

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

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

1. Name of PropertyHistoric name: Old Frontenac Historic District Additional Documentation

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: _____

City or town: Frontenac, Florence Township State: Minnesota County: GoodhueNot For Publication: Vicinity: **3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:_____
Date_____
Title :_____
State or Federal agency/bureau
or Tribal Government

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Goodhue, MN

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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: ☒
- Public – Local ☒
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
- District ☒
- Site ☐
- Structure ☐
- Object ☐

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Name of Property

Number of Resources within Property.

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>53</u>	<u>37</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>2</u>	<u>6</u>	structures
<u>0</u>	<u>3</u>	objects
<u>55</u>	<u>46</u>	Total

Number of contributing resources previously listed in the National Register 15

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: crops

DOMESTIC: single dwelling

DOMESTIC: multiple family

DOMESTIC: secondary structure

DOMESTIC: hotel

FUNERARY: cemetery

GOVERNMENT: post office

LANDSCAPE: park

LANDSCAPE: stone wall

LANDSCAPE: townsite plan

RELIGION: religious facility

OTHER: seawall

Current Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: vineyard

DOMESTIC: single dwelling

DOMESTIC: multiple family

DOMESTIC: secondary structure

FUNERARY: cemetery

LANDSCAPE: park

LANDSCAPE: stone wall

LANDSCAPE: townsite plan

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Name of Property

RELIGION: religious facility

OTHER: seawall

7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY: Greek Revival

LATE VICTORIAN: Italianate

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Late Gothic Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundations: STONE/Limestone; CONCRETE

Walls: WOOD, STONE, CONCRETE, STUCCO, METAL, OTHER: hollow tile

Roofs: ASPHALT; METAL; WOOD; UNKNOWN

Purpose of Additional Documentation

The Old Frontenac Historic District was listed in the National Register of Historic Places in 1973.¹ The original nomination argued the property's eligibility under Criteria A, B, and C in the areas of Community Planning and Development, Military, Literature, Architecture, and Social History. The period of significance provided was 1850-1899. This additional documentation updates property descriptions and includes new Townsite Development (1857-1875) and Tourism and Recreation (1868-1950) historic contexts. The Military, Literature, Architecture, and Social History contexts are removed because research does not support the current application of those particular areas of significance.

Detailed historic contexts and related periods of significance were not provided in the original nomination. The additional documentation corrects errors and provides information for the properties not described in the original nomination. Additional information about contributing and non-contributing resources is also provided. Non-contributing properties constructed after the end of the period of significance (1950) are not discussed within the narrative; however, a table (Table 4) can be found in the continuation sheets.

¹Thomas Lutz "Old Frontenac Historic District Nomination," 1973. See also Figure 3 and Nina Archibal, State Historic Preservation Office, to United States Department of the Interior, Reference 73000978, 6/17/1988, for documentation of district boundary. On file, Minnesota State Historic Preservation Office.

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Name of Property

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 Old Frontenac Historic District (NRHP 73000978) is located on the western shore of Lake Pepin in Florence Township, Goodhue County, Minnesota. The district is located approximately twelve river miles south of Red Wing in Goodhue County and four river miles north of Lake City in Wabasha County. Lake Pepin is a 40-square-mile natural lake in the Mississippi River bordered by Minnesota on the west and Wisconsin on the east.

As originally configured when listed in the NRHP in 1973, the approximately 275-acre Old Frontenac Historic District is bounded by Lake Pepin and County Road 2 Boulevard to the east, Frontenac Point and the former Waconia Avenue to the north, Westervelt Avenue Way W. to the west, and Winona Avenue to the south.

The boundary reflects the majority of the original 1857 grid-plan street layout that also includes two linear public parks totaling approximately 35 acres and the 14.6-acre Frontenac Cemetery. The original townsite plat extends along Lake Pepin for more than one mile and is about one-half mile deep across two wooded, elevated lake terraces or bluffs. Some of the original residential lots on the primary middle terrace average more than five acres, and offer expansive views of the public parks, Lake Pepin, and lakeshore bluffs. The original plat also provided middle-terrace and lakeshore blocks with narrow lots adaptable to small dwellings and never-constructed business buildings. With the exception of County Road 2 Boulevard, all streets are gravel, with no curbs, sidewalks, or streetlights. Frontenac's founders initially created the plan to promote commerce at the waterfront while preserving the landscape and views from the upper terraces, and the design remains quite unique among pre-Civil War townsite plans in Goodhue County and along the Mississippi River below Saint Paul.

The district's earliest buildings are associated with Frontenac's Townsite Development historic context and date from ca. 1857 to 1875. The buildings, now nearly all in residential use, occupy lots of varying sizes at Frontenac Point as well as along Garrard Avenue and County Road 2 Boulevard. With few exceptions, all construction is wood, and architectural styles include simple vernacular houses and excellent examples of Greek Revival and Italianate styles. Christ Episcopal Church (1868), overlooking the townsite from the upper terrace, is an excellent example of the Rural Gothic style. After 1868, a number of the earliest dwellings were adapted for various hotel uses related to the Lake-Side Hotel and Frontenac Inn, and house moving was very common. A variety of late 19th- and early 20th-century small barns, sheds and other

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outbuildings are also extant, as are 20th-century stone walls and wooden fences.

Old Frontenac became a sought-after destination for steamboat, rail, and automobile travelers, with a national as well as local clientele. The Tourism and Recreation historic context extends from the founding of the Lake-Side Hotel in 1868 to the closing of the last hotel business in 1950. Overlapping with the Townsite Development historic context, late 19th- and early 20th-century domestic construction included Colonial Revival styles as well simple vacation homes that reflected Arts and Crafts and Rustic styles.

Contributing Properties

A total of 61 primary properties (dwelling, church, or other) in the Old Frontenac Historic District are significant under one or both historic contexts associated with the period 1857-1950. A total of 56 of these properties are contributing to the historic district (Table 2). Additionally, there are 16 contributing secondary structures including garages and barns. Historic aerial views suggest that at the time of the 1973 nomination there were an estimated one hundred primary properties within the district. Only 12 were noted in the nomination, some incorrectly (Table 1). The number of extant garages and other accessory buildings at that time is unknown.

In 2023 there are approximately 130 primary properties within the district boundaries. Most are single-family dwellings (Goodhue County Assessor). This additional documentation does not include a complete count and description of all non-contributing garages and secondary structures. These are generally small such as sheds, carports, etc.

Non-Contributing Properties

There are a total of XXXX non-contributing properties within the historic district boundaries.

There are 67 primary buildings (new construction) within the district boundary that date from after 1950, the end of the Tourism and Recreation historic context period of significance (Table 4). Assessment of post-1950 garages and outbuildings was not part of the additional documentation.

There are a total of 39 non-contributing structures or outbuildings constructed after the period of significance that are large enough to be considered substantial. These are described below.

Five properties that were considered contributing at the time of original listing are now considered non-contributing due to diminished integrity or lack of significance (Table 3).

Current Physical Appearance

The Old Frontenac Historic District is located about twelve river miles south of Red Wing, Goodhue County, Minnesota and about 1.25 miles east of Frontenac, Goodhue County,

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Minnesota. As listed in the NRHP in 1973, the district is comprised of a collection of predominantly residential mid-19th through mid-20th-century buildings. The buildings occupy the core of the unincorporated Old Frontenac townsite platted in 1857. The incorporated Frontenac townsite was laid out in 1874. Frontenac State Park abuts the historic district to the northwest and west. The historic district boundary follows the original townsite plat that extends from the Lake Pepin shoreline to the upper terrace at Christ Episcopal Church on Westervelt Avenue Way W., and from the former Waconia Avenue and Frontenac Point to the north to Winona Street to the south.

The district is approached from the south by Country Road 2 Boulevard, where the road briefly follows Lake and Garrard Avenues and ascends from the shoreline to the middle terrace edged by Valhalla Park and lake views. The approach from the west on County Road 2 Boulevard, crosses Frontenac State Park and descends from the upper terrace and Christ Church (1868), across Wakondiotia Park to the edge of Lake Pepin at Valhalla Park. Frontenac Point, on the Lake Pepin shoreline, can be accessed from the middle terrace by the steep Lake Avenue Way.

A mixture of conifers and deciduous hardwoods, especially oaks, is evident across all three terraces of the well-wooded townsite and at Valhalla and Wakondiotia Parks as well as Frontenac Cemetery. Lots of all sizes are devoted to gardens and some small crops, including a vineyard between Garrard and Wood Avenues. Many lots are edged by wood picket and rail fences. One Garrard Avenue block surrounding Winona Cottage (1858) is bounded by a limestone wall dating from 1912.

Old Frontenac's gravel streets are one or two lanes in width, interrupted by driveways and a few alleys. Only County Road 2 Boulevard is paved. There are no sidewalks. There are stop signs along County Road 2 Boulevard but no other traffic signals.

The contributing buildings that comprise the Old Frontenac Historic District were built between 1857 and 1950. With the exception of Christ Episcopal Church (1868), all are single or multiple-family dwellings, or have been converted to residential use from former hotel use. They are associated with the Townsite Development and/or Tourism and Recreation historic contents. Architectural styles include vernacular, Greek Revival, Italianate, Late Gothic Revival, Colonial Revival, Queen Anne, Arts and Crafts, and Period Revival. Most are of frame construction, with locally quarried limestone or concrete foundations. One dwelling (1860) is of grout construction.

Despite new construction and remodeling over the past fifty years, the unique qualities of the district remain quite intact. The design of the historic townsite plan remains clearly evident, with many undivided large lots and an intact spatial arrangement of streets, lots, and blocks framed by two linear parks. Most of the one- or two-story residential buildings constructed after the Old Frontenac Historic District nomination was listed in 1973, as well as those dating from ca. 1950 to 1973, are concentrated along the western side of the district on Wood Avenue and Westervelt Avenue Way. In addition to new construction, many simple, historic garages and outbuildings have been replaced in recent years. This new construction has had a generally low

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impact on the setting and views of the lake and bluffs from Valhalla and Wakondiotia Parks, and from many points through the townsite.

Integrity

Boundary Analysis

The Old Frontenac Historic District was listed in the NRHP in 1973 with the boundary configured according to the recorded townsite plats of 1857 and 1867 and the C.M. Foote Goodhue County Atlas of 1894 (Figures 1, 4).

By the 1860s, the northernmost end of the townsite had features such as a lime kiln, sawmill, and a quarry road. These and other early features were long-raised by the time of the nomination, however, and other streets platted across the steep site were never opened. Only two cottages remain from the 1920-1940 period, with most adjacent properties dating from after 1950. Therefore, this area was not considered for inclusion in the district.

Also omitted from the 1973 nomination were a row of simple early 20th-century cottages along Lake Avenue and the eastern Lake Pepin shoreline. However, only a few cottages from the row remain, with most properties dating from after 1950. On the western side of Westervelt Avenue Way W. there were two blocks of platted lots shown on the original plan, but all extant properties date from after 1950. South of Winona Avenue, the Villa Maria Convent School, built by the Ursuline Sisters of the Central Province on land donated by Israel Garrard in 1888, is not associated with Old Frontenac historic contexts.

The results of the updated historic context development and inventory completed in 2022 therefore indicate that the existing boundary should remain unchanged from the original nomination.

Qualities of Integrity

The Old Frontenac Historic District possesses excellent integrity of *location* as it retains the street layout and much of the original block and lot configuration evident on plats of the unincorporated townsite. Set off from any major through routes, the district occupies three lakeshore terraces across the Lake Pepin landscape and retains excellent integrity of *setting, feeling, and association*. The district boundary continues to reflect the exceptional townsite layout comprised of a variety of block and lot sizes including those oriented toward views of Lake Pepin, two linear parks totaling more than 35 acres, and a 14.6-acre ridge-top community cemetery. Although no longer a private hotel destination, the Lake Pepin waterfront at Frontenac Point and a boat launch remain public access points, and the adjacent Frontenac State Park ensures the district's continuing use as a recreational destination.

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Frontenac's intact historic spatial character remains a prominent component of the townsite, despite some non-contributing dwellings, garages, or sheds. This is because the location, size, scale, and materials of most non-contributing properties is generally compatible with the contributing adjacent properties and the Frontenac landscape backdrop. Therefore, while a building or buildings on a parcel may date from after the period of significance, the spatial arrangement of many wooded blocks and lots against the bluff and the Lake Pepin landscape continue to contribute to the district's qualities of feeling, setting and association.

The historic district retains generally good integrity of *design, materials, and workmanship*. The period of development spans from 1857 to 1950. With few exceptions, the contributing properties are single-family dwellings that retain overall qualities of historic form and scale. Contributing buildings retain their original wood-frame structural systems, and many retain historic architectural features, including rooflines, windows, and trim. The most common alteration to contributing buildings is replacement siding and windows. There are many garages of recent date.

Most notably, most new construction has been at the edges of the district and there have been few alterations to the distinctive spatial characteristics of the original plat, and the uninterrupted viewsheds of lake and bluffs. With few exceptions, the non-contributing buildings are smaller-scale buildings and thus do not visually overwhelm contributing buildings. Some currently non-contributing buildings, due to poor condition or extensive exterior alteration, may retain the potential for general restoration of historic features.

Overall, the Old Frontenac Historic District (NRHP 73000978) possesses good historic integrity and retains sufficient integrity to convey its continuing significance as a mid-19th-century Goodhue County townsite and mid-19th- through mid-20th-century recreational and tourism destination.

Tables 1-4 list all contributing and non-contributing properties and parcels within the Old Frontenac Historic District boundary. See also Figures 1, 3-4; Maps 3-4.

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Narrative Description

PARKS AND FRONTENAC CEMETERY

1. Valhalla Park, Garrard Avenue and County Road 2 Boulevard, Burr Oak Street to Green Street

1857 (GD-FLC-143)

Table 1; Figures 1, 3, 14; Map 3; Photos 1, 2, 5

1 contributing site (park), 1 non-contributing structure (ruin)

1 contributing site (park) included in the original nomination count

Valhalla Park extends for approximately one mile at the edge of the bluff above Lake Pepin between Burr Oak Street and Wolf Avenue. The park is approximately one-half-mile wide at its southern end, with varying lesser widths as it approaches the northern end. The terrace bluff slopes from an elevation of approximately 740' at County Road 2 Boulevard to 670' at the Lake Pepin shoreline. The bluff comprises much of the total park area above Frontenac Point at the north and Lake Avenue at the south. The park is diagonally bisected by County Highway 2 Boulevard between approximately Green Street and Lake Avenue at the south and Graham Street at the north. Lake Avenue angles across the park from the south to rejoin County Road 2 Boulevard at Wells Avenue. County Road 2 Boulevard turns to the west along the former McLean Street, where Garrard Avenue edges the western edge of the park, and Lake Avenue Way descends to Frontenac Point. The park narrows at Faribault Street above Frontenac Point, and a narrow segment continues to approximately Burr Oak Street.

At its southern end at Wood Avenue, Valhalla Park nearly adjoins Wakondiotia Park, completing the near-loop of parks illustrated on the C. M. Foote *Plat Book of Goodhue County, Minnesota* (1894). Sections of the level area at the edge of the parks are cleared, with the wooded slopes covered in understory shrubs and hardwoods including maple, oak, and black locust. The Augustus Olcott Moore drawing (1862) and a Joel E. Whitney photograph (1870) show the likely extent of clearing on the formerly wooded terrace (Wendland 2018a:75; Figure 5). The photograph suggests that the western edge of Valhalla Park was cleared to open views of the lake from Garrard Avenue. The ruin of a concrete structure, now roofless, is located on a steep slope in Valhalla Park at the foot of Barton Street. It appears to date from after ca. 1900. The original use of the structure is unknown.

There is no evidence of formal circulation paths along the narrow strip of level land in Valhalla Park. The property has apparently been available for public use for more than 160 years, and acquired its present spatial form as the adjacent streets were opened and graded.

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2. Wakondiotia Park (including parcel labeled Delta Park), Westervelt Avenue between Faribault and Green Streets, Van Blarcum Avenue to Frontenac Cemetery 1857 (GD-FLC-142)

Table 1; Figures 1, 3, 4; Map 3; Photo 36

1 contributing site (park), 1 non-contributing structure (picnic shelter)

1 contributing site (park) included in the original nomination count

Wakondiotia Park is at the western gateway to the Old Frontenac Historic District along the western edge of the river terrace that lies just below Westervelt Avenue. At Westervelt Avenue the park is approximately one block wide and twelve blocks long between Faribault and Green Streets, before it curves to the east around Frontenac Cemetery. Van Blarcum Avenue forms the eastern boundary north of Green Street, and most of the western boundary abuts parcels along Westervelt Avenue Way W. Approximately two- and one-half blocks of the park are north of County Highway 2 (formerly McLean Street) and Dacotah Street. At its northern end, Wakondiotia Park abuts a ravine that was formerly the (now-abandoned) Waconia Avenue roadway. At this point, above an unopened segment of Faribault Street, it adjoins Frontenac State Park.

At its southern end, the park wraps around Frontenac Cemetery as far as Block B of Garrard's South Extension to Frontenac (1867). The edges of the park and the bluff below Westervelt Avenue are forested with a variety of mature hardwoods, notably silver and sugar maple, black locust, ash, elm, and oak, and low shrubs. The interior of each block is generally grass-covered from Faribault Street south to (unopened) Graham Street. South of this point, each park block is wooded. An Augustus Olcott Moore drawing (1862) and the Joel E. Whitney photographs (1870) show the likely extent of clearing on the formerly wooded terrace (Wendland 2018a:75; Figure 5). The Whitney photograph suggests that Valhalla was cleared to open views of the lake from Garrard Avenue. Wakondiotia is not shown, but it is likely that it was at least partially cleared in the years following the 1857 plat. Today, the park viewsheds to the west from the County Road 2 Boulevard vicinity include vistas of the surrounding bluffs and of Christ Episcopal Church (1862; GD-FLC-032), as well as distant views of Lake Pepin to the east. A softball diamond occupies the southeast corner of the block that lies south of the intersection of Van Blarcum Avenue and Wells Street. There is a length of chain link fencing and an adjacent gable-roofed concession and picnic shelter dating from ca. 1980 (Goodhue County Assessor). In 2006 the Frontenac Heritage Preservation Commission erected an historic marker flanked by two benches. It is located on the east side of the intersection of County 2 Boulevard and Van Blarcum Avenue.

Wakondiotia Park does not appear to have had any formal circulation paths, apart from evidence of wagon tracks and footpaths suggested on historic photographs and 20th-century aerial views (Wendland 2018:704; University of Minnesota MHAPO 1938). Cathcart Avenue at the eastern edge of the park was apparently vacated by the time of the 1894 C.M. Foote Plat Book. Delta Park appears to have been absorbed by its larger neighbor. The Wakondiotia property has apparently been available for public use for more than 160 years, although it did not acquire its

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present form until the adjacent streets were opened and graded. Reflecting the pattern evident today, a 1938 aerial view shows that a continuous row of trees were planted along the eastern edge of the park between Faribault Street at the north and Graham Street at the south. At McLean and Graham Streets, the row was turned to the west, to enclose the open space. South of Graham, the park blocks were wooded. Although some existing trees may date from this period, a 1992 aerial view shows what appears to be a newer row planted south of County Road 2 Boulevard (University of Minnesota MHAPO.)

3. Frontenac Cemetery, foot of Green Street

1867 (GD-FLC-035)

Table 1; Figures 1, 2; Map 3; Photos 23, 24

1 contributing site (cemetery)

1 contributing site (cemetery) included in the original nomination count

Frontenac Cemetery is located at the southern end of the Frontenac townsite on Block M. Access is from Green Street. Variegated brick gateposts with brass plaques labeled “FRONTENAC CEMETERY” (1988) mark the entry. In 2019 a sign labeled “FRONTENAC CEMETERY” was installed adjacent to the gateposts. The 14.6-acre property occupies the crest of a steep ridge that its accessed by an unpaved narrow road leading south from Green Street. The road is lined with mature conifers and other trees. The lawns and vegetation are well maintained. There are more than 600 interments, marked and unmarked, adjacent to the cemetery road (Wendland and Wandemacher 2021a, 2021b). The road terminates in a circle that contains the five burial vaults and other burial markers of the Garrard family. On a 1937 plan, this road is labeled Ridge Drive and Garrard Drive, which includes the circle. A lower road to the east, labeled Hunecke Drive and accessed from Van Blarcum Avenue, was apparently never opened. The ridge chosen for the cemetery was at a 730- to 740-foot elevation, above the lake level of about 670 feet. Below the knob circling the end of the point, the ridge drops to a dry creek bed at an elevation of 700 feet. Historic views of the lake are now blocked by forest growth.

The circle of the Garrard family vaults, monuments, and flush markers is framed by stone bollards with iron chains. A total of nine family members, including three infants or children, are buried here. The vaults are constructed of buff-colored “Frontenac Stone,” an Oneota dolomite. Many of the pedestals for monuments throughout the cemetery are cut from this stone. An undated bronze marker of (recent date) at the edge of the circle commemorates the Garrard family. The Garrard vaults are somewhat atypical of designs seen in mid-to-late-19th-century Minnesota cemeteries. The thick base supports a lid with lightly tooled edges. There is incised lettering on each vault name plate. The first family interment, that of Israel Garrard’s wife Catherine Wood Garrard (1827-1867) is decorated with a cross, while Garrard’s (1823-1901) has a shield. According to Wendland, “about ten years before his own death, General Garrard had a burial vault constructed for himself next to his wife’s. Then he built a stone slab covering and had the large shield . . . carved on its surface” (Wendland 2018a:729). Local masons and laborers constructed the vaults and lids (Wendland 2018a:729). The vaults of Israel’s son, George Wood Garrard (1863-1928) and his wife, Virginia Garrard (1864-1951), and his daughter, Catherine

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Garrard McMahan (1897-1968), are each decorated with a cross. The last family member to be interred was Lewis Garrard Starnes Beck (1920-1991) of Minneapolis, who was also known as Lewis Israel Garrard at the time of his death. His simple stone marker was from the perimeter fence built in 1912 at Winona Cottage, the home of his grandparents, George Wood and Virginia Garrard, and his mother, Evelyn Garrard Starnes Beck.

Stone grave markers are located on sections of lawn located along both sides of the road, some on sloping sites under a continuous canopy of conifers and deciduous trees. Some family groupings of markers are enclosed by iron fences. The funerary art includes examples of simple slab markers in marble and Frontenac Stone, various carved designs typical of the decades in which they were created, and polished granite monuments dating from after ca. 1920. The tree marker of Lillian Marie Loken, an infant interred in 1898, was produced at the Red Wing Pottery (Wendland and Wandemacher 2021a:42). Inscriptions on some early markers are entirely in German, reflecting the early community of German, Austrian and Alsatian settlers. Various types of metal military stars are also installed next to grave markers.

GARRARD AVENUE AND PORTION OF COUNTY ROAD 2 BOULEVARD

Garrard Avenue is a principal north-south avenue that edges the bluff of the middle terrace and is the location of some of Old Frontenac's earliest houses. The narrow road to Frontenac Point (Lake Avenue Way) is accessed from its northern end. At Graham Street, Garrard Avenue is intersected by County Road 2 Boulevard, which then turns west at McLean Avenue and continues as County Road 2 Boulevard. All Old Frontenac Historic District streets were part of the 1857 plat and most bear their original names.

- 4. Dacotah Cottage (Lewis Garrard House), 28743 Garrard Avenue**
1858 (GD-FLC-030)
Table 1; Figure 14; Map 3; Photos 12, 13
2 contributing buildings
1 contributing building included in the original nomination count

Dacotah Cottage faces east across Garrard Avenue and Lake Pepin. It occupies approximately six lots on Block 17 of the Original Town. With the adjoining undeveloped parcel to the south half of the property (PIN 32.1300.451), it is surrounded by an approximately 2.4-acre parcel between Burr Oak Street at the north, Garrard Avenue at the east, Dacotah Street at the south and Manypenny Avenue to the west. Manypenny was cut through Block 17 at an unknown date. The perimeter is edged by intermittent post-and-wire fencing.

The main two-story block of Dacotah Cottage measures approximately 37 by 50 feet. It dates from ca. 1866-68 (Wendland 2018a:155). This and the other historic portions of the building rest on a stone foundation. The main block has a hipped roof clad in composite shingles and a two-story, hip-roofed rear ell that measures approximately 45 by 21 feet. There are two red brick

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chimneys on the main block. The south elevation of the ell has a polygonal bay with a low-pitched hipped roof and there is a projecting one-story bay on the north elevation of the main block with low hipped roof. It adjoins a screened, shed-roofed canopy that shelters an entry with a single-leaf door. A one-story, gable-roofed addition that measures approximately 21 by 36 feet is attached to the west elevation of the rear ell includes an attached garage (1972) with an overhead door. There is a concrete-paved driveway accessed from Burr Oak Street. All elevations are clad in wood clapboard.

The east elevation has a hipped-roof, two-story porch measuring 20 by 12 feet with chamfered wood posts and flat-sawn balusters. The symmetrically arranged windows on the main block have segmental arches. Sash contains six-over-six lights. Each window has a simple wood cornice. The central entry is surmounted by a large arched transom with four lights and there is a double-leaf paneled door. The porch is accessed by wood steps with a wood deck. At the second story the porch is accessed through a round-arched entry with wide, high-profile molding. The entry is flanked by two slender round-arched windows that contain one-over-one sash. The shed-roofed rear entry porch shelters a single-leaf door. Most windows at the rear of the house are symmetrically arranged and have one-over-one sash. There are two pairs of slender, round-arched windows at the west elevation. Most windows have wood shutters.

A 1-1/2 story barn on the Manypenny Avenue property line rests on a concrete foundation. The gable roof is clad in composite shingles and the exterior is clad in board and batten siding. There are small, fixed windows along the east and west elevations, and replacement sash in windows flanking the double-leaf doors at the north and south elevations is sliding casement. Double-leaf hay doors in the gable ends are flanked by small single-light fixed windows.

Lewis Garrard (1829-1887) built Dacotah Cottage during 1858-1861. He occupied the building from ca. 1859 until 1870. He sold it to his mother, Sarah Garrard McLean (1802-1882), in 1861, where she resided until 1870. Lewis moved to Lake City in 1870 (Wendland 2018a:151). The original one-and-one-half story building had a cross-gable roof with a small cupola. The addition of the rectangular-plan, 20- by 40-foot Jacob Schneider House in 1865 added a two-story, hip-roofed component. In ca. 1866-68, the original one-and one-half story house was moved to the rear of the addition. A new two-story addition with a square plan was built to face Garrard Street. The hip-roofed, two-story porch dates from this period (Wendland 2018a:154-5). It was generally vacant from 1870 to 1927. Caretaker Henry Strupe lived "on the premises" during this period (Wendland 2018a:172).

In 1927 the property was purchased by Edward S. (1884-1971) and Lenore Hall of Red Wing (Wendland 2018a:152-3). Their son, Edward M. (Ted) Hall (1920-2003), described growing up in Frontenac in *Growing with the Grass* (1992). Anna Garrard Wilson (1874 -1954), the youngest daughter of Lewis Garrard, purchased Dacotah Cottage in 1944 and lived there with her husband, Paul C. Wilson, until 1954. The horse barn dates from Anna and Paul Wilson's occupancy (Wendland 2018a:176). In 1955 the Wilson's daughters sold the property to Florence Garrard Wilson Baker, their first cousin and a granddaughter of Lewis Garrard. She was the wife

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of Col. Robert Gardner Baker (Wendland 2018a:171; 2018b: 241). In 1961 the property was purchased by John (1914-2012) and Ruth Hodgson. Hodgson was a Rochester physician. The earliest portion of the house, called "Little Dacotah," was moved to 34921 Dacotah Street in 1927 (Wendland 2018a:151).

- 5. Winona Cottage (George Wood and Virginia Garrard House) and Limestone Wall**
28895 Garrard Avenue
1858 (GD-FLC-034 and GD-FLC-123)
Table 1; Map 3; Photos 10-11
3 contributing buildings, 1 contributing structure (wall), 1 non-contributing structure (pool)
1 contributing building included in the original nomination count

Winona Cottage faces Garrard Avenue (County Road 2 Boulevard) and Lake Pepin to the east. With the adjoining parcel in the northwest corner of Block 19, It occupies an approximately 2.5-acre lightly wooded parcel on the terrace between Sumner Street on the south, Manypenny Avenue on the west, and Faribault Avenue on the north. The parcel is edged by a 42-inch-high limestone wall of Frontenac stone (1912), presumably quarried at nearby Garrard Bluff (see below; Wendland 2018a:207). The property is flanked by two generally unbuilt blocks (blocks 18 and 20), each also approximately 2.5 acres. The property is accessed by a driveway from Sumner Street, which leads to an attached garage. There is an in-ground swimming pool with a concrete apron to the northwest of the house. Block 19 includes the Winona Cottage barn and shed.

Although somewhat obscured by porches and later bays, the primarily Greek Revival style building has a complex plan that has evolved since the late 19th century. The building is clad in clapboard siding. The historic components include a main, gable-roofed, two-story block at the east and a two-story main wing extending to the west. Each have returns at the eaves. The main block and wing each have two chimneys on the roof ridge. The ell has two tripartite bays that contain double-hung sash, and the adjoining main block has a single two-story tripartite bay. A two-story addition dating from 1956, attached to the west end of the ell, has a low-pitched gable roof and shelters a first-story entry and open porch screened with an arched wood lattice frieze supported by slender posts (Wendland 2018a:379). The posts rest on limestone bases. The upper story of the addition has a band of eight modern windows on the south elevation and a bow window with six casement windows. This addition, in a somewhat unknown form, was formerly attached to the north side of the house and occupies the site of a former two-story wing that was part of the boarding house and George Wood and Virginia Garrard family residence (Wendland 2018a:210).

The main elevation at the east has a projecting central bay. The main entry is framed with glazed skylights and a glazed transom and is sheltered by a projecting bay supported by corner posts. The central bay is flanked by a wrap-around screened porch at the north and south. The south porch has an arched frieze and its balustraded deck is accessed by a single-leaf door in the

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projecting bay. The north porch wing has a lattice frieze and slender posts. There is a single-leaf door and the porch terminates in a tripartite bay. This elevation, flanked by 19th- and 20th-century porches, retains its general arrangement of central entry and regularly spaced windows with multi-paned sash.

The north elevation has a one-story shed-roofed addition with a balustraded roof deck. There is a tall end-wall chimney at the west elevation of the addition. An adjacent projecting two-story corner bay has a projecting oriel window with a flat roof, and a second oriel attached to the two-story wing. There are also two fixed segmental-arched windows on the main block.

A 1-1/2- story, gable-roofed barn is located near the west property line on Manypenny Avenue. It dates from 1870 (Wendland 2018a:211). The barn has exposed rafters at the eaves. The exterior is clad in clapboard. Windows at the gable ends and at the north and south elevations have one-over-one wood sash. There is a brick chimney on west slope, and a pair of double-leaf wood doors surmounted by hay doors at the east elevation. A one-story, shed-roofed addition has a metal roof. There is also a gable-roofed, clapboard and stucco shed to the south of the barn.

Israel Garrard built the first part of Winona Cottage in 1858 (Wendland: 2018a: 195-6). It served as a boarding house for the new settlement until ca. 1874. Between ca. 1875 and 1894 it was put into service as a rental property for the Lake-Side Hotel (Wendland: 2018a: 196-200). George Wood Garrard (1863-1927) and his wife, Virginia Colden Hoffman Garrard (1864-1951), next occupied the house after their arrival in Frontenac in 1895. Remodelings date from the turn of the century, including the addition of tripartite bays and various porches. The removal of a large two-story wing was completed by ca. 1956. The property remained in the Garrard family until 1984 when it was sold to Warren (1928-1988) and Nancy Eustis. It remains in Eustis family ownership (Wendland: 2018: 195-212; Goodhue County Assessor).

The Winona Cottage wall surrounds the 1,200-square-foot perimeter of the approximately 2.5-acre Block 19 of the Frontenac townsite. The stone wall surrounding the property and dates from 1912 and the occupancy of George and Virginia Garrard (Wendland 2018a:207).

The buff-colored dry wall is approximately 42 inches high, with some variation, and two-feet thick. It is laid in rough-hewn, locally-quarried dolomitic limestone, known as Frontenac Stone, presumably obtained at nearby Garrard Bluff. In some places the wall is comprised of three courses of hewn stone, in others it is comprised of random-laid rubble. The fence openings and the corners of the block have mortared stone posts with rusticated, pyramidal caps and tooled edges. Some posts appear to have been repaired or cleaned. There is a driveway opening on Sumner Street, and single-leaf wood pedestrian gates on Garrard and Manypenny Avenues and Faribault Street. A few short sections of wall have collapsed or have missing stones.

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**6. St. Hubert's Lodge (Israel Garrard House), 29055 County Road 2 Blvd
ca. 1857 (GD-FLC-026)
Table 1; Figure 8; Map 3; Photos 6, 7
1 contributing building
1 contributing building included in the original nomination count**

St. Hubert's Lodge was built in 1857 as a two-story, gable- and shed-roofed, four-room dwelling that has since had several additions. To the east, the building overlooks Valhalla Park (1857), the narrow blufftop park that edges most of the length of the townsite plat, and Lake Pepin. The property occupies the east central portion of Block 21 of the Original Town. The 6.06-acre parcel is bounded by Garrard Avenue (County Road 2 Boulevard) at the east and north (McLean Street, County Road 2 Boulevard), Wood Avenue at the west, and Wells Street at the south. This block was one of three unsubdivided blocks (21, 22 and 23) provided in the original 1857 plan of Westervelt, renamed Frontenac in 1857. The block is lightly wooded with mature trees and includes areas of lawn. A wire fence supporting vines edges the Garrard Avenue frontage and there are trees along the McLean Street frontage (County Road 2 Boulevard). The house is accessed by an unpaved driveway extending west from Garrard Avenue.

Photographs dating from ca. 1870-1887 show what is locally known as a "Clifton Style" fence along the Garrard Avenue frontage. This was a simple wood sawbuck design with a fixed upper rail. By 1890 it was replaced with a wood post structure with wire infill (Wendland 2018a:217-18). There is a paved tennis court on the north side of the parcel, and the acreage bordering Wood Avenue at the west is planted as a vineyard.

The two-story original building (1857) has a hip-and-gable roof. It rests on a stone foundation and has no cellar. A two-story polygonal living room addition, also without a cellar, was built at the south elevation in ca. 1860. A two-story hipped-roof addition at the northeast, dating from ca. 1866-67, had a sitting room and upper-story bedroom. It may have been converted from a barn on the property (Wendland 2018a:241). A two-story addition, called the banquet room, was completed ca. 1871-2. An icehouse, woodshed, storage building and toilet structure were added to the main wing in ca. 1860 (Wendland 2018a:220). The main, east-facing elevation has a distinctive two-story galleried porch supported by simple chamfered wood posts. The porch is accessed by two wood steps and there is a wood porch deck. The replacement porch railing at the second story is comprised of square balusters. The rectangular-plan banquet room was added at the northwest elevation in ca. 1871 or 1872. The exterior is clad in board and batten, primarily with 12-inch boards and 3.4-inch battens.

An alteration completed sometime by ca. 1934 apparently raised the roof above the southwest corner addition. This is shown in a comparison of ca. 1895 and ca.1934 photographs (Wendland 2018a:217-18). A gable- and shed-roofed, one-story wing at the west includes an attached garage. This wing is apparently the remodeling of the original icehouse, woodshed, storage

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building, and toilet structure. There is a louvered wood ventilator on the ridge of the gable roof of the easternmost building and a single parged chimney.

