
519	Oak Street S	WB-LKC-321	
602	Oak Street S	WB-LKC-322	Clement House
606	Oak Street S	WB-LKC-046	Nicholas Gludt House
616	Oak Street S	WB-LKC-325	Jabez Collins House
103	Prairie Street N	WB-LKC-087	Charles Koch House
202	Prairie Street N	WB-LKC-088	Charles & Isabella Webster House
100	Prairie Street S	WB-LKC-338	

Third, a lower tier of homes stand as evidence of the city's past, either for the historic associations with past residents or for generally good architectural integrity. With some restoration work, these homes would potentially qualify.

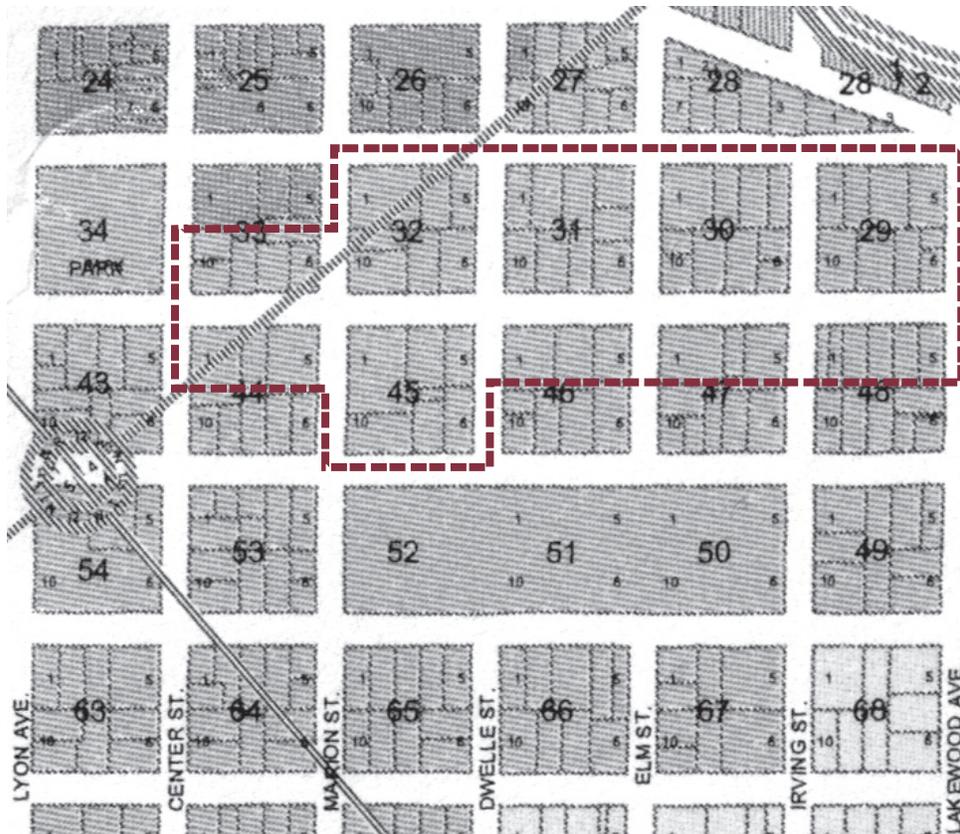
Before the Heritage Preservation Commission considers these homes, it should establish general requirements for issues such as vinyl siding or substantially altered windows or porches. If these are designated, they open potential issues for design review procedures. I recommend that historic designation be reserved for properties with excellent integrity and that it continue its certificate program for other older buildings—recognizing that it does not submit the property to design guidelines.

421	Center Street W	WB-LKC-071	
511	Center Street W	WB-LKC-165	Peter Schafer House
217	Elm Street W	WB-LKC-170	
318	Elm Street W	WB-LKC-171	
107	Garden Street N	WB-LKC-172	Amidon House
210	Garden Street N	WB-LKC-178	Samuel Simpson House
211	Garden Street N	WB-LKC-179	
210	Garden Street S	WB-LKC-198	Harry and Florence Beck House
507	Garden Street S	WB-LKC-206	
112	High Street N	WB-LKC-156	
207	High Street N	WB-LKC-213	Kennedy House
217	High Street N	WB-LKC-216	George Bartron House
520	High Street N	WB-LKC-229	

