National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property
   Historic name: __Old Main, Mankato State Teachers College (Boundary Reduction)___
   Other names/site number: __Mankato Normal School, Mankato State Teachers College, Old Main and the Annex_______________________
   Name of related multiple property listing:
   N/A
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: __301 South Fifth Street____________________________
   City or town: __Mankato___________ State: __Minnesota______ County: __013 Blue Earth________
   Not For Publication: N/A
   Vicinity: N/A

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this ___ nomination ___ request for determination of eligibility meets
   the documentation standards for registering properties in the National Register of Historic
   Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I
   recommend that this property be considered significant at the following
   level(s) of significance:
   ___national                  ___statewide           ___local
   Applicable National Register Criteria:
   ___A             ___B           ___C           ___D

   ______________________________________________
   Signature of certifying official/Title:                     Date

   _______________________________________________________________________
   State or Federal agency/bureau or Tribal Government

   In my opinion, the property ___ meets ___ does not meet the National Register criteria.

   ______________________________________________
   Signature of commenting official:               Date

   ______________________________________________
   Title : ___________________________________________________________________
   State or Federal agency/bureau or Tribal Government
4. **National Park Service Certification**

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) ______________________

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<tr>
<th>Signature of the Keeper</th>
<th>Date of Action</th>
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5. **Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private: ___
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only one box.)

- Building(s): X
- District
- Site
- Structure
- Object

**Number of Resources within Property**
**Old Main, Mankato State Teachers College**

**Blue Earth County, Minnesota**

(Do not include previously listed resources in the count)

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<tr>
<th>Contributing</th>
<th>Noncontributing</th>
<th>Buildings</th>
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Number of contributing resources previously listed in the National Register: 2

6. **Function or Use**

**Historic Functions**

(Enter categories from instructions.)

<table>
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<tr>
<th>EDUCATION/college</th>
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**Current Functions**

(Enter categories from instructions.)

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<th>DOMESTIC/multiple dwelling</th>
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7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/Jacobethan Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property: BRICK

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located at 301 South Fifth Street, Mankato, Old Main was designed by Clarence H. Johnston and constructed between 1922 and 1924. The largely utilitarian building boasts a Jacobethan Revival tower at its primary entrance. While the Annex and auditorium have been demolished, the Old Main building stands much as it did at the time of original listing (Maps 1 and 2).

The SHPO is requesting a boundary reduction of the property pursuant to 36 CFR §60.14(a)(2). The portion of the boundary that encompassed the Annex lack sufficient historic integrity to convey the significance of the property.
Old Main, Mankato State Teachers College (boundary reduction)

Blue Earth County, Minnesota

Narrative Description

The Old Main, Mankato State Teachers College was listed in the National Register of Historic Places May 19, 1983 (NRIS 83000899). At the time, the property contained two buildings the Annex (1908) and Old Main (1922-1924). Several changes occurred to the property shortly after designation. Within one year of listing, the Annex building was destroyed by fire. Additionally, an auditorium connected to the southeast façade of Old Main was demolished circa 1987. These removals left Old Main as the only Mankato State Teachers College building previously listed and within the boundary.

Other changes to the exterior since 1983 include the addition of a drive-through entry on the southeast elevation and a raised patio on the northwest façade. Both were likely completed circa 1987/1988 when the building was first converted to residential use. The current use of the property, as a senior living community, necessitated an ADA accessible entrance. Sliding glass doors and a modern porte cochere replaced the link that attached Old Main to the Annex at the time of listing (Photo 4). An elevated patio replaced the steps leading from the terrace at the primary entrance to the entrance portico. Due to the historic change in elevation, the decorative elements of the historic building and steps leading from the property to the sidewalk were not affected. The patio is clad in limestone, matching the historic building and has an aluminum railing (Photo 1).

Parcels once containing the demolished Annex building do not retain sufficient integrity to convey historic significance. Old Main, however, does retain sufficient integrity to convey both the education and architectural significance of the property. The majority of its architectural ornamentation remains intact and is consistent with the building’s configuration when listed. Distinctive limestone ornamentation (e.g. quoins, strapwork, string courses, grotesques of two students, cartouches with the letter M) and brickwork (e.g. stack bond headers between second and third floor windows, soldier courses over windows and the cornice) remain (Photos 5 and 6). Old Main’s fenestration pattern and 12/12 windows are original. Important elements of Jacobethan Revival style that differentiate Old Main from other contemporary educational buildings designed by Clarence H. Johnston remain.

The extant portions of the building continue to display “the design, a creative Jacobethan Revival interpretation of the standard school building type of the period” for which the property is listed.

Specifically, Old Main retains integrity of Location, Feeling, Association, and, despite the loss of the auditorium, the key elements of Design, Workmanship, and Materials that illustrate Clarence H. Johnston’s unique design.
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
  - A.

- Property is associated with the lives of persons significant in our past.
  - B.

- Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
  - C.
    - X

- Property has yielded, or is likely to yield, information important in prehistory or history.
  - D.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- Owned by a religious institution or used for religious purposes
  - A.

- Removed from its original location
  - B.

- A birthplace or grave
  - C.

- A cemetery
  - D.

- A reconstructed building, object, or structure
  - E.

- A commemorative property
  - F.

- Less than 50 years old or achieving significance within the past 50 years
  - G.
Old Main, Mankato State Teachers College
(boundary reduction)

Blue Earth County, Minnesota

Name of Property: Old Main, Mankato State Teachers College

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

EDUCATION

Period of Significance
1900-1924

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Clarence H. Johnston
Old Main, Mankato State Teachers College (boundary reduction)  Blue Earth County, Minnesota  
Name of Property  County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Old Main, Mankato State Teachers College was listed in the National Register of Historic Places May 19, 1983 (NRIS 83000899). At the time of listing the property consisted of two buildings historically connected by a link, the Annex (1908) and Old Main (1922-1924).¹ In 1984 the Annex was destroyed by fire and subsequently demolished (Maps 1 and 2).