The central entry has a single-leaf door with slender sidelights. Windows appear to be replacement units and have double-hung sash with six-over-six lights. Some units have wood storms, also with divided lights. Louvered wood shutters appear to be operable. Two wood steps lead to the wood porch deck. Another entry in the northeast wing has a single-leaf, glazed panel door, flanked by multi-paned sidelights. The entry is accessed by wood step with wood balusters and railing. On the north elevation, there is another entry to the second floor accessed by wood steps where there is a wood deck with a simple wood railing. The building appears to be in excellent exterior condition.

Israel Garrard (1825-1901) built the original, extant four-room structure in 1857, followed by his additions of ca. 1860, 1866-67 and 1871-2. Israel's residency in Frontenac and building construction was interrupted by the Civil War, where he served in the Union Army and was discharged with the rank of Brevetted Brigadier General. With Evert Westervelt, Garrard was the founder of Frontenac, along with the investment of his brothers and other investors (Wendland 2018a:147). According to local history, the house was built as an informal "hunting lodge," and was enlarged for the Garrard family's permanent residence.

What Israel Gerrard dies in 1901, his son, George Wood Garrard, who lived in nearby Winona Cottage, inherited St. Hubert's Lodge. He rented it to Rukhard Hurd, a Saint Paul mining engineer, and his wife Catherine (*Minneapolis Sunday Tribune* 6 July 1919:13; Wendland 2018a:693-4). The Hurd's tenancy appears to have lasted until after Rukhard's death in 1922. The roof alteration may date from his period of ownership.

In 1938 Saint Hubert's Lodge was sold by the George Wood Garrard family to William Henry Ffolliott Thompson (1887-1968) and Helen Canby Thompson. Thompson was a native of Ireland and arrived in Saint Paul with his family in 1911. He joined his uncle Charles Ffolliott, a railroad contractor for the Great Northern (*Minneapolis Star* 24 March 1930:13). The Thompsons lived at 2263 Princeton Avenue, Saint Paul prior to moving to Frontenac, where Alice and Millicent attended school at Villa Maria. William Thompson was active in preservation of the Frontenac area, especially in 1957, when the proposed development of Frontenac State Park included unrealized marina facilities at the foot of the townsite (*Winona Daily News* 13 Nov 1957:3). The property has been sold twice since the Thompson's occupancy, most recently in 2021 (*Republican Eagle* 17 September 2021).

**7. Locust Lodge (Evert V. Westervelt House), 29133 County Road 2 Blvd
ca. 1861 (GD-FLC-025)**

Table 1; Figure 9, Map 3; Photo 8

1 contributing building

1 contributing building included in the original nomination count

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Locust Lodge (Evert V. Westervelt House) is located on Block 22 of the Original Town. The 6.06-acre block is bounded by Garrard Avenue (County Road 2 Boulevard) at the east, Graham and Wells Streets at the south and north, and Wood Avenue at the west. The cross-axial plan is oriented east, with views over Garrard Avenue, Valhalla Park, and Lake Pepin. The lightly wooded block is edged by intermittent sections of wood picket gates and wire fence, but is generally unenclosed. At the time of permanent white settlement, the block was cutover, as shown in a view of 1870. Locusts were reportedly among early trees planted, the scions of which are still evident today. There are several deteriorated sheds near the house.

Erected in 1861, the two-story Greek Revival style building rests on a high limestone foundation (Wendland 2018:243). The dressed stone, set with a high-lime mortar, was likely taken from the ca. 1837 James (Bully) and Jane Wells house (Block 21) or the trading post formerly located on Block 22 (Wendland 2018:252). The stone was most likely quarried from the outcrop on what is now known as Garrard's Bluff, or another nearby site. The cross-gable roof is clad in composite shingles, and there are two parged chimneys at the ridge. The six-bay, rectangular gable-roofed main block has a two-story, gable-roofed ell at the west elevation. A one-story, gable-roofed addition to the ell is credited to local carpenter Henry Hunecke. It dates from 1900 and rests on a limestone foundation. It has a deteriorated red brick chimney on the ridge. What appears to be a west-facing porch is now boarded with plywood sheets.

The building exterior is clad in narrow clapboards with dentiled Doric pilasters at each corner of the main block. Three of the four pedimented gable ends (except at the west elevation), including that of the projecting central bay, have a single glazed oculus. The wide, undecorated frieze has a band of prominent dentil molding at the cornice. The one-story west addition, which has clapboard siding and simple millwork trim, has returns at the eaves of the gable roof.

The regularly-spaced, rectangular windows contain wood sash with six-over-six lights. Slender windows in the projecting central bay have four-over-four lights. Windows have painted, louvered wood shutters. Millwork trim includes deep cornice lintels, each with a dentil course, over each window. The offset entrance is placed at the north end of the projecting central bay and is accessed by stone steps. The single-leaf paneled door has a glazed, multi-paned transom and is flanked by multi-paned sidelights and Doric pilasters. A prominent entablature with a deep frieze and dentil molding surmounts the entry. The plaque mounted to the right of the entry is incorrect with its 1855 date. A decorative wrought iron grill, supported by five iron brackets, spans the two second-story windows of the central projecting bay. On the east elevation, deteriorated wood flowerboxes are mounted below the first-story windows at the central bay. The entry at the west elevation of the addition has a single-leaf door accessed by wood steps. The exceptional historic exterior trim and architectural features remain intact, but the vacant house is in poor condition.

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There are many accounts of the history of Locust Lodge and early Frontenac. A commonly cited construction date, 1855, as well as others as early as 1853, is more likely ca. 1861.²

James and Jane Wells had built a rough stone dwelling and trading post in ca. 1837. The dwelling was on Block 22, the present site of Locust Lodge, and the trading post was on Block 21, the site of St. Hubert's Lodge. In 1854, Westervelt purchased land from the couple. The Westervelts first lived in the trader's stone dwelling, located on the bluff top near a slope that provided access to the shoreline. In 1861, Westervelt built a stylish two-story dwelling that he named Locust Lodge (Wendland 2018:244-246). Although inaccurately dating the house to 1853, one historian noted that the house "announced to those passing by on the river that the newly established village was an important and cultured place to do business, or even settle permanently" (Allsen 2011:51).

Following Westervelt's death in 1888, the property was inherited by the Westervelt's daughter, Harriet Jane Westervelt Dodge (1851-1932). She lost the property due to financial difficulties (Wendland 2018:260). It was sold to Roy D. and Jane Sanderson Herrick in 1915. Roy D. Herrick died in 1916, and it was sold to the Antebellian family of Boston in 1942 (1871-1939; Wendland 2018a:243; *Minneapolis Tribune* 14 Feb 1916:8). It remains in that family's ownership (Wendland 2018a:243).

In 1900, carpenter Henry Hunecke built a one-story addition on the rear two-story ell. This addition was devoted to a kitchen and bathroom (Wendland 2018a:260). The interior was not viewed during the survey, but reportedly Westervelt's original interior floor plan remains intact, with the main floor containing a formal foyer and open staircase, dining room, library, parlor, and music room. The second floor contains bedrooms. The interior is finished with pine floors and white oak trim (Allsen 2011).

8. Dr. Howard Morton and Lucretia Morton House, (Luwarden), 29219 Garrard Avenue, ca. 1916 (GD-FLC-069)

Table 2; Map 3; Photo 33

1 contributing building, 1 non-contributing garage

This property occupies 3.35 acres of the eastern half of Block 23. The house faces south, with Valhalla Park and Lake Pepin to the east. It is accessed by a gravel drive flanked by stone gateposts from Garrard Avenue (County Highway 2 Boulevard) at the east and from Johnston Street at the south. The two-story, gable-roofed building rests on a poured concrete foundation with a high concrete watertable. The roof is clad in standing-seam metal and has shed dormers. There is a stone-clad chimney on the south roof slope. The building exterior is clad in wide metal siding; the current owner reports that there is wide wood siding underneath. The gable roof has deep eaves and a prominent curved vergeboard, and the gable ends each have a central open truss

² Lorry Wendland in *19th Century Frontenac Minnesota* (2018) and *Genealogy of a Village: 19th Century Frontenac* (2018).

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and final. The main entry faces south, with a central entry flanked by two bands of multi-paned casement sash. The shed dormer at this elevation has a band of replacement casement windows. The entry and windows have peaked hoods with curved vergeboards. The main first-story windows of various sizes, have multi-paned sash including diamond-paned sash at the south elevation.

The east elevation has a screened porch with shallow hip roof surmounted by a balcony with wood balusters and railing. The porch door is flanked by two windows with one-over-one sash. The west elevation has a similar balcony, here cantilevered over an entry with a single-leaf door. A small, prow-shaped, one-story screenhouse wing at the south has a shallow gable roof and lattice balustrade. It has a bead board ceiling. There is a small adjacent two-story addition. A wood-paneled exterior door, leading to porch, has diamond-paned glazing. The interior includes wood-paneled first and second-floor rooms and an exceptional fireplace of brick and molded brick or terra cotta located in a central first-floor room. A three-car garage (2001), located south of the house, has a gable roof with a shed dormer. The dormer has a band of sliding casement windows. There is a single-leaf service door on the east elevation. Aerial views of 1938 and 1948 show the grounds included a curvilinear drive, ponds, gardens, and golf links (University of Minnesota MHAPO).

It is likely that George Wood Garrard built the house on the property. Following Israel Garrard's death in 1901, George began to sell off properties from his father's estate. According to the abstract provided by the current property owner, in 1921 George apparently sold this property to Dr. Howard McIlvain Morton (1868-1939) and Lucretia J. Morton (c. 1869 -1943).

Morton was a Minneapolis eye surgeon and a graduate of the University of Pennsylvania School of Medicine. In 1917, the Society section of the *Minneapolis Morning Tribune* included a notice that the Mortons were moving to their "country residence" in Frontenac (*Minneapolis Morning Tribune* 16 May 1917:10). By this time, the Mortons, or possibly Garrard, had named the property Luwarden.

Edward N. (1890-1966) and Josephine (1891-1969) Ney of Winona purchased the property in ca. 1934. Ney worked for the Northwestern National Life Insurance Company. John (1914-2008) and Beverly (1935-2020) Earnest purchased the property in 1969 and owned it as a year-round residence until 2000 (Flies 2018:23; Goodhue County Assessor). The parcel was divided at that time and the adjacent parcel remains undeveloped. Local history states that the Neys added the golf links and tennis court. Aerial views of 1938 and 1948 suggest the extent of the landscape design (University of Minnesota MHAPO 1938, 1948).

**9. Greystone (Grout House), 29277 Garrard Avenue
1860 (GD-FLC-027)**

Table; Map 3; Photo 9

2 contributing buildings

1 contributing building included in the original nomination count

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Greystone, also known as the Grout House, occupies the E 1/2 of Lot 1, Block 24 of the Original Town. It faces east at the southwest corner of Johnston Street and Garrard Avenue, overlooking Garrard Avenue, Valhalla Park, and Lake Pepin. A low hedge edges the Garrard Avenue frontage, with a single-leaf gate. A driveway accesses the property from Johnston Street.

This is a gable-roofed, two-story dwelling that has a stone and concrete foundation. The original portion of the building faces Garrard Avenue. According to local history, the exterior walls are comprised of 16-inch-wide, form-poured concrete above a cellar of 25-inch-wide concrete. The walls are finished in smooth stucco. The lime for the concrete was burned at the Frontenac lime kiln (razed). The original three-bay dwelling had an addition of unknown date (by 1974) at the south elevation, which is clad in narrow wood siding. The existing gable roof appears to be a mid-20th century total replacement of the original gable and hip configuration (Wendland 2018:275-6 photo). The new roof expanded the height of the old. There are three gabled dormers on the east roof slope. Each has windows with double-hung sash with six-over-six lights. Other windows on the main house contain sash with six-over-six lights. Each window has smooth stone or concrete lintel. The central entry on the east elevation has a glazed transom and single-leaf door. The entrance and most windows on the original portion of the house have wood shutters. The hip-roofed porch is supported by rusticated stone columns, comprised of what appears to be stacked, mortared stone cushions. The columns are mid-20th-century additions and replaced simple wood posts.

A two-story, gable-roofed wing clad in wood siding has an attached two-car garage with upper-story office/living space. A wood cupola rests on the ridge of a large central dormer clad in wood siding. The west elevation of the garage exterior is clad in batten siding. The addition and attached garage were in place by 1974 (Wendland 2018:275-6 photo). There is a former ice house at the rear of the lot.

The two-story south and west additions including the attached garage were in place by 1974 (Wendland 2018:275-6 photo). William Webster III operated the Wild Wings Wildlife art business from this location, beginning in 1968 (Flies 2019:24).

According to local histories, Thomas Spencer Huntington (1820-1896) built Greystone in ca. 1860 and occupied it until ca. 1861 (Wendland 2018: 263-276). Huntington was a native of Connecticut and graduate of Yale, class of 1840. He apparently worked in many places over a span of about 15 years. One Huntington genealogy places him farming in Wisconsin in 1844 (Huntington 1863:370). In 1848 he married Frances E. Williamson in Hamilton, Ohio (1820-1884). She was a Cincinnati native, and in 1850 they were living in Cincinnati where he was a civil engineer. Other Huntington family genealogies note that he moved to Cynthiana, Kentucky, in 1852 and to Troy, Ohio, in 1854 (Huntington 1915:747). Huntington likely knew the Garrards through his Cincinnati connection. According to Wendland, while in Frontenac he apparently copied the townsite plan but did not complete a resurvey like Garrard may have intended (Wendland 2018:265). Huntington sold the property in 1861 to Lewis H. Garrard, who

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transferred it to his mother, Sarah Bella McLean, who lived in Frontenac 1861-1870 (Wendland 2018:263).

Sarah Bella McLean was the owner of this property until 1876, followed by Jacob McLean (1876-1885) and Hans Johnson (1885-1893). The property was in Israel Garrard's ownership at the time of his death in 1901, and was mostly vacant. George Wood Garrard soon sold it to William (1862-1915) and Anna (1864-1960) Webster of Saint Paul (Wendland 2018:266-276). Wendland notes that Anna Webster was a friend of Celestine Schaller of Hastings, and Schaller visited the family at Greystone. This is how she was introduced to Frontenac, and became the owner of the Lake-Side Hotel, renamed the Frontenac Inn, in 1907 (Wendland 2018a:273).

10. House, 29299 Garrard Avenue

1942 (GD-FLC-118)

Table 2; Map 3.

1 contributing building, 1 non-contributing garage

This house occupies a narrow multi-lot parcel on Block 29 of the Original Town. It faces east, mid-block between Johnston and Barton Streets and overlooks Valhalla Park and Lake Pepin. The one-story house rests on a concrete block foundation. The roofs are clad in composite shingles and there is a central, brown brick chimney. The central building dates from 1942 and has a shed-and-gable roof and a band of double-hung sash facing the lake. The south facing entrance has a single-leaf door accessed by a wood deck. This central building is flanked by two gable-roofed wings. The north wing has a raised basement and a bow window (1986) and the south wing has casement and double-hung units (1942). The exterior is clad in metal siding. There is a detached, gable-roofed, two-car garage (1985, Goodhue Co. Assessor). The exterior is clad in metal siding and the roof is clad in composite shingles.

This was among 1940s additions to the south end of Garrard Avenue. This house dates from the 1940s and was built during a period when, just prior to the closing of Frontenac's last hotel, the Moccasin Inn, a few tourism and recreational properties, including weekend homes, were added to the townsite. The builder has not been identified.

11. House, 29317 Garrard Avenue,

1920 (GD-FLC-119)

Table 1; Map 3

1 contributing building, 1 non-contributing garage

This house occupies a parcel on Block 29 of the Original Town. It faces east at the northwest corner of Barton Street and Garrard Avenue and overlooks Valhalla Park and Lake Pepin. The one-story, gable- and shed-roofed house rests on a concrete foundation. The roofs are clad in composite shingles. The building dates from 1920 (Goodhue County Assessor). The east-facing elevation has a three-part picture window, a pair of sliding doors, and an entrance with a single-leaf door. A one-story, shed-roofed south wing has a band of double-hung windows at the east

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and south elevations. The building exterior is clad in wood shingle siding. The detached, two-car garage dates from 1981 and has an overhead door (Goodhue Co. Assessor). The exterior is clad in wood shingle siding and the roof is clad in composite shingles.

This appears to be an early addition to the south end of Garrard Avenue. It was built during a period, just prior to the closing of Frontenac's last hotel, the Moccasin Inn, when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite. The builder has not been identified.

**12. Arthur Hernlem House (Freudenwald), 29505 Garrard Avenue
1920 (GD-FLC-121)**

Table 2; Map 3

1 contributing building, 3 non-contributing buildings

This property includes a house and three outbuildings. It occupies a parcel on Block A of Garrard's Extension to Frontenac. The parcel is located at the south end of Garrard Avenue and abuts Valhalla Park at the west. There are views of Valhalla Park and Lake Pepin to the east. There are four buildings on the site including a one-story log or partial log house with stone wings and a central stone or concrete-parged chimney. The gable-roofed building has a full-length porch and a gable-roofed addition. The addition has a central brick chimney and the exterior is of unknown material. There is a two-car detached garage of unknown date clad in wood siding.

The Goodhue County Assessor provides a date of 1945 for the house and outbuildings but may date from the 1920s or earlier. Assessor photographs show the buildings in the group are in poor condition. This was among early additions to the south end of Garrard Avenue, during a period when tourism and recreational properties, including weekend homes, continued to be added to the townsite.

Arthur F. Hernlem (1887-1966), a Red Wing bank employee and the Red Wing postmaster (1936-1950s) built the log house. The next owners, Edward (1920-1994) and Martha Possehl (1921-2015), named it "Freudenwald" (Wendland 2022). Edward owned a general store in Frontenac and worked at the Red Wing Shoe Company. According to the *Red Wing Republican*, when Hernlem owned the property he was visited by John Then (1880-1951) of Hastings. Then, a bank employee and Dakota County auditor, collected photographs and images of the Madonna. At an unknown date (possibly 1920s) he installed a framed photograph on the side of an oak on Hernlem's property. Benches were placed in front of the tree and nearby, small freestanding cross was sheltered by a canopy (as shown in a 1978 photograph). Over the years the shrine, known as the "Shrine in the Forest," has received many visitors (Neuberger 1978).

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Name of Property

BURR OAK STREET

13. William T. and Virginia Baxter House, 34953 Burr Oak Street 1940 (GD-FLC-117)

Table 2; Map 3; Photo 34

2 contributing buildings, 1 contributing structure (pool), 1 non-contributing garage

This house occupies 3.92 acres of Block 16 of the Original Town. Located on the bluff above Frontenac Point at the north end of Garrard Avenue, it overlooks Lake Pepin to the east. The two-story building rests on a concrete foundation and the exterior is clad in wood and cement board. The roof is clad in composite shingles and has a gable-roofed dormer on the east elevation and an end-wall chimney at the south elevation. The rectangular plan has a flat-roofed, one-story porch wing at the south elevation. The east elevation has a shallow second-story overhang and symmetrically arranged windows with multi-paned, double-hung sash. There is a shallow tripartite bay at the east elevation, and a central entry sheltered by a balcony below a pair of second-story French doors. There is a three-car, gable-roofed detached garage dating from 1985 (Goodhue County Assessor). Two cupolas are located on the ridge. A nearby gable-roofed cottage has a pair of French doors and multi-paned, double-hung windows. There is also an in-ground swimming pool (1940; Goodhue County Assessor).

This house was the last added to the bluff on Garrard Avenue, above Frontenac Point. At this time of its construction the Frontenac Inn had ceased operation and the Methodist Campus was beginning operation, which would last until ca. 1986-7. William T. Baxter (1883-1968) and Virginia Baxter (1890-1964) built the house. A road and bridge contractor, Baxter's companies were North Star Construction and Baxter Construction (*Minneapolis Tribune* 17 August 1968:29). In the 1940s the Baxters developed the six-cottage Frontenac Heights resort at the east end of the parcel. Several of the cottages were relocated to LeRoy Avenue east of County Road 2 Boulevard and another cottage (now with French doors) remains as an outbuilding (Wendland 2018a:157).

FRONTENAC POINT AND LAKE AVENUE WAY

14. Frontenac Point Seawall, Lake Avenue Way ca. 1885 (GD-FLC-145)

Table 2; Figures 7, 15; Map 3; Photos 27, 28

1 contributing structure, 3 non-contributing objects (granite marker, wood cross, and flagpole)

The Frontenac Point seawall is located at the tip of Frontenac Point, where it faces east across Lake Pepin. The tip of the point occupies a slightly elevated site (672') and slopes to a section of sandy shoreline (678'). The sea wall is accessed from the shoreline of Lake Pepin, via Steamboat Park on Lake Avenue Way on the north, or from the Florence Township beach on the south. The

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sea wall is flanked by two private homes set back from the shoreline. Other surrounding buildings in the surrounding subdivision, now replatted as Chateau Frontenac Homes, include renovated historic hotel and church camp buildings and new construction. Lawn covers the interior area within the walls. The circumference of the central circular structure is approximately 60 feet. It is constructed of coursed blocks of Frontenac Stone, quarried from Garrard Bluff just above Frontenac Point. Some blocks have dressed edges. Riprap now obscures most of the exposed wall. A stone parapet shown in the ca. 1885 view appears to have been removed. The angled cap along the circular portion of the wall is reinforced by concrete parging. Concrete buttresses of unknown date support the exterior wall.

The central, circular observation deck is flanked by walls laid in large blocks of the same stone with concrete parging. The north wall is approximately 150' and the south wall is approximately 45'. Most of the length of the structure is riprapped with stone and concrete rubble. An extant granite marker (1987), wood cross, and flagpole were installed by the Old Frontenac Point Methodist Campus Corporation.

Following the platting of the Westervelt townsite in 1857, Frontenac Point was a hub for steamboat landing and early recreation. Israel Garrard, the co-founder of the Frontenac townsite, added a sea wall to his Lake-Side Hotel complex in the 1870s and apparently rebuilt the structure in the 1880s. A frame lighthouse, possibly three-sided, was erected at the end of the point by the mid-1870s, and is shown in a ca. 1873 Rand McNally advertising broadside and in an 1876 painting by J. R. Meeker (Wendland 2018a:773-74). The early seawall, as depicted in the painting, appears to be a low stone wall edging the point. The improved sea wall, with its current dimensions, is shown in a ca. 1885 photograph, an 1938 aerial view, and in mid-20th century photographs.

Although the structure has provided some level of erosion control and serves as a floodwall during periods of high water, it appears to have been constructed primarily as an observation point for visitors and a gathering spot for swimmers. Early postcards show that a single tree is a feature of the seawall, and it appears to have been replaced several times. Postcard views of the sea wall dating from ca. 1900 to 1950 suggest that portions of the wall, especially the wings, might have been demolished and rebuilt. This was likely the result of flood or ice damage. In 1935, as part of its 9-Foot Channel Project, the U.S. Army Corps of Engineers completed Lock and Dam #4 at Alma, Wisconsin to improve navigation on the Upper Mississippi River (Historic American Engineering Record 1968). The direct impact on the flood-prone Frontenac shoreline is not known. As shown in postcard views, a long sandbar extended from the point at least until the 1930s.

Gradual improvements to the state's highway system, including the 1925 paving of present-day Highway 61 between Red Wing and Lake City, added the Frontenac Inn to a network of Upper Mississippi River tourist destinations. In 1935, in response to a petition by Schaller, the Minnesota Supreme Court determined that according to provisions of the original 1857 plat of Westervelt, later renamed Frontenac, she did not have ownership of the Frontenac Point

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lakeshore adjacent to the hotel. Florence Township was determined as the owner. The Red Wing Chapter of the Izaak Walton League and other conservationists fought to preserve the land for public use (*St. Cloud Times* 8 March 1935:7). In 1935, the Minnesota Supreme Court decided that Frontenac Point was a public property owned by Florence Township. It was therefore separated from the hotel property.

(See also description for *Lake-Side Hotel* [GD-FLC-029])

**15. Ignatius Kittle House (Grapevine Cottage), 28775 Lake Ave Way
ca. 1865 (GD-FLC-053)
Table 2; Figure 13; Map 3; Photo 25
1 contributing building**

The Ignatius Kittle House (ca. 1865), later known as the Grapevine Cottage, was a simple two-story Greek Revival house when initially constructed in ca. 1865 at the corner of Sumner Street and Wood Avenue (Wendland 2018a:359). It faces east across Lake Pepin and overlooks the former Lake-Side Hotel and Frontenac Point, a prominent sandbar extending into the lake. The 0.3-acre parcel was formerly part of Block 11 of the original townsite plat of Frontenac (recorded in 1857 as Westervelt). Other surrounding buildings on the subdivision, now replatted as Chateau Frontenac Homes, include renovated historic hotel and Methodist church camp buildings as well as new construction. The property is accessed from a paved driveway off Lake Avenue Way. Lake Avenue Way was formerly Lake Avenue.

The gable-roofed, two-story main block has a gable-roofed, two-story west wing. The main block has prominent returns at the eaves. The building rests on a new, concrete block foundation. The roof is clad in composite shingles and the exterior in cement board siding. The east-facing, three-bay façade has a central entry and regularly spaced windows. These and most other primary windows have replacement double-hung sash, including twelve-over-twelve, nine-over-nine and six-over-six units, and paneled shutters. The central entry has glazed sidelights and a transom that frame a paneled door. A second-story porch entry has a similar configuration. The central, pedimented two-story porch on the east elevation has a wood lattice apron at its base. The porch is supported by chamfered wood columns and balusters and a simple railing spanning between chamfered posts. It is accessed by wood steps.

The house originally featured two end chimneys and a one-story entry porch. 1871 or 1872, Garrard moved the house to Lots 11 and 12 of Block 11 of the Original Town opposite the Lake-Side Hotel complex. A comparison of 1870 and 1880 photographs suggests that the two-story porch was added after the move (Wendland 2018a:667). The building provided additional guest lodging for the hotel and was apparently named Grapevine Cottage during the Frontenac Inn period (1907-1938). The name persisted during its use as part of the Methodist Campus, ca. 1940-1986 (Wendland 2018a:370).

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Name of Property

An attached, hipped-roofed, two-car garage dates from ca. 2000. Located at the north elevation, it is connected to the main house by a small one-story, gable-roofed porch. Like the house, the garage exterior is clad in cement-board siding. The overhead door is paneled.

Ignatius Kittle was a native of Switzerland who moved to Red Wing within a few years. The lot was originally purchased from Kenner Garrard, and Kittle subsequently sold the lot and house to Israel Garrard (Wendland 2018a:359-60). The building housed a succession of Norwegian immigrants, including members of the Johnson, Larson, and Olson families.

Located between Virginia Cottage (moved to 34810 Graham Street in 1997) and the Pavilion (razed), Grapevine Cottage was part of the "Cottage Row" that extended down Lake Avenue (Way). It served as a girls' dormitory for the Methodist Campus, ca. 1940-1986, and was renovated for single-family residential use in 2007 (Wendland 2018a:670).

(See also description for Lake-Side Hotel [GD-FLC-029])

16. Lake-Side Hotel Kitchen, 28793 Lake Avenue Way

ca. 1867 (GD-FLC-116)

Table 2; Map 3

1 contributing building

This ca. 1867 building faces east across Lake Pepin, which reaches about two- and one-half miles to Maiden Rock on the Wisconsin shore. The building overlooks Frontenac Point, a prominent sandbar extending into the lake and the former and now remodeled Lake-Side Hotel and Frontenac Inn. The 0.3-acre parcel was formerly part of Block 11 of the original townsite plat of Frontenac (recorded in 1857 as Westervelt). Other surrounding buildings on the subdivision, now replatted as Chateau Frontenac Homes, include renovated historic hotel and church camp buildings and new construction. The property is accessed from a paved driveway off Lake Avenue Way. The building was formerly the kitchen of the Lake-Side Hotel and was moved to its current location in 1998. It occupies the site of the Pavilion, which collapsed in 1997.

The gable-roofed, one-story building has a main block with central entry sheltered by a gabled portico. The building rests on a concrete foundation and the roof is clad in composite shingles. A single metal chimney is located on the east roof slope. The gable ends here and elsewhere are filled with square-cut cement-board shingles. The entry has three single-leaf doors. Each has multi-paned glazing. There is a projecting gable-roofed bay at the north end that has a band of small awning windows. The regularly-placed replacement-windows have one-over-one sash. The attached, gable-roofed, three-car garage is joined to the house with a recessed porch wing. There appear to be few photographs of the historic appearance of the elevations of the wing, although the gable and shed roofs are visible some views.

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The Lake-Side Hotel kitchen was a one-story wing at the west elevation that was semi-detached from the main building as a fire precaution. The kitchen served the hotel during its 1868-1938 period of operation, and operated in a similar capacity during the occupation of the Methodist camp facility. In 1998 the kitchen was moved to its current location. In 2011-12 it was converted to a single-family dwelling. It was renamed Schaller House after Celestine Schaller, the owner of the Frontenac Inn (Wendland 2018a:689-90).

(See also description for Lake-Side Hotel [GD-FLC-029])

**17. Lake-Side Hotel (later Frontenac Inn), 28796 Lake Avenue Way
1868 (GD-FLC-029)**

Table 1; Figures 7, 12, 17, 16; 18; Map 3; Photo 26

1 non-contributing building

1 contributing building included in the original nomination

Portions of this building were formerly the Lake-Side (Lakeside Hotel; 1868). The building faces east across Lake Pepin, which reaches about two and one-half miles to Maiden Rock on the Wisconsin shore. The building occupies a portion of Frontenac Point, a prominent sandbar extending into the lake. The 0.76-acre parcel was formerly part of Block 2 of the original townsite plat of Frontenac (recorded in 1857 as Westervelt). Other surrounding buildings in the subdivision, now replatted as Chateau Frontenac Homes, include renovated historic hotel and church camp buildings and new construction. The property is accessed from a driveway off Lake Avenue Way. Portions of the house foundation are partially edged by a low dry-stacked limestone wall.

The two-story building is an extensive remodeling of the hotel, later known as the Frontenac Inn. It was also used as a dining hall by the Methodist church camp that owned the property 1940-1987. The remodeled building is now two stories, and rests on a new concrete foundation. The roof is clad in composite shingles and the exterior in cement-board siding. The upper story has regularly spaced windows, with two instead of three placed across the second story of the primary east façade. These and other primary windows have one-over-one double-hung sash. The first story of the east facade has been opened up with six single full-length doors and windows, each with a glazed transom. This window and door treatment continues at the one-story hipped roof wing at the west elevation. There are two picture windows at the south elevation of the south wing.

The new one-story porch rests on a concrete base and wraps around the east and north elevations of the main block, and around the south wing. The porch has simple chamfered wood columns and railings. A gabled porch shelters the wood steps at the north elevation. The new north entry has a paneled door flanked by glazed sidelights. An attached, hipped-roofed, two-car garage is located at the west elevation. The exterior is clad in cement board siding and the overhead door is paneled. Little of the exterior historic fabric of the building appears to remain from its period

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as a hotel (1868-1938) or its subsequent use as a church camp facility (1940-1987). Most historic site features, including paths and walkways, are no longer evident.

In 1856 Israel Garrard built a two-story warehouse on what would be later named Frontenac Point. After the recording of the townsite in 1857 and following his return to Frontenac after the Civil War, he built a wharf building on the north side of Frontenac Point in 1867 to store boats and other goods. In 1868, he began creation of a lakefront hotel on the point by adding a third story to the warehouse (Wendland 2018a:123-124;617). By raising the building, the former second story apparently became the third of the future hotel. The building faced the water and was crowned by a hipped roof (Figure 12). The hotel signaled a full pivot in his use of the Lake Pepin shoreline and the settlement's economic future.

The Lake-Side Hotel, also written as the Lakeside Hotel, began full operation in August 1868, on an approximately 10-acre shoreline site. In 1870, Garrard constructed a two-story, 30' x 75' building on his property at St. Hubert's Lodge (Block 21) and moved it to the west side of the hotel (Wendland 2018a:616). By 1873, there were about 32 rooms in the hotel building. The widening of the two-story front porch to 20 feet was an important change by the mid-1880s (Wendland 2018a:629; 635-38). To provide additional lodging for families, a variety of one- and two-story cottages were soon moved from the village level down to "Cottage Row" on Frontenac Point. The moving route from the village followed Wood and Waconia Avenues, then looped across the northern end of the townsite plat to Lake Avenue (Wendland 2018a:135). A gambling hall in the basement of the hotel building, and billiard and dance halls, housed in a two-story building called the Pavilion, were added to the complex. Music was provided by local bands (Wendland 2018a:133-136; 619-20; 646). In addition to the cottages, a group of other structures, including outhouses, a manager's house, a well house, an icehouse and boat houses, bath houses and a lighthouse (all non-extant), and a kitchen and stone sea wall (extant) were added to the site.

Nearing the turn of the century, the hotel continued to make improvements to the buildings and grounds. In addition to promoting its splendid location, health benefits, and fine dining, management continued to advertise to those with artistic pursuits, including painting and photography, and offered a darkroom. By the late 1890s Garrard added tennis courts and a golf link was developed to the north of the complex (neither extant; Wendland 2018a:641-44).

Israel Garrard died in 1901. In 1907 George Wood Garrard sold the Lake-Side Hotel to Celestine M. Schaller (1860-1938) of Hastings. The \$10,000 transaction included about five acres and most of the cottages (Smith 1951). Schaller operated it as the popular Frontenac Inn until her death in 1938 (*Minneapolis Tribune* 10 September 1938:5). Between 1868 and 1901, the Lake-Side Hotel had catered to visitors arriving by steamboat and rail, many of whom stayed for weeks or months. The Frontenac Inn, with capacity for about 150 guests among the rooms in the hotel and cottages, catered to a growing number of visitors who arrived by automobile and could make shorter trips. (The last scheduled commercial steamboat landed at Frontenac in 1917 [Wendland 2018a:771]). Gradual improvements to the state's highway system added it to a network of auto-accessible attractions, although Schaller's advertisements often mentioned the

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CM&StP service at Frontenac Station. Schaller's death in 1938 ended the building's 64-year run as a destination that had long defined Frontenac.

In 1939 the Old Frontenac Point Methodist Campus Corporation purchased Schaller's five-acre Frontenac Inn property for \$14,000. The purchase included the hotel, six cottages, and a barn and garage. The property was operated as a camp and conference center known as the Methodist Campus until 1986. Overall, the buildings appear to have had fairly modest changes during nearly fifty years of camp use, with interior remodeling for classroom, dormitory, and dining hall use.

In 1987, all of the former hotel and camp properties were purchased by Bill (1942-2021) and Linda Flies. In 2008 they replatted the former hotel and camp parcels as Chateau Frontenac Homes. The Lake-Side Hotel and the other buildings were remodeled, or razed and/or replicated for residential use. The property lacks sufficient historic integrity to be contributing to the historic district. The Methodist Chapel (1953) was remodeled as "Chapelwood" and the seawall was stabilized. The Planned Unit Development (PUD) contains seven properties in private ownership.

**18. Pepin Hall (Pepin Lodge), 28822 Lake Avenue Way
1945 (GD-FLC-059)
Table 3; Map 3
1 non-contributing building**

This building faces north, with east and south views from the site across Lake Pepin, which reaches about two-and one-half miles to Maiden Rock on the Wisconsin shore. The building overlooks the former Lake-Side Hotel and Frontenac Point, a prominent sandbar extending into the lake. The 0.51-acre parcel was formerly part of Block 2 of the original townsite plat of Frontenac (recorded in 1857 as Westervelt). Other surrounding buildings on the subdivision, now replatted as Chateau Frontenac Homes, include renovated historic hotel and church camp buildings and new construction. The property is accessed from a paved driveway off Lake Avenue Way.

