1. Name of Property
   Historic name: Windom Park Residential Historic District
   Other names/site number: ____________________________
   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: Roughly bounded by West 5th Street, Huff Street, West Broadway Street, Harriet Street, and Wilson Street
   City or town: Winona
   State: MN
   County: Winona
   Not For Publication: N/A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 ___ X local
   Applicable National Register Criteria:
   X A __ B __ C __ D

   Signature of certifying official/Title: Deputy SHPO, MN Dept. of Admin.
   Date: 9/3/2021

   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:) ____________________

Signature of the Keeper ____________________ Date of Action ____________

5. Classification

Ownership of Property
(Check as many boxes as apply.)
Private: X
Public – Local X
Public – State
Public – Federal

Category of Property
(Check only one box.)
Building(s)
District X
Site
Structure
Object
## Number of Resources within Property

(Do not include previously listed resources in the count)

<table>
<thead>
<tr>
<th>Contributing</th>
<th>Noncontributing</th>
</tr>
</thead>
<tbody>
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<td>22 buildings</td>
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<tr>
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</tr>
<tr>
<td>0 structures</td>
<td>0 structures</td>
</tr>
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</tr>
<tr>
<td><strong>25 Total</strong></td>
<td><strong>23 Total</strong></td>
</tr>
</tbody>
</table>

Number of contributing resources previously listed in the National Register 2

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### 6. Function or Use

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling, secondary structure (carriage house)

LANDSCAPE: park

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling, secondary structure (carriage house, garage), hotel

DOMESTIC: multiple dwelling

LANDSCAPE: park

RECREATION AND CULTURE: work of art
7. Description

Architectural Classification
(Enter categories from instructions.)
MID-19TH CENTURY: Italian Villa
LATE VICTORIAN: Italianate, Second Empire, Queen Anne
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival, Tudor Revival,
Mission/Spanish Colonial Revival
OTHER: Flemish Revival
NO STYLE

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
foundation: STONE: limestone
            CONCRETE
            STUCCO
walls: WOOD: weatherboard, shake
      BRICK
      STUCCO
      SYNTHETICS: vinyl
      METAL: aluminum
roof: ASPHALT
      SLATE
      TERRACOTTA
other: BRICK (chimneys)
      WOOD (porches, cornices, brackets, paneling)
      STONE: limestone (lintels, quoins)
      METAL: cast iron (porches)

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
The Windom Park Residential Historic District includes properties that developed around First Ward Park
(also called Windom Square, or more commonly now Windom Park) near the main commercial corridor
in Winona. It was developed and maintained by prominent upper-class residents, including early settlers
and their descendants. Male heads of household were executives in local industries, such as lumber, banking, and medical; and merchants or retailers. The oldest house dates to 1857 and most of the neighborhood was developed by 1900. Two open lots on West 5th Street from a previous estate were developed around 1940. The east side of Huff Street between West 5th and West Broadway Streets was developed in the 1980s. This area includes mostly large, single-family, high architectural style houses that reflected the wealth and status of its early residents. House styles in this district include: Italian Villa, Italianate, Second Empire, Queen Anne, Colonial Revival, Tudor Revival, and Flemish Revival. The houses are all similarly set back from the street. The landscape of the district is generally flat with mature trees along streets and throughout Windom Park. The district is generally surrounded by residential neighborhoods featuring smaller, vernacular style homes. The district’s name derives from the name chosen for the local historic district as no historic name for the neighborhood has been identified. This district includes 18 contributing primary resources, 6 noncontributing primary resources, 8 contributing secondary resources, 16 noncontributing secondary resources, 1 contributing site, and 1 noncontributing object.

Narrative Description

Windom Park Neighborhood Development

When Henry D. Huff replatted Winona in 1853, he expanded the original plat to include what is now the Windom Park neighborhood. He also designated a square block to be used for a park in the present location of Windom Park.1 Shortly thereafter, the city was divided into three electoral wards: First Ward was everything west of Washington Street, Second Ward was between Washington and Lafayette Streets, and Third Ward was everything east of Lafayette.2 Given its location, Windom Park was initially known as First Ward Park and it was bounded by West 5th Street, Huff Street, West Broadway Street, and Harriet Street. In 1880, most of the First Ward housed working class families, with the exception of the large mansions on the eastern edge of the First Ward and surrounding Windom Park, which were constructed and owned by early industrialists. These lots were significantly larger than those of their working-class neighbors.3 Mansions continued to be constructed around Windom Park until around 1900. Many of the early homeowners in Windom Park had come to Winona from New England, presumably with wealth, which enabled them to establish the city’s first industries and businesses and increase their capital.4 The prosperous years of the 1880s and 1890s sustained them well after the demise of the lumber industry.

Henry D. Huff constructed the first mansion (WN-WAC-0544 / WN-WAC-1193) along Huff Street between West 4th and West 5th Streets in 1857. Moses C. Varney’s house across the park at 327 West Broadway (WN-WAC-0527 / WN-WAC-1253) was likely completed by 1860. An 1867 bird’s eye view of Winona includes Huff’s mansion with its prominent tower. It also depicts steady development of two-story homes on the east side of Huff Street between West 5th and West Broadway Streets and on the south side of West Broadway Street from Winona to Harriet Streets, and some development of one- and two-story homes on West 5th Street between Wilson and Harriet Streets. The remainder of the

2 *History of Winona County, 1883: together with biographical matter, statistics, etc. gathered from matter furnished by interviews with old settlers, county, township and other records, and extracts from files of papers, pamphlets, and such other sources as have been available* (Chicago: H.H. Hill and Co., 1883), 431.
neighborhood was undeveloped.\(^5\) William Windom’s home was likely built by 1870 on the present site of the Abner F. Hodgins House at 275 Harriet Street (WN-WAC-0315).\(^6\) The 1870s saw the construction of Varney’s neighbor William M. Hurlbert’s house at 323 West Broadway Street (WN-WAC-1132; c. 1870) and three houses along West 5th Street: Hermon E. Curtis’ house at 375 West 5th Street (WN-WAC-0313; c. 1870), Hannibal Choate’s house at 263 West 5th Street (WN-WAC-0448; c. 1876), and William S. Drew’s house at 276 West 5th Street (WN-WAC-0452; 1877). The 1880s added Franklin A. Rising’s house at 351 West Broadway Street (WN-WAC-1049; c. 1880), Jerome G. Swart’s house at 315 West Broadway Street (WN-WAC-0528 / WN-WAC-1252; c. 1880), James C. Blake’s house at 365 West 5th Street (WN-WAC-1131; 1884), Peter Hallenbeck’s house at 376 West 5th Street (WN-WAC-0548 / WN-WAC-1260; 1885), Frederick S. Bell’s house at 255 Harriet Street (WN-WAC-0314; 1887), and Hodgins’ complete remodeling of Windom’s house at 275 Harriet Street (WN-WAC-0315; 1889). By 1889, W.H. Laird had built his house at 359 West 4th Street (non-extant), as had Matthew G. Norton at 254 West 5th Street (non-extant) and John R. Marfield at 332 West 5th Street (non-extant).\(^7\)

The 1894 Sanborn Fire Insurance Maps confirm considerable development was undertaken during the previous decade. By 1894, Verrazano Simpson had also built his house at 257 West Broadway Street (non-extant). Additionally, the houses on the east side of Huff Street between West 5th and West Broadway Streets had been demolished, leaving open land adjacent to Hannibal Choate’s estate.\(^8\) In 1898, Harry S. Youmans built his house at 328 West 5th Street (WN-WAC-0550), followed by Eben M. Roberts’ house at 265 West Broadway Street (WN-WAC-0252; c. 1900). Three other houses were built in 1900: Herbert C. Garvin’s house at 301 West Broadway Street (WN-WAC-0308 / WN-WAC-1251), Samuel L. Prentiss’ house at 369 West Broadway Street (WN-WAC-0526 / WN-WAC-1299), and John R. Mitchell’s house at 275 West Broadway Street (WN-WAC-0253). All three of these houses replaced earlier buildings.\(^9\) In 1912, Charles M. Youmans demolished his father’s 1866 house and built a new house at 227 Wilson Street (WN-WAC-0551 / WN-WAC-1261). Hermon E. Curtis’ son, Benjamin, built a house c. 1914 next door to his father’s original house at 262 Wilson Street (WN-WAC-1455).

About one-third of the houses in this district remained in the ownership of the original family for several decades. About half of the houses turned over to new owners within the first 10-20 years. For those that did turn over, the second generation of owners and, in many cases their children, remained in their homes for several subsequent decades. In the late 1910s, two large homes in the neighborhood were demolished: W.H. Laird’s house at 359 West 4th Street and John R. Marfield’s house at 332 West 5th Street.\(^10\) In the 1930s and 1940s, several homes were given to the Diocese of Winona for office or residential use. Similarly, John W. Lucas’ children donated two family residences, one at 276 West 5th Street (WN-WAC-0453) and the other at 369 West Broadway (WN-WAC-0526 / WN-WAC-1299), to Winona Teacher’s College for use as dormitories. The 1940s saw the loss of two major homes. First, the Matthew

G. Norton house at 254 West 5th Street was demolished for a new YMCA. Secondly, the house at 257 West Broadway Street originally belonging to wealthy pioneer Verrazano Simpson, who lived there until his death in 1906, was redeveloped c. 1948 into a pair of brick ramblers with a duplex behind. In the 1960s, a lot of housing in Winona began to be converted into student housing and rental properties, including some of the houses around Windom Park. The Diocese of Winona took over the Huff-Lamberton House for two decades before it was turned into a senior care facility in the 1980s and now as apartments. In the 1980s, the east side of Huff Street between West 5th and West Broadway Streets was improved upon. Finally, in 1993, the We-no-nah Statue (WN-WAC-0566) was installed in a new fountain in the center of Windom Park (WN-WAC-1247).

District Resources
The resources in this district are described by location, starting with Windom Park and the We-no-nah Statue, continuing with the buildings on Huff Street, then West 5th Street, then Wilson Street, then Harriet Street, and ending with West Broadway Street. The descriptions include a brief architectural description of each property’s primary resource and any secondary resources, and identification of any notable additions and changes that may impact the resource’s integrity. Several secondary resources were assigned inventory numbers and evaluated separately from their associated primary resources during a previous survey; their inventory numbers are identified below.

First Ward Park / Windom Park (WN-WAC-1247)
Bounded by West 5th, Huff, West Broadway, and Harriet Streets
c. 1857
Landscape Architect/Builder: Unknown
Contributing Resource

Windom Park covers a full square block. It is primarily covered with grass and is bordered by a concrete sidewalk on each side except for the Harriet Street side. It is crossed by two diagonal concrete sidewalks. A wood-frame gazebo with a conical roof was built in 1992 in the middle of the side bordering Harriet Street. The gazebo was donated by the Winona Rotary Club to the City of Winona. The We-no-nah Statue (WN-WAC-0566) was relocated to this park and mounted on a new brick and concrete fountain in the center of the park in 1993. The fountain is surrounded by brick paving. Other park features include wood benches, concrete benches, metal lampposts, a rectangular piece of granite on which donor names are inscribed, and two slightly elevated garden areas surrounded by low brick and concrete walls. Tall trees line the sidewalks, most of which were planted in or after 1989.

We-no-nah Statue (WN-WAC-0566)
Center of Windom Park
1901-1902 (moved here in 1993)
Artist: Isabel Moore Kimball

Noncontributing Resource
This bronze statue depicts a woman looking off into the distance with her right hand on her forehead. She stands on a round granite pedestal engraved with “We-no-nah” and “Gift of W.J. Landon in Memory of Ida Cone Landon 1900.” At the base of the pedestal, there are three bronze pelicans. Around the perimeter of the fountain, there are three bronze turtles.

_Huff Street_

_Huff-Lamberton House (WN-WAC-0544 / WN-WAC-1193)_
211 Huff Street
1857
Style: Italian Villa

Architect/Builder: Unknown
Contributing Resource
Individually NRHP-Listed

This large two-story stretcher-bond brick mansion rests on a stone foundation. The main block of the house is rectangular and has an asphalt-shingled hipped roof with front-facing gables on each elevation. In the southwest corner, there is a prominent three-story brick tower with an asphalt-shingled mansard roof and balustraded widow’s walk. On the west elevation of the main block, there is a shorter, side gable roof wing. The south elevation of the main block has a decorated porte-cochere. An intricately carved Moorish Revival style porch wraps from the principal east façade of the main block to the north elevation, with a gazebo at the northeast corner. This porch was added c. 1900.\(^{15}\) Other noteworthy features of the Italian Villa style on this house include stone quoins on the tower, bracketed and denticulated cornices, and narrow wood sash windows with segmental and round arched stone hoods. The tower features a three-part bay window with semi-circular arched windows, in which the muntins form a bisected quatrefoil pattern. A one-story modern brick addition was built in the 1960s on the rear (west) elevation when the house became an orphanage.\(^{16}\) The addition connects to the original carriage house, which exhibits some of the high style characteristics of the main house. The carriage house is rectangular, clad in stretcher-bond brick, and has a side gable roof that is covered with asphalt shingles and has pedimented gables on all four elevations. Like the main house, the carriage house has stone quoins, bracketed and denticulated cornices, and stone lintels above the fenestration openings. There were interior renovations to the entire building in 1982 and 2011 as the property’s ownership changed.

_Winona Square Townhomes (WN-WAC-1138)_
252-258 Huff Street
1984
No Discernible Style
Architect/Builder: Unknown
Noncontributing Resource

These four attached, two-story, single-family townhomes were built in 1984 by Kendall Corp. The townhomes rest on a concrete foundation, are clad in aluminum siding, and have side gable roofs that are covered with asphalt shingles.

**West 5th Street**

**Hannibal Choate House (WN-WAC-0448)**
263 West 5th Street
c. 1876
Style: Italianate
Architect/Builder: Unknown
Contributing Resource

This two-story house is clad in wood siding with wood cornerboards and has a low-pitched hipped roof that is covered with asphalt shingles. There is a metal railing around the top of the roof and an interior flared brick chimney on the east elevation. There is a pedimented wood porte-cochere on the west elevation that connects to a porch, which wraps along the principal north façade to the east elevation. The low-pitched porch roof is supported by paired square wood columns. As is typical in Italianate architecture, the wood sash windows are narrow with pronounced lintels and sills. A one-story enclosed porch entry was added to the south half of the west elevation after 1949.

Carriage House
c. 1900
Contributing Resource

There is a two-story, rectangular carriage house (now garage) to the rear (south) of the house. It is clad in wood siding with wood cornerboards, and has a side gable roof that is covered with asphalt shingles. The carriage house was built between 1894 and 1917. Visible fenestration includes a two-stall, metal overhead garage door, a single-leaf wood door with a transom, and wood sash windows.

**William S. and Caroline Drew House (WN-WAC-0453)**
276 West 5th Street
1877
Style: Italianate
Architect/Builder: Unknown
Contributing Resource

This two-story stretcher-bond brick house rests on a coursed limestone foundation, which features a smooth limestone water table. It has a hipped roof that is covered with asphalt shingles and overhanging eaves with decorative brackets and a denticulated cornice. The principal south façade has a half-width porch with a low-pitched roof that is supported by paired square Tuscan columns. Between 1917 and 1949, a large addition was constructed on the southeast corner of the house and projects farther south than

the original façade. Most of the windows are narrow wood sash with limestone sills and decorative limestone hoods, and some windows on the addition feature round-arched rowlock bricks.

Garage

Garage

c. 1917
Noncontributing Resource

A two-stall, rectangular brick garage was built by 1917. It is clad in stretcher-bond brick. A second story was constructed at an unknown date that is clad in vinyl siding and has a hipped roof that is covered with asphalt shingles. The original garage doors have been replaced with a smaller metal garage door and infilled with vinyl siding. The windows are vinyl sash.