The extant Old Main building, historically the centerpiece of the property, continues to convey the historic significance under both Criteria A and C in the areas of architecture and education.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The Old Main, Mankato State Teachers College was listed in the National Register of Historic Places May 19, 1983 (NRIS 83000899). The National Park Service lists the applicable criteria as “Event” and “Architecture/Engineering” with “education” and “architecture” as the areas of significance. The period of significance is 1900-1924. The nomination discusses two buildings, the Annex (1908) and Old Main (1922-1924).²

The reason the Valley Gymnasium, which was partially within the nominated boundary (Maps 1 and 2), was not originally nominated was not documented; however, Old Main and the Annex, as the only two contiguous Mankato State Teachers College buildings in excess of 50 years of age at the time of listing, were discussed.

Continued listing in the area of significance of both architecture and education are justified despite the loss of the Annex and auditorium. The original nomination describes the floorplan and general form of Old Main as “H-shaped” and “utilitarian design,” these aspects of Old Main are reminiscent of other Clarence H. Johnston designs such as St. Cloud State University’s Riverview Hall, Winona State University’s Model School Building, and University of Minnesota Crookston’s Stephens Hall, among others. The original nomination implied that the property was

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² Ibid.
significant for its architecture, not at an example of the Jacobethan Revival style but because it embodies the distractive characteristics of a type of building, in this case Johnston’s “interpretation of the standard school building type of the period.” These aspects, as well as the architectural detail of the Jacobethan Revival style are still extant. Exterior features, including grotesques depicting students working and the unique form of the library wing reinforce the educational purpose (Photo 6).

The nomination further describes Old Main as the “administrative, academic, and social center of the school.” While the loss of the attached auditorium negatively effects the integrity of Old Main, the functions that are described in the nomination (classrooms, offices, campus radio station, bookstore, and student union) were likely held in extant parts of the building. The imposing building continues to serve “as a reminder of the institution’s history and as a symbol of the school’s extensive contribution to education in the community and the state.”

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3 Charlene Roise, "Old Main, Mankato State Teachers College," National Register of Historic Places Inventory/Nomination Form, Valley Campus Associates, Minneapolis, December 1982, page 3.
9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)


Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested

X previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey  #

___ recorded by Historic American Engineering Record #

___ recorded by Historic American Landscape Survey #

Primary location of additional data:

X State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

___ Other

Name of repository: _____________________________

Historic Resources Survey Number (if assigned): BE-MKC-265
10. Geographical Data

Acreage of Property 3.6 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**
Datum if other than WGS84: __________
(enter coordinates to 6 decimal places)
1. Latitude:   Longitude:
2. Latitude:   Longitude:
3. Latitude:   Longitude:
4. Latitude:   Longitude:

**Or**

UTM References
Datum (indicated on USGS map):

☐ NAD 1927  or  × NAD 1983

1. Zone: 15N   Easting: 420105m   Northing: 4890448m
2. Zone: 15N   Easting: 420115m   Northing: 4890442m
3. Zone: 15N   Easting: 420119m   Northing: 4890283m
4. Zone: 15N   Easting: 420139m   Northing: 4890284m
5. Zone: 15N   Easting: 420140m   Northing: 4890233m
6. Zone: 15N   Easting: 420122m   Northing: 4890232m
7. Zone: 15N   Easting: 420061m   Northing: 4890263m
8. Zone: 15N   Easting: 420053m   Northing: 4890261m
9. Zone: 15N   Easting: 420001m Northing: 4890299m
Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is comprised of Blue Earth County parcel R010918184009 and is depicted in Map 2.

Boundary Justification (Explain why the boundaries were selected.)

The parcel contains Old Main, the remaining Historic building associated with Mankato State Teachers College.

11. Form Prepared By

name/title: _Daniel Pratt________________________
organization: _ARCH3, LLC___________________________________________
street & number: _1412 Pascal St._______________________________________
city or town: _St. Paul________________________ state: _MN________ zip code: _55108____
e-mail dan@arch3llc.com___________________________________________
telephone: _(651) 308-8749___________________________________________
date: _November 1, 2019______________________________________________

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
Old Main, Mankato State Teachers College (boundary reduction)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log

Name of Property: Old Main, Mankato State Teachers College (Boundary Reduction)
City or Vicinity: Mankato
County: Blue Earth
State: Minnesota
Photographer: Austin Jenkins
Date Photographed: November 3, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 6. Old Main. Primary façade from courtyard at the former terminus of Jackson Street, Jacobethan Revival tower at center. Facing southeast.

2 of 6. Old Main. Auditorium formerly located at center, polygonal (former) library at right. Facing west.


Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows: Tier 1 – 60-100 hours; Tier 2 – 120 hours; Tier 3 – 230 hours; Tier 4 – 280 hours.

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.
Map 1. 1982 Aerial Photograph of Old Main, Mankato State Teachers College with Updated Boundary and Site Conditions at Time of Nomination.
Map 2. 2019 Aerial Photograph of Old Main, Mankato State Teachers College with Updated Boundary and Current Site Condition.
Map 3. USGS 7.5’ Topographic Quad Map with Original and Updated Old Main, Mankato State Teachers College Boundary.
Old Main, Mankato State Teachers College (boundary reduction)

Blue Earth, Minnesota

County and State

Name of multiple listing (if applicable)

Figure 1. Aerial Photograph of Valley Campus. Old Main at left-center. Facing southwest, ca. 1960s. (Minnesota State University, Mankato Archives)