Pepin Hall was built in 1945 by the Old Frontenac Point Methodist Campus Corporation (known as the Methodist Campus) organization five years after its purchase of the former Lake-Side Hotel- Frontenac Inn complex. It was part of the Methodist Campus that occupied the site from 1940 to 1986 (Flies 2019:35). The two-story building rests on a concrete block foundation. The gable-roofed, two-story main block has a gable-roofed, two-story porch addition on the north elevation and a one-story, shed-roofed porch on the east elevation. The roofs are clad in composite shingles and the exterior in wood clapboard siding. There is a dark-brown, brick endwall chimney on the west elevation. The north-facing, three-bay façade has a central entry and regularly spaced windows. These and most other primary windows have replacement multi-light, double-hung sash with paneled shutters. The central entry has glazed sidelights and a transom that frame a paneled door. A second-story porch entry has an entry with a single-leaf

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door. The door is flanked by small windows with multi-paned sash. The east elevation has three bays, with a central entry at the porch comprised of a double-leaf glazed door. The central, pedimented two-story porch on the north elevation has a wood lattice apron at its base. The porch is supported by chamfered wood columns and balusters and a simple railing spanning between chamfered posts. It is accessed by wood steps. The one-story, wrap-around porch at the east and south elevations has similar detailing. A gable-roofed, single-car garage at the west dates from ca. 2004 (Goodhue County). It is linked to the house by a gable-roofed porch. Like the house, the garage exterior is clad in wood clapboard siding. The overhead door is paneled.

Building construction included the use of recycled material from Methodist churches in Reads Landing and Hay Creek (Flies 2019:35). Designed as dormitory and meeting space with a lower-level snack shop, the development included a swimming pool and showers located on the north side of the building. Part of the property acquired by Chateau Frontenac Ltd., in 1987, the 1995-96 remodeling included removal of the pool and a walk-out basement, the addition of verandahs on the east and south elevations, and a two-story porch on the north side (Flies 2019:35). An attached garage was added to the west elevation.

COUNTY ROAD 2 BOULEVARD

19. Christopher Steffenhagen House, 34661 County Road 2 Boulevard

ca. 1861 (GD-FLC-084)

Table 2; Map 3

1 contributing building, 1 non-contributing garage

This house faces south on County Highway 2 Boulevard opposite the intersection with Westerveldt Avenue and Christ Episcopal Church (1868). Wakondiotia Park borders it to the east. Cathcart Avenue shown on the 1894 plat has been abandoned, as has Waconia Avenue to the north. The house is located at the top of a small hill and is accessed by a gravel drive from County Road 2 Boulevard. The one- and one-half story building rests on a stone and concrete foundation. The L-plan has a one- and one-half story, gable-roofed main block with a shed-and-gable-roofed one-story wing to the west. There is an enclosed porch along the length of the wing on the north and south elevations, and a small shed-roofed addition at the north elevation. The roof is clad in composite shingles and there is a wide frieze at the eaves. The entrance is located on the porch wing and has a single-leaf storm door. Most windows contain one-over-one, double-hung sash. Modern casement windows fill the porch at the south elevation. The exterior is clad in wood siding.

There is a detached, gable-roofed, one-car garage at the rear of the property (date unknown; Goodhue County Assessor states 1913). The roof is clad in composite shingles and the exterior in wood siding. Fixed windows have multi-paned sash. The barn (ca. 1916), silo and other outbuildings to the north of the house are not part of this parcel and are just outside the historic district boundary of 1983 (Lutz 1973, Minnesota State Historic Preservation Office map).

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This house was built about 1861 on Block 38, Lots 1-3, and was moved to its current location on Block 51 in ca.1910-11 (Wendland 2018a:402). Block 38 is located between Faribault Street between Wood and Leroy Avenues. It appears that it was a rental house like those Israel Garrard built for the first laborers and craftsmen who settled in the new townsite. Garrard owned it until ca. 1874; subsequently it was owned by Christopher J. Steffenhagen until 1885.

Steffenhagen was a native of Mecklenburg and was one of what would become many Florence township residents with this last name. Wendland points out that there was a Mecklenburg and a Prussian branch of the family, and that the relationship has not been determined (Wendland 2018a:398). It was owned by Victoria Christ until 1886, Henry Hunecke from 1886 to 1891; William Gense from 1891 to 1910, and John Peterson from 1910 to 1912. Edwin Hunecke purchased it from Peterson in 1912 and it remains in the Hunecke family (Wendland 2018a:397). It was likely moved during the Peterson ownership. Peterson (1851-1933), a native of Sweden, lived in Frontenac Station and purchased the Block 51 property for his son, Fred Peterson (1885-1965).

The house is now located on Block 51, which was owned by Lewis Garrard. The Block 51 property was subsequently owned by James A. Owens between 1862 and 1865, and next by Jephtha Garrard, P. M. Kenner, Albert G. and Charles J. Buckingham, and Nathaniel C. McLean. Jephtha Garrard, the brother of Israel Garrard, built a large, now-raised, house on Lot 4 (Wendland 2018a:593). McLean (1815-1905), the stepson of Sarah Bella Garrard McLean, acquired the property in 1874 and it remained in his estate until 1908 (Wendland 2018a:591).

**20. Henry Bartels House, 34783 County Road 2 Boulevard
1888 (GD-FLC-079)**

Table 2; Map 3

1 contributing building, 1 non-contributing garage

The Henry Bartels House occupies the south 1/2 of Lots 1 and 2 of Block 42 the Original Town. It faces south at the northwest corner of Leroy Avenue and McLean Street (County Road 2 Boulevard). The one-and one-half story building rests on a stone and concrete foundation. The L-plan has a one- and one-half story, gable-roofed main block with a shed- and gable-roofed one-story wing. There is a projecting, hip-roofed square bay at the east elevation (Wendland 2018a:553-556). The roof is clad in composite shingles. A full-length, hipped-roof porch along the main block has slender modern columns and shelters a fixed picture window. A shed-roofed porch along the wing shelters two windows with replacement sash. Replacement windows throughout contain double-hung sash. The main entrance, on the wing, has an offset entry with a single-leaf door. The exterior is clad in vinyl siding. There is a gable-roofed, two-car garage (1992, Goodhue Co. Assessor) at the north property line. The roof is clad in composite shingles.

In 1888, Henry Bartels erected the house and occupied it until 1904. Bartels, a carpenter, was a native of Prussia and arrived in the United States in 1887 (Wendland 2018a:553-55). As shown in historic photos, the house was originally clad in board-and-batten siding and had a different

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arrangement of windows. It may be an 1888 enlargement of an earlier house, as suggested by a historic photo (Wendland 2018a:556). The simple vernacular design is typical of a type common in Frontenac in the 1860-1880s.

**21. George Bartels Jr. House, 34808 County Road 2 Boulevard
ca. 1888 (GD-FLC-072)**

Table 2; Map 3

1 contributing building, 1 non-contributing garage

The George Bartels Jr. House occupies Lots 11, 12 and 13 and the W 30 feet of Block 19 of the Original Town. It faces north at the southwest corner of LeRoy Avenue and County Road 2 Boulevard (McLean Street). The gable-roofed, one- and one-half story house rests on a stone and concrete block foundation and the exterior is clad in metal siding. The roof is clad in composite shingles. The complex plan has several shed- and gable-roofed additions that appear to date from the mid-20th century. Replacement windows contain double-hung, one-over-one sash and casement units. There is a gable-roofed, two-car garage (1961, Goodhue Co. Assessor).

This house was built in 1888 by George Bartels, Jr. (Wendland 2018a:589). Brothers George Jr. (1862-1919) and Henry Bartels (1867-1939) purchased lots diagonally across from each other on McLean Street. They are of similar design. George, a carpenter and native of Hanover, was married to Minnie Meyer (1870-1902) in 1890. In 1960 the property was owned by Ralph and Darlene (Steffenhagen) Odden. The simple vernacular design is typical of a type common in Frontenac in the 1860-1880s.

**22. Emmanuel Schenach House, 34832 County Road 2 Boulevard
1865 (GD-FLC-074)**

Table 2; Map 3

1 contributing building, 1 non-contributing garage

The Emmanuel Schenach House occupies Lot 4 of Block 35 of the Original Town. It faces north on McLean Street (County Road 2 Boulevard) between Leroy and Wood Avenues, and an unpaved alley edges the east property line. The gable-roofed, two-story house rests on a concrete block foundation and the exterior is clad in metal siding. The roof is clad in composite shingles and there is a concrete block, end-wall chimney on the south elevation and a parged chimney on the roof ridge. The rectangular plan has a one-story, shed-roofed addition at the east elevation. The offset entry of the three-bay north elevation has a single-leaf door surmounted by a glazed transom. The entry is accessed by wood steps. Most replacement windows throughout contain double-hung, one-over-one sash. There is a gable-roofed two-car garage (1981, Goodhue Co. Assessor) at the south property line.

This house was built in 1865 by Emmanuel Schenach, a wagonmaker, with his brothers, Englebert, a baker, and Gottfried, a blacksmith. Gottfried Schenach's house would be built to the east in 1870. The brothers were natives of Tyrol, Austria. They were among the German and

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Austrian craftsmen and laborers recruited by Israel Garrard to build the houses needed for the Frontenac settlement (Wendland 2018:495-7). Emmanuel and Anastasia's son, John Schenach, occupied the house 1909-1945, and it was next owned by Ray Carlson 1945-1980 (Wendland 2018a:503). The simple vernacular design is typical of a type common in Frontenac in the 1860-1880s.

23. Gottfried Schenach House, 34844 County Road 2 Boulevard

1870 (GD-FLC-075)

Table 2; Map 3; Photo 18

2 contributing buildings, 1 non-contributing garage

The Gottfried Schenach House occupies Lots 5 and 6 of Block 35 of the Original Town. It faces north at the northeast corner of Leroy Avenue and McLean Street (County Road 2 Boulevard). The gable-roofed, two-story building rests on a stone foundation and the exterior is clad in metal siding. The roof is clad in composite shingles and there is a single chimney on the south roof slope. The rectangular plan has a one-story, gable- and shed-roofed wing at the south elevation. A former screened porch is enclosed with sash and a single-leaf door. The offset entry of the three-bay north elevation has a single-leaf door and a wood canopy. Most replacement windows throughout contain double-hung sash. There is a gable- and shed-roofed three-car garage (1971, Goodhue Co. Assessor) at the south property line. There is also a ca. 1900, small hip-roofed shed.

This house was apparently built by Gottfried Schenach in 1870, to the east of his brother Emmanuel Schenach's house. The brothers were natives of Tyrol, Austria. Gottfried was a blacksmith. He emigrated in 1859 with another brother, Engelbert. They were among the German and Austrian craftsmen and laborers recruited by Israel Garrard to build the houses need for the Frontenac settlement (Wendland 2018:495-7). In 1883 Gottfried and Marianne Schenach sold the house to George Bartels, Sr. (1827- 1898) and Katie Bartels, his wife. They were from Hanover. Bartels was a laborer. The property remained in the Bartels family until 1925 when it was sold to Casper Carsten. It was purchased by the Prebe family in 1968. The re-siding and enclosed porch date from that period (Wendland 2018a:495-502). The simple vernacular design is typical of a type common in Frontenac in the 1860-1880s.

24. House, 34879 County Road 2 Boulevard

ca. 1914 (GD-FLC-067)

Table 2; Map 3

1 contributing building, 1 non-contributing garage

This simple bungalow occupies Lots 14, 15 and 16 of Block 20 of the Original Town. It faces south at the northeast corner of Wood Avenue and McLean Street (County Road 2 Boulevard) and overlooks the west end of the St. Hubert's Lodge property. The one-and one-half story building rests on a concrete block foundation. The irregular plan has a one- and one-half story, gable-roofed main block with a gable-roofed, one-story wing (1998, Goodhue Co. Assessor).

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There are shed-roofed dormers on the main block and wing. The roof is clad in composite shingles. Replacement windows contain double-hung sash as well as casement units. The main entrance, on the wing, has an offset entry. The entry is sheltered by a full-length porch supported by simple chamfered posts. The exterior is clad in metal siding. There is a detached, gable-roofed, two-car garage (1997, Goodhue Co. Assessor) at the north property line. It has a shed-roofed dormer and the roof is clad in composite shingles.

This was an early 20th-century addition to Block 20 of the Original Town, which had only two buildings in 1894. No information about the builder or early occupants was identified in local archives.

DACOTAH STREET

25. House, 34884 Dacotah Street
ca. 1946 (GD-FLC-112)
Table 2; Map 3
1 contributing building

This one-story house dating from ca. 1946 is located at the northeast corner of Dacotah Street and Wood Avenue. It occupies Lots 17 and 18 of Block 18 of the Original Town. The complex L-plan has a gable-roofed main block. The building rests on an elevated concrete foundation. The roof is clad in composite shingles. There is a concrete block end-wall chimney on the south elevation. The main entry is accessed by concrete steps and has a single-leaf door. Windows include double-hung and sliding casement units. The building exterior is clad in asbestos shake siding. There is a small gable-roofed shed at the rear.

No information about the builder or early occupants was identified in local archives. It was built during the decade prior to the ca. 1950 closing of Frontenac's last hotel, the Moccasin Inn, when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite.

26. House (Little Dacotah), 34921 Dacotah Street
1858 (GD-FLC-062)
Table 2; Map 3; Photo 29
1 contributing building, 1 non-contributing building

This house faces south on Lots 10-13 of Block 17 of the Original Town, at the northwest corner of Dacotah Street and Manypenny Avenue. The one-story L-plan house, originally with a T-plan, rests on a concrete block foundation. The building exterior is clad in wood siding. The cross-gable roof is clad in standing seam metal with exposed rafters at the eaves. Most primary windows on the original house contain six-over-six, double-hung sash and have louvered shutters. The central entry on the south elevation is flanked by two double-hung windows and has a single-leaf glazed door. It is framed by two small projecting gable-roofed bays. There are

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half-round ventilators in the gable end of each bay. The entrance at the east elevation is sheltered by a wood canopy with slender wood posts and accessed by concrete steps. There is a single-leaf door and a small window with one-over-one sash. The projecting bay at this elevation has a double-hung window with six-over-six sash. A gable-roofed addition at the north elevation has two double-leaf patio doors and a wood deck (1996, Goodhue Co. Assessor). There is a shed-and gable-roofed, two-car garage (1997, Goodhue Co. Assessor). The roof is clad in composite shingles and the exterior in wood siding. The upper story is accessed by a wood stair. There is also a small gable-roofed shed with a glass patio door.

This parcel was occupied by a previous house that burned. In 1927 a simple cottage called “Little Dacotah” was moved from the Dacotah Cottage property at 28743 Garrard Avenue. Little Dakota was built by Lewis Garrard (1829-1887) in 1858 as his residence, and was the first erected on the Dacotah Cottage property (Wendland 2018a:151). Crowned with a distinctive cupola evident in early photographs, it was incorporated into the large house, Dacotah Cottage, that was developed there in the 1860s. Little Dacotah was moved to its present location after Edwin and Lenore Hall purchased Dacotah Cottage from George Wood and Virginia Garrard in 1927 (Wendland 2018a:175). Local historian Florence Strupe was a long-term occupant of Little Dacotah prior to her death in 1995 (Wendland 2018a:280). The south addition and new garage date from the mid-1990s.

**27. Joseph Weich House (Honeybee) 34932 Dacotah Street
ca. 1858 (GD-FLC-065)
Table 2; Map 3; Photo 14
1 contributing building, 1 non-contributing garage**

This house, known as Honeybee, also as the Joseph Weich, Sauter, and Poppe House, faces north at the southwest corner of Manypenny Avenue and Dacotah Street. It occupies Lots 21-23 of Block 18 of the Original Town. The corner site is edged by a wood picket fence. The one-and one-half story house rests on a stone foundation. The L-plan has a one-and-one-half story, gable-roofed main block with a shed-and-gable-roofed, one-story wing to the south. The roof is clad in composite shingles and there is a central brick chimney and a wide frieze at the eaves. There is a full-length porch along the wing with arched, screened panels, and a single-leaf door. The central entry has a single-leaf door. Most windows contain two-over-two double-hung sash and have louvered shutters. There are also modern casement windows at the south and west elevations of the wing. The exterior is clad in wood siding.

There is a detached, gambrel-roofed, two-car garage/barn at the rear of the property. The roof is clad in composite shingles and the exterior in wood siding. Fixed windows have multi-paned sash. The upper story is accessed by a wood stair.

This house has been incorrectly identified in past surveys as the Henry Hunecke House. It was, however, built about 1858 by Joseph Weich. He owned the property until 1866 when it was sold to John Sauter, Sr., a grain dealer, laborer, and farmer. It was purchased by Claus Poppe, a

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laborer, and remained in his extended family until 1986 (Wendland 2018a:281-89). A native of Baden, Weich arrived in the U.S. in 1852. He arrived in Frontenac in the late 1850s and was among those recruited by Israel Garrard to build the first houses. He is credited as at least the partial builder of Saint Hubert's Lodge (Wendland 2018: 281-3; 216), and may have been the builder of Winona and Dacotah Cottages, as well as Honey Bee, Parsonage, and the Heller (Carlson) House. Henry Hunecke (1831- 1907), another well-known Frontenac carpenter and a Prussian immigrant, may have also been involved in building these and others.

**28. (28) House, 34962 Dacotah Street
1950 (GD-FLC-113)
Table 2; Map 3
1 contributing building**

This one-and-one-half story house dating from ca. 1950 is located at the southeast corner of Dacotah Street and Manypenny Avenue. It occupies Lots 24-26 of Block 18 of the Original Town. The square plan has a gable roof with boxed eaves. The roof is clad in composite shingles. The building rests on a concrete foundation and the exterior is clad in brick. The deep gable end is clad in board and batten siding and there appears to be a panel for a former loft. The east elevation has an at-grade entry with a single-leaf door and a single-car garage opening with an overhead door. Regularly spaced windows, most with shutters, are double-hung units. The building exterior is clad in asbestos shake siding. There is a small gambrel-roofed shed with double-leaf doors.

No information about the builder or early occupants was identified in local archives. The house was built during the period just prior to the 1950 closing of Frontenac's last hotel, the Moccasin Inn, when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite. It appears to be associated with the Dakota Cottage parcel (1858).

FARIBAULT STREET

**29. (29) Henry Hunecke House (John Gerken House), 34921 Faribault Street
1859 (GD-FLC-064)
Table 2; Map 3
2 contributing buildings**

The Henry Hunecke House occupies Lots 10 and 11 of Block 18 of the Original Town at the northwest corner of Manypenny Avenue and Faribault Street. The one-and-one-half story building faces north. It rests on a concrete foundation. A bulkhead is located on the east elevation. The L-plan has a one-and-one-half story, gable-roofed main block with a shed-and-gable-roofed one-story wing. There is also a one-and-one-half story addition at the north elevation dating from after ca. 1950 (Wendland 2018a:305). The roof is clad in composite shingles and has exposed rafters. A single red brick chimney is located on the ridge of the main block and there is an endwall chimney at the east elevation. A full-length enclosed porch along

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the wing contains a single-leaf door. The main entrance has an offset entry with a single-leaf door surmounted by a glazed transom. Windows contain one-over-one, double-hung sash. The exterior is clad in wood siding. There is a shed-roofed shed at the north property line. The roof is clad in metal and the exterior in wide wood plank siding. It is in poor condition.

Carpenter Henry Hunecke (1831-1907) was the builder and first owner and occupant (1859-1867) of this house (Wendland 2018a:295). A native of Westphalia, Prussia, he arrived in the United States with his brother John in 1853. Henry Hunecke married Louise Bremer in 1856 and first settled in Red Wing. He went to work for Israel Garrard in 1857 and built this house during the first years of his employment (Wendland 2018a:297). Hunecke is credited with the construction of many Frontenac buildings. The property was subsequently owned and occupied by a succession of others, including John Gerken (1867- 1913) and the Edwin Hunecke family after 1924 (Wendland 2018a:295, 299).

JOHNSTON STREET

30. House (Greystone Barn), 34962 Johnston Street

ca. 1860 (GD-FLC-070)

Table 2; Map 3; Photo 35

1 contributing building, 1 non-contributing structure (pool)

This house occupies the W 1/2 of Lot 1, Block 24 of the Original Town. It faces north near the southwest corner of Johnston Street and Garrard Avenue. A driveway accesses the property from Johnston Street. This building is the former barn of Greystone, the dwelling to the east at 29277 Garrard Avenue.

The gable-roofed, one-and one-half story dwelling has a stone and concrete foundation. The gable roof has overhanging eaves with exposed purlins and rafters. It is clad in composite shingles. There is a shed- and hipped-roof porch supported by wood columns at the north and west elevations, and a two-story polygonal bay on the east elevation. The porch is screened on the west elevation. Windows include units of various sizes and fixed, casement, and double-hung sash. There is a single square window in the north gable with diamond paned light. The entrance at the north elevation has a single-leaf door, and there are double-leaf doors at the west elevation. The exterior is clad in board and batten siding. There is a single-car, attached garage at the southeast corner of the building, separated from the house by a breezeway. There is an in-ground swimming pool to the west of the house.

Photographs from ca. 1901 show the board and batten-clad barn prior to its conversion to this dwelling (Wendland 2018: 273). According to local histories, Thomas Spencer Huntington (1820-1896) built the accompanying grout-walled house, Greystone in ca. 1860 (Wendland 2018: 263-276). Huntington sold Greystone in 1861 to Sarah Bella McLean, Israel Garrard's mother, who lived in Dacotah Cottage and probably rented it to tenants. McLean was the owner

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until 1876, followed by Jacob McLean (1876-1885) and Hans Johnson (1885-1893). The barn probably dates from Hans Johnson occupancy (Wendlund 2018:268-274).

The property was in Israel Garrard's ownership at the time of his death in 1901, and was mostly vacant. The family sold it to William (1862-1915) and Anna (1864-1960) Webster of Saint Paul (Wendlund 2018:266-276). A porch was reportedly added to the building in 1913, when it was "converted to overflow sleeping rooms" (Flies 2019:25). One account says the Webster family converted the barn to a dwelling by 1929 (Wendlund 2018:274); another notes that it was converted for the use of the Webster brothers, William III and Peter, after World War II (Flies 2019:25). It was renovated to its current appearance in 2018. Greystone and this former barn property remain in Webster family ownership.

LEROY AVENUE

31. Christian Fredericks House and Cottage, 29050 Leroy Avenue

ca. 1869 (GD-FLC-073)

Table 2; Map 3; Photo 31

4 contributing buildings

This small, one-story, rectangular-plan house occupies a wooded parcel on Block 35 of the Original Town. It faces west between County Road 2 Boulevard and Wells Street. The building rests on a concrete block foundation and the roof is clad in standing-seam metal. There is an addition on the rear that was not visible during survey. Windows are of various types, including four-over-four double-hung units. The central entry has a gabled hood supported by two wood posts. It shelters a single-leaf paneled door. The exterior is clad in wood shingles. It is likely to have been rehabilitated with a new foundation if this is the original dwelling on the site.

There are three other small cottages on the property. One, to the north, is rectangular-plan and faces west. The building rests on a concrete block foundation and the roof is clad in composite shingles. Windows are of various types, including four-over-four double-hung units with louvered shutters. The central entry has shed-roofed hood and knee brackets. It shelters a single-leaf paneled door. The exterior is clad in wood siding. A pair of small, one-room buildings to the east have gable roofs clad in composite shingles and wood-sided exteriors. Each has an entrance with a single-leaf door and a west-facing window with double-hung sash. These two buildings were identified from Goodhue County Assessor photos.

According to local histories, the main house was built in ca. 1869 and occupied by Christian (1830-1884) and Sophia (Schmidt, 1827-1912) Friedericks. It remained in the Friedericks family until 1984 (Wendlund 2018a:533). Friedericks, a native of Mecklenberg, was a laborer and farmer. Christ was one of five siblings who emigrated to the U.S. and settled in Frontenac, at least for a short period. The cottage to the west, and possibly the other even smaller cottages on the parcel, were likely part of the 1940s Frontenac Heights resort development on Burr Oak

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Street. Several of the one-room cottages were later relocated to Leroy Avenue and other lots (Wendland 2018a:532).

**32. House, 29072 LeRoy Avenue
1948 (GD-FLC-128)**

Table 2; Map 3

1 contributing building, 1 non-contributing garage

This house faces west at the north end of Westervelt Avenue Way. It occupies Lots 12 and 13 of Block 35 of the Original Town. The rectangular-plan, one-story, gable-roofed building rests on a concrete foundation and the roof is clad in composite shingles. The siding type was not identified. The west-facing, main elevation has a central entry flanked by paired double-hung windows with one-over-one, double-hung sash. Other windows include casement-type. Outbuildings include a detached gable-roofed double garage (2000). The roof is clad in composite shingles and the exterior in identified siding.

County Assessor records provide a date of 1948 (Goodhue County Assessor). This house appears to be typical of those associated with the end of the Moccasin Inn era (ca. 1923-1950), when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite. The builder has not been identified and the property history has not been determined.

**33. John and Anna Peper Summer Cottage, 29099 LeRoy Avenue
ca. 1920 (GD-FLC-086)**

Table 2; Map 3

1 contributing building

This small one-story, rectangular-plan house occupies Lots 1 and 2 of Block 44 of the Original Town. The main elevation faces east at the southeast corner of Wells Street and LeRoy Avenue, and the rear of the house faces Van Blarcum Avenue. The building rests on a concrete foundation and the gable roof is clad in composite shingles. There is a shed-roofed, one-story open porch at the rear. The front porch is enclosed with storm sash and the entrance has a single-leaf storm door. Windows are of various types, including one-over-one, double-hung units. The exterior is clad in vinyl siding.

This house appears to be typical of those associated with the end of the Moccasin Inn era (ca. 1923-1950), when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite.

Wood and Van Blarcum Avenues were sparsely built up south of Wells Street prior to ca 1920. Old Frontenac native Anna Louise Peper (1893-1971) and John Peper (1894-1947) were residents of Red Wing. John was a gasoline filling station owner and later a truck driver for a brewery (U.S. Census 1920, 1940). Anna was the daughter of John and Louisa Hunecke Brunner

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(29065 Wood Avenue, GD-FLC-077; Wendland 2018a:476-480; 2018b:55) and the granddaughter of Henry Hunecke (1831-1907), the Frontenac master builder.

MANYPENNY AVENUE

34. William Lubeck House, 28891 Manypenny Avenue

1860 (GD-FLC-066)

Table 2; Map 3

1 contributing building, 1 non-contributing garage

This house faces north at the southwest corner of Faribault Street and Manypenny Avenue. The one-story rectangular-plan building rests on a concrete block foundation. It occupies Lot 22 and portions of Lots 21 and 23 of Block 19 of the Original Town. The gable roof is clad in composite shingles and here are returns at the eaves. Most windows contain six-over-six, double-hung sash. The entries on the south elevation have single-leaf doors. The exterior is clad in wood siding. There is a gable-roofed, one-car garage (1961, Goodhue Co. Assessor) accessed by a driveway from Manypenny Avenue. The roof is clad in composite shingles.

Joseph Gerken owned this lot when this house was moved to it in 1956. Previously the house was located at Winona Cottage (28895 Garrard Avenue [County Road 2 Boulevard]). According to Wendland, it was the second story of the west wing of Winona Cottage, possibly dating from ca. 1895. (Wendland 2018a:208-09, 310). The first occupants were William and Minnie Lubeck (Wendland 2018a:310).

35. (35) Parsonage (Moccasin Inn), 28957 Manypenny Avenue

1863 (GD-FLC-068)

Table 2; Map 3; Photo 19

1 contributing building, 1 non-contributing structure (pool)

This two-story house faces west on a level site at the southwest corner of Manypenny Avenue and Sumner Street. It occupies Lots 20-22 of Block 20 of the Original Town. There have been a number of additions and alterations to the original plan and site orientation. Wendland notes that it is one of three early Frontenac houses with similar roof and massing type. The others are the Schlunt Boarding House and the current front portion of Dacotah Cottage (Wendland 2018a:313).

The main entrance originally faced McLean Street. The building rests on a Frontenac limestone foundation. The rectangular plan has a two-story main block with a one-story wing at the east. The main block has a low-pitched hipped roof. The roof is clad in composite shingles and there is a single red brick chimney on the north end of the ridge. The one-story wing is gable-roofed and has a red brick chimney on the south roof slope. It houses a screened porch on the north elevation and a porch at the east elevation. An attached, two-car garage faces south.

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The three-bay façade facing Manypenny Avenue has a central entry and a slightly asymmetric arrangement of segmental-arched windows. The sidelit entry is accessed by four concrete steps with a stone veneer parapet. The gabled porch hood is carried by slender wood columns. The replacement sash contains six-over-six lights. Each has wood shutters. A slender window with multi-paned sash is adjacent to the south window on the second story. The segmental-arched entry has a single-leaf, paneled door with three slender arched lights. Wood shutters are attached to most windows. All trim at the windows and entries is simple flat millwork. There is an in-ground swimming pool located south of the house (1950 Goodhue County Assessor).

This house was built in 1863 as a parsonage for the Campbellite Church (Church of Christ), located to the south of the building. It was funded by Sarah Bella McLean. McLean also funded the addition of the church bell tower. After McLean returned to her home in Cincinnati in 1870, church membership declined and the building was also used by area Baptists and Methodists. When the church burned in 1874, the parsonage remained unoccupied for several decades (Wendland 2018a:313, 321-22). In the early 1920s the building was re-opened and operated as a tearoom and inn by Israel Garrard's granddaughter, Evelyn Garrard Starnes, and Carrie Carlson of Frontenac (*Minneapolis Morning Tribune* 18 Sept 1923). A one-story enclosed porch was added to the building (Wendland 2018a:316-17). Carlson, likely by the late 1920s, next operated the property on her own as the Moccasin Inn. She purchased the property in 1935 and operated the tearoom and inn until ca. 1950. After 1938 the popular Frontenac Inn had closed, so the Moccasin Inn would have enjoyed the lack of competition. Other names associated with the property are Parsonage Inn and Moccasin Tea House (Wendland 2018a:318). Between 1954 and 1964 Dr. John (1914-2012) and Ruth (1916-1990) Hodgson owned the property. Alfred and Barbara Comstock were the next owners (likely after 1964) (Wendland 2018a:316-17; 319). The main entrance was reoriented to Sumner Street, and an end-wall chimney was added to the elevation where the tearoom porch was removed. A one-story addition with casement windows replaced the original entrance porch.

VAN BLARCUM AVENUE

36. Frontenac Mission House, 28964 Van Blarcum Avenue ca. 1867 (GD-FLC-081)

Table 2; Map 3

1 contributing building, 1 non-contributing garage

The Frontenac Mission occupies Lots 3 and 4 of Block 42 of the Original Town. It faces west across Wakondiotia Park at the southeast corner of Sumner Street and Van Blarcum Avenue. This one- and one-half story building rests on a stone foundation. The L-plan has a one and one-half story, gable-roofed main block with a shed- and gable-roofed one-story wing. There is a shed- and gable-roofed addition at the east elevation. The roof is clad in composite shingles. What was likely a former full-length porch along the wing is enclosed with double-hung windows and an entrance with a single-leaf door. Windows are of various types, including a five-part bow

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window at the first story of the west elevation and one-over-one, double-hung sash. The exterior is clad in wood siding (Goodhue County Assessor). The scalloped siding treatment of the gable end and canopy is of recent date. There is also a detached, gable-roofed, two-car garage with a gable-roofed addition. The roof is clad in composite shingles and the exterior in siding of unknown type.

According to local histories, this building was erected in ca. 1867 for use by the Trustees of Frontenac Mission of the Evangelical Association, Goodhue County (Wendland 2018a:569). Israel Garrard sold lots 3 and 4 of Block 42 to the association. This was a project of Israel and Lewis Garrard's mother, Sarah Bella McLean, who was interested in the Campbellites (led by Alexander Campbell) and the American Christian Missionary Society. She may have planned to establish a College of the Society of Christian Disciples "based on the assumption that the trustees of the Frontenac Mission, Evangelical Association, Goodhue County, Minnesota, were associated with the project" (Wendland 2018a:569). McLean left Frontenac for Cincinnati three years later and the property was sold by the trustees to Joseph and Anna Ingli (Wendland 2018a:569). By 1875 it was the property of Charles and Maria Herder and it remained in their family until 1943. Natives of Prussia, Charles was a quarryman, farmer, and laborer (Wendland 2018a:557). For a time in the late 1940s and 1950s it "was a small store that sold basic grocery supplies" (Wendland 2018a:571).

37. (37) House, 29198 Van Blarcum Avenue (29236 LeRoy Avenue)

1930 (GD-FLC-082)

Table 2; Map 3

2 contributing buildings, 1 non-contributing garage

This house is located at the northeast corner of Van Blarcum Avenue and Johnston Street, with Wakondiotia Park to the west. The Goodhue County Assessor shows address of 29198 Van Blarcum, addressed as 29226 Leroy on the County GIS map. The square-plan, one- and one-half story, gable-roofed building rests on a concrete foundation and the roof is clad in composite shingles. It has porches at the east and west elevations. The west-facing, main elevation has an offset entry behind a full-length screened porch. A hip-roofed entry porch at the east has a pair of casement windows and a single-leaf door. Other windows at the upper story include multi-paned casements. The building is clad in wood siding. There is a one-story, gambrel-roofed cabin at the north side of the house, a gable-roofed, a detached, wood-clad, double-car garage (1993, Goodhue County Assessor) to the south, and a small gable-and shed-roofed cabin that the County Assessor notes was moved from Parcel No. 130.1670 by 2017.

This was among 20th-century additions to the south end of Van Blarcum Avenue. Goodhue County Assessor records provide a date of 1930. It is associated with the Frontenac Inn and Moccasin Inn era, prior to 1938, when a few tourism and recreational properties, including weekend homes, continued to be added to the townsites. The builder has not been identified and additional details about site history have not been determined.

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WESTERVELT AVENUE WAY W.

38. Christ Episcopal Church, 29036 Westervelt Avenue Way W.

1868 (GD-FLC-032)

Table 1; Figure 10; Map 3; Photos 21-22

1 contributing building (church), 1 non-contributing building (hall), 1 non-contributing structure (amphitheater seating); 1 contributing site (cemetery) (GD-FLC-110)

1 contributing building included in the original nomination

Christ Episcopal Church faces east over Wakondiotia Park and the Old Frontenac townsite. It occupies Lots 1 and 2 of Block 50 of the Original Town. Situated at the western gateway to the Old Frontenac Historic District, the site drops off sharply where it slopes to the edge of the park. Wood bench-seating for an amphitheater has recently (2022) been installed. The property is accessed from Westervelt Avenue on a gravel drive that circles to County Road 2 Boulevard below the church. The Christ Episcopal Church Cemetery is located west of the church and occupies approximately .4 acres of the parcel, which includes the church (1868) and a gable-roofed hall (1993). The buildings are linked by concrete walkways.