609	High Street N	WB-LKC-234	
710	High Street N	WB-LKC-242	
715	High Street N	WB-LKC-244	Henry Arnold House
802	High Street N	WB-LKC-247	Alfred Anderson House
409	High Street S	WB-LKC-252	Elisha Kinney House
412	High Street S	WB-LKC-253	
606	High Street S	WB-LKC-030	Charles Forrest House
612	High Street S	WB-LKC-258	
218	Jewell Street W	WB-LKC-259	Emery Southard House
110	Lakewood Avenue W	WB-LKC-263	
204	Lyon Avenue W	WB-LKC-266	Henry Young House
307	Lyon Avenue W	WB-LKC-268	William G. Hanson House
320	Lyon Avenue W	WB-LKC-074	Charles and Cora Crane House
321	Lyon Avenue W	WB-LKC-273	
519	Lyon Avenue W	WB-LKC-265	Louise Johns House
520	Lyon Avenue W	WB-LKC-276	Arthur Schleicher House
123	Oak Street N	WB-LKC-285	
204	Oak Street N	WB-LKC-287	John W. Kennedy House
415	Oak Street N	WB-LKC-293	Edward Dankwardt House
502	Oak Street N	WB-LKC-296	Hans Hoops House
518	Oak Street N	WB-LKC-299	
217	Oak Street S	WB-LKC-310	Francis Kemp House
221	Oak Street S	WB-LKC-311	William J. and Sarah Gibbs House
318	Oak Street S	WB-LKC-313	Colin Sinclair House
319	Oak Street S	WB-LKC-314	Harry and Alma Bowers House
403	Oak Street S	WB-LKC-315	Timothy J. Foley House
603	Oak Street S	WB-LKC-323	Rollin Neal House
621	Oak Street S	WB-LKC-327	John T. Wallis House
722	Oak Street S	WB-LKC-330	
210	Prairie Street N	WB-LKC-334	William H. Simons House
108	Prairie Street S	WB-LKC-340	
120	Prairie Street S	WB-LKC-342	John C. Schmidt House
216	Prairie Street S	WB-LKC-346	August Abraham
109	Sixth Street S	WB-LKC-351	

Finally, the City should consider the designation of historic districts on South Oak Street and North High Street. Although they would probably not qualify for the National Register of Historic Places, a tight definition of boundaries, excluding noncontributing properties, might meet the federal standards. These two districts are located near busy Hwy. 61 and the lakefront, both creating development pressures. Districts would protect the look and feel of the city—much more than a series of individual designations. They would also provide a protected buffer zone between the developed lakefront and residential areas.

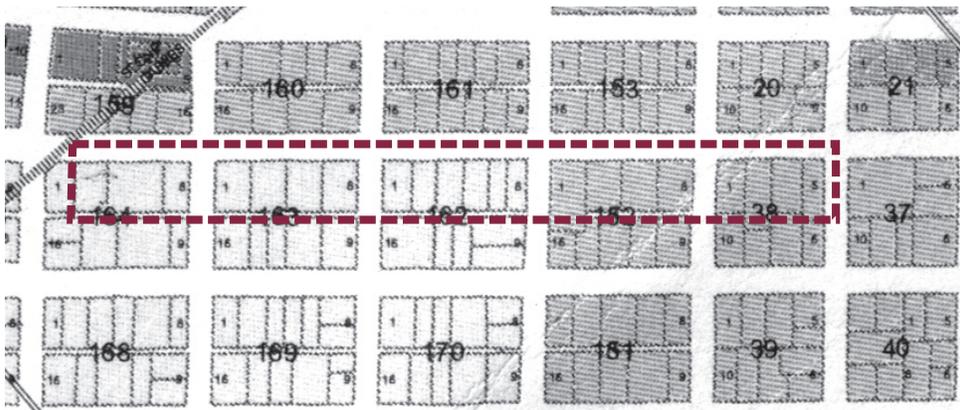
The South Oak Street Historic District is significant as a representation of nineteenth century settlement patterns in Minnesota, as Yankees, then Germans and Swedes, used the Mississippi River and attendant rail system as an avenue into the “Old Northwest.” It contains excellent examples of the Gothic Revival and Greek Revival styles, as well as later home built by business



*South Oak Street
Historic District
Potential boundaries*

men and merchants, such as Rollin Neal, Thomas Gibbs, and Charles Hoyt. The boundaries, as given here, are expansive and each property should be carefully reviewed following additional research.