Harry S. and Sadie Youmans House (WN-WAC-0550)

328 West 5th Street

1898
Style: Queen Anne
Architect/Builder: Unknown
Contributing Resource

This two-and-a-half-story house rests on a high coursed limestone foundation and has a hipped roof with flared pedimented gables that is covered with asphalt shingles. The house is clad in stucco, which is noted on the 1917 Sanborn Fire Insurance Map. The house has two interior brick chimneys, including one to the rear with corbelling. There is an almost full-width sun porch on the principal south façade with large fixed wood windows and a porte-cochere on the west elevation supported by rough cut stone piers. Most of the windows on the main block of the house are wood sash.

Garage (WN-WAC-1255)

350 West 5th Street

c. 1919
Style: Spanish Colonial Revival
Architect/Builder: Unknown
Noncontributing Resource

This resource was previously inventoried as the Harry S. Youmans Garage and is located on a separate parcel from the Harry S. and Sadie Youmans House (WN-WAC-0550); it is now a multi-family dwelling and, therefore, has been classified as a primary resource. Harry S. Youmans built this garage c. 1919 on the adjacent parcel to the west that was previously owned by John R. Marfield. The parcels were likely joined prior to the construction of this garage, and separated again in the late 1940s. This one-and-a-half-story building is clad in stucco and has a hipped roof that is covered with terracotta tiles. Wood rafter tails are visible along the cornice line. The building is clad in stucco. This building underwent significant exterior and interior changes from 1946 to 1964, replacing two garage stalls with windows and a doorway, respectively, and turning two small wall dormers into one large wall dormer on the façade. Within the last 10 years, the one garage stall that had been retained from its original construction was

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replaced with a window and the original doorway at the west end was replaced with a window. A wood stairway and deck were also built leading to a second-story entry. Originally built as an outbuilding, it did not historically feature many details of the Spanish Colonial Revival style, and its existing details have been compromised by later alterations. Fenestration includes vinyl casement and sliding windows, and single-leaf wood doors with fanlights.

Garage

c. 1949-1972
Noncontributing Resource

This garage is located to the northwest of the Harry S. and Sadie Youmans House (WN-WAC-0550) and to the east of another garage (WN-WAC-1255). This garage was built between 1949 and 1972. It is a two-stall, one-and-a-half-story garage that is clad in stucco. It has a side gable roof that is covered with asphalt shingles and a front gable dormer on the south elevation. Fenestration includes a two-stall metal overhead garage door and a fixed four-light wood window.

Joseph and Irene Bambenek House (WN-WAC-0549 / WN-WAC-1259)

356 West 5th Street
1941-1942
Style: Colonial Revival
Builder: Charles V. Stahlman
Noncontributing Resource

This one-and-a-half-story Flemish bond brick house has a side gable roof with a one-story side gable wing on the east and west elevations. The roof is covered with asphalt shingles. The main block of the house has two front gable dormers as can be found on Cape Cod-shaped Colonial Revival style houses. The central entry on the principal south façade is slightly recessed with a decorative Colonial Revival style surround. The south façade has wood sash windows and a picture window with rowlock sills, and there is a brick end chimney on the west elevation. A flat roof attached garage is located in the center of the rear (north) elevation.

Shed

c. 2017
Noncontributing Resource

A rectangular one-story shed is located in the northeast corner of the lot. It is a prefabricated plastic shed with a front gable roof. It was built within the last five years.

Virgil and Elsie Whyte House (WN-WAC-1130)
362 West 5th Street
1939
Style: Tudor Revival
Architect/Builder: Unknown
Noncontributing Resource

This one-and-a-half story, L-shaped house is clad in vinyl siding and has a steeply pitched cross gable roof that is covered with asphalt shingles. There is a prominent brick chimney in the eastern third of the principal south façade, which is reflective of the front-gabled Tudor Revival style in combination with the steep roof.26 A slightly shorter, side gable roof garage is attached to the east elevation. A one-story flat roof addition was built on the east half of the north elevation between 1949 and 1972.27

Shed
c. 2011
Noncontributing Resource

There is a small shed to the northwest of the house. It is clad in vinyl siding has a shed roof that is covered with asphalt shingles and a single-leaf paneled door. This shed was likely built c. 2011.28

Shed
c. 2012
Noncontributing Resource

There is a taller shed to the northeast of the house. It is clad in vinyl siding and has a front gable roof that is covered with asphalt shingles. It was likely built c. 2012.29

James C. and Anna Blake House (WN-WAC-1131)
365 West 5th Street (now 369 West 5th Street)
1884
Style: Queen Anne
Architect/Builder: Unknown
Contributing Resource

This two-and-a-half-story house rests on a coursed limestone foundation and has a side gable roof with a projecting front gable. The roof is covered with asphalt shingles. The first story is clad in narrow wood siding and the upper stories are clad in a wide-lap wood siding. There is a two-story porch in the center of the principal north façade; the first story is screened, the second story is open. There is a portico at the west end of the north façade. The northeast corner of the house has a two-story square tower with intricately carved panels above the second-story windows and a denticulated cornice. The tower has a flat roof and no historical photographs of this house have been identified. The house was described as more of

the Eastlake Style when it was built; however, those details are not evident.\textsuperscript{30} The footprint of the house was also altered between 1894 and 1917.\textsuperscript{31}

Garage

c. 1949
Noncontributing resource

There is a two-stall stuccoed garage to the southwest of the house that was built by 1949.\textsuperscript{32} The east and west walls are concrete block parapet walls and the garage roof has a low slope and is covered with corrugated metal. Fenestration includes two single-stall wood overhead garage doors.

\textbf{Hermon E. and Mary Curtis House (WN-WAC-0313)}

375 West 5th Street
c. 1870
Style: Second Empire
Architect/Builder: Unknown
Contributing Resource

This two-story stretcher-bond brick house rests on a painted limestone foundation and has a mansard roof that is covered with slate shingles. The roof is punctuated with dormer windows on each elevation, each with a prominent wood cornice lintel and scroll decoration. Scroll brackets also appear at the corners of the house. All cornices are painted with four different color bands. The front porch on the principal north façade was removed in 1964 and replaced with a small portico that is supported by metal filigree posts. A screened porch was added to the north half of the west elevation and also features metal filigree posts.\textsuperscript{33}

The south half of the west elevation features a first-story three-part bay window and a narrow open porch with turned railings, square wood posts, and scrolled brackets. The east elevation also has a three-part bay window. All other doors and windows on the first story have arched stone hoods with keystones and stone lintels. The original one-over-one, double-hung wood windows have been replaced with one-over-one, double-hung vinyl windows but retain their original openings. Along the south elevation, there is an attached one-story garage, which was expanded on the east elevation c. 1981.\textsuperscript{34}

\textbf{Peter and Edna Hallenbeck House (WN-WAC-0548 / WN-WAC-1260)}

376 West 5th Street (now 374-376 West 5th Street)
1885
Style: Queen Anne
Architect: Charles G. Maybury
Contributing Resource

This two-and-a-half-story house rests on a rusticated limestone foundation and has a complex cross gable roof, with multiple projecting gables, that is covered with asphalt shingles. Wood brackets are present

\textsuperscript{30} Zellie and Lucas, “Phase I and II,” 192.
\textsuperscript{32} Sanborn Map Company, “Sanborn Fire” (1949).
Windom Park Residential Historic District
Name of Property

under all eaves. There are two slightly flared brick chimneys, one each on the west and east roof slopes. The house is clad in wood siding on the first story, and a variety of shaped wood shingles on the upper stories. The first story of the principal south façade features an intricately detailed wraparound wood porch, with turned railings, crisscross railing, and decorative bargeboard. There is a turret on the southeast corner with carved panels and carved window trim, also found on other elevations. All of the windows are wood and most are sash.

Carriage House
C. 1885
Contributing Resource

The original carriage house is located to the northeast of the house and has been converted into a dwelling. It is two-and-a-half stories tall, rests on a limestone foundation, is clad in wood siding on the first story and a variety of shaped wood shingles on the upper stories, and has a cross gable roof that is covered with asphalt shingles. There is a cupola in the center of the roof. The first story of the south elevation has replacement single-stall metal overhead garage doors and a replacement paneled pedestrian door, but the upper story exhibits several intricate details such as pedimented gables and brackets. The carriage house has wood casement windows, a circular wood window, and a fixed 16-light wood window.

Shed
C. 2010
Noncontributing Resource

There is a small shed near the southeast corner of the carriage house. It rests on a wood frame, is clad in wood siding, and has a front gable roof that is covered with asphalt shingles. It was built c. 2010 and has swinging wood doors.35

Wilson Street

Charles M. and Grace C. Youmans House (WN-WAC-0551 / WN-WAC-1261)
227 Wilson Street
1912
Style: Colonial Revival
Architect: William Channing Whitney
Contributing Resource

This two-and-a-half-story L-shaped Flemish bond brick house rests on a brick and stone foundation and has a side gable roof that is covered with slate shingles, which replaced a hipped roof c. 2015.36 The principal east façade features a centered flat roof portico with Ionic columns and a denticulated cornice. The main entry has a decorative door surround with sidelights. There is a balcony on the roof of the portico accessed by a Palladian window style entry. The windows on the east façade feature stone sills and brick jack arches above with keystones. The roof has pedimented gable dormers clad in wood shakes. There is an end chimney on the south and north elevations. The south elevation also has a one-story flat

roof sun porch. On the rear (west) elevation, in the corner of the “L”, there is a wood porte-cochere with Ionic columns. The west elevation of the north leg of the “L” has a two-story clad in wood siding that appears to be original.\(^{37}\) Most windows on the house are wood sash.

Carriage House (WN-WAC-0552)
1912
Contributing Resource

There is a stretcher-bond brick carriage house at the southwest corner of the property that was built in 1912. It rests on a stone foundation and has a hipped roof with hipped dormers clad in wood siding. The roof is covered with asphalt shingles. The carriage house has tri-fold wood doors and wood sash windows.

**Benjamin and Marion Curtis House (WN-WAC-1455)**
262 Wilson Street
c. 1914
Style: Vernacular
Architect/Builder: Unknown
Contributing Resource

This one-and-a-half-story house rests on a rusticated stone foundation, is clad in aluminum siding, and has a side gable roof that is covered with asphalt shingles. The principal west façade features a full-width enclosed porch and a two-bay shed roof dormer. The main entry has been altered and infilled with plywood and a replacement single-leaf door. The south window bay on the west façade has been altered and infilled with vertical wood siding and smaller windows. All of the windows have aluminum storms. There is an exterior brick chimney on the north elevation.

Garage
2000
Noncontributing Resource

There is a two-stall garage to the northeast of the house that was built in 2000.\(^{38}\) It rests on a concrete foundation, is clad in aluminum siding, and has a front gable roof that is covered with asphalt shingles. Fenestration includes a two-stall metal overhead garage door.

**Harriet Street**

**Frederick S. and Frances L. Bell House (WN-WAC-0314)**
255 Harriet Street
1887
Style: Queen Anne
Architect/Builder: Unknown
Contributing Resource

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\(^{38}\) Kathy Christenson, 275 Harriet Street, email to author, December 7, 2020.
Windom Park Residential Historic District

Name of Property

This two-and-a-half-story house rests on a rusticated limestone foundation and has a complex cross gable roof with pedimented gables covered with asphalt shingles. The house is clad in wood siding on the first story and a variety of shaped wood shingles on the upper stories. The southern front gable on the principal east façade replaced the original two-story front porch and has flared eaves not found on the rest of the house. This addition does not appear on either the 1917 or the updated 1949 Sanborn Fire Insurance Maps, but was likely part of remodeling undertaken by the Diocese of Winona when the house became the bishop’s residence in 1950. The addition was designed in kind.39 The south façade features a wood portico near the center and a three-part bay window near the north end. There is an exterior flared brick chimney on the north elevation and an interior flared brick chimney on the south elevation. Most windows are wood and include casement, sash, and picture with wood storms.

Carriage House
c. 1917
Contributing Resource

A two-and-a-half-story carriage house is located to the southwest of the house and was built between 1894 and 1917; by 1917 it was used as a garage and now contains three stalls.40 It rests on a stuccoed foundation, is clad in wood siding, and has a side gable roof that is covered with asphalt shingles. Fenestration includes metal overhead garage doors and wood sash windows.

It has been suggested that this house was designed by Warren Powers “W.P.” Laird, who was the first cousin of Frances L. Bell and also designed the Winona Public Library, but this could not be confirmed.41

Abner F. Hodgins House (WN-WAC-0315)
275 Harriet Street
1889
Style: Queen Anne
Architect: Charles G. Maybury
Contributing Resource
Individually NRHP-Listed

This two-and-a-half-story house rests on a rusticated limestone foundation and has a complex cross gable roof with pedimented gables that is covered with asphalt shingles. The house is clad in wood siding on the first story and a mix of scalloped and square wood shingles on the upper stories. Cornices are denticulated and feature carved brackets. The principal east façade features a wraparound wood porch that continues onto the north elevation with a round gazebo at the northeast corner. The porch roof is supported by Corinthian columns. On the highest story of the east façade, there is a recessed balcony that exhibits the shape of a Palladian window. At the southeast corner of the house, there is a three-story, hexagonal tower with a conical roof and flared eaves. The third story is open-air with arched openings. At the northeast corner of the house, there is a shorter round turret. A dormer on the south elevation also has a conical roof

like a turret. There is an exterior flared brick chimney on the south elevation attached to the tower and an interior flared brick chimney on the north elevation. On the north elevation, west of the porch, there is a small one-story brick addition from the 1950s that houses a vault. Additionally, a wooden balustrade was removed from the top of the first-floor porch on the east façade in the 1960s.42

Garage

Garage

c. 1913
Contributing Resource

There is a one-and-a-half-story, three-stall garage to the northwest of the house that was built c. 1913 to replace the original carriage house, which was nearly destroyed in a fire.43 The garage is clad in wood siding and has a front gable roof that is covered with asphalt shingles. Fenestration includes single-stall wood overhead garage doors and wood sash windows.

West Broadway Street

Eben M. and Clara Roberts House (WN-WAC-0252)

265 West Broadway Street

c. 1900
Style: Colonial Revival
Architect/Builder: Unknown
Contributing Resource

This two-and-a-half-story house rests on a rusticated limestone foundation, is clad in vinyl siding, and has a hipped roof with front gable roof dormers on the principal north façade, and east and west elevations. The roof is covered with asphalt shingles. There is an interior brick chimney on the west roof slope that has arched corbelling and a second interior brick chimney on the rear (north) elevation. There are two-story projecting bays on the principal north façade, and east and west elevations. A wood porch wraps from the principal north façade onto the east elevation and features Doric columns and a turned balustrade. Most windows are wood sash, but a few have been replaced by vinyl sash or casement windows, particularly in the dormers.

Carriage House

Carriage House

c. 1900
Noncontributing Resource

The original carriage house is located to the south of the house. Between 1917 and 1949, a half-story was added, bringing the building’s height to one-and-a-half stories.44 It is clad in vinyl siding and has a front gable roof that is covered with asphalt shingles.

Shed

c. 1960
There is a small vinyl-clad shed to the west that was built between 1949 and 1972.\textsuperscript{45} It has a hipped roof that is covered with asphalt shingles, and a wood eyebrow window on the south elevation. Other fenestration includes a single-leaf wood door and wood sash windows.

D.C. and Anna Bambenek House (WN-WAC-0452)
270 West Broadway Street (moved from 266 West 5th Street)
c. 1950, moved 1989
Style: Colonial Revival
Architect/Builder: Unknown
Noncontributing Resource

This two-story stretcher-bond brick house rests on a concrete foundation and has a hipped roof that is covered with asphalt shingles. In the center of the principal south façade, there is a rounded portico with metal filigree posts. There is a Colonial Revival style broken ogee pediment above the front door and the second-story windows on the south façade break the eaves with a central voussoir. There is a brick end chimney on the west elevation and a one- and two-story hipped roof wing on the north elevation.