The Rural Gothic Style building had a high-level restoration completed in 2018 (*Winona Republican Eagle* 20 Sept 2018). It rests on a stone foundation below a wood sill board. The steeply pitched gable roof is clad in cedar shingles and the exterior is clad in wood board-and-batten siding. The rectangular plan terminates in a three-tiered, crenellated belltower at the east elevation. The central entry accessed by full-width wood steps with a wood railing. Another set of concrete steps leads from the lower driveway. The double-leaf batten wood doors are surmounted by a lancet-arched, multi-paned window. A lancet-arched louvered ventilator is located on each upper-tier face of the tower. The north elevation has four lancet-arched windows filled with leaded diamond-panes of stained glass, and the south elevation has three lancet-arched windows also filled with leaded, diamond-paned stained glass. The west elevation has a central slender lancet-arched window, also filled with stained glass, that is flanked by a pair of smaller windows and a wood cross set at the gable peak. The windows were originally hinged to allow ventilation (*Winona Republican Eagle* 20 Sept 2018).

A one-story sacristy is attached to the northwest corner of the main building. The east-facing entry has a single-leaf door under a gabled canopy. The detached, gable-roofed Fellowship Hall (1993) to the south is clad in board-and-batten siding and the roof is clad in cedar shingles. The east elevation has a central entry and three double-hung windows; the north elevation has a single-leaf door and two windows.

Christ Episcopal Church Cemetery is located at the southeast corner of Westervelt Avenue Way and County Road 2 Boulevard. It is west of the church and accessed by a gravel drive that circles to County Road 2 Boulevard below the church. The cemetery occupies approximately .4 acres of the 1.5-acre parcel, which includes the church (1868) and a gable-roofed hall (1993).

Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

The cemetery has a rectilinear layout arranged across the level site. Markers and monuments include those carved from marble and Frontenac Stone as well as polished granite. There are a few flush markers. One small family plot is enclosed with stone bollards and pipe fencing and another with iron fencing.

Christ Episcopal Church was completed in 1868. Funded by Frontenac resident Nathaniel C. McLean and built by carpenter Henry Hunecke, it was the community's second church (Wendland 2018a:732-3). At the time of its construction, the community was served by the Church of Christ (1862), built by Lewis Garrard and his mother, Sarah Bella Garrard McLean. According to records at findagrave.com there are 55 interments. They date from 1876, with McLean's 12-year-old son, Larz Anderson McLean (Wendland 2018a:601). Although the Frontenac Cemetery was available for community members, some Christ Episcopal Church parishioners were interred here. They include townsite co-founder, Evert Westervelt (1813-1888) and Westervelt family members. The most recent interment was 2019.

**39. House, 29070 Westervelt Avenue Way W
1941 (GD-FLC-083)
Table 2; Map 3
1 contributing building, 1 contributing garage**

This house faces west at the north end of Westervelt Avenue Way, south of the Christ Episcopal Church. The L-plan, one-story, gable-roofed building rests on a concrete foundation and the roof is clad in composite shingles. It has a gable-roofed, screened porch at the south elevation. The west-facing, main elevation has a central entry flanked by single windows with six-over-six, double-hung sash. Most of the other windows are of this type. Outbuildings include a gable-roofed garage-barn with a single-car opening. The roof is clad in composite shingles and the exterior in wood board and batten siding and lap siding. There is also a gable-roofed metal storage building at the north property line.

This was among early additions to Westervelt Avenue. Except for the prominently sited Christ Episcopal Church (1868), there was no development along its length until after ca. 1940. County Assessor records provide a date of 1941 (Goodhue County Assessor). This house appears to be typical of those associated with the Moccasin Inn era, prior to its closing in 1950, when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite. The builder has not been identified and the property history has not been determined.

**40. House, 29178 Westervelt Avenue Way W.
1950 (GD-FLC-133)
Table 2; Map 3
1 contributing building**

This house faces west on Westervelt Avenue Way W., south of County Road 2 Boulevard. The original rectangular plan, one-story, gable-roofed building has had an addition and attached

Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

double-car garage (1988; Goodhue Co. Assessor). The building rests on a concrete foundation and the roof is clad in composite shingles. The exterior is clad in vinyl. The west elevation has a screened porch that projects from the south half of the building.

Except for the prominently sited Christ Episcopal Church (1868), there was little development along Westervelt Avenue until after ca. 1940. This house appears to be typical of those associated with the Moccasin Inn era, prior to its closing in 1950, when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite. The builder has not been identified and the property history has not been determined.

WOOD AVENUE

41. Henry and Lucille Hattemer House, 28752 Wood Avenue

1950 (GD-FLC-140)

Table 2; Map 3

1 contributing building, 1 non-contributing garage

This house is located at the north end of Wood Avenue, with Wakondiotia Park to the northwest. The rectangular-plan, one- and one-half story, gable-roofed building rests on a concrete foundation and the roof is clad in metal. It has porches at the east and west elevations. The west-facing, main elevation has an entry centered on a porch accessed by two steps. Groups of double-hung windows are located on each elevation. There appear to be three additions to the original 1950 dwelling. The building is clad in metal siding. A detached, two-car garage (1996, Goodhue County Assessor) to the north has a gable roof and metal siding.

Harry (1901-1966) and Lucille Hattemer (1906-1974) of Red Wing built the house in ca. 1950 (Goodhue County Assessor; Wendland 2022). This was among mid-20th-century additions to the north end of Wood Avenue. It was built during the period just prior to the 1950 closing of Frontenac's last hotel, the Moccasin Inn, when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite. Harry Hattemer was a Red Wing garage owner (*Winona Daily News* 20 Sept 1932:11; U.S. Census 1940).

42. (42) Steffenhagen House, 28790 Wood Avenue

1949 (GD-FLC-138)

Table 2; Map 3

1 contributing building, 1 contributing garage

This Minimal Traditional style building faces east at the northeast corner of Dacotah Street and Wood Avenue. The one-and one-half story, gable-roofed house rests on a clay tile foundation (Goodhue Co. Assessor). The roofs are clad in composite shingles. The building dates from 1949 (Goodhue County Assessor). The east-facing elevation has a projecting entry bay with a central entry with a single-leaf door. The entry is accessed by wood steps and a wood deck. The bay is flanked by pairs of casement windows. There are two gable-roofed dormers on the east roof.

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Name of Property

There is a two-story, shed- and gable-roofed addition at the west elevation. Sliding glass doors fill most elevations. The building exterior is clad in cement board siding. A detached, gable- and shed-roofed garage is located at the south property line (1949, Goodhue Co. Assessor). The exterior is clay tile and the gable ends are clad in wood siding. The single-car garage opening has an overhead door and another opening has double-leaf batten doors.

This was among late 1940s additions to the north end of Wood Avenue. Ted Steffenhagen Jr. and his son, Donald Steffenhagen, built the house (Wendland 2022). It was built just prior to the ca. 1950 closing of Frontenac's last hotel, the Moccasin Inn, when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite.

43. Michael Ackerman House, 28929 Wood Avenue

1859 (GD-FLC-078)

Table 3; Map 3

2 non-contributing buildings

This house faces northeast at the northwest corner of Wood Avenue and Sumner Street. The two-and one-half-story building rests on a raised, stone-faced concrete foundation. The gable roof is clad in composite shingles and the exterior is clad in wood shingles. There are two peaked blind dormers on the east roof slope, each decorated with rosettes and other applied wood trim. A boxed endwall chimney is located at the south elevation. The main block has a shed-roofed, one-story addition at the west and a projecting tripartite bay window at the south. The central entry has sidelights and a single-leaf door. A broad arched porch, accessed by wood steps, shelters the entry. Windows variously contain eight-over-eight and two-over-two double-hung sash.

There is a detached, two-car garage with a shed-roofed carport (1989 Goodhue County). The steeply pitched roof is clad in composite shingles and the exterior in board and batten siding. The upper story is accessed by a wood stair.

A house was built at this location about 1859 by Michael Ackerman. He owned it until 1886 when he sold it to Louis Stich and moved to Frontenac Station. In 1892 Stich sold it to Charles Goerke, a blacksmith and carpenter (Wendland 2018a: 415-17; 424-25). Ackerman was a well-known carpenter in Frontenac and was employed by Israel Garrard for 28 years (Curtiss Wedge cited in Wendland 2018a:423). A native of Bayern (Bavaria), Ackermann arrived in the United States in 1852 and lived in Cincinnati where he first worked as a carpenter. He arrived in Frontenac, then known as Westervelt, in ca. 1858 (Wendland 2018a: 415-17).

The house built by Ackermann was extensively remodeled in 2002 (Wendland 2018a: 426). The original L-plan Greek Revival style house was expanded to a full two stories, with steeply pitched dormers, a reconfigured entry, and new entry porch. Little exterior evidence of the original house apparently remains.

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Goodhue, MN

Name of Property

44. Englebert Haller House (Carlson House), 28960 Wood Avenue

ca. 1866 (GD-FLC-033)

Table 1; Map 3; Photo 15

2 contributing buildings

1 contributing building in the original nomination count

This two-story house faces west on a level, unwooded site at the southwest corner of Wood Avenue and Summer Street. It occupies Lots 17-19 of Block 20 of the Original Town. The building rests on a Frontenac stone foundation laid in random ashlar. The rectangular plan has a two-story main block with a one-story wing at the east. The main block has a low-pitched gable roof with deep returns. The (newer) roof is clad in composite shingles and there is a single red brick chimney on the north end of the ridge. The one-story wing is gable-roofed and has a recessed screened porch on the north elevation and a hip-roofed porch at the east elevation. The wing has a red brick chimney at the ridge.

The three-bay façade has a central entry and regularly-spaced, segmental-arched windows. Sash, which may be historic, contains six-over-six lights. A slender pair of windows is located in the central bay. The segmental-arched entry has a single-leaf, paneled door with three slender arched lights. All trim at the windows and entries is simple flat millwork. Windows on the other elevations including the wing have flat lintels. Wood shutters are attached to most windows. The deteriorated, full-length, hipped roof porch is supported by three Doric columns. These appear to be 20th-century replacements of the chamfered posts shown in early photographs.

The porch rests on stone blocks. There is a replacement railing with turned balusters (Wendland 2018a:375). The exterior is clad in narrow wood clapboards. The building is vacant and in generally fair condition. Overall, the building appears to have had little exterior alteration since its construction. A shed to the east of the house may date from ca. 1870 (Wendland 2018a:371). It is clad in wood siding and there is a service door and a fixed six-pane window at the east elevation. The roof, of recent date, is clad in composite shingles. The building is vacant. Like the house, it appears to have had minimal exterior alteration since construction.

This house occupies Lots 17, 18 and 19 of Block 20 of the Original Town. It was built in ca. 1866-68 by Engelbert Haller, one of the builders of the Frontenac Hotel (ca. 1860), located across Wood Avenue to the west. Haller built the house after returning from serving in the Civil War. A succession of owners occupied the house after Heller sold the property to Carl Olson in 1886. It has since remained in the ownership of the Olson-Carlson families (Wendland 2018a: 371-386). Between 1935 and 1950 the family of Louis and Carrie Carlson operated the Moccasin Inn in the former Campbellite Church (razed) Parsonage at 28957 Manypenny Street (Wendland 2018a:313-320). The Moccasin Inn adjoined this property to the east.

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Goodhue, MN

Name of Property

45. Frontenac Hotel, 28971 Wood Avenue
ca. 1859-61 (GD-FLC-028)
Table 2; Map 3; Photo 20
2 contributing buildings

This two- and one-half story building faces east on a lightly wooded site between County Road 2 Boulevard (McLean) and Sumner Streets. It occupies Lots 1-3 of Block 36 of the Original Town. A step stone and hitching post are located on the west edge of the parcel at Wood Avenue. Wendland notes the step stone was formerly located at St. Hubert's Lodge (Wendland 2018a:694). The rectangular plan has a gable-roofed, two-story main block with a gable-roofed, one-story west wing. The main block rests on a stone foundation and has a low-pitched gable roof with deep eave returns. The roof is clad in composite shingles and there are three replacement chimneys. A truss with incised trim fills the gable end at the east elevation. This feature appears on historic photographs. There is a one-story, hipped-roof projecting bay at the south elevation. The west wing houses a two-car garage. The garage is accessed from Sumner Street by a concrete driveway.

The building was moved back on the lot in ca. 1910 (Wendland 2018a:448-49). There was an exterior restoration that began after ca. 1977. There is a full-length, hipped-roof porch resting on stone piers at the east façade. This replacement porch, which had been reduced to only an entry porch by 1982, has wood steps and a wood deck. The four replicated posts have scroll-cut brackets. The east elevation windows are regularly spaced and contain nine-over-nine, double-hung sash. Two pairs of ogee-arched windows with multi-paned sash are grouped under the gable end at the main façade. The central entry has double-leaf, wood-paneled doors with ogee-arch glazed panels. Flat millwork trim surrounds the entry. Some smaller windows at the west elevation contain six-over-six sash. The south elevation has an entry with double-leaf doors, next to an entry with a single-leaf door. A historic photo shows there was a one-story porch at this location; the single-leaf door may be in the original location (Wendland 2018a:448). The exterior is clad in narrow wood siding. A gable-roofed barn to the north of the building is clad in board and batten siding and has a single Dutch door and fixed six-pane window on the east elevation. The roof is clad in composite shingles. A barn at this location appears in a ca. 1870 photograph (Wendland 2018a:427).

The Frontenac Hotel was built in ca. 1859-61 by Engelbert Haller and Kasper Koch (Wendland 2018a:427-429; 450). It is not known exactly when it acquired its present size or appearance; early photos suggest an initial date of ca. 1903. According to Wendland, it was operated as a hotel boarding house for the small but growing community in the pre-Civil War period. Haller and Koch sold the property to Israel Garrard in 1865. Jacob and Dorothea Schneider purchased the building six months later. It was then known also known as the Schneider Tavern. With the development of Garrard's Lake-Side Hotel (confusingly later named the Frontenac Inn, 1907-1938), there was not as much need for a hotel. Jacob Schneider moved to nearby Frontenac Station in 1872. He sold this building in 1887. It is not known how it was used during the period

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1872-1887. It was a private residence 1887-1902 and was next in the ownership of the Westervelt family from 1902-1975 (Wendland 2018a:427-437; 450). Thomas and Barbara Lowell of Grey Cloud Island purchased it in 1977 and renovated it for use as the Lowell House (Inn). The Lowell House opened in 1982 (*Minneapolis Tribune* 22 April 1984:58). It is now a private residence (Wendland 2018a:448-49).

Wendland (2018a:435) corrects the story about this building's former location at Frontenac Point where it was supposedly the Pavilion of the Lake-Side Hotel. This error was repeated in the 1973 National Register of Historic Places nomination and in previous inventories. The Frontenac Hotel, although moved slightly on its current site, was built at this location.

46. Post Office, 29039 Wood Avenue

1867-FLC-076)

Table 2; Map 3

1 contributing building, 1 non-contributing garage

The former Post Office faces east on Wood Avenue between Wells Street and County Road 2 Boulevard (McLean Avenue). It occupies Lost 7-8 of Block 35 of the Original Town. This one-and one-half story, gable-roofed house dating from 1867 has a gable-roofed wing at the east that has an addition of 1860 ca. 1987, and a gable-roofed addition of 1977. It is joined to the 1977 addition by a small shed-roofed connector. The buildings rests on stone and concrete foundations. The roofs are clad in composite shingles. Windows on the original part of the building contain two-over-two double-hung sash and there is a canopy over the central entry. The historic full-length porch has been removed. The 1977 addition has casement, awning, and sliding patio window and door units. The exterior is clad in wood siding and plywood. There is a detached, gable-roofed, two-car garage (1976) at the north end of the property. The roof is clad in composite shingles and the exterior in wood siding. There are also several storage buildings. The building is in poor exterior condition.

This building originated as a post office and dwelling built by Henry Lorentzen and served as the Post Office for six years. Fredericka and Henry Lorentzen owned it until 1872, and subsequent owners were Fritz Steffenhagen (1872-1884) and John Krelbert (1884-1912). An early settler of Goodhue County, Lorentzen was a native of Hamburg. He served as Frontenac's fourth Postmaster, succeeding William E. Lowell, from ca. 1864 to ca. 1893 (Wendland 2018a:453-468).

In 1867 the Frontenac Post Office transferred operation from the Pavilion at Frontenac Point to this house, and after 1873 the office was moved again to nearby Frontenac Station. Lorentzen also served as township clerk ca. 1865-1878 (Wendland 2018a:453-458; Wood 1878). The late 20th-century alterations were made by the great-grandson of Israel Garrard and grandson of George Wood Garrard. Lewis Garrard Beck (also known as Lewis Israel Garrard, 1921-1991) was a Minneapolis teacher. He was the son of Evelyn Garrard Starnes Beck (1895-1951; *Minneapolis Star Tribune* 18 Jun 1991:16).

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Goodhue, MN

Name of Property

**47. Johann Fredericks House (John Brunner House), 29065 Wood Avenue
ca. 1868 (GD-FLC-077)
Table 2; Map 3
2 contributing buildings**

This two-story house occupies Lots 9-11 of Block 35 of the Original Town. It faces west at the northeast corner of Wood Avenue and Wells Street. The building rests on a stone and concrete foundation. The rectangular plan has a two-story, gable-roofed main block with a shed-roofed one-story wing at the west elevation. The roof is clad in composite shingles. There is a full-length, shed-roofed screened porch at the east elevation. Windows are of various types, including double-hung, six-over-sash at the east elevation. The exterior is clad in wood siding (Goodhue County Assessor). The gable end is filled with patterned wood shingles. This trim and other Queen Anne style features such as rosettes in the trim board below the gable end appear to have been added to the original vernacular style house years after its original construction. There is also a detached, gable-roofed, two-door garage. One door has a bi-fold door and the other is an overhead type. The roof is clad in composite shingles and the exterior in siding of unknown type.

According to local histories, this building was built in ca. 1868 and was occupied by Johan and Rebecca Friedericks until ca. 1885 (Wendland 2018a:473-5). Friedericks, a native of Hanover, was a farmer who farmed outside the townsite. The next owners were William and Caroline Eisenbrand, followed by George Wood Garrard, who sold it to John and Louisa Brunner, natives of Switzerland (Wendland 2018a:476). Brunner had experience as a tavern owner when he arrived in Frontenac by 1888. By 1893 he was the manager of the Lake-Side Hotel. The house is shown in a 1910 photograph as a two-story gable-roofed block, with a three-bay façade and offset entry. By 1920, there was a partial shed-roofed front porch with Queen Anne style trim (Wendland 2018a:479). It is not known when the current gable-end trim was added.

**48. House, 29231 Wood Avenue
ca. 1920 (GD-FLC-071)
Table 2; Map 3; Photo 32
1 contributing building**

This one-story house is 20' x 20' and has a split-log veneer exterior and the gable roof is clad in composite shingles. The building is located mid-block between Johnston and Graham Streets. It faces east. The front entry is sheltered by a metal awning. A pair of six-over-six, double-hung windows and a single window with one-over-one sash flank the central entry, which has a single-leaf door. Other windows of various sizes have double-hung or fixed sash.

The Goodhue County Assessor provides a construction date of 1920, but no information about the builder or early owners was identified. It is associated with the Frontenac Inn and Moccasin Inn era, prior to 1938, when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite.

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49. John Seba House, 29255 Wood Avenue

1865, (GD-FLC-134)

Table 2; Map 3

1 contributing building, 1 non-contributing garage

This building is located at the northwest corner of Johnston Street and Wood Avenue. The rectangular plan has a gable- and shed-roofed, two-story main block with a gable-roofed, one-story wing. The main block rests on a concrete foundation. The roof is clad in composite shingles. The first story of the west elevation has an off-center entry with a single-leaf door, and two windows with one-over-one double hung sash. Another one-over-one window is located in the gable end at the upper story. A wood deck accesses another entry with a single-leaf door. Other window sizes and types include sliding casements on the south elevation. The exterior is clad in vinyl siding. A two-car garage (1986) is located to the north of the house (Goodhue County Assessor). The gable roof is clad in composition shingles and the exterior in vinyl siding. Wendland 2018a [p. 481] describes this property as 29255 Johnston Street; Goodhue County Assessor shows as Wood Avenue.

Apparently long known as the John Seba House, Seba was the second owner. Fritz Friedericks, a native of Mecklenburg, arrived in the United States in 1863 or 1865 and was in Frontenac in time to build this house in ca. 1865. His wife, Lisette, was also a native of Mecklenburg (Wendland 2018a:481). Friederick's occupations included clerk, shoemaker, saloon keeper, and U.S Mail employee. They built and lived in this house until ca. 1870, when they moved to Minneapolis (Wendland 2018a:481-2). The next owners were John and Margaret Seba, natives of Hanover. Seba was a laborer and they lived here until sometime between ca. 1876 and 1879 (Wendland 2018a:482). J. B. McLean, son of Nathaniel J. McLean (who was a stepbrother of the Garrard brothers: Israel, Lewis, Kenner, and Jephtha), purchased the property from Seba in 1884. It was a rental property until 1891, when he sold it to Ole W. and Annie Olson. Natives of Norway, they resided here for six years, and Ole learned the trade of stonecutter. The Olsons and their nine children moved to Colfax, Wisconsin in 1907 (Wendland 2018a:484-5). The west wing of the house may be part of another house moved to this location. It was likely the Strupe-Batchelder House. In the 1980s, the house was remodeled by Jon and Gloria Weich. An enclosed porch was removed, and a 12' addition built. The main entrance was reoriented from Wood Avenue to Johnston Street (Wendland 2018a:485-6).

50. Donald Hunecke House, 29309 Wood Avenue

1948 (GD-FLC-136)

Table 2; Map 3

1 contributing building

This rectangular-plan house (1948; Goodhue County Assessor) is located mid-block between Johnston and Barton Streets. It faces east. The one-story building rests on a concrete foundation and the roof is clad in composite shingles. The gable roof has a cross-gabled bay that is accessed

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by the front and rear entries. The front entry is sheltered by a gabled canopy supported by knee brackets. Windows of various sizes have double-hung or sliding casement sash. There is a shed-roofed entry annex at the rear, west-facing elevation. The date of the addition to the original square-plan house is unknown.

This was among 1940s additions to the south end of Wood Avenue. It is associated with Frontenac's last period of mid-20th century tourism and recreational development. Just prior to the 1950 closing of Frontenac's last hotel, the Moccasin Inn, a few tourism and recreational properties, including weekend homes, continued to be added to the townsite. Donald Hunecke (1923-2018) built the house. He was the grandson of Henry Hunecke (1831-1907), a Frontenac master builder.

51. House, 29337 Wood Avenue

1949 (GD-FLC-137)

Table 3; Map 3

2 non-contributing buildings

This rectangular-plan house (1948; Goodhue County Assessor) is located at the northwest corner of mid-block Wood Avenue and Barton Streets. It occupies Lots 7 and 8 of Block 32 of the Original Town. The one-story building rests on a concrete foundation and the roof is clad in composite shingles. The front entry is flanked by windows with double-hung sash. It has a single-leaf door accessed by concrete steps. Windows of various sizes have double-hung or awning sash. The building exterior is in poor condition. There is a gable-roofed garage attached to the west side of the house and a 3,000-square-foot metal pole building abuts the garage. The property lacks sufficient historic integrity to be contributing to the historic district.

This was among 1940s additions to the south end of Garrard Avenue and was among mid-20th-century additions to Wood Avenue. It was built just prior to the ca. 1950 closing of Frontenac's last hotel, the Moccasin Inn, when a few tourism and recreational properties, including weekend homes, continued to be added to the townsite. A builder and early occupants have not been identified.

GRAHAM STREET

52. Virginia Cottage, 34810 Graham Street

ca. 1865-7 (GD-FLC-050)

Table 2; Map 3; Photo 30

1 contributing building, 1 non-contributing garage.

Virginia Cottage is located at 34810 Graham Street between Van Blarcum and Wood Avenues and faces north. It is a square-plan, one-story hipped-roof house that has been moved three times. It rests on a concrete foundation and the roof is clad in composite shingles. The south and part of

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the east elevation are attached to a two-story house that dates from 2001. The north-facing, main elevation has a central entry with simple flat trim with peaked lintels. It is flanked by pairs of slender casement windows with multi-paned sash. Peaked lintels are also part of the flat trim at the windows. A hipped-roof porch with a wood deck at the entry is carried by slender columns. The same window and trim details are replicated in the addition. Both buildings are clad in wood siding. The detached garage on the property dates from 2001 (Goodhue Co.).

This house has been moved three times since its construction in ca. 1865-67 by James Owens, who lived in Frontenac between ca. 1859-69. It was first located to the east on Lots 7 and 8, Block 25 (29277 Garrard Avenue). It was purchased by Israel Garrard in 1869, and was moved in 1871 to the Lake-Side Hotel complex (Wendland 2019a:609-10). It was located on Lots 9 and 10 of Block 11. It was used as a guest cottage as part of the hotel and next was part of the Methodist Church camp that replaced in the hotel in 1940 (Wendland 2019a:609). It was moved to its current location in 1997 (Wendland 2018a:609).

53. House, 34820 Graham Street

ca. 1870, moved to Old Frontenac in 2012 (GD-FLC-114)

Table 3, Map 3

1 non-contributing building

This house is located at 34820 Graham Street between Van Blarcum and Wood Avenues and faces north. The square-plan, one- and one-half story gable- and shed-roofed building was moved to Old Frontenac in ca. 2012 from Red Wing (Wendland 2022). It rests on a concrete foundation and the roof is clad in composite shingles. The north-facing, main elevation has an offset central entry with a glazed storm door with simple flat trim. It is flanked by pairs of slender windows with two-over-two, double-hung sash. The entry is sheltered by a hip-roofed porch supported by three wood columns with scroll-sawn brackets. A lancet-arched window with multi-paned sash is set into the peaked central gable, providing a simple Gothic Revival style-inspired façade. Other windows contain one-over-one and four-over-four, double-hung sash. The building is clad in wood siding. Goodhue County Assessor information does not mention the move and provides a house date of 1919, which is unlikely. Unlike other properties moved within the townsite, this building was not present during the period of significance and is, therefore, considered non-contributing.

54. Hans Olson House, 34850 Graham Street

ca. 1900 (GD-FLC-124)

Table 2; Map 3

1 contributing building, 1 non-contributing garage

This two-story house at the southwest corner of Wood Avenue and Graham Street occupies Lots 1-3 of Block 33 of the Original Town. The building rests on a concrete foundation. The rectangular plan has a two-story, gable-roofed main block with a shed-roofed, one-story wing at the west elevation. The roof is clad in composite shingles and there are two gable-roofed dormers

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on the two-story section. Windows are of various types, including double-hung, six-over-six sash at the east elevation. The exterior is clad in metal siding (Goodhue County Assessor). There is also a detached, metal-clad gable-roofed, two-car garage (1990). The roof is clad in composite shingles.

According to local histories, by 1907 Hans Olson (1860-1910) and Annetta Olson owned a small hipped-roof house at this location that dated from ca. 1900. It was attached to a now razed, ca. 1875 hipped-roof house moved to this location from its Bluff Street (Block 15 Lot 13) location by Olson. After the Olson's occupancy it was used as a summer cottage by Louis and Leonora Salzberger and the hip-roofed portion was demolished (Wendland 2018a:585-6).

SUMNER STREET

**55. House, 34775 Sumner Avenue
1940 (GD-FLC-129)
Table 2; Map 3
1 contributing property**

This house is located at the northeast corner of Sumner Street and Van Blarcum Avenue, opposite Wakondiotia Park. It occupies Lots 1-3 of Block 41 of the Original Town. The rectangular-plan, one-story, gable-roofed building rests on a concrete foundation and the roof is clad in composite shingles. The exterior is clad in board-and-batten and lap siding. The main elevation has a central entry flanked by double-hung windows with six-over-six sash. A brick end-wall chimney is at the east elevation and there is a flat-roofed porch enclosed with storm sash.

This house dates from the 1940s and was built during the decade prior to the ca. 1950 closing of Frontenac's last hotel, the Moccasin Inn, when a few tourism and recreational properties, including weekend homes, were added to the townsite. The builder has not been identified and the site history has not been determined. County Assessor records provide a date of 1940 (Goodhue County Assessor).

**56. Carl Peter House (Joachim Bremer House), 34778 Sumner Street
ca. 1868 (GD-FLC-080)
Table 2; Map 3; Photo 17
1 contributing building, 1 non-contributing garage**

The Carl Peter House occupies the North 1/2 of Lots 1 and 2 of Block 342 of the Original Town. It faces north at the northeast corner of Leroy Avenue and Sumner Street. This one- and one-half story building faces north. It rests on a concrete foundation. The L-plan has a one and one-half story, gable-roofed main block with a shed- and gable-roofed one-story wing. The roof is clad in composite shingles and there are skylights on the north and east roof slopes. A full-length screened porch extends along the wing and is accessed by a single-leaf screen door. Windows

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contain two-over-two, double-hung sash. The building exterior is clad in vinyl siding. There is a detached, gable-roofed, single-car garage (ca 1960) at the rear of the property. The roof is clad in composite shingles and the exterior in vinyl siding.

According to local histories, Carl Peter was the likely first occupant of this house (Wendland 2018a:549). He does not appear in Frontenac census records for 1870. The property was subsequently owned by Anna Meincke (1874-1886) and Joachim and Dora Bremer (1886-1914). The Bremers were natives of Mecklenburg, and arrived in the U.S. in 1866 and 1868 respectively (Wendland 2018a:549-551). Joachim Bremer (1834-1914) was a laborer and farmer, with acreage purchased from Israel Garrard just outside the townsite. In 1914 the property was sold to Hilmer and George Loken. The brothers were quarrymen (Wendland 2018a:552).

57. Joseph Weich House, 34805 Sumner Street

ca. 1866 (GD-FLC-031)

Table 2; Figure 11; Map 3; Photo 16

1 contributing building, 1 non-contributing garage

1 contributing building in the original nomination count

The Joseph Weich House occupies Lots 4, 5 and 6 of Block 37 of the Original Town. It faces south at the northeast corner of Leroy Avenue and Sumner Street. The gable-roofed, two-story Greek Revival style building has a one-story gable-and-shed-roofed wing. The building rests on a stone and concrete foundation. The original two-story portion has a gable roof with deep eave returns. The roof is clad in composite shingles. The three-bay, south-facing main block has an offset entry framed by flat trim and sidelights. A multi-paned, glazed transom surmounts the single-leaf door, below a deep cornice and wide frieze. The single-leaf wood door is paneled. Rectangular windows contain two-over-two sash and primary windows have louvered shutters. The shed-roof wing has a full-length porch accessed by wood steps. It is supported by two turned wood posts. A single-leaf door and a rectangular window with two-over-two sash are located on the south elevation, and three small windows with double-leaf glazed doors are on the north elevation. The wing is accessed by wood steps and a deck. There is a detached, gable-roofed, single-car garage (1960) at the rear of the property. The roof is clad in composite shingles and the exterior in wide lap siding.

Joseph Weich (1804-1876) was the likely builder and first occupant of this house (Wendland 2018: 511-13). A native of Baden, Weich arrived in the U.S. in 1852. He arrived in Frontenac in the late 1850s and was among those recruited by Israel Garrard to build the community's first houses. He is credited as at least the partial builder of Saint Hubert's Lodge (Wendland 2018:216), and may have been the builder of Winona and Dakota Cottages, as well as Honey Bee, the Parsonage, and the Heller (Carlson) House. By 1876, Gottfried and Anna Schenach, natives of Tyrol in present-day Austria, were the owners. Gottfried was a laborer and blacksmith who arrived in Frontenac in 1859 with his two brothers (Wendland 2018: 504). In 1898 they were followed by Joseph and Dora Bremer, natives of Germany (Wendland 2018: 511-16). Dora Lubeck Strupe (1876-1945) inherited the house in 1908 but did not occupy it until 1927. Her

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husband, Henry Strupe (1874-1952) worked for the Garrard family for 46 years as a caretaker (Wendland 2018: 516-18).

58. Engelbert Schenach House 34911 Sumner Street

ca. 1865 (GD-FLC-063)

Table 2; Map 3

1 contributing building, 1 non-contributing garage

The Englebert Schenach House faces south at the northwest corner of Manypenny Avenue and Sumner Street. It occupies Lots 10-13 of Block 19 of the Original Town. The gable-and shed-roofed, one- and one-half story house rests on a stone and concrete block foundation and the exterior is clad in vinyl siding. The roof is clad in composite shingles. The complex plan has several shed-and-gable-roofed additions including an enclosed shed-roofed porch at the east elevation. Replacement windows throughout contain double-hung, one-over-one sash or casement units. There is a centrally-located, gable-roofed two-car garage (1981, Goodhue Co. Assessor).

Engelbert Schenach built this house in 1865. He was variously occupied as a baker, laborer, and farmer, with his brothers, Engelbert, a baker, and Gottfried, a blacksmith, and Emmanuel. The building was originally clad in board and batten siding and had a single dormer. The Schenach brothers were natives of Tyrol, Austria. They were among the German and Austrian craftsmen and laborers recruited by Israel Garrard to build the houses needed for the Frontenac settlement (Wendland 2018:345-7). Engelbert emigrated from Germany in 1859. They met and married in Frontenac. The brothers received title to building lots from Garrard in 1865 (Wendland 2018a:345-6). By 1874 Schenach sold the house to John and Augusta Lubeck (Wendland 2018a:349). Their son and the next owner, William Lubeck, apparently raised the building's roof. The next additions were made by Owen and Donna Halvorson, who purchased the property in 1972 (Wendland 2018a:353-4).

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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.)

- ☒ 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.
- ☐ 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

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Entertainment and Recreation

Period of Significance

1857-1950

Significant Dates

1857

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Henry Hunecke

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

The Old Frontenac Historic District (NRHP 73000978) retains significance at the local level for which it was originally listed under National Register Criterion A in the area of Community Planning with a period of significance of 1857-1875. This additional documentation supports the addition of a new area of significance under Criterion A as well as an extension to the original period of significance. The district possesses significance at the local level in the area of Entertainment and Recreation with a period of significance of 1868-1950.

The historic district has significance within the statewide historic context, "Early Agriculture and River Settlement, 1840s-1870s" for its association with an initial phase of permanent white settlement in Goodhue County and the Upper Mississippi.³

Under Criterion A in the area of Community Planning and Development, the district boundary closely reflects the townsite plat of 1857 recorded by Israel Garrard and Evert Westervelt and is significant for its early provision of a street and linear park system that preserves views of Lake Pepin and the terraced bluff setting. In addition to the parks, the large undivided parcels of Garrard Avenue are of particular note. The 1867 South Extension plat by the Garrard family linked the parks and provided a central picturesque cemetery. The Frontenac landscape—including Frontenac Point and the townsite's riverine setting, tree canopy and vegetation, viewsheds to Lake Pepin, and open space of designed parks and cemetery as well as large bluff-line parcels—retains a high level of significance and integrity. The period of significance directly related to this area of significance is 1857 to 1875. Following initial pre-Civil War exploration and occupation of the area by Everett Westervelt and Israel and Lewis Garrard, the period of significance spans platting of the Frontenac townsite through the primary post-Civil War development of the upper terrace or "village" as well as the hotel complex at Frontenac Point.

Under Criterion A in the area of Entertainment and Recreation, Old Frontenac is associated with the growth of a seasonal resort business that lasted for nearly eighty years. It attracted thousands of local, national, and international visitors who arrived by steamboat, rail, and automobile. The Lake-Side Hotel's quiet setting on Frontenac Point and the simply furnished hotel and cottages appealed to seekers of scenery as well as boaters and hunters. The Frontenac Inn succeeded the Lake-Side Hotel in 1907 and closed in 1938. The tourist industry continued until ca. 1950 with the Moccasin Inn and the construction of a small number of vacation cottages. The period of significance, 1868-1950, begins with the construction of the Lake-Side Hotel and concludes with closing of the last local lodging business.