The North High Street Historic District is significant as a representation of the economic development of the Minnesota River valley in the late nineteenth and early twentieth century. These tend to be later homes than those found on South Oak and South High Streets, reflecting the Queen Anne and Neoclassical styles, although several fine Greek Revival homes are found here. The district boundaries were drawn using the south anchor of the Bessey-Neal house and the north anchor of the Henry Morgan house.



*North High Street
Historic District
Potential boundaries*



Williamson-Russell-Rahilly House

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Appendix A: List of Inventoried Properties

NO.	STREET	SHPO NO.	HISTORIC NAME
221	Center Street W	WB-LKC-163	Baldwin House
407	Center Street W	WB-LKC-070	Edward Wise House
411	Center Street W	WB-LKC-164	Anna Wise House
421	Center Street W	WB-LKC-071	
511	Center Street W	WB-LKC-165	Peter Schafer House
322	Chestnut Street W	WB-LKC-167	
313	Dwelle Street W	WB-LKC-168	
110	Elm Street W	WB-LKC-169	
217	Elm Street W	WB-LKC-170	
318	Elm Street W	WB-LKC-171	
107	Garden Street N	WB-LKC-172	Amidon House
108	Garden Street N	WB-LKC-173	
111	Garden Street N	WB-LKC-175	
112	Garden Street N	WB-LKC-176	
116	Garden Street N	WB-LKC-086	
201	Garden Street N	WB-LKC-177	First Baptist Church parsonage
205	Garden Street N	WB-LKC-196	First Baptist Church
210	Garden Street N	WB-LKC-178	Samuel Simpson House
211	Garden Street N	WB-LKC-179	
215	Garden Street N	WB-LKC-180	
218	Garden Street N	WB-LKC-181	Dempster House
219	Garden Street N	WB-LKC-182	Presbyterian Church Parsonage
303	Garden Street N	WB-LKC-184	William Pletsch House
306	Garden Street N	WB-LKC-061	Clarence and Cora Hubbard House
311	Garden Street N	WB-LKC-062	Elijah Porter House
315	Garden Street N	WB-LKC-185	Bjarne and Anna Loss House
319	Garden Street N	WB-LKC-186	Charles and Alice Colby House
420	Garden Street N	WB-LKC-187	Adam and Matilda Sigler House
508	Garden Street N	WB-LKC-188	
518	Garden Street N	WB-LKC-189	John and Annie Issendorf House
520	Garden Street N	WB-LKC-190	
602	Garden Street N	WB-LKC-192	Oliver Carlson House
624	Garden Street N	WB-LKC-194	
109	Garden Street S	WB-LKC-174	
202	Garden Street S	WB-LKC-195	Charles Wise House
206	Garden Street S	WB-LKC-197	
210	Garden Street S	WB-LKC-198	Harry and Florence Beck House
214	Garden Street S	WB-LKC-199	Jacob Rucker House
215	Garden Street S	WB-LKC-200	
218	Garden Street S	WB-LKC-201	Emil and Minnie Ludwitzke House
321	Garden Street S	WB-LKC-203	Coons House
403	Garden Street S	WB-LKC-204	