Pool House

c. 2008
Noncontributing Resource

To the north of the house, there is a hipped roof stretcher-bond brick pool house. The roof is covered with asphalt shingles. The pool house and in-ground swimming pool to the east were built c. 2008.\textsuperscript{46}

Garage

c. 1989
Noncontributing Resource

To the northeast of the house, there is an almost pyramidal hipped roof stretcher-bond brick two-stall garage. The roof is covered with asphalt shingles. Fenestration includes single-stall metal overhead garage doors, a vinyl sash window, and a single-leaf paneled door.

John R. Mitchell and Mary Lamberton Mitchell House (WN-WAC-0253)
275 West Broadway Street
1900
Style: Flemish Revival
Architect/Builder: Unknown
Contributing Resource

\textsuperscript{45} NETR, “Historical Aerial” (1972); Sanborn Map Company, “Sanborn Fire” (1949).
Windom Park Residential Historic District

This two-and-a-half-story house rests on a random ashlar limestone foundation, is clad in cream-colored Roman brick, and has a complex gable-on-hipped roof that is covered with asphalt shingles. The front (north) one-third of the house has a side gable roof and the rear (south) two-thirds has a hipped roof with a front gable projection on the west elevation that contains a two-story bay window clad in wood shakes. A front gable projection on the north end of the west elevation contains a brick chimney and is decorated with a crest. In the center of the principal north façade, there is a Flemish style wall dormer with a scalloped edge. Projecting bricks simulate quoins on the corners of the wall dormer. A full-width porch spans the north façade and has wood posts on battered concrete piers. Framing the entrance, there are two central brick columns that punctuate the porch roof and are topped with round finials. There is a porte-cochere on the east elevation with a similar treatment as the porch. A second-story wood porch was built on the east end of the south elevation between 1949 and 1972. Most windows are wood sash with vinyl storms.

Carriage House
c. 1900
Contributing Resource

Herbert C. and Louise Garvin House (WN-WAC-0308 / WN-WAC-1251)
301 West Broadway Street
1900
Style: Colonial Revival
Architect/Builder: Unknown
Contributing Resource

This two-and-a-half-story house rests on a limestone foundation, is clad in wood siding, and has a hipped roof with hipped roof dormers. The roof is covered with asphalt shingles. The principal north façade features a half-width porch with Corinthian columns. Above the porch, on the second story, there is a pair of arched windows separated by Doric pilasters and flanked by a pair of taller Doric pilasters. Painted garlands and bows decorate this portion of the façade and the porch frieze. There is a porte-cochere on the west elevation with Ionic columns. A sleeping porch was added above the porte-cochere in 1931. A one-story wing on the south elevation was enlarged after 1972. Some wood sash windows remain, but many have been replaced with vinyl. Several windows have striped canvas awnings.

Carriage House (WN-WAC-1298)
c. 1900
Contributing Resource

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49 NETR, “Historical Aerial” (1972).
The carriage house to the rear (south) was built c. 1900. It was renovated prior to 2010 into a dwelling and was recently restored, which involved returning the garage entry to the east elevation. The carriage house is clad in wood siding and has a hipped roof that is covered with asphalt shingles. There is a cupola in the center of the ridgeline and pedimented front gables on the south and north elevations. Fenestration includes tri-fold wood garage doors, and wood sash and awning windows.

Jerome G. Swart House / Harry L. and Ida Buck House (WN-WAC-0528 / WN-WAC-1252)
315 West Broadway Street
C. 1880
Style: Italianate
Architect/BUILDER: Unknown
Contributing Resource
This house was previously identified as the Harry L. and Ida Buck House, but was likely built by Jerome G. Swart who lived here before the Bucks. This two-story, cruciform-shaped house rests on an stuccoed foundation, clad in wood siding, and has a cross gable roof that is covered with asphalt shingles. The gables are pedimented. A prominent dentil course runs along the eaves. There is an exterior brick chimney on the east elevation and an interior brick chimney on the west elevation. A wood porch wraps around the projecting gable on the north façade. The porch features paired chamfered wood posts that rest on brick piers. Above the posts, there are scrolled brackets. The windows are narrow, which is more typical of the Italianate style, and have been replaced in-kind. The fenestration openings have prominent wood lintels with tiny scroll brackets underneath.

Garage
C. 2020
Noncontributing Resource
There is a two-and-a-half-stall garage to the southwest of the house that was built c. 2020. It is clad in wood siding and has a front gable roof that is covered with asphalt shingles. Fenestration includes a two-stall metal overhead garage door, a single-leaf paneled door, and a metal sash window.

William M. and Maria Hurlbert House (WN-WAC-1132)
323 West Broadway Street
C. 1870
No Discernible Style
Architect/BUILDER: Unknown
Noncontributing Resource
This two-story house is clad in stucco and has a front gable roof covered with asphalt shingles. This house is narrower than most others in the district. The principal north façade and the east elevation each have a two-story projecting bay. There is a brick chimney on the west roof slope. This house has undergone several changes, including the loss of its original cladding, the loss of a small wraparound porch on the façade, the construction of a front gable enclosed vestibule on the façade, and the construction of a

second-story vinyl clad addition in the south half of the east elevation. No original stylistic details are visible. All of the windows have been replaced with vinyl sash or sliding windows.

Garage
c. 1972
Noncontributing Resource

There is a two-stall garage to the south of the house that may have been built by 1972.52 It is clad in stucco with wood siding in the gable end. Fenestration includes a two-stall, metal overhead garage door.

Moses C. and Julia Varney House (WN-WAC-0527 / WN-WAC-1253)
327 West Broadway Street
c. 1857-1860
Style: Italianate
Architect/Builder: Unknown
Contributing Resource

This two-story house rests on a stuccoed foundation, is clad in wood shakes, and has a low-pitched hipped roof that is covered with asphalt shingles. Scrolled wood brackets adorn the widely overhanging eaves. The principal north façade has a full-width porch with square wood posts and simpler brackets under the eave. There is a two-story projecting bay on the west elevation that features decorative pilasters on both stories and segmental arch hoods on the upper story. There is a slightly shorter two-story wing on the south elevation and a one-story wing on the east elevation. This house has two interior brick chimneys. Most windows are narrow wood sash with wood storms and Italianate wood surrounds. Some of the rear windows have been replaced with vinyl casement windows.

Garage
c. 2003
Noncontributing Resource

A two-stall garage was built to the rear (south) of the house c. 2003.53 There was a previous dwelling on the site of the present garage that was demolished between 1949 and 1972.54 The garage rests on a concrete block foundation, is clad in wood shakes, and has a pyramidal roof that is covered with asphalt shingles. Fenestration includes a two-stall, metal overhead garage door.

Franklin A. and Augusta C. Rising House (WN-WAC-1049)
351 West Broadway Street
c. 1880
Style: Colonial Revival
Architect/Builder: Unknown
Contributing Resource

52 NETR, “Historical Aerial” (1972).
This two-and-a-half-story house rests on a coursed limestone foundation, is clad in wood siding, and has a pedimented cross gable roof with front gable dormers. The roof is covered with asphalt shingles. There is an interior brick chimney on the east elevation and on the west elevation. On the principal north façade, there is a full-width porch that extends slightly west beyond the main block of the house. The porch has Ionic columns on limestone piers and a balustraded railing. Between 1917 and 1949, a second-story addition was built on the southeast corner of the house and the rear (south) elevation was modified to its present form with a front gable roof upper story over a wider and longer hipped roof first story. By 1972, a one-story addition was built on the south end of the west elevation; it has an address of 355 West Broadway Street. Most windows are sash with wood storms. There are some sliding windows on the rear elevation.

Garage
c. 2003
Noncontributing Resource

A large garage was built to the southwest of the house c. 2003. There was originally a carriage house that was replaced by a garage that in turn was replaced by a dwelling on this site. The garage is clad in wood siding and has a front gable roof that is covered with asphalt shingles. Fenestration includes two single-stall, metal overhead garage doors and wood sash windows.

**Samuel L. and Maude Laird Prentiss House (WN-WAC-0526 / WN-WAC-1299)**

369 West Broadway Street
1900
Style: Colonial Revival
Architect/Builder: Unknown
Contributing Resource

This two-and-a-half-story house rests on a rusticated limestone foundation, is clad in wood siding, and has a gambrel roof that is covered with asphalt shingles. The corners of the house are decorated with fluted Doric pilasters and medallions. Small brackets adorn the eaves. The principal north façade features a full-length porch with Ionic columns. The porch has a spindled balustrade around the first story and the roof, creating a balcony. The main door has an elaborate door surround with leaded sidelights and transoms. The façade also has three front gable roof dormers filled with rounded casement windows with a keystone at the top. There is a porte-cochere on the west elevation with fluted Ionic columns. There is a flared brick chimney on the south roof slope. Almost all windows are wood sash.

Carriage House
c. 1900
Contributing Resource

56 NETR, “Historical Aerial” (1972).
Windom Park Residential Historic District

The original one-and-a-half-story carriage house is located to the rear (south) of the house. It is clad in wood siding with wood cornerboards and has a hipped roof that is covered with asphalt shingles. The north elevation has a shed roof dormer and the east elevation has a one-story shed roof wing.

**Windom Park Residential Historic District Integrity Statement**
This historic district retains a high degree of integrity. One house was moved from West 5th Street to Huff Street in 1989. Otherwise, the district retains good integrity of location. In terms of setting, there have been few changes except for the c. 1940 construction of two homes near West 5th and Harriet Streets; the development of the east half of Huff Street between West Broadway and West 5th Streets in the 1980s; and the relocation of the We-no-nah Statue to the center of Windom Park in 1993. Most of the houses retain good integrity of design, materials, and workmanship. In rare cases, wood siding has been replaced by vinyl. Most houses retain wood windows (most of which are sash) with very few alterations to fenestration openings. Original porte-cocheres, bay windows, and porch detailing remain intact. Asphalt roof shingles now predominate. Most additions to houses are either historic or were designed in kind. There are two instances of compromised integrity: the William M. and Maria Hurlbert House (WN-WAC-1132; c. 1870), which no longer exhibits its original style, and the Harry S. Youmans Garage (WN-WAC-1255; c. 1919), which has been converted from a carriage house into a multi-family dwelling with several altered and infilled fenestration openings. Some of the original carriage houses have been replaced by newer garages. The district still retains good integrity of feeling and association as a collection of grand single-family homes, even though some are now occupied by multiple families. Overall, the district retains sufficient integrity to convey its historical significance.
Windom Park Residential Historic District

Name of Property: Windom Park Residential Historic District

Winona County, MN

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.)

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

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

X C. 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.

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

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

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

B. Removed from its original location

C. A birthplace or grave

D. A cemetery

E. A reconstructed building, object, or structure

F. A commemorative property

G. Less than 50 years old or achieving significance within the past 50 years
Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
SOCIAL HISTORY

Period of Significance
1857-1938

Significant Dates
1908-1909

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

Cultural Affiliation
N/A

Architect/Builder
Maybury, Charles G.
Whitney, William Channing
Stahlman, Charles V.
Kimball, Isabel Moore

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 Windom Park Residential Historic District is significant at the local level under Criterion A in the area of Social History as the chosen residential area for Winona’s prominent early settlers; first- and second-generation commercial and industrial leaders; and members of Winona’s upper class; and under Criterion C in the area of Architecture as a collection of late 1800s and early 1900s high architectural style mansions. As Winona developed into a significant river port and lumbering and manufacturing center, most of the individuals who shaped this local economy chose to construct elegant homes in the vicinity of First Ward Park (later Windom Park), not far from the city’s commercial and industrial center. These large, high style homes reflected the owners’ wealth and prominence. These individuals
participated in an elite social circle. Some original owners lived in their homes until their deaths and often passed their homes onto their children. Shorter-term owners often sold their homes to business associates. Families became further connected through marriages between their children. Architecturally, the homes reflect the predominant national trends at the time they were built. The district retains much of its original layout, with only two later homes built around 1940 and late development on the east side of Huff Street between West 5th and West Broadway Streets in the 1980s. The period of significance is from 1857, when the first mansion was built, to 1938 prior to the construction of 352 and 356 West 5th Street on land that was historically part of W.H. Laird’s estate. As of 1938, several homes were still owned by their original owners or immediate descendants, and most homes were owned by the second generation of prominent Winona residents or their immediate descendants. This period of significance also encompasses the construction of the houses within the district that include good local and some exceptional statewide examples of high architectural styles.

Narrative Statement of Significance

(Provide at least one paragraph for each area of significance.)

In the latter half of the nineteenth century and early twentieth century, upper-class neighborhoods emerged in various cities throughout Minnesota. Comparable examples to Windom Park include the Irvine Park and Historic Hill neighborhoods in St. Paul, the Washburn-Fair Oaks Mansion District in Minneapolis, the Pill Hill neighborhood in Rochester, and the West 2nd Street neighborhood in Hastings, all of which are listed in the National Register of Historic Places. Such neighborhoods were typically established by prominent, wealthy residents who were instrumental in the founding and/or development of their respective cities. The neighborhoods are sited away from the central business core where there was more space. The Irvine Park residences surround a central green space while the Historic Hill neighborhood features wide boulevards as well as triangular corner parks. These neighborhoods are comprised of large houses that were designed in prevailing architectural styles of the era and often by known architects. Their grand residences conveyed the owners’ status, influence, and wealth within the community.59

The Windom Park Residential Historic District is significant at the local level under Criterion A in the area of Social History for its long-term association with prominent Winona residents. This was the preferred neighborhood for upper class Winonans for many decades. As pioneer settlers to Winona established their industries and businesses and gained capital, they began constructing elaborate homes around First Ward Park (now Windom Park) to showcase their wealth. Some of the buildings were new constructions on previously undeveloped land, others replaced smaller, simpler houses. The earliest mansion was built in 1857 and the most prolific period of construction was from 1880 to 1900, which coincided with the peak of the lumbering industry. For many decades, the homes in Windom Park were built and owned by upper class Winonans who helped develop and build the town and ensure its economic success. They included lumber executives, bank officers and directors, leading merchants and wholesalers, and prominent lawyers, and their wives and families. Their children often inherited the

homes and/or married each other, maintaining their closely connected social circle. Some owners sold their homes to business associates, often coinciding with the new buyers’ rising success. Descendants of several original owners or second-generation owners remained in their familial homes into the 1960s and early 1970s.

The Windom Park Residential Historic District is also significant at the local level under Criterion C in the area of Architecture as a collection of late 1800s and early 1900s high architectural style mansions. The property owners followed prevailing architectural trends in the design of their new mansions. As a result, this district includes many good and some exceptional examples of the Italian Villa, Italianate, Second Empire, Queen Anne, and Colonial Revival styles. Many of the examples retain their original intricate details, such as decorated bargeboard, scrolled brackets, column capitals, and varied shingle patterns. Many of the homes also retain porte-cochere and carriage houses, signaling their construction in the late 1800s and early 1900s before the automobile age. The last substantial mansion in the neighborhood that reflects a high architectural style was completed in 1912. After this point, there were few changes to the district. Two houses were built around 1940 on land previously part of W.H. Laird’s estate and the east side of Huff Street between West 5th and West Broadway Streets was developed in the 1980s with four attached townhomes and the relocation of a c. 1950 Colonial Revival house. Otherwise, the district remains intact and conveys a high degree of integrity.

The period of significance begins in 1857 with the construction of the Huff-Lamberton House and ends in 1938 prior to the redevelopment of W.H. Laird’s estate, which covers the construction of all buildings in the district that are good representations of high architectural styles. The Windom Park Residential Historic District was evaluated within the “Winona Historic Contexts” and “The Broadway Community and Winona’s Urban Development, 1852-1960” historic context which have been previously established.⁶⁰

Please see the continuation sheets for the historical background of the Windom Park Residential Historic District and historical photographs.