³ The Old Frontenac Historic District, as NRHP listed in 1973, also included significance in Military, Literature, Architecture and Social History areas. With the exception of Christ Church, St. Hubert's Lodge, and Locust Lodge in the area of Architecture, the current study did not reveal enough evidence to support these areas.

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The village houses above Frontenac Point are directly associated with the Tourism and Recreation context because many of the village builders and residents sustained the economy of the hotel and its related businesses. This includes those who were invited to settle in Frontenac by townsite founder Israel Garrard and who worked as carpenters, cooks, housekeepers, drivers, and farmers.

Most of the simple vernacular dwellings of Old Frontenac are wood-framed and were built by local craftsmen. Three outstanding examples of mid-19th-century architectural styles are located within the district, but their significance under Criterion C in the Area of Architecture is best evaluated at the individual level. The properties are St. Hubert's Lodge (1857), Locust Lodge (1861), and Christ Episcopal Church (1868).

Criteria Consideration A (Religious Properties) applies to the Christ Episcopal Church (1868). The building's primary significance is derived from its exceptional Gothic Revival exterior and its historical importance to the settlement and development of Old Frontenac. House-moving (Criteria Consideration B) was a standard practice from Old Frontenac's earliest years, with some buildings erected on the upper terrace intended for immediate moving to the lower terrace and Frontenac Point lots. Surviving houses were typically, but not exclusively, moved for uses associated with the Lake-Side Hotel or Frontenac Inn. Criteria Consideration D (Cemeteries) applies to the Frontenac Cemetery (1867) and the Christ Church Cemetery (1874). These cemeteries derive their primary significance from their association with the earliest development of Old Frontenac. The Frontenac Cemetery is a distinctive landscape design applied across a steep ridge at the edge of the settlement.

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

As listed in the National Register of Historic Places (NRHP) in 1973 (73000978), the Old Frontenac Historic District is an unincorporated townsite bordering the west side of Lake Pepin in Florence Township. The 2020 population was approximately 250. Located in the northeast corner of Goodhue County about twelve river miles below Red Wing and four river miles above Lake City, the NRHP district boundary generally follows the perimeter of the townsite as illustrated in the C. M. Foote *Plat Book of Goodhue County* (1894; Figure 1). The plat book provides the first comprehensive map of the townsite recorded in 1857 as Westervelt and renamed Frontenac in 1859. It also shows Garrard's South Extension to Frontenac recorded in 1867.

Landscape Setting

The townsite occupies three levels, or terraces. The shoreline terrace includes Frontenac Point. It rises about 70 feet to Valhalla Park and a broad, level plateau containing most of the blocks and lots (Figure 5). At Wakondiot Park it rises another twenty feet to a third bluff terrace that includes the site of Christ Episcopal Church.

The term "Old Frontenac" appears to have been in local use by 1872 to distinguish the lakeside village from "New Frontenac," the incorporated Frontenac Station two miles to the east. By 1912, Frontenac Inn owner Celestine Schaller sometimes advertised her property at "Old Frontenac."⁴

The Old Frontenac Historic District boundary includes portions of Sections 1, 11 and 12 of Township 112N Range 13W. Frontenac State Park, established in 1957, encircles the townsite. It contains 2,500 acres including Garrard Bluff, Point No Point, and Sand Point.⁵ County Road (CR) 2 Boulevard accesses Frontenac from the west and south. CR 2 intersects with the two-lane US 61 about two miles to the west at Frontenac Station. U.S. 61 is part of the Great River Road National Scenic Byway.

Situated on limestone deposited 500,000 years ago, the scouring action of Glacial River Warren more than 11,000 years ago formed the channels of the Minnesota and Mississippi Rivers. Glacial River Warren also exposed the picturesque bluffs that frame Lake Pepin, a 21-mile-long natural lake held by sediment deposits within the Mississippi River channel.⁶ Wells Creek is an important tributary stream that formed Sand Point. It empties into the Mississippi south of the

⁴ *Minneapolis Morning Tribune* 17 May 1912:10.

⁵ Minnesota Department of Natural Resources, 2021.

⁶ John Anfinson, *River of History: A Historic Resources Study of the Mississippi National River and Recreation Area* (St. Paul: U.S. Army Corps of Engineers, St. Paul District), 2003.

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Frontenac townsite. Lake Pepin is in the U.S. Army Corps of Engineers Pool 4 designation that includes the area between Lock and Dam #4 upstream to Lock and Dam #3.⁷

The historic district is bounded by approximately two miles of floodplain shoreline below two bluff terraces. Most of the townsite is located on the level second (middle) terrace, but the plat descends to the shoreline and Frontenac Point. Point No Point to the northeast and Sand Point (Point au Sable) to the southwest are outside of the townsite boundaries, but are prominent features within the broad river landscape (Figure 1). The general area around Frontenac Point was known to the Dakota as Waconia, which refers to the springs rising at the base of the bluffs.⁸ Maiden Rock frames the viewshed to the southwest, seen over the lake above the Wisconsin shoreline. The upper and middle terraces of the historic district include areas forested with oak, elm, birch, basswood, ash, pine and locust, and the bottomlands support cottonwood, red maple, and willow. There are areas of rock outcropping at the bluff edges.

Native Americans and Early Exploration

The 17th-century exploration of the Upper Mississippi and the creation of a system of military forts and trading posts encroached on the lands of the Mdewakanton Dakota and other indigenous people. In September 1727, as part of the French effort to survey the fur and mineral resources of the area, Pierre Boucher, Sieur de Boucherville, established a fortified post that served as a point of trade with the Dakota. Fort Beauharnois, as it was known, was abandoned by the 1750s. It was first likely located on Point au Sable and may have been shifted to higher ground due to seasonal floods.⁹ Later American explorers noted the ruin of the fort, including Lieutenant Zebulon Pike (1779-1813), who traveled along Lake Pepin in September 1805 as part of his exploration of the Louisiana Purchase and negotiation with the Mdewakanton Dakota for 100,000 acres in the Treaty of St. Peters.¹⁰ Stephen Long remarked that the neck of land called Point au Sable “was a beautiful place; the contrast of the Mississippi full of islands, and the lake with not one in its whole extent, gives more force to the grandeur of the scene.”¹¹ An archaeological study conducted in 1978 was inconclusive as to the exact location(s) of the fort.¹²

In 1819, the United States Department of War established Fort Snelling at the confluence of the Mississippi and Minnesota Rivers. Such forts, established from Lake Michigan to the Missouri River in South Dakota, were staffed with soldiers and Indian agents and were intended to extend the United States presence into the northwest territories following the 1814 Treaty of Ghent that

⁷ Florence Township Comprehensive Plan, 2013.

⁸ Warren Upham, *Minnesota Geographic Names: Their Origin and Historic Significance* (St. Paul: Minnesota Historical Society, 1920), 212.

⁹ Grace Lee Nute, “Fur Trading Posts in Minnesota” *Minnesota History* (December 1930), 382.

¹⁰ Franklyn Curtiss-Wedge, *History of Goodhue County* (Chicago: H.C. Cooper, 1909, 630; Elliott Coues, *Expeditions of Zebulon Montgomery Pike* (Boston: Boston Book Company, 1895), 61-65, 307.

¹¹ Coues, 307.

¹² Douglas A. Birk and Judy Poseley, *The French at Lake Pepin: an archaeological survey for Fort Beauharnois, Goodhue County, Minnesota*, 1978.

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ended the War of 1812.¹³ The St. Peter's Indian Agency was established at Mendota at the same time.

Steamboat travel on the Upper Mississippi began in May 1823, when the sternwheeler Virginia sailed past the future site of Frontenac, loaded with government supplies en route to Fort Snelling.¹⁴

Traders at Waconia, 1839-1857

Beginning in the late 18th century, fur traders established posts near present-day Frontenac at Read's Landing and Wabasha.¹⁵ In 1839 James "Bully" Wells (1806-1864), one of the first white permanent settlers in Goodhue County, and his part-Dakota wife, Jane Graham Wells (ca. 1817-1888), built a stone trading post and dwelling in Waconia. Jane Wells was the granddaughter of tribal leader Wapahasha I and the daughter of Duncan Graham (1772-1847), a Scottish fur trader. Jane Graham and James Wells married in 1836 and had ten children. Wells, a native of New Jersey, was elected to serve District 1 in the 1st Territorial Legislative Session in 1849, in the 2nd Session in 1851, and the 4th Session in 1853.¹⁶ Wells' two buildings were located at the edge of present-day Garrard Avenue, with the trading post opposite Block 21 (the present Locust Lodge) and the dwelling opposite Block 22 (the present St. Hubert's Lodge).¹⁷ Jane's Dakota relatives lived seasonally on the Waconia site in a village of lodges.¹⁸

Jane and her sister, Mary Elizabeth Graham Faribault (1804-1875), could claim this land due to provisions of the 1830 Treaty of Prairie du Chien, which set aside a 15- by 32-mile rectangular parcel along the Mississippi for the offspring of Dakota and Euro-American traders.¹⁹ Land in this so-called "Sioux Half-Breed Tract" could also be sold with scrip issued to the white Euro-American settlers who arrived in Goodhue County after the Treaties of Mendota and Traverse des Sioux were signed in 1851 and ratified in 1852 (Figure 6). If the eligible offspring surrendered their claim to land in the tract, they could receive up to 640 acres of unsurveyed federal land. They would receive "exchanging scrip" to be used to purchase land.²⁰

¹³ Anfinson, 62-66.

¹⁴ William Petersen, "The 'Virginia,' the 'Clermont' of the Upper Mississippi." *Minnesota History* (December 1928), 361.

¹⁵ Nute 1930, 382-84.

¹⁶ State of Minnesota Minnesota Legislature Information James (Bully) Wells. Accessed at <https://www.lrl.mn.gov/legdb/fulldetail?id=12047>

¹⁷ Lorry Wendland, *19th-Century Frontenac, Minnesota: The Rest of the Story* (Frontenac, Minn.: Viriditas 2018a), 43.

¹⁸ Edward D. Neill, *History of Dakota County and the City of Hastings: Including the Explorers and Pioneers of Minnesota* (St. Paul: North Star Publishing 1881), 117.

¹⁹ Francis Densmore, "The Garrard Family in Frontenac," *Minnesota History* (March 1933):32; Lorry Wendland, *19th-Century Frontenac, Minnesota: The Rest of the Story* (Frontenac, Minn.: Viriditas 2018a), 31, 36, 233.

²⁰ Theodore Blegen, *Minnesota: A History of the State* (University of Minnesota Press, Minneapolis, 1963), 128-29.

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Goodhue County was organized in 1853, and Florence Township in 1858. Treaty ratification began a slow stream of land seekers to Goodhue County, including German, Swedish, and Norwegian immigrants. In 1853 when the county was organized, however, the “entire white population of the county did not exceed seventy persons.”²¹

Evert Westervelt

In 1852, Evert Westervelt (1813-1888), a native of Poughkeepsie, New York, and his wife, Juliann Bullard Westervelt (1812-1901), a native of Massachusetts, arrived at Bullard’s Landing on the west shore of Lake Pepin. Westervelt was variously a boot maker, Indian trader, and farmer. Julia’s brother, George Bullard, was a licensed Indian trader established in Minnesota Territory since about 1850. In 1853 Bullard built a sawmill and platted the Wacoutah (Wacouta) townsite, which grew to support a hotel and a few other buildings but failed after a few years.²²

In 1854 the Westervelts purchased James Wells’ trading post downriver at Waconia. The couple first lived in Wells’ stone dwelling and Evert served as Postmaster and Justice of the Peace (Wendland 2018a:248).

Lewis and Israel Garrard

In August 1854 Lewis Garrard (1829-1887) left Cincinnati bound for Minnesota. He arrived seven days later in Saint Paul, then a city of about 4,716. Israel Garrard (1825-1901) followed, joining Lewis where they were both registered at the Winslow Hotel in Seven Corners on September 22 and 23 (*Saint Paul Daily Pioneer* 22-23 September 1854). They planned to explore the Lake Pepin area, looking for investment opportunities and to hunt.²³

Israel attended Bethany College in Bethany, West Virginia, and graduated with the Harvard Law School class of 1847. He next practiced law in Cincinnati. Lewis was already an experienced traveler. In 1846, at the age of 17, he was part of an expedition across the Rocky Mountains led by trader Céran St. Vrain (1802-1870). The expedition followed the Santa Fe Trail from Missouri to Taos, New Mexico. In 1850 H. W. Derby & Co. of Cincinnati published Garrard’s account as *Wah-To-Yah and the Taos Trail*.²⁴ The well-received book provided an eyewitness narrative of the Taos Rebellion after the murder of Governor Charles Bent. Three years later, in 1853, Lewis graduated from the Medical School at the University of Pennsylvania.

²¹ Wood, Alley & Co. *History of Goodhue County, including a sketch of Territory and State of Minnesota* (St. James Building, Red Wing, Minnesota, 1878), 212.

²² Wood, Alley, 49; Wendland 2018, 244.

²³ Wood, Alley, 611; Wendland 2018a, 47-48.

²⁴ Lewis H. Garrard, *Wah-to-yah, and the Taos Trail* (Cincinnati: H.W. Derby & Co.: New York: A. S. Barnes & Co., 1850).

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The Garrard brothers were sons of Jephtha (1802-1837) and Sarah Bella Ludlow Garrard (1802-1882) and were the grandsons of the second governor of Kentucky, James Garrard (1749-1822). Sarah's father, Israel Ludlow, was one of the founders and proprietors of Cincinnati. Following Jephtha's death, Sarah Garrard married United States Supreme Court Associate Justice John McLean (1785-1861). McLean was a member of the court during the 1857 Dred Scott v. Sandford decision, and was one of two dissenters.

Much of Lewis and Israel's wealth appears to have been derived from the Ludlow family's real estate holdings and connections. Their brothers, real estate dealer Kenner (1827-1879), an 1851 West Point graduate, and patent attorney Jephtha (1836-1915), an 1858 graduate of Yale and 1859 graduate of the Cincinnati Law School, would also invest in Frontenac. Israel, Kenner, and Jephtha were each awarded the rank of Brevet Brigadier General following their Civil War service.²⁵

The Hunting Trip

Accounts from various 19th-century sources as well as stories repeated to the present time, suggest that the Garrards were in Minnesota on a hunting trip and it is suggested in some accounts that they somehow stumbled on Evert Westervelt's fur trade post on present-day Frontenac Point. They were more likely to have been well prepared to explore the opportunities of the Upper Mississippi between Saint Paul and Lake City. For this, the McLean family of Ohio was a likely link.

The Garrards' widowed mother, Sarah Bella McLean, and her stepson, General Nathaniel C. McLean, would be important investors and builders in early Frontenac. Both moved there after the Civil War. Yet another McLean, Major Nathaniel McLean (1787-1871), was Sarah's brother-in-law. He arrived in Minnesota Territory in 1849. With experience in newspaper ownership, just before settling in the territory he partnered with Dr. A. Randall of Cincinnati to found the *Minnesota Register*, Minnesota's first newspaper. Unlike the *Pioneer Press*, which made its first publication a day later in Saint Paul, the first edition of the *Register* was printed in Cincinnati.²⁶ Almost concurrently, McLean was appointed Indian Agent at Fort Snelling by President Taylor in November 1849 and served until 1853, a period which included the Treaty of Traverse des Sioux. He was a Ramsey County Commissioner in 1853-1855 (*Saint Paul Pioneer* 12 April 1871). McLean appears to have been well positioned to steer the Garrards to the trading posts operated by George Bullard and Evert Westervelt and to advise them on many aspects of their first trip to Minnesota Territory.

²⁵ John H. Eicher and David J. Eicher, *Civil War High Commands* (Stanford, Stanford University Press, 2002), 250.

²⁶ J. Fletcher Williams, *A History of the City of Saint Paul and the County of Ramsey, Minnesota* (St. Paul: Minnesota Historical Society, 1876), 208-210.

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Riverfront Townsite Planning in Goodhue County, Minnesota, 1855-1875

Territorial Minnesota and Townsite Development, 1855-1878

The Garrards arrived at Lake Pepin during an early period of Minnesota Territorial exploration and townsite speculation. Following ratification of the Treaties of Mendota and Traverse des Sioux in the mid-1850s, investors in the many Mississippi River townsites platted in Minnesota and Wisconsin—most destined to remain on paper—were scrambling to develop their real estate as trade and industrial centers. Many were derailed by the national financial Panic of 1857. Blegen described the scene: “business expanded, speculation was rampant, the currency of the time was of the wildcat variety issued by banks in distant states, and prices of land and property went skyward.” The bankruptcy of the Ohio Life Insurance and Trust Company in August 1857 and a cascade of bank failures sobered the mood just before Minnesota achieved statehood in 1858.²⁷

More than 400 townsites were counted in Minnesota in the 1860 census, with many remaining paper towns. Only eleven reported a population of more than one thousand.²⁸ Prior to rail construction, pre-Civil War townsites ranged in size from a few to one hundred blocks or more and were typically oriented to rivers, mill sites, and established highways. On the town plat, zones for industry, commerce, public and private institutions, and residences were implied by lot configuration and proximity to features such as waterpower, steamboat landings, or public squares or parks.

Several riverfront townsites were surveyed and recorded following the organization of Goodhue County in 1853. The surveyor typically provided a standard plan of blocks and lots, presumably as modified by the proprietor’s directions. In 1855, the four proprietors of Red Wing recorded a plan for the county seat that was laid out by surveyor Josiah Knaur, who worked for Emerson and Case, Engineers and Surveyors of Saint Paul. He arranged the central four blocks of a 49-block plan to include college, courthouse, church and school sites above the wedge of Broad Street that sloped down to the steamboat landing. The five-block University Square was also set off. The plan was recorded in 1855.²⁹ Freeborn’s Addition, apparently recorded at the same time, offered an additional 19 riverfront blocks with a large mill block set aside.

In 1855, Indian trader George W. Bullard platted the 51-block Wacootah (Wacoutah, Wacouta). Situated at the head of Lake Pepin just upriver from the future Frontenac, the plat was arranged on a lakeside point by surveyor William Rock. He surveyed a uniform grid with little acknowledgement of topography, except for river landings near Bullard’s trading post and mill

²⁷ Theodore Blegen, *Minnesota: A History of the State* (Minneapolis: University of Minnesota Press, 1963), 208.

²⁸ Blegen, 1963, 177.

²⁹ “Red Wing, Goodhue County, MT.” 1855. Goodhue County Recorder.

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site. Wacouta soon declined, although it rebounded for a brief period after the Civil War when the CM&StP built a depot.³⁰

Central Point, to the south of Florence just above Lake City, was platted in 1855 in Central Point Township.³¹ Rock surveyed the 37-block plan with 59 additional small lots provided along a point that sheltered two ponds. Robert Phillips, Perry Miller, and Herman Barrett were the proprietors. The site reportedly offered an excellent steamboat landing and Central Point's proprietors enjoyed early lot speculation. Hotels, several stores and two steam sawmills were in operation by 1857. The townsite's success was soon eclipsed by Lake City to the south, just over the line in Wabasha County.³² Surveyed in 1858 and recorded in 1866, the Florence townsite was located to the south of Wells Creek near the Frontenac Mill established in 1866 in Section 24.³³ Florence's three proprietors were Calvin Potter, Joseph D. Spinney, and James Sutherland.³⁴ The plat relied on the same uniform grid as Wacouta and provided for development of river transportation and manufacturing as well as dwellings, with no apparent public spaces. Of these early Goodhue County townsites, only Red Wing persisted and was named the county seat in 1854.

Westervelt (1857) and Frontenac (1859) Townsites

Early Efforts

An article published in the *Minnesota Times* on December 8, 1854 by an unidentified author suggests that the Garrards remained in Minnesota on their first trip well into December. The author noted that the party

“killed five or six deer and found a *Bee Tree*, which afforded them a *blow out of wild honey*. We propose soon forming a party to proceed to the head waters of the *Zumbro* to investigate the feasibility of laying out a road from Westervelt's to that point, which will draw the trade of that section to this point in another year.”

Most notably, the unidentified author appears to have accompanied Evert Westervelt and surveyor James A. Case (1823-1896) of Emerson & Case, Surveyors and Engineers, St. Paul to the site of an unnamed future townsite. Here, they commenced “laying out the town on the most delightful point I have seen in Minnesota.” The author noted,

“I am sanguine that a thriving town will soon grow up here. The landing is not to be surpassed, the warehouse point lying directly in the track of steamboats, and when all the

³⁰ Plat of Wacoutah, 1855. Goodhue County Recorder; Joseph Hancock, *Goodhue County, Minnesota, Past and Present by an Old Settler* (Red Wing: Red Wing Printing Co., 1893), 308; Wood, Alley, 449.

³¹ “Map of Central Point, Minnesota.” Goodhue County Recorder.

³² Wood, Alley, 448; Goodhue County Recorder.

³³ Wendland, 2018a, 125; “Map of Florence Minn.,” 1866, Goodhue County Recorder.

³⁴ Wood, Alley, 448; Curtiss-Wedge, 157; Goodhue County Recorder.

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fertile county by which it is surrounded, shall be settled with thriving farmers, a large and profitable trade will spring up here without a doubt.”

He observes that “Westervelt purchased quite a tract here from Wells, by which name the point is still known” (*Minnesota Times* 8 December 1854). Westervelt may have started survey of a townsite, but what form it took in 1854 is not known.

Following the Garrard brothers’ return to Cincinnati, Lewis spent 1856-1858 in Europe.³⁵ In 1856 Israel married Catherine Wood (1827-1867) in New York, and returned to Minnesota Territory. Navigating around the pioneer economy and the national Panic of 1857, he and Evert Westervelt formed a partnership and recorded the 320-acre townsite of Westervelt (later renamed Frontenac) in September 1857.³⁶ In this southeastern part of the territory, scrip, or paper deeds, were issued to mixed-blood people for the value of their land (Figure 6). The scrip were next sold or traded to settlers. Garrard and Westervelt used the scrip that became available in the spring of 1857 and was distributed at Wabasha, Red Wing, and other places. Historian Frederick Johnson notes, “although the sale of scrip was supposedly prohibited, land speculators bought as much of it as they could. Typically, it was cheap.”³⁷

At the time of its 1857 recordation, the Westervelt townsite had only about ten residents and two dwellings. The dwellings were the Westervelts’ now-raised stone house and the first section of Israel Garrard’s “St. Hubert’s Lodge” (Figure 9).³⁸

There would be at least three similar renditions of the plat.³⁹ In 1856, Garrard and Westervelt prepared an unrecorded plan that appears to have been part of a promotional broadside (Figure 4, left). In addition to presenting an irregular grid of more than seventy blocks draped across the shoreline and bluffs of the site, it illustrated three undivided blocks along Garrard Avenue as ornamental farms, or *ferme ornee*. Such layouts, combining a country villa set among practical and ornamental horticulture, were promoted by Andrew Jackson Downing (1815-1852) of New York, a leading mid-century landscape designer and horticulturist.⁴⁰ The plan was signed by Saint Paul surveyor Benjamin Baldwin.⁴¹ An 1857 version of Westervelt, as recorded in September in Goodhue County and without such illustrations, was also signed by Baldwin (Figure 4, right). The plat also provided for Wakondiot Park, the small triangle of Delta Park, and ten blocks of Valhalla Park.

³⁵ Wood, Alley, 552-3.

³⁶ Wendland 2018a, 56-57.

³⁷ Frederick Johnson, ““Half-Breed” Tract.” MNopedia, Minnesota Historical Society. See <http://www.mnopedia.org/place/half-breed-tract>. Accessed May 14, 2022; Densmore (March 1933):32.

³⁸ Wendland 2018a, 251-3; Wendland 2018b, 246.

³⁹ Wendland 2018a, 53-60.

⁴⁰ Alexander Jackson Downing, *A Treatise on the Theory and Practice of Landscape Gardening Adapted to North America; with a View of the Improvement of Country Residences* (New York & London: Wiley and Putnam; Boston, C. C. Little & Co., 1841).

⁴¹ Benjamin Baldwin (1821-1909).

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As recorded, the Westervelt townsite plat offered a conventional arrangement for commercial development around a steamboat landing at Frontenac Point. Small lots at the steamboat landing could accommodate small shops and businesses and could be combined for business blocks and warehouses. Small lots arranged on residential blocks on the bluff terrace near the main road appear intended for workers' houses. The townsite plat suggests that the proprietors seem to have planned for potential outcomes that could have initially favored commercial and industrial land use based on the river location, while providing a scenic setting for residences atop the bluff terrace.

At an unknown date, the blocks devoted to Wakondiotia Park would be shifted somewhat with the elimination of Cathcart Street, and in 1867 Wakondiotia and Valhalla Parks would be linked at the south across additional outlots in an extension recorded by the Garrard family. The parks clearly demarcated the blufflines from the Lake Pepin shoreline below. Additionally, the deep, undivided Garrard Avenue lots, bordered on the west by Wood Avenue, provided an additional park-like zone opposite Valhalla Park that ensured an 180-degree view of Lake Pepin from many points near the bluff edge. The C. M. Foote *Plat Book of Goodhue County, Minnesota* is the first published plan (1894; Figure 2).

Westervelt Renamed Frontenac

The townsite recorded in 1857 as Westervelt was renamed Frontenac in 1859. At this time, an attachment to the plat document state that the owners

“do hereby dedicate to Public use the Streets and Alleys as laid out, also the Three Parks, the Valhalla, the Delta, the Wakondiotia. We also dedicate to public use the Lake Shore between Blocks 9 & 13 to be used as a Steamboat Landing, reserving to ourselves all rights of wharfage and all rights and privileges of Ferry either within the above limits or elsewhere, either at the ends of the streets or within the boundaries of Lots which run to the water.”⁴²

In August 1858 Westervelt sold “about half of his land to Lewis Garrard, and on October 13 of the same year Israel sold about half of his to his brother Kenner. The property was thus divided into four parts. The four owners ‘by joint consent’ changed the name of the town from Westervelt to Frontenac on September 13, 1859.”⁴³

⁴² “Frontenac,” 1859. Goodhue County Recorder.

⁴³ Densmore (March 1933):33. Wendland, 2018a, 59.

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Garrard's South Extension

Garrard's South Extension to Frontenac (1867) was prepared by surveyor Stephen A. Hart of Red Wing.⁴⁴ It provided a template for the extension of Valhalla and Wakondiotia Parks as shown in the C. M. Foote *Plat Book of Goodhue County, Minnesota* (1894; Figure 1).

The 1867 South Extension, including a high ridge between Valhalla and Wakondiotia Parks with lake views, formally established a community cemetery where a few interments already existed.⁴⁵ The cemetery site, on Block M, was surveyed along with the rest of the extension on November 7, 1866 and recorded in Goodhue County on January 21, 1867. Brothers Israel, Kenner, and Lewis H. Garrard, and Evert Westervelt were the owners. The recordation occurred five days after Catherine Wood Garrard's burial on January 16, 1867.⁴⁶

Such a simple layout with curvilinear roads and paths set in irregular, wooded terrain was a popular American cemetery type at the time when Israel Garrard had it surveyed by Hart. Mid-19th-century American designers transformed the rectilinear burying ground associated with traditional church yards by selecting hilly sites to emphasize topographical character, and laid out drives and paths to provide the experience of a park. Intensively planted grounds often emphasized weeping and other ornamental varieties of shrubs and trees. Early examples of picturesque cemetery design include Mount Auburn (1831) in Watertown, Massachusetts; Mount Laurel in Philadelphia (1836-39), and Spring Grove (1842) in Garrard's hometown of Cincinnati, Ohio.⁴⁷ New York horticulturist Andrew Jackson Downing (1815-1852) wrote popular books about horticulture and rural design. The picturesque landscape designs featured in his *Treatise on the Theory and Practice of Landscape Gardening* (1841) had broad influence on the development of landscape taste that celebrated natural forms and settings.⁴⁸

The C. M. Foote plat book map shows that in addition to the eleven blocks previously reserved for the length of Valhalla Park, by 1894 the park was extended to the south to intersect with Wood Avenue between Blocks A and N. In addition to the more than six platted blocks reserved for Wakondiotia Park, Blocks G, H, K and L were labeled as parkland.⁴⁹ These blocks are west and south of the Frontenac Cemetery and abut Winona Street. In 1888 the Villa Maria Convent School was built on lots 1, 2 and 3 of Block C, south of Winona Street. Most of the other blocks in the extension were subsequently deeded by the Garrard family to Florence Township. Modern

⁴⁴ Stephen A. Hart (1818-1895).

⁴⁵ Lorry Wendland, *History of Frontenac, Minnesota Cemetery* (independently published, 2020), 1-3.

⁴⁶ Wendland, 2018a, 725-7.

⁴⁷ Blanche Linden-Ward, *Silent City on a Hill: Landscapes of Memory and Boston's Mount Auburn Cemetery* (Ohio State University Press, 1989).

⁴⁸ Downing, *A Treatise on the Theory and Practice of Landscape Gardening*, 1841.

⁴⁹ C. M. Foote, *Plat Book of Goodhue County, Minnesota* (Minneapolis: C.M. Foote & Co., 1894), 12.

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maps reflect the configuration of Valhalla and Wakondiotia Parks shown on the 1894 map. Evert Westervelt added Block 12 to the north end of the park, above Frontenac Point, in 1859.⁵⁰

In this period there is little Minnesota precedent for such an ambitious townsite plan, one combining two linked linear parks with a row of large bluff-side tracts intended to protect views while also providing building sites for the town proprietor. Had every block in the townsite plan been developed, these large open spaces and the cemetery would have continued to provide river views and public open space. The early, unincorporated Frontenac townsite was only sparsely built up as the result of several factors, including the Garrard family's focus on the Lake-Side Hotel and their ownership of most of the real estate until the early 20th century, and the network of rail service and commercial services in nearby towns.

Populating Frontenac

Garrard needed labor to build houses and outbuildings on the upper terrace and to furnish Frontenac Point so that some goods could be shipped and received at the landing. He recruited of a group of primarily German immigrants, including natives of Tyrol, Hesse, Prussia, and Mecklenburg. He employed them as carpenters, laborers, farmers, blacksmiths, and quarrymen. He advertised for workers in Cincinnati, with the inducement of paid transportation to Frontenac, townsite building lots, and farmland. The first settlers arrived in 1857, when Israel likely started building the first part of his residence, known as St. Hubert's Lodge, on Block 21 just north of Westervelt's existing stone house⁵¹ (Figure 8). Carpenters were in great demand, and the 1859 arrival of Henry and John Hunecke, natives of Prussia, was key to the construction of houses, barns, boarding houses, two churches and a post office.

Tyroleans such as wagonmaker Emmanuel Schenach arrived in Frontenac by 1860; he followed his two brothers who arrived in 1859.⁵² Norwegians were also among new Frontenac arrivals after the Civil War. Beginning in 1854, Goodhue County received a large number of Norwegian settlers, especially in the southwestern townships. Germans favored the eastern half of the county, with concentrations in Belvedere, Florence, Goodhue and Roscoe townships.⁵³

Wheat was the primary cash crop in Goodhue County during the pre-Civil War period and the decade that followed. Dependence on this crop brought prosperity for area farmers as well as crop failures and sharp decline in the market in the late 1870s.⁵⁴ In 1858, likely in response to the need for a place to store incoming building supplies and other goods, Israel Garrard built a two-

⁵⁰ Wendland, 2018a, 702.

⁵¹ Wendland, 2018a, 213.

⁵² Wendland, 2018a, 504-505.

⁵³ B. Michael Zuckerman, *Rural Goodhue County Multiple Resource Area*. National Register of Historic Places Inventory Nomination Form, 1978. On file, Minnesota State Historic Preservation Office.

⁵⁴ Merrill E. Jarchow, *The Earth Brought Forth: A History of Minnesota Agriculture to 1885* (Saint Paul: Minnesota Historical Society, 1949).

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story, 30' x 50' grain warehouse on Frontenac Point. In 1859 he added another building to house a store and post office. He also started work on Winona Cottage, one of several boarding houses.

Pre-Civil War Frontenac

Goodhue County's population reached 8,977 by 1860. In Frontenac, there were approximately 99 residents housed in 16 dwellings, and two boarding houses.⁵⁵ The dwellings were clustered in what artist Augustus O. Moore, in 1862 called the "little German village" of the second level of the townsite. This would have included the blocks along and adjacent to McLean Street (County Road 2 Boulevard) south of Wakondiotia Park. Moore, of Cincinnati, spent a year living in the new townsite, and despite a sawmill, lime kiln, small brewery and quarry operation reported on a scene that would not change a great deal after the Civil War: "no wharf, no general store, no public building . . . no indication of any commercial ambition."⁵⁶

Florence Township and Frontenac emptied out during the Civil War, with Israel serving in the Ohio Regiment along with Kenner and Jephtha. As Densmore summarized, "when the Civil war began Israel Garrard hurried south. At Cincinnati he raised a troop of cavalry, which he equipped at his own expense and presented to the governor of Ohio. He was made colonel of his regiment, which was designated as the Seventh Ohio Volunteer Cavalry."⁵⁷ He was promoted to the rank of brigadier general by brevet on June 21, 1865 and was mustered out on July 4, 1865. The three brothers' distinguished service is well- documented in Civil War histories, as is that of their mother's stepson, Nathaniel C. McLean.

Lewis Garrard and his mother, the twice-widowed Sarah Bella (Garrard) McLean, were in residence in Frontenac during and after the war. By this time, in 1859-1860, Lewis had already served as a member of the Minnesota State House of Representatives for the 6th District. In 1862, he built the Community Church used by the Church of Christ, an institution supported by Sarah Bella McLean (razed).⁵⁸ Following the war, Sarah's stepson, Brigadier General Nathaniel C. McLean, a lawyer and farmer, also invested in land and lived in Frontenac until 1885.⁵⁹ In 1868 he financed the construction of the Gothic Revival style Christ Episcopal Church on McLean Street, on the hillside overlooking Wakondiotia Park and the townsite (Figure 10).

Israel Garrard reportedly gave or sold lots, at nominal cost, to the immigrants who came to build Frontenac's early houses and to work in various occupations. He does not appear have speculated on the remaining townsite lots. Additional investors, however, were important to the Garrards' ability to continue to fund Frontenac's continuing development. Local historian, Lorry

⁵⁵ Lorry Wendland, *Genealogy of a Village: 19th-Century Frontenac, Minnesota* (Frontenac, Minn.: Viriditas 2018b), 246.

⁵⁶ Augustus Moore quoted in Wendland (2018a), 67.

⁵⁷ Densmore, (March 1933):36.

⁵⁸ Wendland, 2018a, 16.

⁵⁹ Nathaniel C. McLean (1818-1905); Wendland (2018a), 602.

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Wendland, identified Sarah Bella McLean's relatives as sources of early capital. Members of the Kenner family included Sarah's half-sister Ruhanna, who was the spouse of sugar plantation owner William Butler Kenner. Sarah's other half-sister was Charlotte Ludlow Kenner. Charlotte's second husband, George Harding, was a patent attorney and a hotelier.⁶⁰

Meanwhile, Westervelt built a handsome two-story frame house on Block 22, which would much later be known as Locust Lodge. The Greek Revival building, a significant upgrade from the trader's stone dwelling, was likely not complete until 1861⁶¹ (Figure 9). One historian noted that the house "announced to those passing by on the river that the newly established village was an important and cultured place to do business, or even settle permanently."⁶²

Greystone, a small grout house completed in 1860 by Thomas S. Huntington, a visiting civil engineer from Connecticut, was sited to the west of three undivided Garrard Avenue parcels.⁶³ These prominent parcels, overlooking Valhalla Park and the lake, were occupied by Israel Garrard's St. Hubert's Lodge and Evert Westervelt's Locust Lodge. Winona Cottage, then a boarding house under construction in 1858, was placed on another large parcel between Faribault and Sumner Streets and Lewis Garrard's Dacotah Cottage, also underway by 1858, was at the end of the avenue directly overlooking Frontenac Point.