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405	Garden Street S	WB-LKC-060	
409	Garden Street S	WB-LKC-205	
507	Garden Street S	WB-LKC-206	
513	Garden Street S	WB-LKC-207	Dyer House
523	Garden Street S	WB-LKC-208	Stephens House
611	Garden Street S	WB-LKC-209	Boutelle House
623	Garden Street S	WB-LKC-210	Whitney House
110	High Street N	WB-LKC-155	Fred and Isabella Olson House
112	High Street N	WB-LKC-156	
119	High Street N	WB-LKC-211	
120	High Street N	WB-LKC-157	Hubbard House
204	High Street N	WB-LKC-212	William and Charlotte Amsbry House
207	High Street N	WB-LKC-213	Kennedy House
208	High Street N	WB-LKC-214	Hagen House
214	High Street N	WB-LKC-215	
217	High Street N	WB-LKC-216	George Bartron House
302	High Street N	WB-LKC-218	
314	High Street N	WB-LKC-036	Lyman and Melissa Buck House
403	High Street N	WB-LKC-037	Bessey-Neal House
404	High Street N	WB-LKC-219	
409	High Street N	WB-LKC-220	Thomas Dwelle House
415	High Street N	WB-LKC-038	J. S. Richardson House
419	High Street N	WB-LKC-221	E. D. Corwin House
501	High Street N	WB-LKC-222	Post House
508	High Street N	WB-LKC-223	
510	High Street N	WB-LKC-224	
511	High Street N	WB-LKC-225	
516	High Street N	WB-LKC-227	
517	High Street N	WB-LKC-228	S. K. Knight House
520	High Street N	WB-LKC-229	
521	High Street N	WB-LKC-230	Alonzo Guernsey House
601	High Street N	WB-LKC-231	
605	High Street N	WB-LKC-233	Milton Erickson House
609	High Street N	WB-LKC-234	
610	High Street N	WB-LKC-235	
614	High Street N	WB-LKC-236	Royal Bartlett House
615	High Street N	WB-LKC-237	Charle Larson House
619	High Street N	WB-LKC-238	James Bradford House
625	High Street N	WB-LKC-239	
626	High Street N	WB-LKC-240	
701	High Street N	WB-LKC-039	
702	High Street N	WB-LKC-241	Henry and Henrietta Watterson
710	High Street N	WB-LKC-242	
711	High Street N	WB-LKC-243	
715	High Street N	WB-LKC-244	Henry Arnold House
725	High Street N	WB-LKC-245	William Brown House

726	High Street N	WB-LKC-246	
801	High Street N	WB-LKC-040	
802	High Street N	WB-LKC-247	Alfred Anderson House
808	High Street N	WB-LKC-248	Thomas Sexton House
815	High Street N	WB-LKC-041	Henry W. Morgan House
320	High Street S	WB-LKC-249	Francis A. Patton House
401	High Street S	WB-LKC-250	James H. Gillett House
405	High Street S	WB-LKC-251	Alice Rogers House
409	High Street S	WB-LKC-252	Elisha Kinney House
412	High Street S	WB-LKC-253	
503	High Street S	WB-LKC-254	Paul Krahn House
504	High Street S	WB-LKC-255	Michael Kemp House
514	High Street S	WB-LKC-256	
600	High Street S	WB-LKC-257	Charles and Susan Hinckley House
606	High Street S	WB-LKC-030	Charles Forrest House
612	High Street S	WB-LKC-258	
620	High Street S	WB-LKC-084	T. J. Morrow House
218	Jewell Street W	WB-LKC-259	Emery Southard House
416	Lakeshore Dr. S	WB-LKC-026	
418	Lakeshore Dr. S	WB-LKC-260	George and Anna Killeen House
504	Lakeshore Dr. S	WB-LKC-261	Gustav and Emma Lange House
510	Lakeshore Dr. S	WB-LKC-262	Lewis Lutz House
520	Lakeshore Dr. S	WB-LKC-025	Townsend House
110	Lakewood Avenue W	WB-LKC-263	
221	Lakewood Avenue W	WB-LKC-264	Charles Wise House
120	Lyon Avenue W	WB-LKC-072	Dr. William Wilson House
204	Lyon Avenue W	WB-LKC-266	Henry Young House
220	Lyon Avenue W	WB-LKC-267	First Congregational Church
302	Lyon Avenue W	WB-LKC-073	
307	Lyon Avenue W	WB-LKC-268	William G. Hanson House
308	Lyon Avenue W	WB-LKC-269	
312	Lyon Avenue W	WB-LKC-270	William H. Robinson House
313	Lyon Avenue W	WB-LKC-271	
315	Lyon Avenue W	WB-LKC-272	
320	Lyon Avenue W	WB-LKC-074	Charles and Cora Crane House
321	Lyon Avenue W	WB-LKC-273	
401	Lyon Avenue W	WB-LKC-023	Saint Mary's on the Lake Catholic Church
418	Lyon Avenue W	WB-LKC-274	Joseph Wise House
423	Lyon Avenue W	WB-LKC-069	St. Mary's Rectory
519	Lyon Avenue W	WB-LKC-265	Louise Johns House
520	Lyon Avenue W	WB-LKC-276	Arthur Schleicher House
205	Marion Street W	WB-LKC-066	Hiram and Mary Patton House
315	Marion Street W	WB-LKC-022	Hoyt House
512	Marion Street W	WB-LKC-279	
220	Minnesota Street W	WB-LKC-282	
109	Oak Street N	WB-LKC-055	William and Anna Perkins House