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9. Major Bibliographical References

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

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Windom Park Residential Historic District

Winona County, MN

Name of Property


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Sections 9-end page 5


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Windom Park Residential Historic District


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Sections 9-end page 14


Previous documentation on file (NPS):

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

___ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
  Name of repository: _________________________________________

Historic Resources Survey Number (if assigned): ________________

10. Geographical Data

Acreage of Property  15.8 acres

UTM References
Datum (indicated on USGS map):

☐ NAD 1927  or  ☒ NAD 1983

1. Zone: 15N  Easting: 608332.6337  Northing: 4878718.548
3. Zone: 15N  Easting: 608420.4374  Northing: 4878696.75
4. Zone: 15N  Easting: 608454.4374  Northing: 4878684.25
| Zone: 15N | Easting: 608457.5624 | Northing: 4878692.75 |
| Zone: 15N | Easting: 608500.1249 | Northing: 4878676.75 |
| Zone: 15N | Easting: 608538.2499 | Northing: 4878659.75 |
| Zone: 15N | Easting: 608554.9374 | Northing: 4878705.25 |
| Zone: 15N | Easting: 608631.3802 | Northing: 4878677.804 |
| Zone: 15N | Easting: 608615.9139 | Northing: 4878635.311 |
| Zone: 15N | Easting: 608661.8362 | Northing: 4878617.834 |
| Zone: 15N | Easting: 608638.1484 | Northing: 4878554.855 |
| Zone: 15N | Easting: 608666.0356 | Northing: 4878545.072 |
| Zone: 15N | Easting: 608645.6606 | Northing: 4878494.572 |
| Zone: 15N | Easting: 608628.5356 | Northing: 4878500.572 |
| Zone: 15N | Easting: 608605.7619 | Northing: 4878437.072 |
| Zone: 15N | Easting: 608621.5119 | Northing: 4878431.072 |
| Zone: 15N | Easting: 608605.8244 | Northing: 4878388.072 |
| Zone: 15N | Easting: 608467.0656 | Northing: 4878438.858 |
| Zone: 15N | Easting: 608470.1906 | Northing: 4878447.358 |
| Zone: 15N | Easting: 608396.8244 | Northing: 4878471.572 |
| Zone: 15N | Easting: 608394.6994 | Northing: 4878465.572 |
| Zone: 15N | Easting: 608369.1994 | Northing: 4878475.072 |
| Zone: 15N | Easting: 608384.8244 | Northing: 4878518.072 |
| Zone: 15N | Easting: 608394.3207 | Northing: 4878514.692 |
Verbal Boundary Description (Describe the boundaries of the property.)

Starting at the northwest corner of the district, the boundary includes the northwest parcel at the intersection of West 5th and Wilson Streets, and the first two parcels on the east side of Wilson Street that are south of West 5th Street. Continuing eastward, the boundary includes the parcels fronting West 5th Street from Wilson Street to the northeast parcel at the intersection of West 5th and Huff Streets. Continuing southward, the boundary includes the parcels fronting Huff Street from West 5th Street to West Broadway Street. On West Broadway Street, the boundary includes the first two parcels on the south side of West Broadway Street and east of Huff Street. Continuing westward, the boundary includes the parcels fronting West Broadway Street from Huff Street to Harriet Street. West of Harriet Street, the boundary includes the first two parcels on the south side of West Broadway Street. Continuing northward, the boundary includes the parcels fronting Harriet Street from West Broadway Street to West Fifth Street (see attached map).

Boundary Justification (Explain why the boundaries were selected.)

This boundary encompasses the intact residential properties that surround First Ward Park / Windom Park that were originally built and occupied by prominent and wealthy early residents of Winona, and subsequently occupied by their descendants and/or other comparably influential residents of Winona. Their grand homes also exhibit character-defining features of high architectural styles popular in the mid- to late 1800s and early 1900s. Surrounding this district are smaller residential properties that exhibit vernacular architectural trends from the late 1800s into the mid-1900s and were associated with middle class residents of Winona. The district excludes properties of prominent Winona citizens that are no longer extant.
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.)

Photographs
Images were printed on HP Premium or Premium Plus paper using HP Photo (99) and Tri-Color (97) inks.

Photo Log
Name of Property: Windom Park Residential Historic District
City or Vicinity: Winona
County: Winona State: Minnesota
Photographer: Erin Que
Date Photographed: November 23, 2020

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

1 of 33. Northeast corner of Windom Park (contributing) at Huff and West 5th Streets. Photographer facing southwest.

2 of 33. We-no-nah Statue (noncontributing). Photographer facing northeast.

3 of 33. Huff Street north of West 5th Street, with 211 Huff Street (contributing) in the foreground. Photographer facing southwest.
4 of 33. 252-258 Huff Street (left; noncontributing) and 270 West Broadway Street (right; noncontributing). Photographer facing northeast.

5 of 33. 263 West 5th Street (left; contributing) and 252-258 Huff Street (right; noncontributing). Photographer facing southwest.

6 of 33. 274 West 5th Street (foreground; contributing) with 211 Huff Street (contributing) behind. Photographer facing northwest.

7 of 33. North side of West 5th Street between Harriet and Huff Streets, with 328 West 5th Street (contributing) at right. Photographer facing northwest.

8 of 33. North side of West 5th Street between Wilson and Harriet Streets, with 350 West 5th Street (noncontributing) at right. Photographer facing northwest.

9 of 33. Northwest corner of Windom Park (contributing) at Harriet and West 5th Streets. Photographer facing southeast.

10 of 33. North side of West 5th Street at Wilson Street, with 376 West 5th Street (left; contributing), 362 West 5th Street (center; noncontributing), and 356 West 5th Street (right; noncontributing). Photographer facing northeast.

11 of 33. South side of West 5th Street, between Harriet and Wilson Streets, with 365 West 5th Street (left; contributing) and 375 West 5th Street (right; contributing). Photographer facing south-southwest.

12 of 33. 227 Wilson Street (contributing) at the northwest corner of Wilson and West 5th Streets. Photographer facing northwest.

13 of 33. South side of West 5th Street, between Harriet and Wilson Streets, with 255 Harriet (left; contributing), 365 West 5th Street (center-left; contributing), 375 West 5th Street (center-right; contributing), and 262 Wilson (right; contributing). Photographer facing southeast.

14 of 33. 255 Harriet Street (contributing), with West 5th Street in the background. Photographer facing northwest.

15 of 33. West side of Harriet Street, between West Broadway and West 5th Streets, with 275 Harriet (left; contributing) and 255 Harriet (right; contributing). Photographer facing northwest.
Windom Park Residential Historic District
Winona County, MN

16 of 33. South side of West Broadway Street, east of Huff Street, with 265 West Broadway Street (center; contributing) and 275 West Broadway Street (right; contributing). Photographer facing southeast.

17 of 33. South side of West Broadway Street, between Huff and Harriet Streets, from 265 West Broadway Street (far left; contributing) to 327 West Broadway Street (far right; contributing). Photographer facing southeast.

18 of 33. South side of West Broadway Street, west of Harriet Street, with 351 West Broadway Street (left; contributing) and 369 West Broadway Street (right; contributing). Photographer facing south-southwest.

19 of 33. North side of West Broadway Street, with 275 Harriet Street (contributing) at left. Photographer facing northeast.

20 of 33. 211 Huff Street (contributing). Photographer facing northwest.

21 of 33. 263 West 5th Street (contributing). Photographer facing southeast.

22 of 33. 328 West 5th Street (contributing). Photographer facing northeast.

23 of 33. 376 West 5th Street (contributing). Photographer facing north.

24 of 33. 375 West 5th Street (contributing). Photographer facing southeast.

25 of 33. 227 Wilson Street (contributing). Photographer facing west.

26 of 33. 275 Harriet Street (contributing). Photographer facing northwest.

27 of 33. 265 West Broadway Street (contributing). Photographer facing south-southeast.

28 of 33. 275 West Broadway Street (contributing). Photographer facing south.

29 of 33. 301 West Broadway Street (contributing). Photographer facing south-southeast.

30 of 33. 315 West Broadway Street (contributing). Photographer facing southeast.

31 of 33. 327 West Broadway Street (contributing). Photographer facing southwest.

32 of 33. 351 West Broadway Street (contributing). Photographer facing southwest.

33 of 33. 369 West Broadway Street (contributing). Photographer facing southeast.

Sections 9-end page 21
Windom Park Residential Historic District  
Winona County, MN  
Name of Property  
County and State

**Paperwork Reduction Act Statement:** This information is being collected for applications 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.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
Windom Park Residential Historic District
Name of Property
Winona County, MN
County and State
Name of multiple listing (if applicable)

Section number 8 Page 5

Historical Background

Origins
Winona’s location along the Mississippi River has been important throughout its history as a transportation corridor and life source. The area was likely occupied 10,000 years ago by peoples of the Paleoindian and Eastern Archaic traditions and in the last roughly 2,000 years by peoples of the Woodland and Mississippian traditions. Several American Indian tribes made their homes in Winona, in particular the Dakota, or Mdewakanton Sioux. In the 1600s, French explorers arrived, and, by the 1700s, were engaged in an active fur trading network.61

Through the Treaty of Mendota, signed in 1851, the Dakota transferred ownership of their lands to the U.S. government. This action opened millions of acres to Euro-American colonization and settlement, and resulted in a substantial loss of the Dakota’s ancestral homelands. Accordingly, Winona experienced rapid settlement in the 1850s. Although the first steamboat passed by Winona in 1823, the opening of Minnesota to agricultural settlement in 1853 led to a significant increase in traffic. Winona became a critical point of entry as immigrants disembarked, gathered supplies, and continued westward over land. Steamboats carried passengers, mail, livestock, freight, and towed barges of grain and rafts of lumber. The river provided the opportunity to sell local products as well as resell goods imported from elsewhere down the river. Local industrialists built flour mills, saw mills, and manufacturing plants along the river, to facilitate the delivery of supplies and shipment of finished products.62

Founding of Winona
In 1851, John Bell surveyed the town plat of Winona for Orrin Smith, Erwin Johnson, and Henry D. Huff. It was formally registered on September 16, 1854, in Fillmore County as Winona County had not yet been created. The original town plat was bounded by the river to the north, the alley east of Walnut Street to the east, Wabasha Street to the south, and Washington Street to the west. The townsite was to be called Montezuma. In 1853, Huff replatted the town and expanded the land to the east and west, which included three square blocks to be used as parks.63 Huff renamed the town “Winona,” derived from “We-No-Nah,” which refers to a legend about a Dakota woman who jumped to her death from Maiden Rock overlooking Lake Pepin because she could not marry the man of her choice. Winona was formally incorporated in 1857. Entrepreneurs from New England founded many of Winona’s first industries and significant businesses. As commerce and industry grew, workers arrived from New England and also emigrated from

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abroad. The population grew from 813 in 1855, to 2,464 in 1861, to 7,192 in 1870, and to 19,714 by 1900.64

Arrival of the Railroad
Minnesota’s second operating railroad was organized in 1863 by Winonans as the Winona and St. Peter Railroad (later the Chicago and North Western Railway). This became the longest railroad line in the state by 1870. A second locally owned line was created in 1871 called the Winona and St. Paul Railroad (later the Chicago, Milwaukee, and St. Paul Railway). Three other lines built between 1873 and 1887 included service to Winona. Rail transport created serious competition for river transport, expediting land travel and overcoming challenges due to seasonal freezing along the river. Railroad shipping was a boon for distributing Winona’s agricultural, industrial, and commercial products. The Chicago and North Western made Winona a regional headquarters in 1887 and was Winona’s largest employer until at least 1913. The railroad also facilitated the arrival of New Englanders looking for opportunity. Prominent local individuals associated with the railroad industry included Orrin F. Smith, Henry D. Huff, and John L. Balcombe who helped found the Transit Railroad Company in 1855, which preceded the Winona and St. Peter Railroad; William Windom, William Mitchell, Henry W. Lamberton, Earle S. Youmans, and Matthew G. Norton, who helped organize the Winona & Southwestern Railroad in 1887; and Matthew G. Norton, Henry W. Lamberton, and Verrazano Simpson, who founded the Winona Bridge Railway Company in 1891.65

Lumber Industry
In 1855, brothers William Harris Laird, Matthew J. Laird, and John Laird established Laird & Brothers, a lumber retailing partnership. The following year, they were joined by their cousins James L. and Matthew G. Norton and renamed the company Laird, Norton & Co. They built a sawmill in Winona in 1857, and engaged in lumber manufacture, wholesale, and retail. They added a planing mill and a sash-and-door factory in 1868, and officially became Laird, Norton Co. in 1883.66 Logs traveled along both the Mississippi and St. Croix rivers from northern Minnesota forests to be milled at Winona’s various sawmills, and then returned to the Mississippi River as sawn lumber to be sold southward. From 1870 to 1890, Winona was one of the country’s largest timber processing and marketing centers. Companies that emerged during this time included Youmans Bros. (later Youmans Bros. & Hodgins), Empire Lumber Company, and the Winona Lumber Company. In 1883, 10 percent of Winona’s population worked at Laird, Norton Co., signifying the importance of this particular company and the industry. Production at sawmills began to decline around 1897 as timber supply decreased. Youmans Bros. & Hodgins closed its mill in 1898, followed by Laird, Norton Co. in 1905 and Empire Lumber Company in 1909. Some

companies reorganized as retail lumberyards for use in building construction and others invested in lumber companies based in the Pacific Northwest.67

Grain Industry
Farming began soon after settlement opened. During the U.S. Civil War, the Winona’s grain and flour businesses supplied food products to the Union Army. Wheat growing skyrocketed in the 1860s and 1870s, yielding millions of bushels to be shipped along the river. Grain dealing proved to be a profitable enterprise. The city’s first flour mill was built in 1856. Flour milling thrived because of the lumber industry, as lumber milling provided fuel sources, such as sawdust and slabwood.68 Because Winona lacked a significant water power source, its mills were powered by steam. Winona grew to be one of the world’s largest flour exporters in the 1870s. Flour milling peaked around 1875 and declined rapidly in the 1880s, which led farmers to diversify their crops.69 Although wheat prices had declined, some companies still thrived. As of 1899, the Bay State Milling Company (successor to the L.C. Porter Milling Company, which had originated in 1870 as Porter & Mowbray) operated what was considered the fourth largest spring wheat mill in the world in Winona.70 Herbert C. Garvin and Frank Allen were both general managers of the Bay State Milling Company and resided in the Windom Park neighborhood, the former at 301 West Broadway Street (WN-WAC-0308 / WN-WAC-1251) and the latter at 376 West 5th Street (WN-WAC-0548 / WN-WAC-1260).

Other Notable Industries
In addition to lumbering, Winona had numerous millwork companies, hardware fabricators, fuel suppliers, and other wood product manufacturers. Moses C. Varney operated a planing mill at West 2nd and Huff Streets, not far from his home at 327 West Broadway Street (WN-WAC-0527 / WN-WAC-1253). Agriculture-related industries also emerged, including the manufacture of farm machinery and other equipment, and the farmers’ cooperative creamery movement. Local examples of the former included the Winona Wagon Company, Minnesota Harness Factory, and the Pioneer Manufacturing Company. Harry S. and Addison B. Youmans, the former of whom resided at 328 West 5th Street (WN-WAC-0550) and the latter of whom lived at 215 Wilson Street (non-extant), organized the New Winona Manufacturing Company with Charles McLaughlin in 1901, producing feed cutters, wood saws, diamond mills, and farming implements.71

Winona’s economic prosperity through lumbering and agriculture fostered numerous other industries. In the 1880s, there were four pharmaceutical companies: Dr. Koch’s Vegetable Tea Company, Dr. Ward’s Medical Company, McConnon Medical Company, and Watkins Medical Company (founded by J.R. Watkins). Winona also supported several brickyards, two printing presses and publishers, several large candy factories, iron foundries (including Phenic Iron Works, founded by William Hurlbert who resided

68 WCHS, Scenes, 36, 40; Granger and Kelly, “Winona’s Historic Contexts,” 30; WCHS, River Town, 7.
at 323 West Broadway Street [WN-WAC-1132]), and clothing manufacturers.\textsuperscript{72} Peerless Chain Co. was founded in 1912 by the Bambenek brothers, originally as a tire chain manufacturer, which has since expanded its product line. Joseph Bambenek built a home near Windom Park in 1941-1942 at 356 West 5th Street (WN-WAC-0549 / WN-WAC-1259) and D.C. Bambenek built a home (WN-WAC-0452) at 266 West 5th Street c. 1950 that was moved to 270 West Broadway Street in 1989.