The Village Almost Complete: the 1870s

In 1870, on the eve of the arrival of the Chicago, Milwaukee & St. Paul Railroad (CM&StP) at Frontenac Station two miles to the west, Goodhue County's population reached 22,018. Frontenac's population totaled an estimated 187.⁶⁴ Florence Township, including the townsite, totaled 760, with a reported 514 native-born and 246 "foreign-born."

At this time, the potential success of Israel Garrard's two-year-old hotel, the Lake-Side Inn, had apparently eclipsed his plans to create any other kind of commercial center at Frontenac Point. A limestone quarry continued operation on Garrard Bluff, but the sawmill and lime kiln were discontinued. An estimated 42 dwellings as well as two boarding houses and two churches and the Lake-Side Hotel and associated barns and outbuildings comprised most of the building stock. This represented the 19th-century peak for both population and building activity.⁶⁵ Although without stores and with few services, early Frontenac could supply the needs of residents and visitors because of its proximity to Red Wing and Lake City. Red Wing, twelve miles upriver,

⁶⁰ Ruhanna Kenner (1832-1885); William Butler Kenner (1810-1873); Charlotte Ludlow Kenner (1839-1890); George Harding (1827-1902).

⁶¹ Wendland, 2018a, 213.

⁶² Ken Allsen, *Old Frontenac Minnesota, Its History and Architecture* (Charleston History Press, 2011), 5. Allsen dated the house as 1853. It was likely not built until 1861. The house plaque is also incorrect. See Wendland, 2018a, 243-262.

⁶³ Thomas S. Huntington (1820-1896).

⁶⁴ Wendland, 2018b, 246.

⁶⁵ Wendland, 2018b, 246.

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had a population of 4,260. In 1873, the city had developed its warehouse capacity and river and rail transportation during the wheat boom to briefly become the country's primary wheat market.⁶⁶ Goodhue County's townships at this time were filling up: seven had a population of more than 1,000; Florence and eleven others had more than 500 residents, and only the smallest five had fewer than 500 residents. While small milling centers such as Belvedere Mills and Welch initially succeeded, none competed with those based on railroad transportation, commerce, manufacturing, and government services.⁶⁷

Residential Architectural Styles and Types

With few exceptions, Frontenac's houses represent simple renditions of vernacular, Greek Revival and Italianate styles. Garrard Avenue between Johnston and Burr Oak Streets was lined with Garrard and Westervelt family houses. The permanent residents of the simple houses of the "village" west of Garrard Avenue, included the early community of those employed and sometimes recruited to Minnesota by Israel Garrard. The village lots west of Garrard Avenue that were given or sold by the Garrards to new arrivals were built up with a variety of Greek Revival, Italianate, and vernacular style dwellings. The Garrards also built houses for rental use. The hipped-roof, two-story Parsonage (1863) built for the Church of Christ, and the gable-roofed Haller-Carlson House (1866), with segmental-arched entry and windows, are exemplary. A simple Greek Revival house built by carpenter Joseph Weich on Sumner Street (ca. 1866) featured a gable-roofed, L-plan, and an off-center entry with a glazed transom and sidelights (Figure 11).

Most of the houses, however, were simple vernacular designs. They are one- or one-and-one-half story, with gable roofs and were originally clad in wood siding with little exterior decoration. Frontenac's small community of carpenters and builders would likely have constructed the houses from standard plans.

Local carpenters built or remodeled three of the prominent houses placed on the multi-acre lots along Garrard Avenue for members of the Garrard family: St. Hubert's Lodge (1857), Winona Cottage (1858) and Dacotah Cottage (1858), while Locust Lodge (1861) was built by Evert Westervelt. Locust Lodge's Greek Revival features, including its cruciform plan, low-pitched gable roofs, clapboard exterior and sidelit entry are also representative of the stylish Greek Revival houses associated with Minnesota's pre-Civil War settlements.

St. Hubert's Lodge, named for the patron saint of hunters, is clad in board-and-batten siding with gable and shed roofs, exposed rafter ends, short polygonal wings and galleried two-story porches. It epitomizes mid-19th century Frontenac. The two-story porches took full advantage of the Lake Pepin setting. Such two-story porches were attached to some of Minnesota's earliest

⁶⁶ Jarchow, 1949.

⁶⁷ Zuckerman, 1978, 6.4-6.

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lakeside hotels, such as the Murray House (ca. 1859) on White Bear Lake. These porches, or *galerie*, as evident on the Garrard houses on the townsite's upper terrace, the original Lake-Side Hotel (1868; Figure 12) and the Grapevine Cottage (1865 Figure 13), have been especially singled out by some writers as evidence of the "French-American Galleried style."⁶⁸ The *galerie* was a common feature of some French colonial buildings in areas influenced by French Colonial settlement along the Ohio and Mississippi Rivers. Such galleried houses were not uncommon in Covington, Kentucky, directly across the river from Cincinnati, and some examples remain in the Licking Riverside Historic District (NRHP). Israel Garrard might have seen such galleried houses along the Lower Mississippi during his Civil War service or other travels, but is unlikely that most of his German carpenters, except the few who lived in Cincinnati prior to arriving in Frontenac, were familiar with them. Overall, the design source of most of these buildings appears to be the standard plan book and trim details familiar to most mid-19th-century carpenters.

Some of Frontenac's early houses are also evocative of the "cottages," often large houses, promoted in the popular books of Alexander Jackson Downing and Calvert Vaux in this period. The original design of Greystone, a grout house, also reflects the illustrations of some small houses in Downing's *The Architecture of Country Houses* (1852).

Sited on level lots, building foundations were laid with stone obtained from Garrard's quarry at the northern edge of the townsite. Historic photographs show that many had a number of outbuildings and some were planted with gardens or small fields of row crops. The "Clifton Fence," a sawbuck-style wood design, edged some of the largest lots, including that of St. Hubert's Lodge (Figure 8). The stone wall around the perimeter of the Winona Cottage block was added in 1912.⁶⁹

Building relocation was a standard practice throughout Frontenac's entire period of development. Many of the buildings in the hotel complex on Frontenac Point, for example, were assembled on the upper terrace and moved to Cottage Row, and wings of some large buildings such as Dacotah Cottage were repurposed as smaller dwellings. Wendland documents 32 buildings or portions of buildings that were moved between 1866 and 1941, and three additional buildings moved in 1956, 1997 and 1998.⁷⁰

Summary

Approximately 35 buildings remain within the Old Frontenac Historic District from the period 1857-1875. They occupy the generally unaltered townsite plat and are significant for their

⁶⁸ Roger Kennedy, *Minnesota Houses: An Architectural and Historical View* (Minneapolis: Dillon, 1967), 7-8. The "French Galleried Style" he attributes to Garrard's "southern" roots was a feature of a number of late 19th-century Minnesota lakeside resort buildings.

⁶⁹ Wendland, 2018a, 217, 207.

⁷⁰ Wendland, 2018a, 136.

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association with the early development of the Frontenac townsite and community. Many are exemplary of Civil-War-era architectural styles and building types. The character-defining features related to the community development of the town site include buildings set within the riverine landform with a broad terrace above the shoreline, dedicated public open space, many unbuilt platted lots, an absence of commercial land uses, and lack of streetlights, street paving, and sidewalks. While initially providing for commerce and industry at Frontenac Point, much of the townsite proprietors' plan, however, focused on appreciation of the Lake Pepin shoreline. The provision of large, estate-sized blocks lined up along the bluff edge, with a pair of block-wide linear parks framing the townsite, ensured the preservation of viewsheds to and from Lake Pepin.

The development of Frontenac could have turned out quite differently, but several early events turned it away from a conventional riverfront townsite. Garrard's decision after the Civil War to invest in a hotel instead of a steamboat wharf and related businesses shifted its economy. Remaining an unincorporated townsite, with the Chicago, Milwaukee and Saint Paul Railroad diverted to Frontenac Station in 1871-2, the early hotel business enjoyed a quiet landscape and local labor force that apparently weathered the Panic of 1873 and benefited from the success of the Goodhue County seat at nearby Red Wing.

Tourism, Recreation, and the 'Lure of Old Frontenac,' 1868-1950

This context explains Frontenac's place in the Minnesota tourism industry beginning in the mid-19th century. It spans the growth of Frontenac's hotel industry from the opening of the Lake-Side Hotel in 1868 through the operation of the Moccasin Inn ca. 1923 -1950, as well as the Frontenac Heights resort founded in 1940. It also includes the development of Frontenac as a vacation-cottage destination for a new generation of motorists through the post-World War II period. The closing of the Moccasin Inn by ca. 1950 ended Frontenac's eight decades of hotel and dining facilities.

Following the Treaties of Mendota and Traverse des Sioux (1851) and encouraged by published accounts, the 19th-century tourist's imagination about Lake Pepin was developing by the time Israel and Lewis Garrard made their 1854 steamboat trip to Saint Paul.

The Garrards followed the river highways of indigenous people, one also traced by "explorers, voyageurs, and the line of steamboat pageantry."⁷¹ In June 1939, Theodore Blegen presented a paper to the Minnesota Historical Society's 17th annual convention, held at the Frontenac Inn. Blegen's paper, "'The Fashionable Tour' on the Upper Mississippi," outlined the beginnings of the Northwest tourist trade that linked river travelers with picturesque scenery, fishing, and hunting. Blegen identified Giacomo Beltrami as the first "modern tourist of Minnesota." In 1823, Beltrami (1779-1855), an Italian explorer, was a passenger on the first steamboat to reach Fort Snelling. Five years later, he published his account of his voyage on the *Virginia* as a "A

⁷¹ Theodore Blegen, "The 'Fashionable Tour' on the Upper Mississippi" *Minnesota History* 20 (Dec 1939), 377.

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Pilgrimage in Europe and America.” When artist George Catlin (1796-1872) reached Saint Anthony Falls in 1835, the landscape reaching from Fort Snelling south into Iowa “was broken only by an occasional Indian village or trader’s post.”⁷² Catlin proposed what he called a “Fashionable Tour” that was to include stops between Rock Island, Illinois, places such as Lake Pepin, and the Falls of Saint Anthony. Within a few years, a number of adventurous steamboat travelers, including Elizabeth Schuyler Hamilton, the 80-year-old widow of Alexander Hamilton, completed the trip.⁷³ To promote the tours, traveling panoramas containing rolls of painted scenes of the scenery and Native American villages the Upper Mississippi were exhibited in the United States and in Europe by artists such as Henry Lewis (1819-1904). Functioning as travel movies, the exhibits encouraged people “coming singly, in honeymoon couples, in small groups, and sometimes in parties of hundreds to make the tour portrayed by the panorama.”⁷⁴

Minnesota’s early newspapers greatly assisted with advertising, with “each editor a booster” of Minnesota’s scenery and travel potential. Articles featured hyperbolic descriptions of the health benefits of such journeys, and the chance to see wild landscapes.⁷⁵ The *Minnesota Pioneer* predicted that “hundreds of the opulent” from states “down South, from the Gulf of Mexico along up” would “build delightful cottages on the borders of our ten thousand lakes and ornament their grounds with all that is tasteful in shrubbery and horticulture, for a summer retreat.”⁷⁶ Travel literature of the period, including John W. Bond’s pamphlet, *Minnesota and its Resources* (1853), emphasized the attractiveness of the climate to travelers from the South.

The popularity of the “Fashionable Tour” declined with the construction of a national railroad network that brought travelers directly to their destinations. The Upper Mississippi was nevertheless established as a recreational destination for some travelers before the Civil War, and its popularity resumed in the late 1860s.⁷⁷

Beginning in 1857, travelers seeking the scenery of the Upper Mississippi could stay at the elegant Winslow House on the east side of the Falls of Saint Anthony. Winslow, a Saint Paul businessman, built and furnished the six-story 200-room Platteville limestone hotel for a reported \$160,000. After arriving at the head of navigation at Saint Paul, guests could arrive at the Winslow House by carriage. They toured nearby sites including the Saint Anthony and Minnehaha Falls, and nearby undeveloped lakes such as Harriet, White Bear, and Minnetonka.⁷⁸ The short-lived Winslow House went out of business before the Civil War, and the industrial development of the Falls discouraged future tourist retreats. (Israel and Lewis Garrard stayed at

⁷² Blegen, 1939, 377; 391.

⁷³ Blegen, 1939, 379.

⁷⁴ Blegen, 1939, 383.

⁷⁵ Blegen, 1939, 395.

⁷⁶ *Minnesota Pioneer* 22 July 1852.

⁷⁷ Blegen, 1939, 395.

⁷⁸ Paul Clifford Larson, *A Place at the Lake* (Afton, Minnesota: Afton Historical Society Press, 1998), 15-16.

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another Winslow House in Saint Paul, an establishment in Seven Corners, on their first trip to Minnesota Territory.)⁷⁹

Early Lake Resorts of the Minneapolis and Saint Paul Area

Summer resort development on a few lakes near Minneapolis and Saint Paul such as White Bear attracted mostly Minnesotans, including local residents who could commute to work by carriage and later by train. Resorts also drew Southern visitors seeking a cool summer climate.⁸⁰ The opening of a new road that directly connected Saint Paul with White Bear brought guests to the Barnum Hotel located between Goose and White Bear Lakes. By 1859 the Barnum had evolved from a farmhouse expanded by Villeroy Barnum to a rambling structure with a prominent cupola. Construction of the Lake Superior and Mississippi Railroad extension in 1868 allowed its revitalization as the Leip House, which offered a landscaped 40-acre site. It was enlarged to 53 rooms in 1879, and the dining room could seat 250.⁸¹ It remained in business until a 1896 fire. The nearby Murray Hotel, later the Williams House, opened in 1859 with a two-story building featuring a full-length galleried porch and a board-and-batten exterior.⁸² The popular Chateaugay, William F. Markoe's 1883 renovation of the Benson Hotel on nearby Bald Eagle Lake, burned in 1910.⁸³

The Lake Elmo Lodge was rebuilt in 1877 by railroad developer Alpheus B. Stickney. The St. Paul, Stillwater, and Taylors Falls Railroad edged the north end of Lake Elmo, a very deep, narrow lake east of Saint Paul. The hotel near the depot, as improved by Stickney, extended 138 feet along the lake and offered 58 rooms and fine dining, advertising that it would "take a front rank with any similar resort in the country."⁸⁴ The staff had previous experience at hotels such as the Tremont in Chicago. In July 1879 registered guests were from Memphis and St. Louis as well as Minneapolis, St. Paul, and Stillwater.⁸⁵ The complex offered electric lighting and the steam yacht Lulu was imported from the St. Croix to offer lake cruises.⁸⁶ The property changed ownership in 1886 and reopened as the Elmo Park Hotel for those who "prefer a quiet, reposeful life during the heat of summer to the high-pressure life of the fashionable resorts."⁸⁷ It was destroyed by fire in July 1890.⁸⁸

Minneapolis city lakes attracted a few small hotels. Frank Scott, for example, opened the octagonal Oak Grove House in 1869, originally "The Home at Oak Grove" on the southeast

⁷⁹St. Paul Daily Pioneer 22-23 September 1854.

⁸⁰Saint Paul Globe 17 May 1885:2.

⁸¹Saint Paul Globe 27 April 1879.

⁸²Minneapolis Tribune 16 April 1877; Larson, 73.

⁸³Saint Paul Globe 16 Sept 1883:2.

⁸⁴North Star Publishing Company, et al. 1881, 447; Saint Paul Daily Globe 1 May 1879.

⁸⁵Saint Paul Daily Globe 12 July 1879.

⁸⁶Saint Paul Daily Globe 12 July 1879.

⁸⁷Saint Paul Daily Globe 2 June 1886.

⁸⁸Saint Paul Daily Globe 11 July 1890.

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shore of Cedar Lake near the St. Paul and Pacific Railroad station. It was intended to serve as a “quiet place of recuperation” (*Minneapolis Tribune* 12 September 1869; 10 August 1870). Nearby Lake Minnetonka’s hundreds of miles of shoreline and many bays, however, eclipsed developers’ interest in city lakes.

The Competition

Beginning in 1879 with the luxurious 220-room Hotel St. Louis in Deephaven, Minnetonka drew a national clientele to its full-service resorts and to its array of simpler boarding houses and hotels.⁸⁹ Minnetonka was a 45-minute train trip from Minneapolis and Saint Paul.

The Hotel St. Louis was advertised as the “largest hotel used exclusively for summer business in the world,” 800 guests could be served by 150 employees.⁹⁰ It catered to many types of national conventions, and guests from the South seeking a cool climate were a good segment of the luxury clientele, especially during the yellow fever outbreaks of the 1880s, until the decline of rail and steamboat service to the lake.

Beginning in the 1870s, the extension of railroads throughout the state attracted tourists to lakes in western agricultural areas such as the “Lake Park Region” around Detroit (Lakes) and Alexandria. Development of northern lakes next followed around 1900 after the end of intensive lumber activity. Logging railroads brought vacationers to lakeside hotels such as the Chase at Walker, served by the Brainerd and Northern Railroad, and other railroad companies promoted the state’s expanding number of lakeside resorts.⁹¹ The Rainy Lake region along the Canadian border was opened by the Minnesota & International and Big Fork & International Falls railways. Many establishments began as simple hunting or fishing camps, and the health benefits of air and water were emphasized by resort developers.⁹²

The creation of the Ten Thousand Lakes of Minnesota Association in 1916 led to a national campaign that included newspaper and other print advertising. The Minnesota Arrowhead Association followed in 1923.⁹³ The Ten Thousand Lakes organization disbanded in 1933 and the effort was taken over by the State Tourist Bureau in the Department of Conservation. Resorts of this era focused on family entertainment and spanned from simple facilities offering only a row of cabins to elaborate lodges. Real estate investors also developed lakeshore subdivisions for cabin construction. Railroads continued to offer brochures informing potential tourists where to find summer hotels on the state’s well-advertised ten thousand lakes. One observer noted in 1912, however, that “roads are beginning to figure extensively in the upbuilding of summer resorts and lake boosters are coming to realize that it means much to provide passable highways

⁸⁹ Larson, 37-8.

⁹⁰ *Saint Paul Daily Globe* 21 June 1885.

⁹¹ John R. Finnegan and Cara A. Finnegan, “The Chase Hotel and the Rise of Lakeside Tourism,” *Minnesota History* (Summer 2009), 276.

⁹² Larson, 117-149.

⁹³ Bertha Heilbron, “Minnesotans At Play,” *Minnesota History* (September 1958):92.

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to and from the resorts. The automobile is running close to the railroads and methods of travel to recreation spots . . .”⁹⁴

The number of Minnesota lakeside resorts grew from 200 in 1917 to 1,300 in 1930, a period also characterized by improved highways and increased automobile ownership. The number of resorts peaked in 1960 at about 3,500.⁹⁵ The offerings, as in earlier decades, spanned simple fishing cabins as well as lodges with full resort facilities. Although representing a much smaller operation, Garrard’s Lake-Side Hotel (1868) in Frontenac was well established before the opening of the prominent and luxurious Lake Minnetonka hotels.

The Lake-Side Hotel at Frontenac Point: 1868-1872

In 1856 Israel Garrard built a two-story warehouse on what would be later named Frontenac Point. After recording of the townsite in 1857 and following his return to Frontenac after the Civil War, he built a wharf building on the north side of Frontenac Point to store boats and other goods. In late 1867 or 1868, he began construction of a lakefront hotel on the point by adding a third story to the warehouse.⁹⁶ By raising the building, the former second story apparently became the third of the future hotel. The structure faced the water and was crowned by a hipped roof (Figure 12). The hotel signaled a full pivot in Garrard’s use of the Lake Pepin shoreline and the settlement’s economic future.

In the few years prior to and immediately following the war, Israel Garrard had recruited a workforce and appears to have been prepared to try to develop the potential of Frontenac as a shipping point for lumber and stone as well as agricultural products. Despite the generous amount of land devoted to a pair of linear parks, the townsite plan provided a compact waterfront district of lots and blocks typical of river towns. Nearby Red Wing and other settlements were receiving much commercial investment and possessed more favorable shipping facilities. Frontenac’s terraced setting and scenery, however, were unmatched for arrangement as a potential summer resort.

Frontenac was regarded as a tourist destination before a hotel was opened. In 1866, the *Lake City Leader* praised the drive from Lake City to “the pretty village of Frontenac” for the purpose of witnessing the “enchanted scenes and beautifies displayed along our matchless Lake Pepin.”⁹⁷ Frontenac was praised in another article as becoming “one of the most beautiful towns in the state.”⁹⁸ The *Leader* again called out Frontenac in 1867 as a “beautiful little town owned and built by the Garrards of Cincinnati, Ohio. Several wealthy families from that city have very fine

⁹⁴ *Minneapolis Morning Tribune* 17 May 1912:10.

⁹⁵ Kaomi Lee, “Mom and Pop Resorts in Minnesota are Disappearing,” Twin Cities PBS, July 19, 2018. Accessed at <https://www.tptoriginals.org/mom-and-pop-resorts-in-minnesota-are-disappearing/>

⁹⁶ Wendland, 2018a, 123-124; 617.

⁹⁷ *Lake City Leader* 23 June 1866.

⁹⁸ *Lake City Leader* 26 May 1866.

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and costly residences at that place.”⁹⁹ The Garrards were from Cincinnati, but they were characterized as Southerners, and some of the clientele at Israel Garrard’s hotel was described as “Southern aristocracy.”

The Lake-Side Hotel, also written as the Lakeside Hotel, began full operation in August 1868, on an approximately 10-acre shoreline site. An opening reception was held on Valentine’s Day 1868, and one account suggests guests may have stayed there as early as December 1867.¹⁰⁰ Served by steamers of the Northern and Keokuk lines, it was apparently soon operated only as a summer destination, however. The boats docked in front of the hotel at Frontenac Point.

A December 1867 hotel guest called the property the “St. Hubert Hotel,” the only such reference identified. Perhaps the visitor confused the name with Garrard’s residence, or the hotel was briefly named as such. By February 1868, however, it was the Lake-Side, and was praised for having “arrangements of the best and most convenient kind” with “finishings and furnishings neat and comfortable, comparing well with any village hotel we know of.”¹⁰¹ The Lake-Side promised guests sailing, fishing, and hunting as well as dining from the “best in the market.”¹⁰² Staffed by local residents as well as experienced hotel managers hired by Israel Garrard, early advertisements described it as “new, commodious and elegantly furnished” and called attention to “the best Grouse Shooting, Deer Hunting, Lake and Trout Fishing. Sail and Row Boats, Fishing Tackle, Horses and Carriages, &c.”¹⁰³

In 1869, a reporter for the *Lake City Leader* noted that “wild fowl abound in the marshes and lagoons” and that “invalids and tourists” both found it an excellent destination. Another noted that “a large number of guests from the eastern watering places—health and pleasure seekers—have been enjoying the free and easy, healthy, jolly, happy manner of life spread at the Lake-Side and its surroundings . . .”¹⁰⁴ Some guests, especially from distant states, brought their servants and carriages.

Before and after the opening of the hotel, Israel Garrard was a generous host at his own home at St. Hubert’s Lodge to a variety of travelers making the trip along the Mississippi. He welcomed military officials and writers such as General Charles King, and artists such as Joseph R. Meeker (1827-1887) and Alexis Jean Fournier (1865-1948). A succession of landscape photographers, beginning with Joel E. Whitney (1822-1886) and architects George L. Heins and Christopher Grant LeFarge were among those welcomed to St. Hubert’s Lodge or the Lake-Side Hotel.¹⁰⁵

⁹⁹ *Lake City Leader* 6 July 1867.

¹⁰⁰ *Lake City Leader* 21 Feb 1868; *Lake City Leader* 13 December 1867.

¹⁰¹ *Lake City Leader* 21 Feb 1868.

¹⁰² Wendland 2018a:226, 615.

¹⁰³ *Lake City Leader* 14 August 1868; *Goodhue County Weekly Republican*, 21 August 1868.

¹⁰⁴ *Lake City Leader* 30 July 1869; 3 September 1869.

¹⁰⁵ Densmore, 38; Wendland 2018a, 774.

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An apparent early success with little competition, the hotel business shifted the sparsely settled community from a Territorial-period economy focused on river transportation and possible trade at Frontenac Point, to a small seasonal recreational hub that drew guests from distant cities. In the post-Civil War period, Frontenac quickly became a destination on the scenic steamboat and carriage tour of the Upper Mississippi, with visitors praising views of Lake Pepin, Maiden Rock, and Point No Point. Minnesota newspapers immediately took note of the bluff-top houses built by Evert Westervelt and Israel and Lewis Garrard, and enthusiastically described the Lake Pepin setting and the delights of the hotel. Although many visitors were from Minnesota communities, the attraction to East Coast guests and “Southern aristocracy” was often singled out by early journalists.

Work on the hotel was ongoing. In 1870, Garrard moved a two-story, 30' x 75' building from the St. Hubert's Lodge block (Block 21) to the west side of the hotel, and there were also several small ancillary buildings on the fenced site.¹⁰⁶ By 1873, there were about 32 rooms in the hotel building. The widening of the two-story front porch to 20 feet was an important change by the mid-1880s.¹⁰⁷

A variety of one- and two-story cottages were soon moved from the village level down to Frontenac Point to provide additional lodging for families. The moving route from the village followed Wood and Waconia Avenues, then looped across the northern end of the townsite plat to Lake Avenue.¹⁰⁸ The buildings were lined up along “Cottage Row” (present-day Lake Avenue Way; Figure 13). A gambling hall in the basement of the hotel building, and billiard and dance halls, housed in a two-story building called the Pavilion, were added to the complex. Music was provided by local bands.¹⁰⁹ In addition to the cottages, a group of support buildings and structures, including outhouses, a kitchen, manager's house, well house, ice house, boat houses and bath houses as well as a lighthouse and stone seawall were added to the site (Figure 15). A wood stairway linked the hotel complex to the north end of Garrard Avenue.¹¹⁰ The upkeep of the buildings and grounds and the larger village was accomplished by the many workmen employed by Garrard, who were engaged in “clearing the underbrush, trimming the trees, cutting the grass until the scene was a bower of beauty throughout the season.”¹¹¹

In ca. 1871, Garrard built the 100-acre Dakota Park in Section 15 on the west side of present-day Highway 61 near the intersection of County Road 2 Boulevard and Territorial Road (razed). It included a one-mile racetrack and stable. Guests were encouraged to bring their carriages and also to ship their racing stock to Frontenac.¹¹²

¹⁰⁶ Wendland, 2018a, 616.

¹⁰⁷ Wendland, 2018a, 629; 635-38.

¹⁰⁸ Wendland, 2018a, 135.

¹⁰⁹ Wendland, 2018a, 133-136; 619-20; 646.

¹¹⁰ Wendland 2018a, 629-40; 643; 683-90.

¹¹¹ Schaller in Frederick L. Smith, *The History of Frontenac* (Frontenac: Old Frontenac Point Methodist Campus Incorporated, 1951).

¹¹² Wendland, 2018a, 741-48.

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Frontenac Station

To ensure the hotel's continued success and that of the landscape backdrop of the quiet townsite, in 1871 Israel Garrard is reported to have donated land to persuade the Chicago, Milwaukee & Saint Paul Railroad (CM&StP) to detour around Frontenac, instead of edging the Lake Pepin shoreline on the route between Wacouta and Lake City. This story was a highlight of Garrard's obituary prominently published in the *Minneapolis Journal* on September 28, 1901 and is a standard part of most histories. However, Lorry Wendland's research determined that Garrard sold the land to the railroad.¹¹³ In 1872 Garrard platted the 14-block townsite of Frontenac Station in at the intersection of the rail line and present-day Highway 61. The line rejoined the lakeshore about two miles to the south in Section 24. As historian Dennis Anderson noted, "Garrard was presented with an opportunity to enrich himself more and benefit the area generally by seeing to it that what he had accomplished in Frontenac would be maintained while taking advantage of what the railroad offered. Rather than relinquishing the commercial potential of Frontenac by developing Frontenac Station, this action helped to ensure the success of Garrard's quiet new resort community."¹¹⁴

With a population of about 100 by 1878, Frontenac Station would acquire St. John's Evangelical Lutheran Church (1872), a railroad depot, blacksmith shop, general store, saloon, creamery, grain elevator, sawmill, and a stone processing mill.¹¹⁵ The modest houses of Frontenac Station were of the same simple vernacular types built in Frontenac. The Florence Township Town Hall (1875, NRHP) was, and remains, the seat of Florence Township government.¹¹⁶

The Lake-Side Hotel: its High Period, ca. 1872-1901

Frontenac was better known throughout the south then than Minnetonka is today, and the hotel was the center of a careless, care-free life.

Frances R. Sterrett, "Frontenac's Benign Overlord is Gathered to His Fathers" Minneapolis Journal, September 28, 1901

The Lake-Side was operated by a succession of managers, beginning with L. A. Kennicott, who was followed by Wilbur Carroll. Carroll and his partners, and some of about fourteen subsequent managers, typically had experience with hotel operation in places such as Lake City, Red Wing and New York. They placed newspapers advertisements featuring illustrations of the hotel and Frontenac Point; some announced that the hotel was the favorite resort of Southerners. Newspapers in cities such as St. Louis, Nashville, and New Orleans carried the ads.

¹¹³ Wendland, 2018a, 137-140.

¹¹⁴ Dennis C. Anderson, "Florence Town Hall," National Register of Historic Places Nomination, 1999, 8:4.

¹¹⁵ Wood, Alley, 446.

¹¹⁶ Anderson, 1999.

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Garrard and his hotel managers also advertised in popular tourist guides. In 1873, the *Guide to Summer Resorts in Wisconsin, Minnesota and Michigan*, published by Rand McNally, noted that “a Summer Excursion has become a necessity of modern life”¹¹⁷ (Figure 7). The guide was “intended for those in St. Louis, New Orleans, and the South,” and provided reviews of places such as the Bethesda Mineral Waters in Waukesha, Wisconsin and the Cutler House in Grand Haven, Michigan. It also included “Frontenac on Lake Pepin” as well as the Lyon House in Lake City. Nearly three pages were devoted to Frontenac and the Lake-Side Hotel, which was also illustrated on the guide’s back cover. Hotel facilities were praised, and the “liberal expenditure of money” that was made “so in harmony with the wealth of nature’s gifts.” Furthermore, “wise forethought, guided by cultivated taste and inspired with a generous confidence in the greatness of the Mississippi Valley, has planned Frontenac as the Newport of the Northwest; the site of the hotels, and summer residences of the future.”¹¹⁸ At this time, the hotel was managed by F. B. Kenner (1847-1889), whose Louisiana family had earlier invested in Frontenac.

The guide signaled that Frontenac was ready to compete with any of the other fledgling resorts of the Upper Mississippi. The copy was picked up by many other guidebooks published through the 1880s, including *Appletons’ Illustrated Handbook of American Winter Resorts for Tourists and Invalids* (1877). The *Boston Globe* as well as the *Philadelphia Inquirer* immediately took note of the reporting that “the people of Minnesota claim that Frontenac, Lake Pepin, rivals the most celebrated watering places of the East in the scenery, climate, drives, boating, bathing, fishing, sporting and good hotel accommodations, and have named it “the Newport of the Northwest.”¹¹⁹

In the Midwest, Frontenac competed with a handful of new Minnesota and Wisconsin resorts as well as Lake Geneva, Wisconsin, about 80 miles north of Chicago, which claimed to be the “purest and handsomest sheet of inland water in the West.” Geneva was also dubbed the “Newport of the Northwest” or “the Newport of the West.”¹²⁰

In the early 1870s, guests from cities such as St. Louis, Chicago, Cincinnati, New York and Boston stayed at the Lake-Side Hotel, some accompanied by servants. A review of the hotel registers for the 1871 and 1872 seasons, however, suggests that most guests in that period were residents of Minnesota and Wisconsin.¹²¹

The Local Industry

The Lake-Side Hotel and its successor, the Frontenac Inn, employed many Frontenac residents in all aspects of the seasonal operation, which typically ran from June 15 to October 1.¹²² Except during the mid-summer hotel “high season,” however, Frontenac would have been quiet except

¹¹⁷ Rand McNally & Co., *Guide to Summer Resorts in Wisconsin, Minnesota, Michigan, etc. etc.* (Chicago: 1873), n.p.

¹¹⁸ Rand McNally & Co., n.p.

¹¹⁹ *Boston Globe* 10 July 1873:5).

¹²⁰ *Chicago Tribune*, 29 July 1888; *Geneva Herald* 27 July 1898:1.

¹²¹ Minnesota Historical Society, Lake-Side Hotel Register, 1871-1872.

¹²² Wendland 2018a, 629.

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for the quarry operation and maintenance and improvement to various unoccupied buildings. The *Red Wing Grange Advance* visited Frontenac early in the season of 1877 and reported that it looked “decidedly seedy” with “streets growing up with weeds” and “cows feeding quietly from the sidewalks.” Buildings at the lakeside were “all closed up” with one exception.¹²³

By 1879, the Lake-Side was directly advertised in New Orleans, Memphis, and other Southern markets along with other Midwestern resorts. Such railroad-era advertising continued through the 1880s, but usually with more modest advertisements. In the late 1880s, notices in the *Saint Paul Daily Globe* highlighted “Sunday at Frontenac” with “cheap excursions via the Chicago, Milwaukee and St. Paul Railway” and offered “superior accommodations at reasonable rates, viz: \$2 per day, \$12 per week, \$10 per week for four weeks or more: children and servants half price.”¹²⁴ In addition to accommodating hotel and cottage guests, the Lake-Side Hotel and grounds hosted many day-trip excursions and visits of civic, social, and fraternal organizations. The hotel arranged directly with steamboat companies to bring guests from Saint Paul and other ports for stays at the Lake-Side. For example, in August 1885, the Steamer Longfellow and its barge were hired to bring 100 guests for dinner and lodging, returning by train from Red Wing.¹²⁵

The hotel’s reputation was known to Mark Twain. He passed Frontenac Point while sailing upriver on the *Minneapolis* on a cold day in May 1882. As recorded in *Life on the Mississippi* (1883) he wrote of the scene, “then Frontenac looms upon our vision, delightful resort of jaded summer tourists; then progressive Red Wing, and Diamond Bluff, impressive and preponderous in its one sublimity.”¹²⁶

The Saint Paul and Minneapolis newspapers reported weekly on those leaving or returning from Frontenac. In 1887, for example, the *Saint Paul Daily Globe* included a report on the family of Dr. C. N. Hewitt of Red Wing, noting they had “established their camp for the summer.” Most likely they rented a cottage at the hotel, or one of the other houses available in the town.¹²⁷ In 1889, Major General John A. Pope and family “were at Hotel Lakeside, Frontenac, for the summer.”¹²⁸ In 1897, Mrs. John C. Hill and children, Mr. and Mrs. B. J. Shipman and children of Goodrich Avenue, and Miss Josephine Kalman of Summit Avenue were noted as vacationing in Frontenac.¹²⁹

Nearing the turn of the century, the Lake-Side Hotel and its local workforce continued to make improvements to the buildings and grounds. In addition to promoting its splendid location, health benefits, and fine dining, management continued to advertise to those with artistic pursuits,

¹²³*Red Wing Grange Advance* 27 June 1877:5.