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123	Oak Street N	WB-LKC-285	
204	Oak Street N	WB-LKC-287	John W. Kennedy House
213	Oak Street N	WB-LKC-286	United Methodist Church
214	Oak Street N	WB-LKC-288	Albert Young House
220	Oak Street N	WB-LKC-289	George Bartron House
301	Oak Street N	WB-LKC-056	Gould House
320	Oak Street N	WB-LKC-290	
401	Oak Street N	WB-LKC-291	S. S. Workman House
411	Oak Street N	WB-LKC-292	John Johnson House
415	Oak Street N	WB-LKC-293	Edward Dankwardt House
417	Oak Street N	WB-LKC-057	
418	Oak Street N	WB-LKC-294	
501	Oak Street N	WB-LKC-295	C. F. Amsbry House
502	Oak Street N	WB-LKC-296	Hans Hoops House
514	Oak Street N	WB-LKC-297	
515	Oak Street N	WB-LKC-298	Champlin House
518	Oak Street N	WB-LKC-299	
525	Oak Street N	WB-LKC-300	
600	Oak Street N	WB-LKC-301	
603	Oak Street N	WB-LKC-302	
617	Oak Street N	WB-LKC-058	Skoglof House
628	Oak Street N	WB-LKC-304	Wrigley-Bartlett House
810	Oak Street N	WB-LKC-306	John and Margaret Peters House
814	Oak Street N	WB-LKC-307	
102	Oak Street S	WB-LKC-054	
110	Oak Street S	WB-LKC-054	Saint Mark's Episcopal Church
205	Oak Street S	WB-LKC-309	
206	Oak Street S	WB-LKC-308	Stephen K. Gates House
208	Oak Street S	WB-LKC-032	Duerre House
217	Oak Street S	WB-LKC-310	Francis Kemp House
220	Oak Street S	WB-LKC-051	Stout-Hanisch House
221	Oak Street S	WB-LKC-311	William J. and Sarah Gibbs House
303	Oak Street S	WB-LKC-067	George R. Patton House
304	Oak Street S	WB-LKC-090	Williamson-Rahilly House
310	Oak Street S	WB-LKC-050	Agnes and James Stout Cottage
311	Oak Street S	WB-LKC-312	
318	Oak Street S	WB-LKC-313	Colin Sinclair House
319	Oak Street S	WB-LKC-314	Harry and Alma Bowers House
403	Oak Street S	WB-LKC-315	Timothy J. Foley House
404	Oak Street S	WB-LKC-316	Rogers-McCall House
409	Oak Street S	WB-LKC-317	Harrison Gillett House
410	Oak Street S	WB-LKC-049	Brettschneider House
422	Oak Street S	WB-LKC-048	Abner Tibbetts House
501	Oak Street S	WB-LKC-318	Mattias Dilley House
506	Oak Street S	WB-LKC-047	L. S. Van Vliet House
515	Oak Street S	WB-LKC-320	

519	Oak Street S	WB-LKC-321	
602	Oak Street S	WB-LKC-322	Clement House
603	Oak Street S	WB-LKC-323	Rollin Neal House
606	Oak Street S	WB-LKC-046	Nicholas Gludt House
613	Oak Street S	WB-LKC-324	Fred Rueckert House
616	Oak Street S	WB-LKC-325	Jabez Collins House
620	Oak Street S	WB-LKC-326	
621	Oak Street S	WB-LKC-327	John T. Wallis House
715	Oak Street S	WB-LKC-328	Frank and Helen Reister House
719	Oak Street S	WB-LKC-329	
722	Oak Street S	WB-LKC-330	
103	Prairie Street N	WB-LKC-087	Charles Koch House
108	Prairie Street N	WB-LKC-331	Marcus Humphrey House
117	Prairie Street N	WB-LKC-332	Oscar H. Anderson House
118	Prairie Street N	WB-LKC-333	
202	Prairie Street N	WB-LKC-088	Charles & Isabella Webster House
210	Prairie Street N	WB-LKC-334	William H. Simons House
220	Prairie Street N	WB-LKC-335	Charles H. Hanson House
302	Prairie Street N	WB-LKC-336	First Swedish Baptist Church
316	Prairie Street N	WB-LKC-337	Herbert and Clara Birler House
100	Prairie Street S	WB-LKC-338	
108	Prairie Street S	WB-LKC-340	
112	Prairie Street S	WB-LKC-341	
120	Prairie Street S	WB-LKC-342	John C. Schmidt House
206	Prairie Street S	WB-LKC-343	Nelson Pike House
210	Prairie Street S	WB-LKC-344	Bridget Foley House
215	Prairie Street S	WB-LKC-345	
216	Prairie Street S	WB-LKC-346	August Abraham
220	Prairie Street S	WB-LKC-347	
110	Sixth Street N	WB-LKC-348	
112	Sixth Street N	WB-LKC-349	W. L. Walters House
109	Sixth Street S	WB-LKC-351	