Commerce

As river traffic increased, the city’s first commercial district was developed close to the river and included retail stores offering a variety of supplies, entertainment, and services. After a July 4, 1862 fire destroyed almost all of the commercial district, Winona’s commercial core moved away from the river and was re-established along 3rd Street and built using bricks instead of wood frames. The Board of Trade (predecessor to the Winona Association of Commerce), composed of influential businessmen, fervently promoted commercial development and supported municipal improvements to expand Winona’s commercial appeal.\textsuperscript{73}

Banks were established soon after Winona was founded, some of which grew into formidable institutions, such as the First National Bank of Winona (founded in 1864), the Second National Bank of Winona (founded in 1871), the Winona Deposit Bank (founded in 1868), the Merchants National Bank of Winona (founded in 1875), and the Winona Savings Banks (founded in 1874). Some of these entities merged in the early 1900s, and remain in existence today. Well into the twentieth century, Winona’s banks featured prominent citizens on their boards of directors and in officer positions, many of whom lived around Windom Park.\textsuperscript{74} These individuals include but are not limited to H.W. Lamberton who resided at 211 Huff Street (WN-WAC-0544 / WN-WAC-1193), Hermon E. Curtis at 375 West 5th Street (WN-WAC-0313), Franklin A. Rising at 351 West Broadway Street (WN-WAC-1049), William A. Mahl at 365 West 5th Street (WN-WAC-1131) and later 351 West Broadway Street, Frank Horton at 255 Harriet Street (WN-WAC-0314), William P. Tearse at 275 Harriet Street (WN-WAC-0315), Eben M. Roberts at 265 West Broadway Street (WN-WAC-0252), Samuel L. Prentiss at 369 West Broadway Street (WN-WAC-0526 / WN-WAC-1299), and John R. Mitchell at 275 West Broadway Street (WN-WAC-0253).

Hannibal Choate, who built his home at 263 West 5th Street (WN-WAC-0448) founded the Choate Department Store in 1861, which grew to become the city’s largest department store and a major wholesaler. Wholesale trade developed because of Winona’s port activity and facilitated the distribution of goods from Winona throughout Minnesota as well as nationally and even internationally. Latsch and Son, a well-known wholesale grocery firm founded in 1887, was one of 40 wholesalers in Winona in 1926.\textsuperscript{75}

\textsuperscript{72} Granger and Kelly, “Winona’s Historic Contexts,” 34.  
\textsuperscript{75} Granger and Kelly, “Winona’s Historic Contexts,” 41, 43.
Professionals and Educators

Early Winona also attracted physicians and lawyers. Several prominent lawyers practiced in Winona between 1857 and 1883, including William Windom, H.M. Lamberton, William Mitchell, Daniel S. Norton, among many others. Some of these men rose to state and national prominence as legislators, U.S. senators, U.S. congressmen, and U.S. cabinet members. Winona has also supported institutions of higher education since 1860, making it a center for education and the arts in southeastern Minnesota and home to three longstanding colleges/universities.76

Winona Economy After 1910

In 1910, the lumbering industry had effectively ended, leading to a severe recession and period of economic stagnation. As of 1910, Winona’s population had dropped to 18,583 from 19,714 in 1900. Local companies began to be purchased by larger firms based elsewhere. Only a few were able to compete nationally, such as Peerless Chain Co. Winona’s population has hovered around 25,000 since 1950.77

Residential Development and Winona’s Upper Class

The first residential community in Winona was on Front and Second Streets between Liberty and Washington Streets. As Winona developed, wealthy settlers arrived to speculate in land development. Henry D. Huff and Henry W. Lamberton were among the first land developers and real estate agents in Winona. Huff’s Italian Villa style mansion, built in 1857 and later owned by Lamberton, surpassed all other buildings in size, scale, and grandeur. As their peers increased their capital, they followed suit and built their homes nearby on the fringe of the commercial district and around First Ward Park (Windom Park) and along West Broadway Street.78

In many cases, they demolished existing smaller homes and replaced them with larger, grander homes. The 1880s were a decade of significant construction, hastened by the ready availability of building materials from local mills. An 1889 lithograph of Winona by C.J. Pauli shows that the immediate area around First Ward Park (Windom Park) was well developed and featured large homes, especially 255 and 275 Harriet, 211 Huff Street, and W.H. Laird’s home two parcels west of 211 Huff Street.79

Many of the wealthy residents’ homes had carriage houses behind, even though they were not typically more than six blocks from their offices, grain elevators, lumberyards, and factories. However, they were far enough away from the mills to escape the noise and air pollution from their enterprises. Although most

homes in this district pre-date the collapse of the lumbering industry. Charles M. Youmans was able to build a new mansion at 227 Wilson in 1912 (WN-WAC-0551 / WN-WAC-1261). The residents around Windom Park were able to maintain their wealth and success through other avenues. Census records indicate that many households included live-in domestic help, such as servants, maids, chauffeurs, and nurses.

These wealthy leaders were heavily involved in philanthropy, politics, and commerce, extending their spheres of influence and shaping the town. They served in business organizations and trade groups, invested in civic improvements, and contributed to educational and cultural life in Winona. Several prominent business leaders served as mayor, including Abner F. Hodgins (1862-1866, 1871-1875, 1880-1881); William S. Drew (1870-1871), Verrazano Simpson (1877-1880); Henry W. Lamberton (1881-1883); and Addison B. Youmans (1895-1897). They also supported various religious congregations in Winona, the Young Men’s Christian Association (YMCA), Winona General Hospital, and the Winona Opera House. William H. Laird donated the Laird Library (later known as the Winona Free Public Library) building upon its completion in 1899. Addison B. and Earle S. Youmans donated the land for Woodlawn Cemetery. Frederick S. Bell funded the Lake Park bandshell. Male property owners were also active in Masonic organizations.

Because the major players intersected in their business ventures and social circles, naturally their children married each other and, in some cases, inherited the family homes around Windom Park and/or purchased other homes in the neighborhood. Over the course of its history, this neighborhood also sustained female property ownership by widows and/or daughters of the great industry leaders, including Alice C. Curtis at 375 West 5th Street (WN-WAC-0313), Jeanette Lamberton at 211 Huff Street (WN-WAC-0544 / WN-WAC-1193), Mary Dyar at 376 West 5th Street (WN-WAC-0548 / WN-WAC-1260), Ione Tearse at 275 Harriet Street (WN-WAC-0315), Alice Laird (later Dunmore) at 275 West Broadway Street (WN-WAC-0253), Augusta Rising and later Grace Mahl at 351 West Broadway Street (WN-WAC-1049), Clara Roberts at 265 West Broadway Street (WN-WAC-0252), Louise Garvin at 301 West Broadway Street (WN-WAC-0308 / WN-WAC-1251), Eleanor Choate at 263 West 5th Street (WN-WAC-0448), and Florence Youmans at 227 Wilson (WN-WAC-0551 / WN-WAC-1261).

Architectural Styles
In the late 1860s and 1870s, as businessmen and industry owners accumulated capital, they began to build a new class of housing. Their homes were often modeled on plan books, such as Andrew Jackson Downing’s Cottage Residences. Few architects have been identified in association with the houses around Windom Park. The significant houses constructed in this district span from 1857 to 1912 and reflect prevailing national trends, described in further detail below.

80 Zellie and Lucas, “Phase I and II,” 10; WCHS, Scenes, 37, 41.
82 Zellie and Lucas, “Phase I and II,” 22.
Italian Villa/Italianate (1840-1880)
The Italian Villa style emerged early in the Italianate period and was intended for substantial homes or country estates. Key features included irregular massing and a square tower topped with a bracketed cornice. The Huff-Lamberton House at 211 Huff Street (WN-WAC-0544 / WN-WAC-1193) is one of the state’s best examples of Italian Villa architecture. As Italian Villa transitioned to Italianate, the massing became simpler and the square tower was not always present, but the high level of details, such as tall, narrow windows with elaborate hoods, continued.83 This style dominated in Winona until 1880 and often replaced older, vernacular or Greek Revival style houses. Commonly found features of Italianate dwellings include a “boxy” shape with low-pitched hipped roofs, wide bracketed eaves, narrow arched windows with ornate hoods, and flat-roofed, full-width porches.84

Second Empire (1855-1885)
This style was contemporary with Italianate, but rare in Winona. Key characteristics include the mansard roof with dormer windows; decorative brackets beneath the eaves; patterns formed by different colors; slate roof material; and detailed door surrounds. A good example is the Hermon E. and Mary Curtis House at 375 West 5th Street (WN-WAC-0313).85

Vernacular (1865-1910)
There are many vernacular houses in Winona, but only one example in the Windom Park neighborhood – the Benjamin and Marion Curtis House at 262 Wilson (WN-WAC-1455). Commonly found features of Vernacular dwellings include simple form and plan, little or no ornamentation, and often front-gabled roofs.86

Queen Anne (1880-1910)
In the 1880s, Queen Anne began to overtake Italianate in popularity and prevalence in Winona. This coincided with significant population growth, economic development, and a building boom. The Charles Horton House (1882) at 254 East Broadway Street introduced the style to Winona. Commonly found features of Queen Anne dwellings include rich ornamentation, asymmetrical composition, irregular plan, steeply-pitched multi-planed roofs, towers with conical roofs, pedimented dormers, projecting gables with recessed surfaces, carved panels, and patterned shingles. A standout example is the Abner F. Hodgins House at 275 Harriet Street (WN-WAC-0315).87

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86 Hess and Maginniss, “Historic Resources,” Appendix.
Colonial Revival (1880-1955)
The 1893 World’s Columbian Exposition in Chicago prompted interest in revisiting America’s colonial past, particularly in architectural styles. At the start of the 1900s, Colonial Revival became increasingly popular in Winona and continued well into the 1930s and 1940s. The asymmetrical type resembled the freeness of the Queen Anne style and often featured bay windows. Examples around Windom Park include the Eben M. and Clara Roberts House at 265 West Broadway Street (WN-WAC-0252), the Herbert C. and Louise Garvin House at 301 West Broadway Street (WN-WAC-0308 / WN-WAC-1251), and the Franklin A. and August Rising House at 351 West Broadway Street (WN-WAC-1049). Side-gabled, gambrel, and hipped roof versions recall the Georgian style in their symmetry, partial-width porch entries, and window details. Georgian Revival subtype examples around Windom Park include the Samuel L. and Maude L. Prentiss House at 369 West Broadway Street (WN-WAC-0526 / WN-WAC-1299) with a gambrel roof and the Charles M and Grace C. Youmans House at 227 Wilson Street (WN-WAC-0551 / WN-WAC-1261). The mid-century additions to the Windom Park neighborhood followed later developments in the Colonial Revival style.

Flemish Revival (c. 1890-1920)
There is one example of Flemish Revival architecture in the district: the John R. and Mary Lamberton Mitchell House at 275 West Broadway Street (WN-WAC-0253). This style emerged in tandem with other Period Revival styles that drew on examples from European architecture. Key characteristics include stepped or scalloped parapet walls that may hide a gable roof. Examples are often red brick and some have stone quoins to give texture to the building corners. Other ornamentation might include carved terra cotta decorations and/or dormers with miniature stepped gables or arched tops.

Tudor Revival (1890-1940)
This style is loosely based on various English building traditions. Character-defining features include a steeply pitched roof that is often side-gabled but can be hipped or front-gabled, façade dominated by one or more prominent front-facing gables, massive chimneys, and sometimes half-timbering. There is one Tudor Revival example in the district: the Virgil and Elsie Whyte House at 362 West 5th Street (WN-WAC-1130).

Architects
Charles G. Maybury is known to have designed the Peter and Edna Hallenbeck House (WN-WAC-0548 / WN-WAC-1260) in 1885 and the Abner F. Hodgins House at 275 Harriet Street (WN-WAC-0315) in 1889. He may have designed other houses surrounding Windom Park. Maybury is considered Winona’s most prolific architect and practiced in the city from 1865 to 1905. His notable works included two Winona County courthouses (1862 and 1889), Anger’s Block (1872), the Federal Building (1891), and at

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90 McAlester, A Field Guide, 449.
least 10 churches. Numerous other architects were active in Winona during this time period but have not been associated with any of the buildings in the Windom Park Residential Historic District. Minneapolis-based William Channing Whitney designed the Charles M. and Grace C. Youmans House at 227 Wilson Street (WN-WAC-0551 / WN-WAC-1261) in 1912.

Builders
The only known builder associated with this district is Charles V. Stahlman, who built 356 West 5th Street (WN-WAC-0549 / WN-WAC-1259).

Individual Property Histories
Because the properties in this district have been individually inventoried before, summaries of all primary property histories are included below in order by street, following the order presented in Section 7:

First Ward Park / Windom Park (WN-WAC-1247; c. 1857; contributing)
In 1852, John Ball surveyed the town plat of Winona for Orrin Smith, Erwin Johnson, and Henry Huff. The 1852 plat included a public square bordered by 5th, Broadway, Main, and Center Streets. Henry Huff replatted the town in 1853 and added four streets on land he owned to be named Winona, Huff, Harriet (after his wife), and Wilson (after his son). Huff’s plat identified three square blocks reserved for parks, including the public square previously identified, a park between Huff and Harriet Streets, and one between Dakota and Sioux Streets. Huff built his home nearby at 211 Huff Street (WN-WAC-0544 / WN-WAC-1193) in 1857 and subsequently donated the land for the park to the City of Winona. The 1894 Sanborn Fire Insurance Map depicts the diagonal sidewalks, which remain in their alignment today. W.A. Finkelnburg oversaw implementation of the official plan for improvements c. 1909.