¹²⁴*Saint Paul Daily Globe* 13 August 1887:8.

¹²⁵*Saint Paul Daily Globe* 13 August 1885:2.

¹²⁶ Samuel Clemens (Mark Twain), *Life on the Mississippi* (Boston: James R. Osgood and Company, 1883).

¹²⁷*Saint Paul Daily Globe* 16 July 1887:10.

¹²⁸ *Saint Paul Daily Globe*, 21 July 1888:10.

¹²⁹ *Minneapolis Tribune* 1 August 1897:3.

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including painting and photography, and offered a darkroom. By the late 1890s Garrard added tennis courts and a golf link to the north of the complex.¹³⁰

Frequent railroad service and a modestly improved road system brought more hotel guests and sightseers. With the exception of Israel, the Garrard family members had mostly moved away from Frontenac. Israel's brothers relocated to Ohio years before. His children, Margaret Hills (1857-1934) and George Wood (1863-1928), attended boarding school in Ohio and Illinois, and Margaret never permanently returned to Frontenac. In 1889, George Wood Garrard married Virginia Hoffman (1864-1961) of New York. In 1895 they moved to Frontenac and occupied Winona Cottage. The prominent building (1858) on Garrard Avenue was formerly a boarding house and had been incorporated into the Lake-Side hotel operation. It was extensively remodeled and refitted for single-family use for the Garrards.¹³¹

The End of the Lake-Side

Israel Garrard's death in September 1901 could have put an end to Frontenac's 30-year reputation as a quiet summer destination. George Wood Garrard, then 38, inherited much of Israel's real estate and was the operator of the Frontenac Stone Company. His uncle Jephtha, mostly residing in Cincinnati, and his grandmother's stepson, Nathaniel C. McLean, in Bellport, New York, were the only two remaining original Frontenac townsite investors.

Having platted a townsite, employed many local residents, and sold only a modest amount of his real estate during his lifetime, at his death in 1901 Israel was described as "an almost feudal overlord." The *Minneapolis Journal's* nearly full-page coverage of Israel's death consolidated the history of the settlement and wove the story of the Garrard family into a single package. Francis R. Sterrett (1877-1946), the *Journal's* society editor, headlined with "Frontenac's Beloved Overlord is Gathered to His Fathers." She referred to Frontenac as Garrard's "baronial estate," noting that "for half a century General Garrard maintained an almost feudal estate in Minnesota." Because he was "determined to model his Lake Pepin estate after that of an English landowner," she wrote that he had deliberately removed all traces of industry. Although she characterizes his "active distaste for business," she does describe Garrard's Lake-Side Hotel business, managed by others, and insists that "everything was ordered from the south." Sterrett appears to have introduced the story of Garrard donating land to the CM&StP to ensure its re-route away from Frontenac.¹³² Dozens of national newspapers ran short obituaries, most crediting Garrard's ownership of "one of the most famous of Minnesota resorts" but devoted most copy to his Civil War service as commander of the 7th Ohio Cavalry.

The lengthy *Minneapolis Journal* obituary appears to have provided copy for the next century of newspaper and tour guide writers. The often-quoted *History of Goodhue County* edited by

¹³⁰ Wendland, 2018a, 641-44.

¹³¹ Wendland, 2018a, 195-212.

¹³² *Minneapolis Journal* 28 September 1901.

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Franklyn Curtiss-Wedge in 1909 closely but selectively followed the obituary themes, including a description of the late Israel Garrard as “a man of wider and more distinguished fame than anyone else who has resided in this county.”¹³³

The Country Club

Frontenac’s population in 1900 was an estimated 147.¹³⁴ The Lake-Side Hotel was closed for six years after Garrard’s death in 1901, during the 1902-1906 seasons. George appears to have attempted to sell off as much of the resort and other vacant property as possible. In 1903, a group of investors led by Saint Paul mining engineer Rukard Hurd proposed development of the “Country Club” for 300 members.¹³⁵ The elaborate but unrealized concept was illustrated by an unknown designer. It included a heat and light plant, sewer upgrades and a golf course.¹³⁶ Hurd was a native of Cincinnati and arrived in Saint Paul in 1889. He served in the Minnesota State Legislature in 1901. He was Secretary (1907) and Director (1915) of the Department of Mines and Natural Resources of the Minnesota State Tax Commission.

Living in Winona Cottage with their three young daughters, the Garrards appear to have reinvigorated the seasonal social scene.¹³⁷ The girls attended Villa Maria, a school established south of Winona Street by the Ursuline Order on land donated by Israel Garrard.¹³⁸ Within a few years, the Garrards’ friends from Minneapolis and Saint Paul were likely to arrive in automobiles, with some possibly seeking an experience more like that offered at the large Lake Minnetonka resorts. The Garrards traveled often to Europe, California, Florida, Hawaii and Bermuda, although they do not appear to have had another permanent home elsewhere. They were in Europe during 1910-1912, where the girls attended schools.

After Israel’s death, the Garrard’s friends and acquaintances created a small summer colony, starting with Rukhard and Catherine Hurd’s use of St. Hubert’s Lodge as their summer residence. William and Anna Webster of Saint Paul, who purchased Greystone from George Wood Garrard shortly after Israel’s death, appear to have been the first non-Garrard family members to buy property on Garrard Avenue.¹³⁹ William was the president of the Saint Paul Steam Laundry.

In ca. 1916, the Hurds and Websters were joined by Howard McIlvain Morton and Lucretia J. Morton, who occupied the rustic “Luwarden” on the six-acre Block 23.¹⁴⁰ It is likely that George Wood Garrard was the builder of the concrete-and-shingle structure. The Mortons owned the

¹³³ Curtiss-Wedge, 176. See also “Philosopher of Frontenac,” *Saint Paul Globe* 9 May 1897:7.

¹³⁴ Wendland, 2018b, 246.

¹³⁵ Rukard Hurd (1858-1922); biographical note in Hurd Mining Appraisal Documents, University of Minnesota.

¹³⁶ Wendland, 2018a, 691-698.

¹³⁷ Beulah Garrard (1893-1965), Evelyn Garrard (1895-1991), and Catherine Garrard (1897-1968).

¹³⁸ Wendland 2018a, 759-766.

¹³⁹ William (1862-1915) and Anna (1864-1960) Webster; *Minneapolis Sunday Tribune* 6 July 1919:13; Wendland 2018a, 266-276.

¹⁴⁰ Howard McIlvain Morton (1868 -1939) and Lucretia J. Morton (c. 1869 -1943).

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property from 1921 to 1934. In 1915, the Westervelt family sold Locust Lodge to the Mortons' friends, Minneapolis art dealer Roy D. and Jane Sanderson Herrick.¹⁴¹ In 1927 Lewis Garrard's heirs sold Dacotah Cottage to Ted and Lenore Hall of Red Wing.¹⁴²

Frontenac Inn, 1907-1938

With the plan for the "Country Club" abandoned, in 1907 George Wood Garrard sold the Lake-Side Hotel to Celestine M. Schaller of Hastings. The \$10,000 sale included about five acres and most of the cottages.¹⁴³ Schaller operated it as the popular Frontenac Inn until her death in 1938 (Figure 16).¹⁴⁴

Between 1868 and 1901, the Lake-Side Hotel had catered to visitors arriving by steamboat and rail, many of whom stayed for weeks or months. The Frontenac Inn, with capacity for about 150 guests among the rooms in the hotel and cottages, catered to a growing number of visitors who arrived by automobile and could make shorter trips. (The last scheduled commercial steamboat landed at Frontenac in 1917.)¹⁴⁵ Gradual improvements to the state's highway system added it to a network of accessible attractions, although Schaller's advertisements often mentioned the CM&StP service at nearby Frontenac Station.

Schaller's Frontenac Inn and the Garrard houses, including those rented to friends, have been characterized as a hub for Saint Paul socialites, including the young F. Scott Fitzgerald, who visited in the summer of 1909 as a guest of Mrs. Tams Bixby and Tams Bixby Jr., and again in the summer of 1913.¹⁴⁶

The Saint Paul and Minneapolis newspapers regularly reported on the Frontenac Inn. In 1910, for example, the *Minneapolis Tribune* included a "Frontenac Society" column. An accounting from August 1910 was typical: it was noted that "Mrs. J. B. Berris, Miss Marjorie Berris, and Miss Mabel Ballard of Saint Paul, who have been at the Inn for two weeks, have returned home." It was also noted that "among those who motored to Frontenac to spend Sunday were Mr. and Mrs. Fred van Doren and family, Mrs. and Mrs. Wm J. Murphy and party."¹⁴⁷ The inn was very

¹⁴¹ Wendland, 2018a, 243; Roy D. (1869-1916) and Jane Sanderson Herrick (1871-1939); *Minneapolis Tribune* 14 Feb 1916:8.

¹⁴² Another transfer occurred in 1944, when Anna Garrard Wilson (1874 -1954), the youngest daughter of Lewis Garrard, purchased Dacotah Cottage and lived there with her husband, Paul C. Wilson, until 1954. In 1955 the Wilson's daughters sold the property to Florence Garrard Wilson Baker, their first cousin and a granddaughter of Lewis Garrard. She was the wife of Col. Robert Gardner Baker (Wendland 2018a:171; 2018b: 241; *Minneapolis Morning Tribune* 8 Oct 1955:7). In 1961 the property was purchased by John (1914-2012) and Ruth Hodgson. Hodgson was a Rochester physician. See Wendland 2018a, 175-77.

¹⁴³ Celestine M. Schaller (1860-1938); Smith, 1951.

¹⁴⁴ *Minneapolis Tribune* 10 September 1938:5.

¹⁴⁵ Wendland, 2018a, 772.

¹⁴⁶ Dave Page, *F. Scott Fitzgerald in Minnesota: The Writer and His Friends at Home* (Minneapolis: University of Minnesota Press, 2017), 249, 252.

¹⁴⁷ *Minneapolis Tribune* 7 August 1910:20.

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popular with a new generation of Sunday motorists who ordered the Sunday chicken dinners. Schaller, like the managers of the Lake-Side Hotel before her, steered the Frontenac story through advertising and newspaper interviews. A 1912 *Minneapolis Morning Tribune* advertisement appears to be among the first to use the term “Old Frontenac.”

In 1916, *Minneapolis Tribune* music and drama critic Caryl B. Storrs (1870-1920) observed in the headline for “Visitin’ ‘Round in Minnesota: “only a few houses left, with no post office, stores or factories in historic town of Old Frontenac, facing Lake Pepin—it Rests in Dignity.” The author offered that it was undisturbed by any “modern strenuousity,” and told the story of Garrard’s purchase of nearly five miles of lakeshore, his interest in racing sailboats and horses, and the aeronautical experiments of Jephtha Garrard on Frontenac visits. Like other writers in this period, Storrs emphasized the Garrard’s connections to the South. He thought that Garrard’s house (St. Hubert’s Lodge) indicated its builder “must have come from much farther South than Cincinnati. It is like the ‘big house’ on a Virginia or Tennessee plantation. It is built with vertical, battened sides, dazzlingly white, with a quaintly sloping roof, just the right sort of big chimneys, and large, two story porches, or galleries.”¹⁴⁸

The 1920s and 1930s at the Frontenac Inn

Although Celestine Schaller does not appear to have done much direct advertising in newspapers in this decade, the 1920s were likely a good time at the Frontenac Inn, with many travel writers recommending a stop in Frontenac while on drives such as the “100-mile Circle Tour.”¹⁴⁹ The Inn hosted a number of meetings, including the state convention of the Elks, which included a reception at St. Hubert’s Lodge.¹⁵⁰

More changes to Garrard Avenue occurred after George Wood Garrard’s death in Pasadena, California in 1928. Virginia Garrard sold St. Hubert’s Lodge to William H. F. and Ruth Thompson in 1938. In 1942 the Herrick estate sold Locust Lodge to the Antiblion family of Boston and it remains in their ownership.

It is not known how the inn fared during the Depression, but it was likely a quiet time with fewer guests. In June 1931 Celestine welcomed the Goodhue County Camp, which held cooking demonstrations, bird watching, and classes in basket making, in addition to archery and swimming.¹⁵¹ Meetings of organizations such as the American Association of University Women and the Women’s Rotary Club were also hosted. In the 1930s Schaller regularly advertised in Minnesota newspapers: “Enjoy the cool lake breeze and good meals at Frontenac Inn, Highway No. 61, Frontenac, Minn.”¹⁵² In 1935, she advertised, “Why not spend your weekends or

¹⁴⁸*Minneapolis Sunday Tribune* 6 July 1916.

¹⁴⁹*Minneapolis Star* 21 July 1928:5.

¹⁵⁰*St. Cloud Times* 23 August 1929:7.

¹⁵¹*St. Cloud Daily Times* 2 May 1931:17.

¹⁵²*Winona Daily News* 1 August 1935:6.

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vacation at Beautiful, Historic, Old Frontenac, on Lake Pepin? Frontenac Inn has every facility for a good time. Write for descriptive folder. Address 'Miss Celestine M. Schaller.'"¹⁵³

At about the same time as the Minnesota Historical Society's publication of Frances Densmore's article, "The Garrard Family in Frontenac," Depression-era Federal relief programs funded a site visit from the Historic American Buildings Survey (HABS). In 1932 the team photographed St. Hubert's Lodge and prepared measured drawings.¹⁵⁴ The program recorded 34 Minnesota properties. During this period, newspaper articles frequently encouraged motorists to tour Highway 61 and writers revisited the standard topics about Frontenac's origins, the Garrard family, and hotel stories. In 1938, *Minnesota: A State Guide* was published by the Federal Writers' Project, a project sponsored by the Works Progress Administration. This popular guide featured Frontenac in its roster of sites (Federal Writers Project 1938).

In 1935, as part of its 9-Foot Channel Project, the U.S. Army Corps of Engineers completed Lock and Dam #4 at Alma, Wisconsin to improve navigation on the Upper Mississippi River.¹⁵⁵ The impact on the flood-prone Frontenac shoreline is not known.

Also in 1935, in response to a petition by Schaller, the Minnesota Supreme Court determined that according to provisions of the original 1857 plat she did not have ownership of the Frontenac Point lakeshore adjacent to the hotel, and that Florence Township was the owner. The Red Wing Chapter of the Izaak Walton League and other conservationists fought to preserve the land for public use.¹⁵⁶

Schaller's death in 1938 ended the building's 64-year run as a destination that had long defined Frontenac. Apprehensive about the deteriorating building's fate with new owners, the *Minneapolis Tribune* called for preservation. Fearing that "new owners may forget its traditions and rob it of its simple charm, the editors noted that its "architecture has not been meddled with" and that "few concessions had been made toward modernism." Fortunately, they thought, the "new owners know how its friends feel about its colonial atmosphere."¹⁵⁷

The Lure of Old Frontenac

In June 1939, apparently after the inn's closing, the Minnesota Historical Society nevertheless convened the final session of its annual meeting there. Historian Grace Lee Nute delivered a paper, "The Lure of Old Frontenac" and University of Minnesota professor Theodore Blegen presented "The 'Fashionable Tour' on the Upper Mississippi."¹⁵⁸ A tour guided by Frances

¹⁵³ *Winona Daily News* 25 July 1935:5.

¹⁵⁴ Densmore 1933:32-43; HABS 1934.

¹⁵⁵ HAER 1968.

¹⁵⁶ *St. Cloud Times* 8 March 1935:7.

¹⁵⁷ *Minneapolis Tribune* 25 September 1938:2.

¹⁵⁸ *Minnesota History* (September 1939):296-309.

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Densmore included stops at Frontenac Cemetery and Dacotah Cottage, then owned by Edward Hall of Red Wing.

Nute explained that “Old Frontenac has exercised a siren influence on practically every generation since the French built Fort Beauharnois more than two centuries ago . . . Explorer, trapper, hunter, artist, tourist, ornithologist—these are some that have heard the siren’s song.” She noted that the Garrards, on a hunting party, had been so taken by the charm of Frontenac that they decided to buy land there and “erect pretentious homes.”¹⁵⁹

The standard Frontenac themes outlined by Densmore and Nute were followed by newspaper writers through the 1940s and 1950s. In 1942, the *Minneapolis Morning Tribune* writer William McNally observed, “From one end of the Mississippi to the other, there is nothing, so far as I know, to compare with Old Frontenac save Old Natchez. In both instances, the spread of the “ole man river” is breath-taking. In both instances you shed the better part of a century and live anew in Civil War days.”¹⁶⁰

At the time of its closing in 1938, the Lake-Side Hotel and its successor the Frontenac Inn, was the earliest resort remaining on the Upper Mississippi and in Minnesota. Unlike many other establishments with late 19th-century origins, including those on White Bear Lake and Lake Minnetonka, it was not destroyed or damaged by fire and had survived many economic downturns and changing customer preferences. Only Israel Garrard’s death resulted in its six-year closure, ca.1901-1906.

The Lake-Side Hotel and Frontenac Inn were not the only lodging and dining available to tourists, however. Beginning in the 1860s, boarding houses were available, and the Frontenac Hotel, the Moccasin Inn, and tourist cabins were available to visitors at various times through the 1950s.

The Moccasin Tea House and Inn, also known as the Parsonage Inn, was built in 1863 as the parsonage for the now-raised Campbellite Church (Church of Christ), located to the south of the building.¹⁶¹ In 1923 the building was opened as a tearoom and inn by Israel Garrard’s granddaughter, Evelyn Garrard Starnes, and Carrie Carlson of Frontenac.¹⁶² A one-story enclosed porch was added. Carlson next operated the property on her own as the Moccasin Inn until ca. 1950.¹⁶³ After the Frontenac Inn closed in 1938, the Moccasin Inn would have enjoyed the lack of competition. The social columns of Minneapolis and Winona newspapers describe it as a popular destination for wedding receptions, anniversary celebrations, and meetings. It was converted to a private residence by 1954.¹⁶⁴

¹⁵⁹ Grace Lee Nute, “The Lure of Old Frontenac,” *Minnesota History* (September 1939), 306-308.

¹⁶⁰ *Minneapolis Morning Tribune* 14 April 1942:4.

¹⁶¹ Wendland, 2018a, 313, 321-22.

¹⁶² *Minneapolis Morning Tribune* 18 Sept 1923.

¹⁶³ Wendland, 2018a, 316-18.

¹⁶⁴ Wendland, 2018a, 316-17; 319.

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The last mid-20th-century addition to Frontenac tourism was “Old Frontenac Heights,” a six-cabin, all-season resort built by building contractor William Baxter (1883-1968) and his wife, Virginia Baxter (1890-1964). The 1940s resort was located on Burr Oak Street at the edge of the upper terrace.¹⁶⁵ The Baxter’s Colonial Revival house (1940) occupied the adjacent parcel. Most of the small, gable-roofed cabins have been moved to Leroy Street and other lots in the village.

Methodist Campus, 1939-1986

In 1939 the Old Frontenac Point Methodist Campus Corporation purchased Schaller’s five-acre Frontenac Inn property for \$14,000. The purchase included the hotel, six cottages, and a barn and garage. More than two thousand people attended the dedication on May 30, 1940.¹⁶⁶ The property was operated as a camp and conference center known as the Methodist Campus until 1986 (Figure 17). Overall, the buildings appear to have had fairly modest changes during nearly fifty years of camp use, with interior remodeling for classroom, dormitory, and dining hall use. A succession of crosses were erected on the seawall built by Israel Garrard in 1885, and a polished granite marker (extant). The corporation built the two-story Pepin Hall as a dormitory and lecture facility in 1946 and erected Reinecke Dormitory (razed) to replace Pine Cottage in 1951.¹⁶⁷ In 1953 the corporation built a \$25,000 chapel directly opposite the former Frontenac Inn. Seating 220, the wood-clad building featured eight laminated wood arches and a 40-foot cross at the entry. Its modern design, by Slifer & Cone of Saint Paul, was in striking contrast to the surrounding mid-19th-century buildings.¹⁶⁸

Frontenac Tourism and Summer Home Development in the 20th Century

Early visitors to Frontenac and the Lake-Side Hotel arrived by steamboat and, after 1872, by rail. By about 1910, “motoring to Frontenac” was a popular pastime for area residents. The Frontenac Inn would have provided dining for such day-visitors. A 1911 advertisement in the *Minneapolis Sunday Tribune* noted that gasoline was available for visitors’ automobiles.¹⁶⁹

Vacation Cottages

Census records for the period 1910-1940 suggest that Old Frontenac continued to have a very small year-round population. The January 1920 census, which apparently separated out Old Frontenac from the rest of Florence Township, counted 69 residents in 22 dwellings. This may not be accurate, however. Many residents counted in the census were retired, and occupations

¹⁶⁵ Wendland, 2018a, 158.

¹⁶⁶ Smith, 1951; *Minneapolis Morning Tribune* 31 May 1940:11.

¹⁶⁷ Smith, 1951.

¹⁶⁸ *Winona Republican Herald* 28 March 1953:3.

¹⁶⁹ *Minneapolis Sunday Tribune* 26 May 1911:1.

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recorded included others reporting their work as “odd jobs,” “caretaker,” “carpenter,” “cook,” and “laborer.” Five men were employed in the clam shell industry and four were fishermen.¹⁷⁰

Goodhue County Assessor records indicate that during the 1920s and 1930s there were only a small number of new dwellings built on village streets, but the 1940s resulted in at least twenty new buildings of various types, including vacation cottages. (The source of construction dates shown in Assessor records, from the period prior to building permits, is unknown.) Most of the new construction appears to have been buildings intended for seasonal use. By this time, automobile travel to Frontenac was improved in 1940 by paving of Highway 61 between Hastings to Wabasha.¹⁷¹

Much of the new construction was located on the south end of Wood, Van Blarcum, and Garrard Avenues, and there was infill in the built-up sections of the townsite along and near McLean Avenue (County Road 2 Boulevard). Simple wood-clad, gable-roofed buildings, some of Cape Cod or Colonial Revival style design as well as a few clad in rustic split-log siding, were popular. Most notably, a picturesque stone and log building was erected at the south end of Garrard Avenue by Arthur Frank Hernlem (1887-1966), a bank employee and Red Wing postmaster.¹⁷² Possibly dating from the 1920s, it featured a central limestone chimney and stone wings as well as log-sided sections. The next owners, Arthur and Martha Possehl, named it “Freudenwald.” The popularity of do-it-yourself construction for such picturesque cottages were assisted by magazine features and popular manuals such as Ralph P. Dillon’s *Sunset Cabin Plan Book* (1938).

Lake Avenue Shoreline Development

South of Frontenac Point, Lake Pepin shoreline lots were located on blocks 3 through 9 of the Original Plat of Westervelt. Blocks 1 and 2 were located on Frontenac Point. They were sheltered by a steep slope and Valhalla Park at the west. Bay Street, a short avenue that divided some blocks, was never opened. According to local history, cottage construction began by ca. 1910. A scattering of cottages are evident on a 1938 aerial view.

Among early cottages that survived into the 20th century was a “clam shack” used for the harvest of freshwater clam shells. The small concrete-block building, formerly at 29392 Lake Avenue, had a distinctive curved roof. The clam-fishing industry was conducted along much of the Upper Mississippi River from Iowa to Minnesota and it boomed in the early 20th century. The buttons cut and stamped from the shells supplied hundreds of clothing manufacturers. Pearl hunters were also among the harvesters. Peak years were 1914-1915, and overfishing led to a 1919 moratorium. Although there was a 1960s revival in the Prairie du Chien area, by 1940,

¹⁷⁰ U.S. Census, 1920. Goodhue County, Minnesota, Frontenac Township.

¹⁷¹ Steve Riner, “Unofficial Minnesota Highways Page.” Accessed at <http://www.steve-riner.com/mnhighways/mnhome.htm>

¹⁷² Wendland, 2022.

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commercial clamming for button production “had all but disappeared” and was finished off by the introduction of plastic buttons after World War II.¹⁷³ Frontenac residents were involved in the industry.¹⁷⁴ The 1920 census, for example, noted that among the men who worked as clammers, Edward Brunner (1897-1950), was a button cutter, likely at a factory in nearby Lake City.¹⁷⁵

Most of the nine houses located on Lake Avenue shoreline lots are of recent construction but a few, however, date from ca. 1910-1915 to the 1960s. The small original cottage, ca.1910-1915, at 29308 Lake Avenue, for example, is preserved on the site of a newer house. In 1914, George Wood Garrard sold the lot to Antoinette Behringer, a Missouri music teacher whose daughter, Beatrice, graduated from Villa Maria in 1925.¹⁷⁶ The property was owned by Rochester furniture store owner Albert Paine during 1930-1944.

Chateau Frontenac Homes, 1987-

In 1987, all of the former hotel and camp properties were purchased by Bill (1942-2021) and Linda Flies. In 2008 they replatted the former hotel and camp parcels as Chateau Frontenac Homes. The Lake-Side Hotel and the other buildings were remodeled, or razed and/or replicated for residential use (Figure 18). The Methodist Chapel (1953) was remodeled as “Chapelwood” and the seawall was stabilized. The Planned Unit Development (PUD) contains seven properties in private ownership.

Tourism and State Park Development

The opening of Frontenac State Park in 1957 is outside the period of significance for the tourism and recreation context, “Tourism, Recreation, and the ‘Lure of Old Frontenac’ 1868-1950.” However, the idea of a state park was evident decades prior to the creation of the park by the State of Minnesota. For example, at the 1939 Annual Meeting of the Minnesota Historical Society held at the Frontenac Inn, B. J. Loss of the Lake Pepin Valley Historical Society proposed the creation of a state park at Sand Point and the site of Fort Beauharnois.¹⁷⁷ In 1940, the Fort Beauharnois Historical Marker, a stone structure, was erected in a half-acre roadside parking area built by the NYA (National Youth Administration) in cooperation with the Minnesota Department of Highways. Accessible by a newly paved Highway 61, it was designed by landscape architect Arthur R. Nichols. Prior to the erection of the stone marker, a white steel sign stood near the site (razed). It appears to have erected “as early as 1930 by the first joint

¹⁷³ Eric F. Temte, “A Brief History of the Clamming and Pearling Industry in Prairie du Chien, Wisconsin.” (Seminar Paper, Wisconsin State University at LaCrosse, 1968), 26.

¹⁷⁴ Wendland 2018a, 790.

¹⁷⁵ U.S. Census, 1920. Goodhue County, Minnesota, Frontenac Township.

¹⁷⁶ *Wabasha Herald* 25 June 1925:1.

¹⁷⁷ “Note,” *Minnesota History* (September 1939), 306.

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trunk highway marking program that was established by the Minnesota Historical Society and the Minnesota Department of Highways in 1929.”¹⁷⁸

Frontenac State Park (1957)

Minnesota Division of Parks Director, Harold W. Lathrop, made proposals for creation of a state park at Frontenac in the mid-1930s. Early efforts suggested establishing a state park so that a Civilian Conservation Corps (CCC) camp could be located within it. The proposal was “rejected because it was decided that Goodhue County did not have enough relief labor available to warrant a camp.”¹⁷⁹ The park plan was revisited in 1938 with assistance from the National Park Service. A report recommended acquisition of Sand Point, a forested area along Wells Creek, and acreage on Garrard Bluff overlooking the lake.¹⁸⁰ These efforts remained stalled for about a decade.

In 1955 the Frontenac State Park Association proposed to the Minnesota State Legislature that 400 acres be acquired for the park.¹⁸¹ The Association was formed in 1954 and was led by Albert Marshall, the editor of the *Red Wing Republican*. It had many Red Wing, Lake City and Rochester members (*Winona Daily News* 10 June 1954:3). In 1957 the legislature passed the Frontenac State Park bill and provided \$50,000 to be used for matching grants for acquisition and conservation of a potential 900 acres. Some envisioned Frontenac State Park as “the hub of a great recreational area along the Great River Road, and part of the Great Lakes Circle Tour”¹⁸² By 1958, the acquisition of 167 acres of the Colonel John Munro property, adjacent to Highway 61, and the donation of 200 acres of blufftop farmland by John H. Hauschild of Minneapolis were key to completing the initial effort. Hauschild’s donation included Garrard Bluff.¹⁸³

Frontenac residents, including the new generation of owners of Frontenac summer property, notably the Websters, Thompsons, and Hodgsons, had important roles in the creation of the park. During the planning phase, the conservation of land surrounding the townsite was welcomed, but impacts on wildlife and especially birds, and the historic landscape setting as well as daily life in the village were scrutinized by The Friends of Old Frontenac. The organization was established in 1957 and was led by William Webster II. The value of the creation of a “public playground” was debated, as well as the impact on the Villa Maria and Methodist Campus and the unrealized plans for a “skyline drive,” swimming beach, marina, and campgrounds.¹⁸⁴

¹⁷⁸ Susan Granger, MnDOT Historic Roadside Development Structures Inventory, Fort Beauharnois Historical Marker, November 5, 1997. Accessed at <http://www.dot.state.mn.us/roadsides/historic/files/iforms/GD-FLC-056.pdf>

¹⁷⁹ Granger, 6.

¹⁸⁰ Roy E. Meyer, *Everyone's Country Estate: a History of Minnesota's State Parks*. Saint Paul: Minnesota Historical Society Press, 1991), 186.

¹⁸¹ *Winona Daily News* 13 Dec 1955:6.

¹⁸² Roy E. Meyer, 185-191; *Winona Daily News* 17 January 1958:2.

¹⁸³ Meyer, 187-88; *Winona Daily News* 10 Oct 1958:5.

¹⁸⁴ *Winona Daily News* 13 Nov 1957:3; 10 April 1961:7.

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Roy Meyer outlines the contentious final acceptance of the Frontenac State Park bill, which included the provision that further park development “shall be limited to the preservation of the present natural feature(s) of the area as a wildlife and bird sanctuary. Any development shall not exceed the layout out and clearing of footpaths.” These regulations were lifted somewhat, and in 1964 a two-mile road was built to the top of Garrard Bluff along with camping and picnicking facilities.¹⁸⁵ Under the 1975 Outdoor Recreation Act (ORA), Frontenac was classified as a natural state park, with the intention that it be preserved for biological values rather than recreational development. The current boundaries of the state park include the floodplain along the Mississippi River, bluffs that are a flyway for many migratory bird species, prairies, and hardwood forests.”¹⁸⁶ Various boundary expansions were made in 1965, 1969, and 1971, and in 2006 an 87-acre addition was approved by the Minnesota State Legislature, increasing total acreage to the present 2,500.

¹⁸⁵Meyer 1999:189-90.

¹⁸⁶ Florence Township Comprehensive Plan 2013, Goodhue County, Minnesota.

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Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

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Old Frontenac Historic District Additional Documentation

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Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

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Saint Cloud Daily Times

Saint Paul Daily Pioneer

Saint Paul Pioneer Press

Saint Paul Globe and Daily Globe

Red Wing Republican

Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

Wabasha County Herald
Winona Daily News
Winona Daily Republican

Property Records

Goodhue County Recorder
Goodhue County Assessor

Photograph Collections

Goodhue County Historical Society
Minnesota Historical Society
University of Minnesota - Minnesota Historic Aerial Photographs Online (MHAPO)

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): GD-FLC-00024

Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

10. Geographical Data

Acreage of Property 275

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 15N	Easting: 553278.85	Northing: 4931135.13
2. Zone: 15N	Easting: 553400.35	Northing: 4931012.15
3. Zone: 15N	Easting: 553457.37	Northing: 4930326.80
4. Zone: 15N	Easting : 553697.44	Northing: 4929310.78
5. Zone: 15N	Easting : 552919.34	Northing: 4929364.18
6. Zone: 15N	Easting : 552919.44	Northing: 4929616.55
7. Zone: 15N	Easting : 552659.56	Northing: 4930566.40
8. Zone: 15N	Easting : 552850.04	Northing: 4930875.59
9. Zone: 15N	Easting : 553051.71	Northing: 4931120.88

Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary description is unchanged from the NRHP boundary (1973):
Bounded by Lake Pepin and County Road 2 Boulevard to the east, Frontenac Point and the former Waconia Avenue to the north, Westervelt Avenue Way W. to the west, and Winona Avenue to the south.

Boundary Justification (Explain why the boundaries were selected.)

There are no alterations to the NRHP boundary (1973). The boundary reflects the 1857 plat of Westervelt (Frontenac) and Garrard's South Extension to Frontenac (1867). Contributing properties associated with historic townsite development are contained within the boundaries.

11. Form Prepared By

name/title: Carole S. Zellie
organization: Landscape Research LLC
street & number: 2309 Como Avenue # 8135
city or town: Saint Paul state: Minnesota zip code: 55108
e-mail: czellie@landscaperesearch.net
telephone 612-616-5353
date: May 3, 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

Photographs

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

Photo Log

Name of Property: Old Frontenac Historic District (Additional Information)

City or Vicinity: Florence Township

County: Goodhue State: Minnesota

Photographer: Carole Zellie

Date Photographed: June 2023

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

Photo #1 of 36 (MN_Goodhue County_Old Frontenac Historic District_0001)

Valhalla Park, opposite Garrard Avenue and Wells Street, facing southeast over Lake Pepin.

Photo #2 of 36 (MN_Goodhue County_Old Frontenac Historic District_0002)

Valhalla Park, opposite Garrard Avenue (County Road 2 Boulevard), facing southeast over Lake Pepin.

Photo #3 of 36 (MN_Goodhue County_Old Frontenac Historic District_0003)

Dacotah Street at Manypenny Avenue, facing west.

Photo #4 of 36 (MN_Goodhue County_Old Frontenac Historic District_0004)

Wooded parcel at County Road 2 Boulevard (Garrard Avenue) and McLean Street, facing southeast, St. Hubert's Lodge in background.

Photo #5 of 36 (MN_Goodhue County_Old Frontenac Historic District_0005)

Intersection of Garrard Avenue and Lake Avenue Way, Lake Pepin at distant left, facing south.

Photo #6 of 36 (MN_Goodhue County_Old Frontenac Historic District_0006)

Exterior, St. Hubert's Lodge, 29055 County Road 2 (GD-FLC-026), south and west elevations, facing north.

Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

Photo #7 of 36 (MN_Goodhue County_Old Frontenac Historic District_0007)

Exterior, St. Hubert's Lodge, 29055 County Road 2, east elevation, facing west.

Photo #8 of 36 (MN_Goodhue County_Old Frontenac Historic District_0008)

Exterior, Locust Lodge, 29133 County Road 2, north and east elevations, facing southwest.

Photo #9 of 36 (MN_Goodhue County_Old Frontenac Historic District_0009)

Exterior, Greystone (Grout House), 29277 Garrard Avenue, east elevation, facing west.

Photo #10 of 36 (MN_Goodhue County_Old Frontenac Historic District_0010)

Stone wall detail, Winona Cottage, 28895 Garrard Avenue, east elevation, facing west.

Photo #11 of 36 (MN_Goodhue County_Old Frontenac Historic District_0011)

Exterior, Winona Cottage (George Wood Garrard House), 28895 Garrard Avenue, east elevation, facing west.

Photo #12 of 36 (MN_Goodhue County_Old Frontenac Historic District_0012)

Exterior, Dacotah Cottage (Lewis Garrard House), 28743 Garrard Avenue, south and east elevations, facing northwest.

Photo #13 of 36 (MN_Goodhue County_Old Frontenac Historic District_0013)

Exterior, barn at Dacotah Cottage (Lewis Garrard House), 28743 Garrard Avenue, west elevation, facing east.