Appendix B: List of Additional Properties

These properties were located within the survey area and were reviewed by the consultant, but not recorded on an inventory form. These properties either postdated the time frame of the survey or lost considerable architectural integrity.

510	Center Street W	605	Garden Street S
406	Lyon Avenue W	621	Garden Street S
119	Center Street W	709	Garden Street S
215	Center Street W	715	Garden Street S
316	Center Street W	201	High Street N
322	Center Street W	211	High Street N
503	Center Street W	220	High Street N
509	Center Street W	301	High Street N
408	Chestnut Avenue W	306	High Street N
212	Chestnut Street W	310	High Street N
312	Chestnut Street W	321	High Street N
	Chestnut Street W	412	High Street N
301	Doughty Street W	414	High Street N
305	Doughty Street W	418	High Street N
309	Doughty Street W	502	High Street N
312	Doughty Street W	514	High Street N
201	Dwelle Street W	602	High Street N
116	Elm Street W	608	High Street N
210	Elm Street W	618	High Street N
220	Elm Street W	714	High Street N
317	Elm Street W	816	High Street N
115	Garden Street N	817	High Street N
302	Garden Street N	818	High Street N
310	Garden Street N	820	High Street N
404	Garden Street N	821	High Street N
410	Garden Street N	316	High Street S
416	Garden Street N	408	High Street S
514	Garden Street N	411	High Street S
608	Garden Street N	420	High Street S
614	Garden Street N	505	High Street S
616	Garden Street N	520	High Street S
203	Garden Street S	522	High Street S
209	Garden Street S	216	Irving Street W
217	Garden Street S	304	Jewell Avenue W
219	Garden Street S	402	Lakeshore Dr. S
503	Garden Street S	412	Lakeshore Dr. S
511	Garden Street S	414	Lakeshore Dr. S
601	Garden Street S	514	Lakeshore Dr. S

704	Lakeshore Dr. S	702	Oak Street S
714	Lakeshore Dr. S	706	Oak Street S
718	Lakeshore Dr. S	710	Oak Street S
402	Lyon Avenue W	113	Prairie Street N
412	Lyon Avenue W	113	Prairie Street N
515	Lyon Avenue W	216	Prairie Street N
218	Madison Street W	306	Prairie Street N
216	Marion Street W	310	Prairie Street N
219	Marion Street W	320	Prairie Street N
508	Marion Street W	211	Prairie Street S
520	Marion Street W	219	Prairie Street S
210	Minnesota Street W	118	Sixth Street N
212	Minnesota Street W	121	Sixth Street S
201	Monroe Street W	201	Sixth Street S
219	Monroe Street W	211	Sixth Street S
113	Oak Street N	412	Walnut Ave W
114	Oak Street N	210	Walnut Street W
118	Oak Street N	320	Woodburn Street W
302	Oak Street N		
307	Oak Street N		
311	Oak Street N		
312	Oak Street N		
316	Oak Street N		
402	Oak Street N		
408	Oak Street N		
410	Oak Street N		
416	Oak Street N		
508	Oak Street N		
511	Oak Street N		
513	Oak Street N		
526	Oak Street N		
611	Oak Street N		
612	Oak Street N		
616	Oak Street N		
619	Oak Street N		
629	Oak Street N		
710	Oak Street N		
714	Oak Street N		
718	Oak Street N		
820	Oak Street N		
415	Oak Street S		
419	Oak Street S		
509	Oak Street S		
514	Oak Street S		
609	Oak Street S		
612	Oak Street S		



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