The City of Winona brought a lawsuit against Huff in 1863 for the possession of the land to be used as a public square because Huff denied dedicating this land to be used in this way. Multiple town plats from 1855 to 1859 referred to this block as “Winona Square.” Judge H.L. Buck later presented a copy of an 1857 plat given to him by Huff in which Winona Square was designated. The case was somehow resolved and by 1868, the Winona Daily Republican noted that First Ward Park (so named as the park in the First Ward) was “being greatly improved by the enterprise of residents in that vicinity. Fine shade trees are being amply protected by a substantial railing.” Huff wrote a letter “to a prominent Winona citizen” in 1878 suggesting that the park’s name reference Windom or another early citizen because the park no longer fell in the boundaries of the First Ward. In 1906, the board of park commissioners

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94 Winona Daily Republican [WDR], “Local Paragraphs,” Winona Daily Republican, April 21, 1863.
approved renaming the park as “Windom Square” after William Windom.\textsuperscript{98} The park was referred to as “Windom Park Square” in a 1941 newspaper article and the name “Windom Park” began to be used in local newspapers in 1964.\textsuperscript{99}

**We-no-nah Statue (WN-WAC-0566; 1901-1902; noncontributing)**

This statue was commissioned in 1901 by William J. Landon as a memorial to his wife, Ida Cone Landon. Landon was a bank cashier who worked in his father-in-law’s company, R.D. Cone Co. The statue was sculpted by New York sculptor Isabel Moore Kimball. It was originally placed in several blocks east in Central Park in 1902, then was moved south to Lake Park in 1962, then north to Levee Plaza in 1977, and finally reached its present location in Windom Park (WN-WAC-1247) in 1993, where it was mounted on a new brick and concrete fountain. The sculpture commemorates Princess Wenonah of the Maiden Rock legend, romanticized for forfeiting her life for love.\textsuperscript{100}

**Huff-Lamberton House, 211 Huff Street (WN-WAC-0544 / WN-WAC-1193; 1857; contributing)**

This house is the oldest extant house in the Windom Park neighborhood and was built in 1857 by prominent resident Henry D. Huff. Huff was a land developer and real estate agent who had replatted the town in 1853. He built his first home in 1857 at the southwest corner of Huff and West 4th Streets. He opened a hotel in 1855, was involved in the forwarding and commission business, and was one of the incorporators of the Winona Ferry Company, among other ventures. His house was the first large mansion built in Winona and was called the Chateau on the Frontier because it was built on the highest point on the prairie. The tall tower allowed Huff to observe the river traffic to the north. Huff owned a lot of property in Winona. He relocated to Chicago in 1872 and passed away in 1889.\textsuperscript{101}

Before Huff left town, he sold the house to fellow land developer and entrepreneur Henry W. “H.W.” Lamberton in 1871.\textsuperscript{102} The household in 1880 included his wife Margaret, two daughters, and one son named Henry McClelland Lamberton.\textsuperscript{103} Lamberton had arrived in Winona in 1856 and the following year was elected City Attorney. He moved away for several years and returned in 1864 as the Democratic candidate for Congress in the Winona district; he lost to William Windom. He became involved in the railroad industry, first as land commissioner of the Winona and St. Peter Railroad Company in 1866 and then served as commissioner of the Winona and St. Peter Land company from 1876 to 1907. Lamberton

\textsuperscript{98} WDRH, “Renaming the Parks,” *Winona Daily Republican Herald*, March 8, 1906, 5.


simultaneously entered the banking industry as a private banker in 1866; by 1900 he was one of the incorporators and first president of the Winona Deposit Bank. He was succeeded by his son-in-law, John R. Mitchell, in 1907 who also lived nearby at 275 West Broadway Street (WN-WAC-0253).\textsuperscript{104} The 1900 census records the following members in the household: H.W., Margaret, one granddaughter, and three servants.\textsuperscript{105} By 1906, H.W.’s son Henry and his family resided at 211 Huff. Henry was an attorney. H.W. passed away in 1907.\textsuperscript{106}

In 1910, the household included Henry Sr., his wife Jeanette, son Henry McClelland Lamberton, Jr., daughter Margaret, Jeanette’s parents, and two servants.\textsuperscript{107} In 1920, the household included Henry Sr., Jeanette, Henry Jr. and his wife Gretchen, daughter Margaret, and Jeanette’s mother.\textsuperscript{108} In 1921, Henry Jr. joined his father’s law practice and moved out of the family home.\textsuperscript{109} In 1930 and 1940, the household included Henry Sr., Jeanette, and two servants.\textsuperscript{110} Henry Sr. passed away in 1945.\textsuperscript{111} Jeanette remained in the home until her death in 1956.\textsuperscript{112} The house was vacant until 1962 when Henry Jr. and his sister, Margaret, donated it to the Diocese of Winona to be used as an orphanage; it became known as the Lamberton Home for Children. The children’s home closed in 1976 and the building was used as a dormitory for St. Mary’s College students. Catholic Charities also had service offices in the building from 1976 to 1982. In 1982, the house was under consideration as an alternative location for a proposed senior citizen high rise, but the Lamberton family withdrew its offer to donate the property because the house was proposed for demolition. Instead, the family donated the house to Sauer Memorial Home to develop it into a congregate care facility for senior citizens, which would be named the Lamberton Residence. The facility closed in early 2006. The property was purchased by Bluff City Properties in 2011 and converted into an apartment building.\textsuperscript{113}


\textsuperscript{106} Jones & Kroger Co., \textit{Winona City Directory} (Winona: Jones & Kroger Co. Printers and Binders, 1906), 182; WDRH, “Memorial Exercises.”


Hannibal Choate House, 263 West 5th Street (WN-WAC-0448; c. 1876; contributing)
Previous surveys have identified Hannibal Choate, a dry goods merchant, as the original owner of this house. Based on census information and city directories, this house was likely built c. 1876. Hannibal founded his business, H. Choate and Company, in 1861, which made it the oldest retail mercantile establishment. Hannibal was one of Winona’s first successful entrepreneurs. The success of his business led to the 1889 construction of the Choate Block (WN-WAC-0357) at 51-57 East 3rd Street. He also was a pioneer in the fixed-price system of merchandising and one of the first in the area to use extensive interior merchandise displays. The 1880 census lists Hannibal and his sister Louise at this address. Hannibal married Harriet Rebekah Donovan in 1889 and by 1900 they had two sons and one daughter. The 1910 census also included one servant residing at this property. By 1920, their son Hannibal Choate, Jr., was vice president of his father’s company and lived at the house with his father, aunt, sister Caroline and her husband Robert Reed, and two servants. Hannibal Sr. passed away in 1923.

Hannibal Jr. succeeded his father as president of the company and owner of the family home. His brother, Charles, became vice president. Brother-in-law, Robert, was an instructor at the Winona Teacher’s College. In 1930, the household consisted of Hannibal Jr., Caroline, Robert, and two servants. By 1940, Caroline had likely passed away, but the others remained at the address. Hannibal Jr. married Elinor Satka in 1942. Hannibal Jr. passed away in 1949 and Elinor remained in the house until 1960 when she built a new modern home in the west end of town. In the 1970s, attorney Robert D. Langford, wife Annette, and their children lived here. The next owners were Jerome and Janine Braun, who owned local publisher Apollo Books; however, the house was foreclosed in 1986 and their business declared bankruptcy. David and Julie Pendleton purchased the home in 1987, and also oversaw the restoration of the house in 1988.

William S. and Caroline Drew House, 276 West 5th Street (WN-WAC-0453; 1877; contributing)
In 1875, real estate and insurance agent William S. Drew had plans drawn up “for a handsome and commodious house on the corner of Fifth and Huff streets, near the First Ward Park.” According to


previous surveys, the house was completed in 1877. As of 1880, the household included William, wife Caroline (Carrie), and three adult children.\(^{123}\) When William arrived in Winona in 1855, he worked with his brother on investments in town and farm property. Then he partnered with Jerome G. Swart (who built his house at 315 West Broadway Street [WN-WAC-0528 / WN-WAC-1252] c. 1880) in the sale of agricultural implements. William served as Mayor of Winona from 1870-1871, then City Assessor, and in the State Senate in 1877. Both William and Caroline passed away in 1890. Two years prior to their death, their daughter Mary married Oliver N. Roberts, and they moved in with her parents. Oliver was a hardware dealer with Roberts and Landon. In 1895, the household included two children, Oliver’s brother Eugene, and three servants. The following year, the Roberts family relocated to Minneapolis.\(^{124}\)

In 1897, the house was sold to Marshall N. Pierce, who was the auditor and treasurer of the Hot Springs Railroad in Arkansas. Two months later and before moving into the house, Marshall passed away suddenly. His wife, Frances, moved in shortly thereafter.\(^{125}\) The 1900 census lists Frances as the head of household, along with one daughter, one son, and one servant. According to a 1903 want ad in the *Winona Republican-Herald*, H.S. Bolcom and his wife resided here, which is confirmed by a c. 1904 photograph published by the newspaper in a photography book.\(^{126}\) Bolcom was involved in the lumbering industry.

By 1906, John W. Lucas and his family moved in. Lucas was the secretary of Hayes-Lucas Lumber Co. He had incorporated the company in 1899 with William Hayes and Frederic S. Bell, the latter of whom lived nearby at 255 Harriet (WN-WAC-0314). As of 1910, the household included wife Sarah (Sallie), son Ward, and daughter Ruth. By 1912, John became vice president and treasurer of the Hayes-Lucas Lumber Co.\(^{127}\) In 1917, Ward married Frances Prentiss, daughter of Samuel and Maude Prentiss, who grew up nearby at 369 West Broadway Street; they later moved into the Prentiss family home (WN-WAC-0526 / WN-WAC-1299). The 1920 census records John, Sallie, and Ruth in the household. By 1921, John was president of the family’s lumber company and Ward was vice president. John passed away in 1938. In addition to his business success, he was one of the organizers and first president of the Winona Association of Commerce in 1913, and vice president of the park board for many years.\(^{128}\)

\(^{123}\) Zellie and Lucas, “Phase I and II,” 181; “1880 Census.”
In 1938, Ruth Lucas gave the family home to the Winona Teacher’s College, where she had studied, for use as a dormitory; it was to be named Lucas Lodge. In 1960, Ruth donated the house to the Winona County Chapter of the American Red Cross, as it was no longer used by Winona State College as a men’s dormitory. In 1993, John McCauley, a manager at Peerless Chain Co., purchased the home. It is now a multi-family dwelling.

Harry S. and Sadie Youmans House, 328 West 5th Street (WN-WAC-0550; 1898; contributing)
Harry S. Youmans purchased this lot from neighbor H.W. Lamberton of 211 Huff Street (WN-WAC-0544 / WN-WAC-1193) in 1897 and built this house in 1898. Youmans was the son of Addison B. Youmans, one of the “original pioneer lumbermen of Winona.” Addison founded Youmans Bros. lumber company c. 1857 with his brother Earle S. Youmans, which became Youmans Bros. & Hodgins when Abner F. Hodgins joined the firm in 1871. According to the 1894 Sanborn Fire Insurance Map, the company was located at the northwest corner of West 4th and Wilson Streets, about two blocks from Harry’s future home. Addison lived nearby at 215 Wilson Street until his death in 1920, next door to his brother, Earle S. Youmans, and his nephew and Harry’s cousin, Charles M. Youmans, at 227 Wilson Street (WN-WAC-0551 / WN-WAC-1261). Hodgins also lived nearby at 275 Harriet Street (WN-WAC-0315). Harry was a manufacturer of farm implements. As of 1900, the household included Harry, his wife Sadie, daughter Ruth, and two servants. By 1910, they had added a son named Addison.

In the 1910s, Harry had purchased the lot next door at 332 West 5th Street, on which he built a three-stall garage with chauffeur’s quarters (WN-WAC-1255) c. 1919; this building’s history is described further below. The existing house that was on that lot, built by John R. Marfield, was moved to the College of Teresa. For a brief period, Harry also owned the house at 365 West 5th Street (also listed as 369 West 5th Street, WN-WAC-1131), which he sold to Frank Horton of 255 Harriet (WN-WAC-0314) in 1921. As of 1921, Harry was president and treasurer of New Winona Manufacturing Co. The household in 1930 included Harry, Sadie, Addison, and one servant. In 1934, Harry was president of Real-Oil-Heat Burner Co. In his lifetime, he was also involved in the banking industry, serving as a director of First National Bank, alongside his uncle as president and his father as a director. His 1940 obituary noted that he had been ill for some time and sold his West 5th Street residence to live in his country home near Homer.

133 WRH, “Untitled,” Winona Republican-Herald, November 25, 1921, 8; Winona Directory Co., Winona City (1921), 368; “1930 Census.”
The next owner was Morris J. Owen, who owned the property as of 1935. The 1940 census confirms lawyer Morris Owen as head of household, along with wife Dorothy and three daughters. By 1946, they had moved to 328 West Sanborn Street. Available research materials did not indicate who owned the house next.

**Harry S. Youmans Garage, 350 West 5th Street (WN-WAC-1255; c. 1919; noncontributing)**

According to the 1894 Sanborn Fire Insurance Map, there was originally a house in the south half of this lot with the address of 332 West 5th Street. The 1900 census lists elevator manager John R. “J.R.” Marfield at this address along with wife Helen, one daughter, and two servants. In 1902, Marfield sold his house at 332 West 5th Street to William B. “W.B.” Parsons. As of 1905, Parsons was a director of the Second National Bank, along with his neighbors, William H. Laird, Samuel L. Prentiss, and Clark E. Bailey. Parsons was president of Winona Gas Light Co. in 1906. The 1910 census lists Parsons’ occupation as grain elevator manager. Parsons last appears in the Winona City Directory in 1914 at 332 West 5th Street and as president of both Western Elevator Co. and Winona Gas Light & Coke Co. Neighbor Harry S. Youmans of 328 West 5th Street (WN-WAC-0550) purchased the lot shortly thereafter and in 1919 the house was moved to the College of Saint Teresa. Youmans likely built this carriage house at this time, which had three stalls and chauffeur’s quarters. Youmans sold his house some time before his death in 1940; it is unknown if the garage was included in the sale.

Attorney Donald Winder and his wife purchased the property in 1946 to convert into their home. Over two decades, they made improvements and, by 1964, had created three apartments out of the building: one on the first floor, one on the second floor, and one on the west side of the house. The building is now a rental property.

**Joseph and Irene Bambenek House, 356 West 5th Street (WN-WAC-0549 / WN-WAC-1259; 1941-1942; noncontributing)**

A building permit was issued to Joseph Bambenek for the construction of this brick veneer dwelling at 356 West 5th Street in 1941; Charles V. Stahman was the contractor. It was likely completed in 1942. Joseph, son of a Polish immigrant, had incorporated Peerless Chain Co. in 1917 with his brothers Dominic “D.C.” and Alfred. Their primary business was manufacturing tire chains, which expanded to a variety of chain products in the 1960s to 1980s. It remains a significant business in Winona today.
According to the 1927 Winona City Directory, Joseph was vice president of the company. He later served as president from 1941 to 1965, at which point he became chairman of the board. Joseph passed away in 1977 and was survived by Irene. The house was sold c. 1979 to Gerald and Carole Matejka, who still own the house. \(^{142}\)

**Virgil and Elsie Whyte House, 362 West 5th Street (WN-WAC-1130; 1939; noncontributing)**

Virgil and Elsie Whyte built this home in 1939, which included space for their business, Whyte’s Beauty shop, in the basement. The beauty parlor included three hair dressing booths, a shampoo room, a permanent wave room, a drying room, and a combined office and waiting room, accessed by a separate entrance on the west side of the house. Their daughter and one servant also lived in the house. Jay Martin owned the house as of 1952, when a building permit was issued for a dormer on the house and an addition to the rear of the garage. By 1966, Mr. and Mrs. George Garber resided here. \(^{143}\) There have been several subsequent owners.

**James C. and Anna Blake House, 365 (now 369) West 5th Street (WN-WAC-1131; 1884; contributing)**

James C. Blake purchased the lot from Henry D. Huff and built this house in 1884. The original address was 365 West 5th Street. \(^{144}\) As of 1873, Blake co-founded the wholesale and retail grocery company Curtis & Blake with Edward F. Curtis, who lived at 375 West 5th Street starting in 1870 (WN-WAC-0313). \(^{145}\) By 1876, Blake was secretary and manager of Winona Carriage Works. The Blakes had a total of four children. James passed away in 1891. \(^{146}\)

The 1900 census lists Charles Morse as head of household, along with wife Jessie, one daughter, and two servants. Morse was a grain merchant. In 1903, the house was sold to Clark E. Bailey, a dry goods merchant at Bailey & Bailey and later director of Second National Bank. His family included wife Lucretia, three sons, one daughter, and two servants. They moved to West Broadway Street by 1912. \(^{147}\)

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The next occupants included James N. and Cornelia Weir, and Howard H. Thorne, who was likely Cornelia’s brother. James was general manager and Howard was department manager at Interstate Mercantile Co. The household in 1920 included James, Cornelia, two daughters, one son, and Cornelia’s father, Alfred Thorne. For a brief period, Harry S. Youmans of 328 West 5th Street (WN-WAC-0550) also owned this house, which he sold to Frank Horton of 255 Harriet Street (WN-WAC-0314) in 1921. Youmans, Horton, and Weir were involved in various capacities in the local banks on the board of directors or in officer roles. As of 1921, James was associated with J. N. Weir and Co., a women’s and children’s clothing and shoe company. James was not listed in the 1925 Winona City Directory.

Both 365 and 369 West 5th Street are listed in the 1925 Winona City Directory, suggesting that the house became a duplex. William A. and E. Grace Mahl lived at 365, and teacher Clara and librarian Mary Grant lived at 369. William was promoted to vice president of the First National Bank of Winona in 1920, after working at the bank since 1893. By 1934, the Mahls moved to 351 West Broadway Street (WN-WAC-1049) and Mary remained at 369, but Clara had passed away the previous year. In 1940 Mary Grant and Mrs. George Landon were listed as head of household along with one lodger. Subsequent residents included W. Kenneth Nissen at 365 in 1947 and Mrs. Charles Green at 369 in 1950. There have been several subsequent owners and/or occupants.

Hermon E. and Mary Curtis House, 375 West 5th Street (WN-WAC-0313; c. 1870; contributing)
This house was owned by the Curtis family for many decades. Brothers Hermon C. and Edward F. Curtis arrived in Winona c. 1868. As of 1870, Hermon and his wife, Mary, resided here along with Edward and his wife, Mary W., as boarders. Hermon was cashier of the First National Bank of Winona, which he had incorporated with Lemuel C. Porter. In 1874, Hermon was one of seven signers of the Articles of Association to organize the Winona Savings Bank. Hermon died in 1878. His wife and their two kids moved in with her brother-in-law, Franklin A. Rising, at 351 West Broadway Street (WN-WAC-1049). Edward remained at 375 West 5th Street with Mary and their three children. Edward had started a grocery store at 15 East 3rd Street in 1869, and formed Curtis & Blake wholesale grocers with James C. Blake in 1872 (Blake later lived next door at 365 West Fifth Street [WN-WAC-1131]). Edward’s wife died in 1879 and Edward subsequently married Alice C. Townsend, with whom he had a daughter. Edward passed away prior to the 1885 census. Instead, Alice is listed at this address along with Hermon Curtis,
Sr., who had moved with his wife, Charlotte, to Winona in 1871. Hermon Sr. passed away between 1895-1900.151

The 1900 census lists Alice as the head of household with the occupation of capitalist. She remained the head of household, which included stepdaughter Helen and daughter Mary, until she passed away in 1931.152 Ownership of the property passed to Helen, who is listed as the head of household in the 1940 census, which included Mary and two lodgers. Edward’s son Benjamin built the house next door at 262 Wilson in 1914, which may have historically been part of this parcel.153

In 1945, Mary and Helen sold the house to the R.E. Steffen family, who remained until 1975. Steffen was president of the R.E. Steffen Manufacturing Company, Inc., whose power sprayer was well received by farmers in 1948 for its application with weed killer on crops. In 1975, the house was sold to the Don Howard family, who lived here until 1978 when it was sold to the Turner family, who remains the owner today.154

Peter and Edna Hallenbeck House, 376 (now 374-376) West 5th Street (WN-WAC-0548 / WN-WAC-1260; 1885; contributing)
Peter and Edna Hallenbeck hired architect Charles Maybury of the firm, C.G. Maybury & Son to design this house, which was completed in December 1885. Hallenbeck was superintendent for the Chicago and North Western Railway. The Hallenbecks subsequently left Winona around 1892 due to a job relocation.155 The house was sold to Emerson Dyar in 1894. As of 1900, the household also included his wife, Mary, and one son. Emerson had come to Winona in 1892 to serve as vice president of the H.J. O’Neill Grain company. In 1900, he became manager of the Western Grain company, which was later incorporated into the Western Elevator company. At the time of his death in 1906, he was one of the managers of the Western Elevator company, president of the Merchants Bank, trustee of the Winona Savings Bank, and president of the Winona Insurance company.156 In that year, three of their children lived at home with Mary. In the 1910 census, Mary was listed as the head of household and lived with two of her daughters. By 1920, one daughter had moved out. As of 1925, Mary had moved to Alhambra, California. The house was for sale in August 1925.157

Frank J. and Marjorie Allen moved into the home in 1926.\textsuperscript{158} Frank had succeeded Herbert C. Garvin (of 301 West Broadway Street, WN-WAC-0308 / WN-WAC-1251) as general manager of Bay State Milling Company in 1921. In 1930, the household also included two sons and one servant. Both sons had moved out by 1940. Frank retired from Bay State Milling Company in 1951 and passed away in 1964. The house was sold c. 1965.\textsuperscript{159} There have been several subsequent owners. The current owner lives in the carriage house and the main house is divided into apartments.

Charles M. and Grace C. Youmans House, 227 Wilson Street (WN-WAC-0551 / WN-WAC-1261; 1912; contributing)

Earle S. Youmans first built a house on this property in 1866. By 1900, his son Charles was head of this household and lived with his wife Grace, daughter Florence, son Edward, and three servants. In 1912-1913, after Earle’s death in 1909, Charles and Grace demolished the 1866 house and built this house that was designed by William Channing Whitney. At the same time, they built a new garage and ice house (which likely refers to the current carriage house).\textsuperscript{160} Charles received a permit in 1936 to build a garage, depicted on the 1949 Sanborn Fire Insurance Map to the north of the carriage house; it is no longer extant. Earle S. Youmans founded Youmans Bros. Lumber Company c. 1857 with his brother Addison B. Youmans, which became Youmans Bros. & Hodgins when Abner F. Hodgins joined the firm in 1871. According to the 1894 Sanborn Fire Insurance Map, the company was located at the northwest corner of West 4th and Wilson Streets, about one block from this property. According to the 1906 Winona City Directory, Addison lived next door at 215 Wilson and Earle lived at 205 Wilson. Addison’s son Harry also lived nearby at 328 West 5th Street (WN-WAC-0550). In 1920, upon the Addison’s death, Dr. Samuel Schaefer demolished the north portion of Addison’s house and moved the south portion to 275 Wilson Street to become his personal home. As a result, Charles expanded his lawn on the north side. The household in 1920 included Charles, Grace, Florence, Edward, and two servants.\textsuperscript{161}

Charles founded the C.M. Youmans Lumber Company in 1900, which remained in operation in the retail lumber trade until 1946. He also served as president of the First National Bank, as did his father before him. His death in 1946 signified the loss of the last of the pioneer lumberman who contributed to Winona’s success as a lumber manufacturing and distributing center.\textsuperscript{162} The house passed to his daughter,

Florence. At the time of Florence’s death in 1972, her niece Marilyn Youmans King also lived here. The
house has had several subsequent owners.\(^{163}\)

**Benjamin and Marion Curtis House, 262 Wilson Street (WN-WAC-1455; c. 1914; contributing)**
This house was built for Benjamin and Marion Curtis by 1914. Benjamin was the son of Edward F. Curtis
and stepson of Alice Curtis, who lived at the house to the north at 375 West 5th Street (WN-WAC-0313)
with Benjamin’s sister, Helen, and stepsister, Mary. Both houses may have historically been part of
the same property. Benjamin worked in wholesale grocery, following in his father’s footsteps. In 1920, the
household included Benjamin (listed as a wholesale merchant), Marion, son John, and a maid. The 1930
census lists Benjamin (identified as the proprietor of a wholesale grocery), Marion, and John at this
address. In 1938, Benjamin was seriously ill and likely passed away soon after.\(^{164}\)

In 1945, when Mary and Helen Curtis (Benjamin’s sisters) sold the Curtis family home next door at 375
West 5th Street (WN-WAC-0313) to R.E. Steffen, they moved into this house. Helen passed away in
1963; she had worked as a secretary at Laird, Norton Co. for many years.\(^{165}\) Benjamin’s daughter-in-law
Dorothy Curtis came to live with Mary in 1965 to care for her, followed by her husband, John, under the
impression they would be given the house. There was a court dispute regarding house ownership in 1968,
which Mary won. By 1972, Mr. and Mrs. Dennis Maloney resided here; they were still the owners as of
2013 but are no longer the owners.\(^{166}\)

**Frederick S. and Frances L. Bell House, 255 Harriet Street (WN-WAC-0314; 1887; contributing)**
The original owner of this property, Frederick Somers Bell began working as a clerk for the Laird, Norton
Co. in 1881. The following year, he married Frances Bradley Laird, daughter of lumber dealer William
Harris “W.H.” Laird who co-owned Laird, Norton Co. with his brother, John Chamberlain Laird, and
cousins James L. Norton and Matthew G. Norton. This house was completed in 1887 and described by
the *Winona Daily Republican* as “of very comely design and proportions.”\(^{167}\) As of 1900, the household
included one son and two servants. Frederick rose in the ranks to become Assistant Secretary and later
president of the Laird, Norton Lumber Co. In 1913, the Bells moved to Briarcombe Farm. Jennie V. Doud
lived here until 1915.\(^{168}\)

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\(^{163}\) WRH, “C.M. Youmans Estate,” 3; WDN, “Miss Florence G, Youmans,” *Winona Daily News*, December 17, 1972, 15a; Abby

\(^{164}\) Sanborn Map Company, “Sanborn Fire” (1917); Winona Directory Co., *Winona City* (1914), 134; “1920 Census”; “1930


\(^{168}\) “1900 Census”; Winona Post, “Winona House Tour,” 3; Winona Directory Co., *Winona City* (1914), 95, 144.
By 1916, Frank Horton owned the house and lived here with his wife, Herberta, and their children. Frank was the son of lumberman Charles Horton, who had co-founded the Porter, Horton & Hamilton Lumber Company and later the Charles Horton Lumber Company (renamed Empire Lumber Company). At the time Frank moved into 255 Harriet, he was vice president of the Farmers Loan and Trust Company. According to the 1920 census, the household also included two daughters and two servants. By 1923, Frank was the Vice President of Standard Lumber Company and First National Bank of Winona. He was prominent in the lumber business for over 50 years and remained in this house until his death in 1945; Herberta had passed away in 1939.

Fred Bell, Jr. (no known association to the original owner) owned the house for six years and served as assistant to the president of the Vulcan Manufacturing Company. In 1950, the house was sold to the Diocese of Winona for use as the Bishop’s residence for the Most Rev. Edward A. Fitzgerald (the house next door at 275 Harriet [WN-WAC-0315] had served this purpose prior and at this point became diocesan offices). The house returned to private family ownership in 1978.

Abner F. Hodgins House, 275 Harriet Street (WN-WAC-0315; 1889; contributing)

This house was a “complete remodeling” by architect Charles G. Maybury in 1889 of an earlier house built for William Windom, who had an illustrious political career, serving in Congress, the U.S. Senate, and as Secretary of the Treasury under two U.S. Presidents. This house was remodeled for Abner F. Hodgins, who had arrived in Winona in 1856 as an agent for Carson & Eaton Lumber Dealers. In 1871, Hodgins became a partner in the lumber firm of Youmans Bros. Lumber Company, later renamed Youmans Bros. & Hodgins. According to the 1894 Sanborn Fire Insurance Map, the company was located at the northwest corner of West 4th and Wilson Streets, about three blocks from Hodgins’ house. Hodgins was one of Winona’s original lumber barons and a very influential civic leader and businessman. He passed away in 1896. Several members of the Youmans family also lived in the neighborhood.

The next owner was William P. Tearse, another prominent lumberman. The household as of 1900 included William’s wife Ione, two daughters, two sons, and two servants. After the lumber industry declined, he turned to banking. At the time of his death in 1916, he was president of the Merchants Bank, the Winona Carriage Company, and the Empire company. Ione became the head of household, living with

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four of their six children in 1920. As of 1927, their son Robert, resided nearby at 265 West Broadway Street (WN-WAC-0252) and had become a successful businessman in his own right.176

Ione passed away in 1934, at which point the house was sold to the Diocese of Winona for use as the Bishop’s residence. Bishops Francis Kelly and Leo Binz lived here until 1950 when this house became the diocesan offices and the Bishop’s residence was moved next door to 255 Harriet (WN-WAC-0314). The house became a private family residence again in 1977 and has been owned by Kathy and David Christenson since that time.177

**Eben M. and Clara Roberts House, 265 West Broadway Street (WN-WAC-0252; c. 1900; contributing)**

Eben M. and Clara Roberts built this home c. 1900, joining an illustrious block with pioneer settler Verrazano Simpson’s house to the east (non-extant) and J.R. Mitchell’s house to the west (WN-WAC-0253). Eben worked at Merchants Bank of Winona, Second National, and Deposit Bank of Winona, and later in life served as District Manager for Northwestern Mutual Life Insurance Company and secretary for Fidelity Building Loan and Savings Association. He passed away in 1921.178 As of 1910, the household included Eben, Clara, two daughters, one son, Clara’s mother (Ella Henderson), and two servants. In 1916, Clara was a librarian at the Christian Science Reading Room. She remained in this house after Eben’s death until at least 1925.179

Robert J. and Cornelia Tearse owned the house by 1927. Robert was Treasurer for Dr. Ward’s Medical Co. and also Mayor of Winona in 1927. Robert grew up nearby at 275 Harriet (WN-WAC-0315). As of 1930, their household included one daughter, two sons, two servants, and Cornelia’s parents, Samuel and Lillian.180 Robert’s father, William, was one of the early lumbermen in Winona and one of the organizers of Empire Lumber Co. Robert served two terms as mayor and oversaw Dr. Ward’s Medical Company with his brother, Clarence, who served as President. Their company manufactured “simple toilet accessories,” including creams, soaps, and powders, derived from a formula created by Richard Ward in 1856.181 This origin story is shared by the wildly successful J.R. Watkins Medical Company, which may have been affiliated with Dr. Ward’s Medical Company. This house remained in the Tearse family until 1969 when Robert passed away. There have been several subsequent owners. In 1975, owner James

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Soderberg requested permission to convert the single-family dwelling into a duplex.\textsuperscript{182} The house currently has two residential units, one of which is a basement unit.

**D.C. and Anna Bambenek House, 270 West Broadway Street (WN-WAC-0452; c. 1950, moved 1989; noncontributing)**

In 1949, a building permit was issued to Dominic Clarence “D.C.” Bambenek to build a two-story house. A photograph of the house nearing completion at 266 West 5th Street was included in the December 31, 1949 issue of the *Winona Republican-Herald*, so it was likely completed in 1950. As of 1940, D.C. and his wife, Anna, were living at 508 East 5th Street and D.C. was treasurer and manager at Peerless Chain Co. Peerless Chain Co. was incorporated by Dominic and his brothers Joseph B. and Alfred Bambenek, whose father was a Polish immigrant, in 1917. Their primary business was manufacturing tire chains, which expanded to a variety of chain products in the 1960s to 1980s. It remains a significant business in Winona today.\textsuperscript{183} Anna passed away in 1956. Dominic passed away in 1969. Ownership passed to their son and daughter-in-law, Ray and Lucy Bambenek. Ray served as vice president and secretary of the board of Peerless Chain Co. Ray passed away at home in 1984, followed by Lucy in 1988, also at home. In 1989, Ted and Patti Biesanz bought the home from the neighboring YMCA and agreed to move the home to its present location one block to the south at 270 West Broadway Street.\textsuperscript{184} The original location is now a parking lot for the YMCA. This property is still in the Biesanz family.

**John R. Mitchell and Mary Lamberton Mitchell House, 275 West Broadway Street (WN-WAC-0253; c. 1900; contributing)**

John R. “J.R.” Mitchell planned to build “a handsome residence” on the southeast corner of Broadway and Huff Streets in 1899. The *Winona Daily Republican* reported that it “will be a notable addition to the many fine homes already existing on Broadway.”\textsuperscript{185} J.R. was married to Mary Lamberton, daughter of Henry W. (H.W.) Lamberton. J.R. was vice president of H.W. Lamberton’s Winona Deposit Bank in 1900 and president by 1906. Their household included one son and two daughters. The Mitchells moved to St. Paul in 1906. By 1908, the house was owned by William Hayes and Alice Laird. William was the son of John Chamberlain Laird, an early settler in Winona and co-founder of Laird & Brothers, which grew into the Laird, Norton Co. The 1910 census lists William’s occupation as broker in his own office. At the time, the household included one daughter and one servant. In the last two years of his life owned


the *Winona Republican-Herald*, and served as president and treasurer. He passed away in 1918. Alice became the head of household. In 1920, she lived here with her daughter and her mother.\(^{186}\)

Alice married Henry “Harry” W. Dunmore in 1926. Harry was vice president of Winona Heating and Ventilating Co. In 1930, the household also included Alice’s mother and three lodgers. By 1940, there were no lodgers but one servant was also included in the census. Henry passed away in 1949.\(^{187}\)

In 1951, Alice Dunmore sold the home to Winona native real estate broker Robert Selover and his wife, Alice. Robert came to Winona from St. Louis to partner in the Stirneman-Selover Real Estate Company. In 1956, William White and his wife, Dare Lamberton White (granddaughter of H.W. Lamberton), moved in. White was publisher of the *Winona Republican-Herald*, later called the *Winona Daily News*. Subsequent owners include John and Mary Ann Fuchsel, and Bob and Dorene Reis.\(^{188}\)

**Herbert C. and Louise Garvin House, 301 West Broadway Street (WN-WAC-0308 / WN-WAC-1251; 1900; contributing)**

Herbert C. Garvin built this house in 1900.\(^{189}\) Prior to building this house, he worked for the Chicago and North Western Railway for 22 years. As of 1892, Garvin lived at 220 West Broadway Street (now located at 265 Winona Street, WN-WAC-0449). In 1899, he became an incorporator and director of the Bay State Milling Company. He served as secretary and general manager until 1921, then became vice president until his death in 1942. Frank Allen became general manager and shortly thereafter moved into 376 West 5th Street (WN-WAC-0548 / WN-WAC-1260). Garvin also donated land for the Farmers Community Park and Garvin Heights Park. As of 1910, the household included wife Louise, one son, and one servant. By 1930, Herbert and Louise boarded two lodgers. In 1947, Louise sold the house to Dr. Philip Heise.\(^{190}\) By 1951, Richard Callendar resided here.\(^{191}\) There have been several subsequent owners.

**Jerome G. Swart House / Harry L. and Ida Buck House, 315 West Broadway Street (WN-WAC-0528 / WN-WAC-1252; c. 1880; contributing)**

The 1880 census lists Jerome G. Swart on West Broadway Street next to William Hurlbert, who was the original owner of 323 West Broadway Street (built c. 1870, WN-WAC-1132). Therefore, this house was

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likely built for Swart. The household also included his wife Clara, two sons, a niece, and a servant. The *Winona Daily Republican* confirmed Swart’s ownership of 315 West Broadway Street in an 1889 article.

Swart was a commission merchant who had engaged in business with William S. Drew (of 276 West 5th Street [WN-WAC-0453]), and also owned first Swart & Co. and then the firm J.G. Swart as of 1875. The firm sold wholesale flour. In 1890, he operated a fire insurance agency.\(^{192}\)

By 1894, this house was the residence of lawyer Harry L. Buck. The 1900 census lists probate judge Harry L. Buck as head of this household, along with wife Ida, two daughters, and three sons. By 1910, one son had moved out and Ida’s mother, Harriet Carpenter, had moved in. The 1920 census added a son-in-law to the household. By 1930, the household included Harry, Ida, and one daughter. The 1940 census lists Harry, Ida, and their daughter Harriet’s family.\(^{193}\) Buck, born in 1861, was the son of pioneer Winonans, Cornelius F. and Nancy Jane (Robinson) Buck. After graduating from law school in 1883, he formed a partnership with Patrick Fitzpatrick. In 1887, he served as City Attorney, and then judge of probate court starting in 1890. He became postmaster in 1913 for nine years and served as president of the Winona Library Board for 25 years. At the time of his death in 1952 at his childhood home on Lake Boulevard, he was one of the “oldest living natives of Winona.”\(^{194}\)

By 1941, State Senator Michael J. Galvin owned this house. In 1946, Galvin sold the house to Mr. and Mrs. Carlton E. Pingle; Carlton was treasurer and general manager of the Henry N. Schuh Co., a wholesale beverage distributor. In 1952, the Pingles sold the home to Dr. G. J. Tweedy, a descendant of early Winona doctors.\(^{195}\) There have been several subsequent owners.

**William M. and Maria Hurlbert House, 323 West Broadway Street (WN-WAC-1132; c. 1870; noncontributing)**

The 1870 census lists William M. Hurlbert next to Moses C. Varney, who resided at 327 West Broadway Street since c. 1857-1860, which suggests that his house may have been built by that time. William came to Winona in 1864 and was the first master mechanic of the Winona and St. Peter railroad shops. One year later, he resigned to start a foundry, which became known as Phenix (or Phoenix) Iron Works. The 1880 census places William, his wife Helen, and daughter Abbie on West Broadway Street. The 1900 census lists William, his wife Helen, and daughter Abbie on West Broadway Street. The 1900 census lists William with his second wife Maria and an adopted daughter. William passed away in 1902. He was remembered as a skilled and intelligent manager who led a “most important, leading business


enterprise of our city.”196 His daughter Abbie married George A. Polley in 1902, who moved into the Hurlbert home. George became secretary and treasurer of the Phenix Iron Works in 1904. The household in 1910 included three daughters and Maria Hurlbert. By 1920, they had four daughters. In 1922, Phenix Iron Works was reorganized as Polley Motor Company, of which Polley became president and treasurer. He sold the company to A.C. Templeton of Minneapolis in 1925 and then became secretary of the Winona Masonic bodies. By 1930, the household included George, Abbie, and two of their daughters. By 1940, George and Abbie remained at this address along with a lodger. George passed away in 1949, followed by Abbie in 1957. As of 1965, Mrs. Ida O’Shaugnessy resided here.197 It is now a rental property.

Moses C. and Julia Varney House, 327 West Broadway Street (WN-WAC-0527 / WN-WAC-1253; c. 1857-1860; contributing)
This house is believed to have been built for Moses C. and Julia Varney c. 1857-1860 based on census listings; however, no address is specified. Moses was a lumberman and the household included wife Julia and a son.198 In 1867, Varney was included on the Winona Daily Republican’s list of leading business houses as the owner of a steam mill and factory that produced window sashes, doors, and blinds. The following year, in 1868, Varney listed the home for sale.199

Walter K.F. Vila purchased the house in 1871. Vila’s household in 1880 included wife Mary, two sons, and a servant. By 1900, one son had moved out. By 1910, the other son had moved out. In 1920, Walter lived here with one servant, and presumably Mary had passed away. Vila had worked on a whaling ship before coming to Winona in 1860 to work in the grain business, and was considered a pioneer resident. After two years, he joined the shoe business at Cummings & Cushing. He bought Cushing’s interest and the firm became Cummings & Vila, which was considered a leading local business in 1867. They sold the business in 1890, after which point Vila retired and was active in the Masonic Order. The house was listed for sale following his death in 1924.200

It may have become a rental property as there were several occupants over the next 10 years, including Michael J. Molloy, sales manager of Standard Lumber Co., in 1927 and G.K. Schnarrenberger in 1929. In 1930, the household included Edgar Finkelnburg, wife Amelia, two daughters, and one son.\textsuperscript{201} Finkelnburg was assistant general manager at Mississippi Valley Public Service Co. In 1934, Clifford Williams and his family became the owners. Clifford was the son of George W. Williams who owned the house at 379 West Broadway Street (WN-WAC-1135) until his death in 1934. George’s wife, Elizabeth, also lived with Clifford in 1934. George and Clifford owned and operated Williams Book Store (later Williams Book & Stationery). The household in 1940 included Clifford, wife Helen, one daughter, and Helen’s mother. Williams sold the house c. 1966.\textsuperscript{202} There have been several subsequent owners.

**Franklin A. and Augusta C. Rising House, 351 West Broadway Street (WN-WAC-1049; c. 1880; contributing)**

The first owner of this house, Franklin A. Rising had become involved in banking in 1873 when he arrived in Winona. He was one of seven signers of the Articles of Association to organize the Winona Savings Bank in 1874. The 1880 census lists Franklin as the head of household along with his wife Augusta, one son, two daughters, Augusta’s sister Mary Curtis, and Mary’s two daughters, following the death of Mary’s husband, Hermon E. Curtis who built 375 West 5th Street (WN-WAC-0313).\textsuperscript{203} By 1900, one daughter had moved out and the household now included two servants and one boarder. The 1910 Winona City Directory identifies Franklin as treasurer of Winona Savings Bank and the household included Franklin, Augusta, and daughter Mary.\textsuperscript{204} Franklin passed away by 1912. In 1920 and 1930, Augusta was the head of household and lived with Mary and two servants. Augusta passed away in 1930, followed by Mary in 1931.\textsuperscript{205} By 1934, William A. and E. Grace Mahl lived here, having previously lived nearby at 365 West 5th Street (WN-WAC-1131). William was promoted to vice president of the First National Bank of Winona in 1920, after working at the bank since 1893. William became president of the bank in 1937 and chairman of the board of directors in 1940. He passed away in 1947. Grace remained in the house until her death in 1968.\textsuperscript{206} The house has had several subsequent owners.

**Samuel L. and Maude Laird Prentiss House, 369 West Broadway Street (WN-WAC-0526 / WN-WAC-1299; 1900; contributing)**


\textsuperscript{203} WRH, “History,” 12; “1880 Census.”


In 1900, William Harris Laird, co-founder of the Laird, Norton & Co. lumber company, built this house for his daughter, Maude, and her husband, Samuel Prentiss. The Winona Republican-Herald noted that Maude entertained a group of friends at the house in October 1901. Samuel and Maude were married in 1893. Samuel became cashier of the Second National Bank in 1897. His father, Joseph A. Prentiss, had organized the bank with his brother John H. Prentiss and five other partners in 1871. He was president at the time Samuel joined the bank. Samuel was promoted to vice president in 1899. In 1910, the Second National Bank was consolidated with the Winona Deposit Bank under the new name Deposit Bank of Winona, of which Samuel became president. In 1910, the household included Samuel, Maude, three daughters, and two servants. Maude’s sister Frances Bell lived nearby at 255 Harriet (WN-WAC-0314). After 1914, the Prentiss family moved to Briarcombe Farm.

Charles and Anna Olson were the next owners. Charles was the assistant secretary and assistant manager of Bay State Milling Co. The household in 1920 included Charles, Anna, four daughters, and one son. In 1923, the Olsons moved to St. Paul and the next owner was Ward Lucas and his wife, Frances, daughter of Samuel and Maude Prentiss. Ward, son of John W. Lucas, had grown up at 276 West 5th Street (WN-WAC-0453). John had worked with William Harris Laird at the Winona Lumber Co. and subsequently was one of the incorporators of Hayes-Lucas Lumber Co. in 1906. Ward married Frances in 1917 and became vice president of Hayes-Lucas Lumber Co. in 1919. In 1930, the household included Ward, Frances, two sons, two daughters, and three servants. In 1940, the household included Ward, Frances, and their four children. The Lucas family moved to Holler Hill in Winona the following year.

In 1944, Ward and Frances donated the house to the Winona Teacher’s College to be used as a men’s dormitory after the war, similar to Ward’s sister Ruth’s donation of the Lucas family home at 276 West 5th Street (WN-WAC-0453) in 1938. The house became known as Prentiss Lodge. In 1966, Bob and B.J. McQueen purchased the home and turned it into a bed and breakfast, known as the Windom Park B&B. In the 1990s, Craig and Karen Groth bought the home and remain the owners today. It still operates as a bed and breakfast.

Conclusion
The Windom Park Residential Historic District includes grand residences built by and for Winona’s prominent citizens, who were instrumental in shaping the development and growth of the city in the late
nineteenth and early twentieth centuries. These large homes, situated slightly removed from the city’s commercial and industrial center, reflected the owners’ wealth, influence, and importance. Second-generation owners were descendants and/or colleagues of the first-generation owners, thereby upholding the high status and prestige of the community. Architecturally, the homes reflect the predominant national trends at the time they were built, indicating the owners’ reputation as tastemakers. The Windom Park Residential Historic District is significant at the local level under Criterion A in the area of Social History as the chosen residential area for Winona’s prominent early settlers; first- and second-generation commercial and industrial leaders; and members of Winona’s upper class; and under Criterion C in the area of Architecture as a collection of late nineteenth- and early twentieth-century high architectural style mansions.
Windom Park Residential Historic District

Winona County, MN

County and State

Name of multiple listing (if applicable)
Windom Park Residential Historic District
Name of Property
Winona County, MN
County and State
Name of multiple listing (if applicable)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional Documentation Page  3
Windom Park Residential Historic District

Name of Property
Winona County, MN

County and State

Name of multiple listing (if applicable)

Additional Information - Historic Photographs

Figure 1. Photograph (c. 1890) of the Frederick S. and Frances L. Bell House (WN-WAC-0314) at 255 Harriet Street (contributing). From Joseph Leight Press, *Glimpses of Winona*, c. 1890.

Figure 2. Sketches (c. 1890) of the Frederick S. and Frances L. Bell House (WN-WAC-0314) at 255 Harriet Street (left; contributing) and the Peter and Edna Hallenbeck House (WN-WAC-0548 / WN-WAC-1260) at 376 West 5th Street (right; contributing). From Jones & Kroeger, *Album of Winona*, c. 1890.
Windom Park Residential Historic District

Name of Property: Winona County, MN
County and State:

Name of multiple listing (if applicable):

Figure 3. Photographs (c. 1904) of the Herbert C. and Louise Garvin House (WN-WAC-1251) at 301 West Broadway Street (left; contributing) and the Abner F. Hodgins House (WN-WAC-0315) at 275 Harriet Street (right; contributing). From WRH, *Views of Winona, Minnesota*, 1904.

Figure 4. Photograph (c. mid-1970s) of the Abner F. Hodgins House (WN-WAC-0315) at 275 Harriet Street (contributing). On file at WCHS.
Figure 5. Photograph (c. 1965) of the Abner F. Hodgins House (WN-WAC-0315) at 275 Harriet Street (contributing). On file at MNHS.

Figure 6. Photograph (c. 1963) of the Hermon E. and Mary Curtis House (WN-WAC-0313) at 375 West 5th Street (contributing). On file at MNHS.
Figure 7. Photograph (c. 1904) of the William S and Caroline Drew House (WN-WAC-0453) at 276 West 5th Street (contributing). From WRH, *Views of Winona, Minnesota*, 1904.

Figure 8. Photograph (c. mid-1930s) of the William S and Caroline Drew House (WN-WAC-0453) at 276 West 5th Street (contributing). On file at WCHS.
**Figure 9.** Photograph (c. late 1970s) of the Charles M. and Grace C. Youmans House (WN-WAC-1261) at 227 Wilson Street (contributing). On file at WCHS.

**Figure 10.** Photograph (c. mid-1960s) of the Huff-Lamberton House (WN-WAC-0544 / WN-WAC-1193) at 211 Huff Street (contributing). On file at WCHS.
Windom Park Residential Historic District
Winona, Winona County, Minnesota
Windom Park Residential Historic District
Winona, Winona County, Minnesota

District Boundary
Contributing Primary Resource
Noncontributing Primary Resource
Contributing Secondary Resource
Noncontributing Secondary Resource

Most secondary resources do not have inventory numbers.

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Photo Key with UTM Reference Points

Windom Park Residential Historic District
Winona, Winona County, Minnesota

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Source: 106 Group; MnDOT

Map Produced by 106 Group 12/10/2020

District Boundary
UTM Reference Point
Photo Location