Photo #14 of 36 (MN_Goodhue County_Old Frontenac Historic District_0014)

Exterior, Honeybee (Joseph Weich House), 34932 Dacotah Street, north and east elevations, facing southwest.

Photo #15 of 36 (MN_Goodhue County_Old Frontenac Historic District_0015)

Exterior, Englebert Haller House, 28960 Wood Avenue, south elevation, facing north.

Photo #16 of 36 (MN_Goodhue County_Old Frontenac Historic District_0016)

Exterior, Joseph Weich House, 34805 Sumner Street, south elevation, facing north.

Photo #17 of 36 (MN_Goodhue County_Old Frontenac Historic District_0017)

Exterior, Carl Peter House, 34778 Sumner Street, north elevation, facing south.

Photo #18 of 36 (MN_Goodhue County_Old Frontenac Historic District_0018)

Exterior, Gottfried Schenach House, 34844 County Road 2 Boulevard, north elevation, facing south.

Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

Photo #19 of 36 (MN_Goodhue County_Old Frontenac Historic District_0019)
Exterior, Parsonage (Moccasin Inn), 28957 Manypenny Avenue, east elevation, facing northwest.

Photo #20 of 36 (MN_Goodhue County_Old Frontenac Historic District_0020)
Exterior, Frontenac Hotel, 28971 Wood Avenue, west elevation, facing east.

Photo #21 of 36 (MN_Goodhue County_Old Frontenac Historic District_0021)
Exterior, Christ Episcopal Church, Way 29036 Westervelt Avenue W., east and south elevations, facing northwest.

Photo #22 of 36 (MN_Goodhue County_Old Frontenac Historic District_0022)
Christ Episcopal Church Cemetery, 29036 Westervelt Avenue Way W., and exterior, Christ Episcopal Church, north and west elevations, facing southeast.

Photo #23 of 36 (MN_Goodhue County_Old Frontenac Historic District_0023)
Frontenac Cemetery, foot of Green Street, facing south.

Photo #24 of 36 (MN_Goodhue County_Old Frontenac Historic District_0024)
Frontenac Cemetery, foot of Green Street, Garrard family plot, facing north.

Photo #25 of 36 (MN_Goodhue County_Old Frontenac Historic District_0025)
Exterior, Ignatius Kittle House (Grapevine Cottage), 28775 Lake Avenue Way, east and south elevations, facing northwest.

Photo #26 of 36 (MN_Goodhue County_Old Frontenac Historic District_0026)
Exterior, Lake-Side Hotel, 28796 Lake Avenue Way, north and west elevations, facing east.

Photo #27 of 36 (MN_Goodhue County_Old Frontenac Historic District_0027)
Frontenac Point, facing east.

Photo #28 of 36 (MN_Goodhue County_Old Frontenac Historic District_0028)
Frontenac Point, facing northeast.

Photo #29 of 36 (MN_Goodhue County_Old Frontenac Historic District_0029)
Exterior, Little Dacotah, 34921 Dacotah Street, south and west elevations, facing northeast.

Photo #30 of 36 (MN_Goodhue County_Old Frontenac Historic District_0030)
Exterior, Virginia Cottage, 34810 Graham Street, north elevation, facing south.

Old Frontenac Historic District Additional Documentation

Goodhue, MN

Name of Property

Photo #31 of 36 (MN_Goodhue County_Old Frontenac Historic District_0031)

Exterior, Christian Friedericks House and Cottage, 29050 Leroy Avenue, north and west elevations, facing southeast.

Photo #32 of 36 (MN_Goodhue County_Old Frontenac Historic District_0032)

Exterior, 29231 Wood Avenue east elevation, facing west.

Photo #33 of 36 (MN_Goodhue County_Old Frontenac Historic District_0033)

Exterior, Luwarden (Howard Morton House), 29219 Garrard Avenue, east elevation, facing west.

Photo #34 of 36 (MN_Goodhue County_Old Frontenac Historic District_0034)

Exterior, William Baxter House, 34953 Burr Oak Street, south and east elevations, facing northwest.

Photo #35 of 36 (MN_Goodhue County_Old Frontenac Historic District_0035)

Exterior, House (Greystone Barn), 34962 Johnston Street, north and east elevations, facing south.

Photo #36 of 36 (MN_Goodhue County_Old Frontenac Historic District_0037)

Wakondiot Park, facing Christ Episcopal Church, 29036 Westervelt Avenue W., facing west.

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

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

United States Department of the Interior
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Continuation Sheet

Section number A.D. Page 117Old Frontenac Historic DistrictName of PropertyGoodhue, MinnesotaCounty and StateName of multiple listing (if applicable)**Additional Documentation****Maps**

Map 1	Old Frontenac Historic District Location. Florence Township, Goodhue County.
Map 2	Old Frontenac Historic District Boundaries and UTM Coordinates, 2023.
Map 3	Old Frontenac Historic District Contributing Properties, 2023.
Map 4	Old Frontenac Historic District Contributing and Non-Contributing Properties, 1858-2023.
Map 5	Old Frontenac Historic District Location and Direction of Photographs 1-36.

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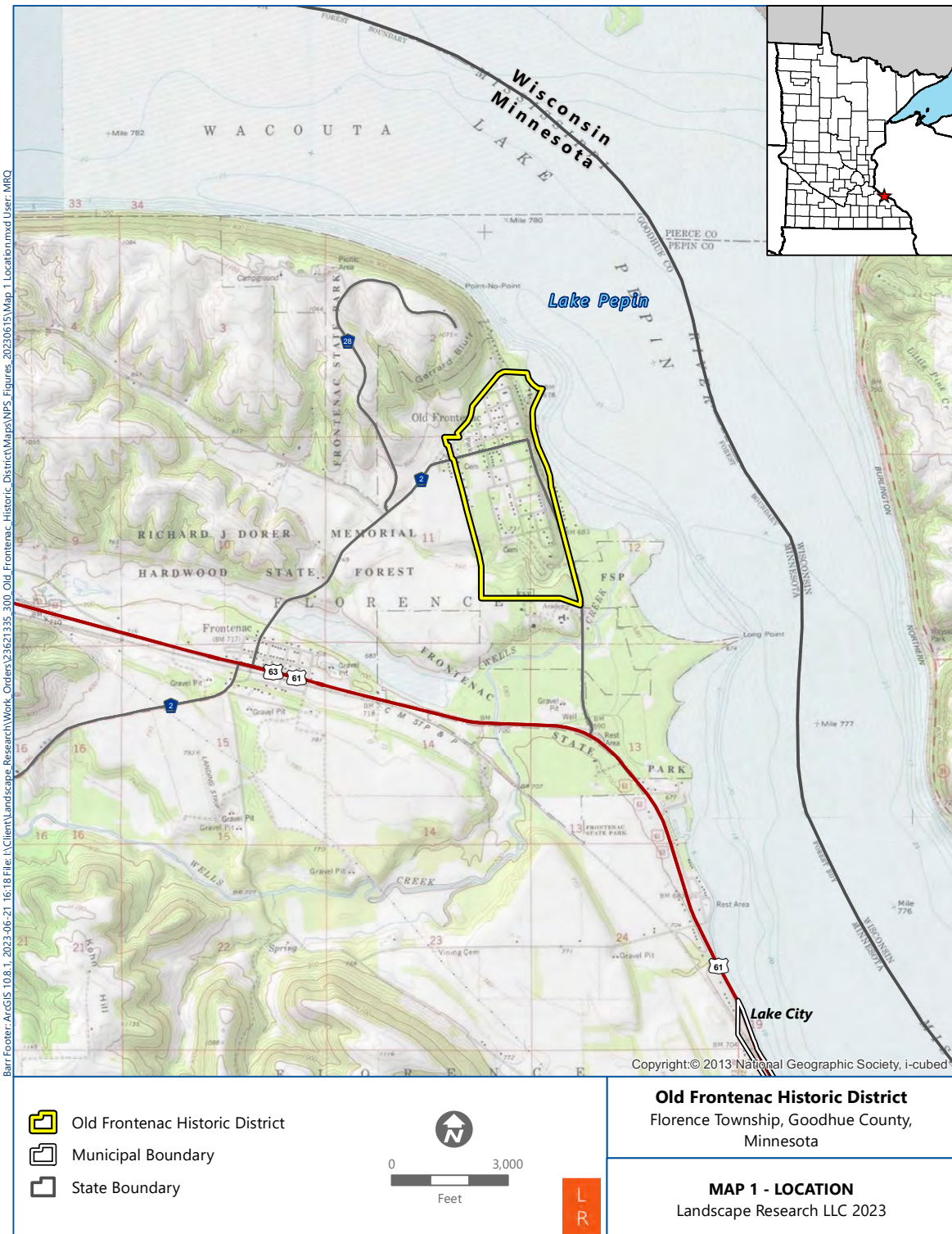
Old Frontenac Historic District

Name of Property

Goodhue, Minnesota

County and State

Name of multiple listing (if applicable)



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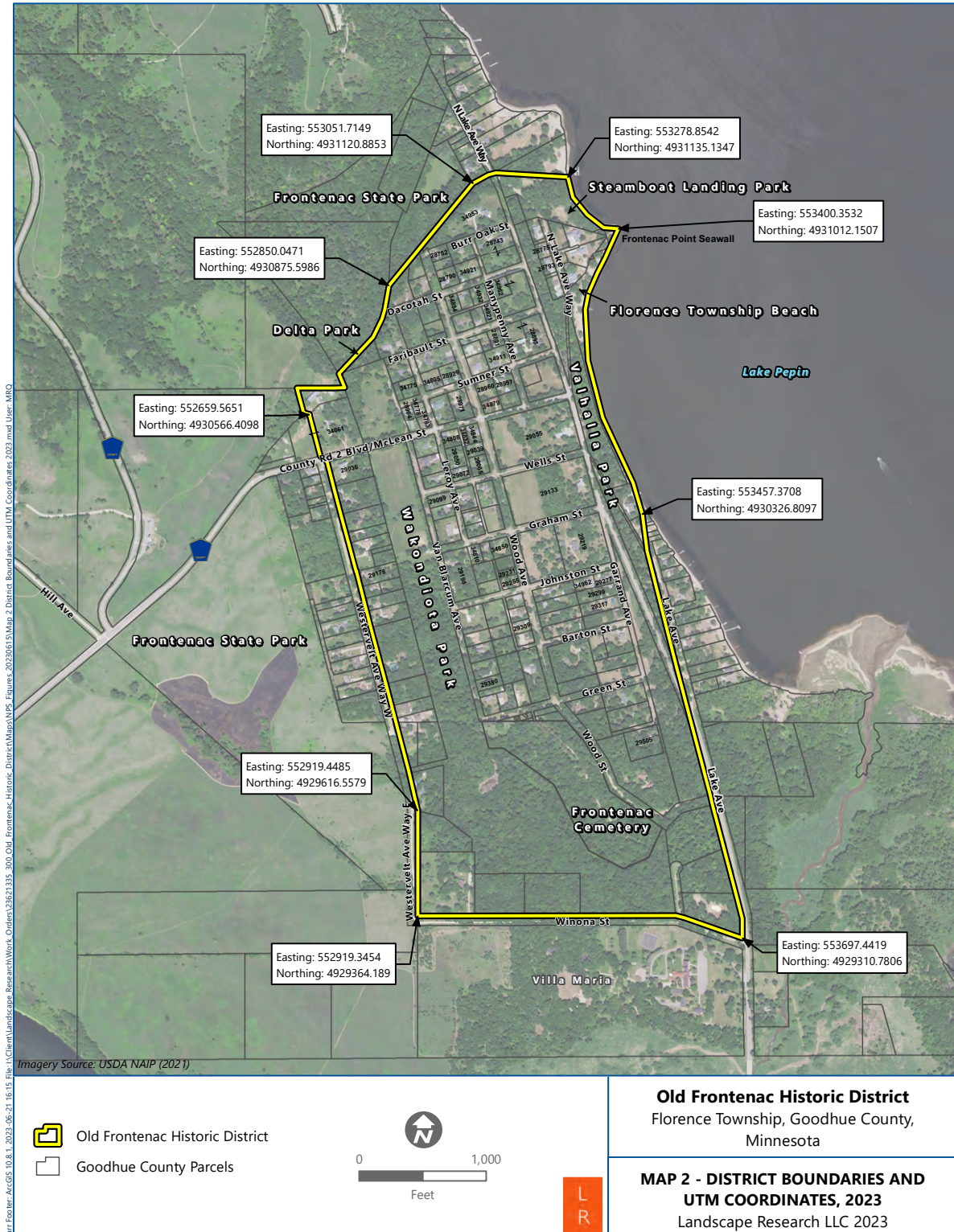
Old Frontenac Historic District

Name of Property

Goodhue, Minnesota

County and State

Name of multiple listing (if applicable)



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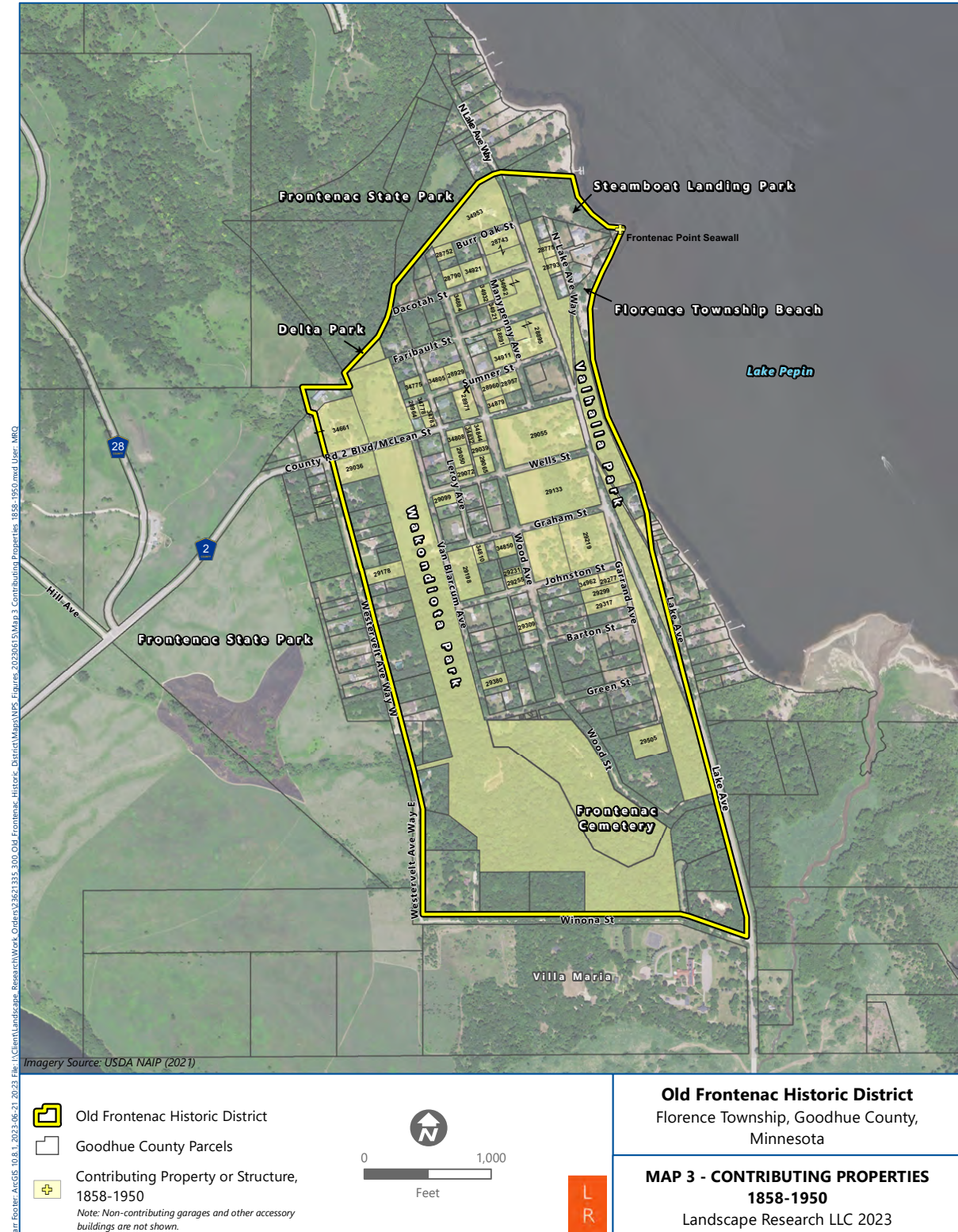
Old Frontenac Historic District

Name of Property

Goodhue, Minnesota

County and State

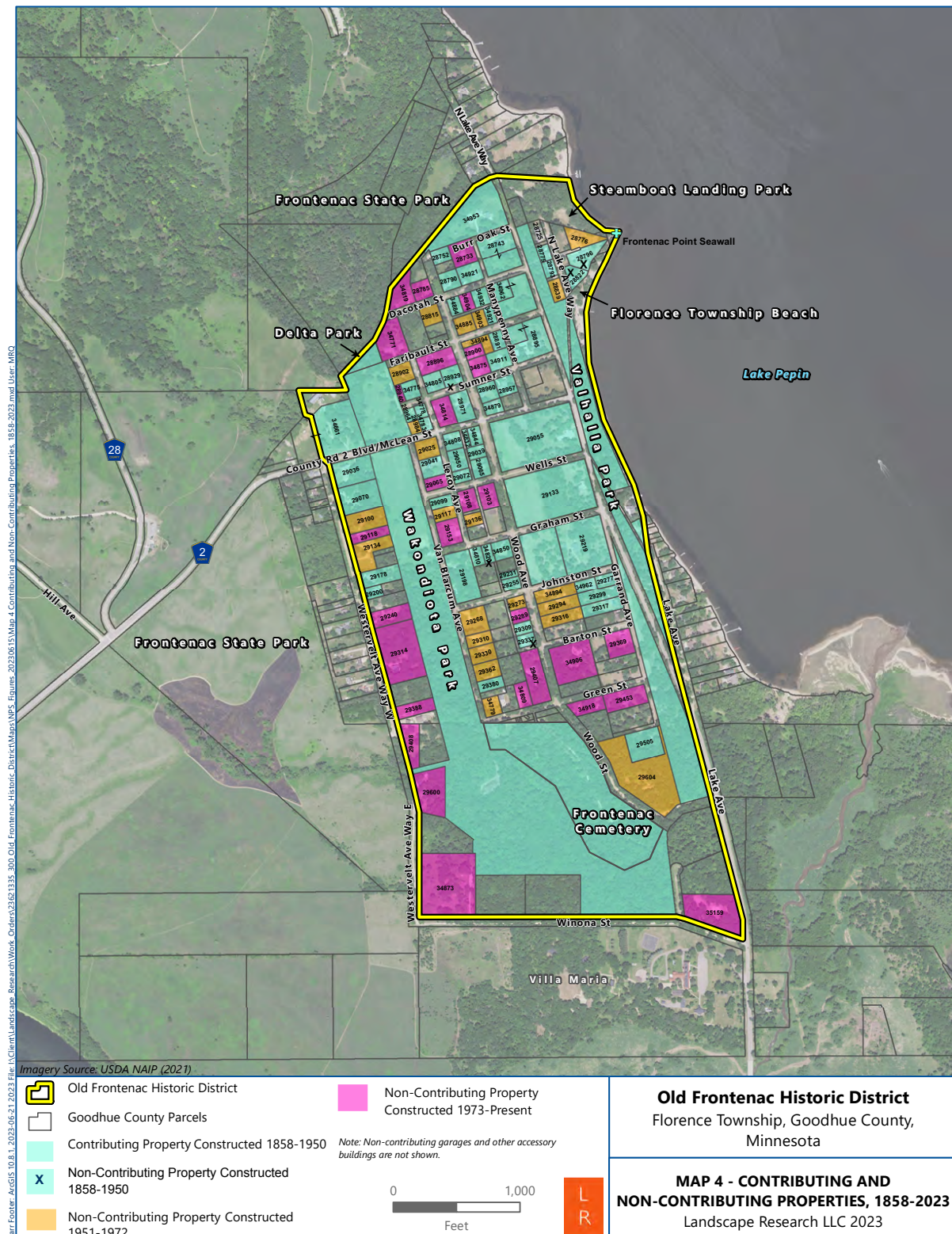
Name of multiple listing (if applicable)



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Old Frontenac Historic District
Name of Property
Goodhue, Minnesota
County and State
Name of multiple listing (if applicable)



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Old Frontenac Historic District

Name of Property

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Imagery Source: USDA NAIP (2021)



Old Frontenac Historic District



Goodhue County Parcels



Old Frontenac Historic District

Florence Township, Goodhue County,
Minnesota

**FIGURE 6 LOCATION AND DIRECTION OF
PHOTOGRAPHS 1-36**

Landscape Research LLC 2023

United States Department of the Interior
National Park Service
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Continuation Sheet

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Old Frontenac Historic District

Name of Property

Goodhue, Minnesota

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Name of multiple listing (if applicable)

Tables

Table 1	Contributing Properties Described in 1973 National Register of Historic Places Nomination
Table 2	Old Frontenac Historic District Contributing Properties
Table 3	Old Frontenac Historic District Non-Contributing Properties 1857-1950 (Principal Single or Multiple-Family Properties)
Table 4	Old Frontenac Historic District: Non-Contributing Properties, 1950-2021 Source: Goodhue County Assessor

Table 1. Old Frontenac Historic District: Contributing Properties Described in 1973 National Register of Historic Places Nomination

MnSHPO Inventory #	Historic Name	Address	Date	NRHP District Rec'd 1973	NRHP District Rec'd 2023
GD-FLC-025	Locust Lodge (Evert Westervelt House)	29133 County Road 2 Blvd	1861	Contributing	Contributing
GD-FLC-026	St. Hubert's Lodge (Israel Garrard House)	29055 County Road 2 Blvd	1857	Contributing	Contributing
GD-FLC-027	Greystone (Grout House)	29277 Garrard Avenue	1860	Contributing	Contributing
GD-FLC-025	Pavilion	Lake Avenue	1859 Razed 1997	Contributing (Misidentified in NRHP as Frontenac Hotel)	Contributing
GD-FLC-029	Lake-Side Hotel- Frontenac Inn	28796 Lake Avenue Way	1868	Contributing	Non- contributing
GD-FLC-030	Dacotah Cottage (Lewis Garrard House)	28743 Garrard Avenue	1858	Contributing	Contributing
GD-FLC-031	Joseph Weich House	34805 Sumner Street	ca. 1866	Contributing	Contributing
GD-FLC-032	Christ Episcopal Church	29036 Westervelt Avenue Way W.	1868	Contributing	Contributing
GD-FLC-033	Englebert Haller House (Louis Carlson House)	28960 Wood Avenue	ca. 1866	Contributing	Contributing

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Old Frontenac Historic District

Name of Property

Goodhue, Minnesota

County and State

Name of multiple listing (if applicable)

MnSHPO Inventory #	Historic Name	Address	Date	NRHP District Rec'd 1973	NRHP District Rec'd 2023
GD-FLC-034	Winona Cottage (George Wood Garrard House)	28895 Garrard Avenue	1858	Contributing	Contributing
GD-FLC-035	Frontenac Cemetery	Foot of Green Street	1867	Contributing	Contributing
GD-FLC-036	Frontenac Parks	Unspecified	1857	Contributing	Contributing

Table 2.
Old Frontenac Historic District: Contributing Properties

MnSHPO Inventory #	Historic Name	Address	Date	NRHP District Recommendation
GD-FLC-025	Locust Lodge (Evert Westervelt House)	29133 County Road 2 Blvd	ca. 1861	Contributing
GD-FLC-026	St. Hubert's Lodge (Israel Garrard House)	29055 County Road 2 Blvd	ca. 1857	Contributing
GD-FLC-027	Greystone (Grout House)	29277 Garrard Avenue	1860	Contributing
GD-FLC-028	Frontenac Hotel (misidentified in 2003 survey as Pavilion)	28971 Wood Avenue	ca. 1859-61	Contributing
GD-FLC-030	Dacotah Cottage (Lewis Garrard House)	28743 Garrard Avenue	1858	Contributing
GD-FLC-031	Joseph Weich House	34805 Sumner Street	ca. 1866	Contributing
GD-FLC-032	Christ Episcopal Church	29036 Westervelt Avenue Way W.	1868	Contributing
GD-FLC-033	Englebert Haller House (Carlson House)	28960 Wood Avenue	ca. 1866	Contributing
GD-FLC-034	Winona Cottage (George Garrard House)	28895 Garrard Avenue	1858	Contributing
GD-FLC-035	Frontenac Cemetery	Foot of Green Street	1867	Contributing
GD-FLC-036	Delta Park	North end of Wakondiot Park northwest of Faribault	1857	Contributing
GD-FLC-050	Virginia Cottage	34810 Graham Street	ca. 1865-67	Contributing
GD-FLC-053	Ignatius Kittle House (Grapevine Cottage)	28775 Lake Ave Way	ca. 1865	Contributing
GD-FLC-062	Little Dacotah	34921 Dacotah Street	1858	Contributing

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Old Frontenac Historic District

Name of Property
Goodhue, Minnesota
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MnSHPO Inventory #	Historic Name	Address	Date	NRHP District Recommendation
GD-FLC-063	Englebert Schenach House	34911 Sumner Street	ca. 1865	Contributing
GD-FLC-064	Henry Hunecke House (John Gerken House)	34921 Faribault Street	1859	Contributing
GD-FLC-065	Honeybee (Joseph Weich House)	34932 Dacotah Street	ca. 1858	Contributing
GD-FLC-066	William Lubeck House (Winona Cottage portion)	28891 Manypenny Avenue	1860	Contributing
GD-FLC-067	House	34879 County Road 2 Blvd	ca. 1914	Contributing
GD-FLC-068	Parsonage (Moccasin Inn)	28957 Manypenny Avenue	1863	Contributing
GD-FLC-069	Dr. Howard Morton House (Luwarden)	29219 Garrard Avenue	ca. 1916	Contributing
GD-FLC-070	House (Greystone Barn)	34962 Johnston Street	ca. 1860	Contributing
GD-FLC-071	House	29231 Wood Avenue	ca. 1920	Contributing
GD-FLC-072	George Bartels Jr. House	34808 County Rd 2 Blvd	ca. 1888	Contributing
GD-FLC-073	Christian Friedericks House and Cottage	29050 Leroy Avenue	ca. 1869	Contributing
GD-FLC-074	Emmanuel Schenach House	34832 County Rd 2 Blvd	1865	Contributing
GD-FLC-075	Gottfried Schenach House	34844 County Rd 2 Blvd	1870	Contributing
GD-FLC-076	Post Office	29039 Wood Avenue	1867	Contributing
GD-FLC-077	Johan Friedericks House (John Brunner House)	29065 Wood Avenue	ca. 1868	Contributing
GD-FLC-079	Henry Bartels House	34783 County Road 2 Blvd	1888	Contributing
GD-FLC-080	Carl Peter House (Joachim Bremer)	34778 Sumner Street	ca. 1868	Contributing
GD-FLC-081	Frontenac Mission House	28964 Van Blarcum Avenue	ca. 1867	Contributing
GD-FLC-082	House	29198 Van Blarcum (29226 LeRoy)	1930	Contributing
GD-FLC-083	House	29070 Westervelt Avenue Way W.	ca. 1940	Contributing
GD-FLC-084	Christopher Steffenhagen House	34661 County Road 2 Blvd	ca. 1861	Contributing

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Old Frontenac Historic District

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MnSHPO Inventory #	Historic Name	Address	Date	NRHP District Recommendation
GD-FLC-086	John and Anna Peper Summer Cottage	29099 LeRoy Avenue	ca. 1920	Contributing
GD-FLC-110	Christ Episcopal Church Cemetery	29036 Westervelt Avenue Way W.	1874	Contributing
GD-FLC-112	House	34884 Dacotah Street	1946	Contributing
GD-FLC-113	House	34962 Dacotah Street	1950	Contributing
GD-FLC-116	Lake-Side Hotel Kitchen	28793 Lake Avenue Way	c. 1867, 2011	Contributing
GD-FLC-117	William T. and Virginia Baxter House	34953 Burr Oak Street	1940	Contributing
GD-FLC-118	House	29299 Garrard Avenue	1942	Contributing
GD-FLC-119	House	29317 Garrard Avenue	1920	Contributing
GD-FLC-121	Arthur Hernlem House/Freudenwald	29505 Garrard Avenue	ca. 1920	Contributing
GD-FLC-123	Winona Cottage Perimeter Wall	28895 Garrard Avenue	1912	Contributing
GD-FLC-124	Hans Olson House	34850 Graham Street	ca. 1900	Contributing
GD-FLC-128	House	29072 LeRoy Avenue	1948	Contributing
GD-FLC-129	House	34775 Sumner Avenue	1940	Contributing
GD-FLC-133	House	29178 Westervelt Avenue Way W.	1950	Contributing
GD-FLC-134	John Seba House	29255 Wood Avenue	1865	Contributing
GD-FLC-136	Donald Hunecke House	29309 Wood Avenue	1948	Contributing
GD-FLC-138	House	28790 Wood Avenue	1949	Contributing
GD-FLC-140	Henry and Lucille Hattermer House	28752 Wood Avenue	1950	Contributing
GD-FLC-142	Wakondiotia Park	Irregular parcels west of Van Blarcum Avenue between County Road Blvd 2 at north and Winona Street at south.	1857	Contributing
GD-FLC-143	Valhalla Park	Irregular parcels between Garrard Avenue at the west, Lake Avenue Way and Lake Avenue at the east, and Burr Oak Street at the north and Wood Avenue at the south.	1857	Contributing
GD-FLC-145	Frontenac Point Seawall	Frontenac Point	1885	Contributing

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Table 3.

**Old Frontenac Historic District: Non-Contributing Properties within District Boundary, 1857-1950
(Principal Single- or Multiple-Family Properties)**

MnSHPO Inventory #	Historic Name	Address	Date	NRHP District Recommendation
GD-FLC-029	Lake-Side Hotel (Frontenac Inn /Methodist Dining Hall)	28796 Lake Avenue Way	1868	Non-contributing- exterior alterations
GD-FLC-059	Pepin Hall (Pepin Lodge)	28822 Lake Avenue Way	1945	Non-contributing- outside Old Frontenac historic contexts
GD-FLC-114	House	34820 Graham Street	ca. 1870	Non-contributing- moved from Red Wing
GD-FLC-078	Michael Ackerman House	28929 Wood Avenue	1859	Non-contributing- exterior alterations
GD-FLC-137	House	29337 Wood Avenue	1949	Non-contributing- exterior alterations

Table 4. Old Frontenac Historic District: Non-Contributing Properties, 1950-2021

Source: Goodhue County Assessor

Parcel # (and/or MnSHPO Inventory)	Name	Address	Date
321300500	House	28733 Manypenny Avenue	2010
322900060 (GD-FLC-047)	Methodist Campus Chapel	28776 Lake Avenue Way	1953
321301500	House	28785 Wood Avenue	1987
321301470	House	28815 Wood Avenue	1951
322900040	House	28839 Lake Avenue Way	1966
321301440	House	28896 Leroy Avenue	1988
321300640	House	28900 Wood Avenue	1977
321301550	House	28902 Van Blarcum Avenue	1965
321301540	House	28940 Van Blarcum Avenue	1998

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Parcel # (and/or MnSHPO Inventory)	Name	Address	Date
321301580	House	28984 Van Blarcum Avenue	1969
321302020	House	29013 Westervelt Avenue Way W.	1960
321302030	House	29023 Westervelt Avenue Way W.	1969
321301600	House	29025 Leroy Avenue	1961
321301610	House	29041 Leroy Avenue	1950
321302050	House	29043 Westervelt Avenue Way W.	1965
321301620	House	29065 Leroy Avenue	2012
321302070	House	29069 Westervelt Avenue Way W.	1972
321301790	House	29100 Westervelt Avenue Way W.	1952
321301250	House	29103 Wood Avenue	1976
321301281	House	29108 Leroy Avenue	1992
321301640	House	29117 Leroy Avenue	1969
321301780	House	29118 Westervelt Avenue Way W.	1976
321301800	House	29134 Westervelt Avenue Way W.	1951
321301270	House	29136 Leroy Avenue	1963
321301630	House	29153 Leroy Avenue	2016
321301890	House	29187 Westervelt Avenue Way W.	1978
321301900	House	29209 Westervelt Avenue Way W.	1976
321300040	House	29240 Westervelt Avenue Way W. W	1973
321301910	House	29249 Westervelt Avenue Way W.	1990
321301680	House	29268 Van Blarcum Avenue	1965
321301100	House	29273 Wood Avenue	1954
321301120	House	29289 Wood Avenue	1992

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Parcel # (and/or MnSHPO Inventory)	Name	Address	Date
321301930	House	29303 Westervelt Avenue Way W.	1981
321301690	House	29310 Van Blarcum Avenue	1957
321300050	House	29314 Westervelt Avenue Way W.	1975
321300840	House	29316 Wood Avenue	1959
321301700	House	29330 Van Blarcum Avenue	1970
321301870	House	29335 Westervelt Avenue Way W.	1995
321301960	House	29341 Westervelt Avenue Way W.	1982
321301710	House	29362 Van Blarcum Avenue	1971
321300900	House	29369 Garrard Avenue	1998
321301770	House	29388 Westervelt Avenue Way W.	1984
321301060	House	29407 Wood Avenue	2000
321600160	House	29408 Westervelt Avenue Way W.	1973
321300940	House	29453 Garrard Avenue	1973
321600070	House	29600 Westervelt Avenue Way W.	1979
321600010	House	29604 Wood Avenue	1971
321301980	House	34552 County 2 Blvd	1965
321302100	House	34575 County 2 Blvd	1973
321301510	House	34771 Faribault Street	1974
321301740	House	34779 Green Street	1953
321301070	House	34809 Green Street	1998
321301410	House	34814 Sumner Street	2004
321301490	House	34819 Dacotah Street	1978
321600060	House	34873 Winona Street	1978
321300630	House	34875 Sumner Street	2018
321300540	House	34885 Faribault Street	1970
321300650	House	34894 Faribault Street	1970
321300850	House	34894 Johnston Street	ca. 1972

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Parcel # (and/or MnSHPO Inventory)	Name	Address	Date
321300530	House	34903 Faribault Street	1966
321300560	House	34904 Dacotah Street	1976
321300860	House	34906 Barton Street	1986
321300930	House	34918 Green Street	1992
322800030	House	35159 Winona Street	2021
322900010	House	28725 Lake Avenue Way	2009

Figures

GHCS Goodhue County Historical Society
MHS Minnesota Historical Society
MnSHPO Minnesota State Historic Preservation Office

Figure 1	C. M. Foote, <i>Plat Book of Goodhue County, Minnesota</i> . C. M. Foote, Minneapolis, 1894.
Figure 2	Old Frontenac Historic District, 1938 view. (Borchert Library, University of Minnesota)
Figure 3	Old Frontenac Historic District Boundary (1973) as provided by Minnesota State Historic Preservation Office, 1986. (MnSHPO)
Figure 4	At left: unrecorded Westervelt (Frontenac) plat (1856; Wendland, <i>19th-Century Frontenac</i> , 2018); at right: Westervelt (Frontenac) plat (1857, recorded; Goodhue County Recorder).
Figure 5	View of Frontenac, 1870. Facing south from Garrard's Bluff toward Sand Point. Joel Whitney, photographer. Two 1870 views by Whitney are combined (Wendland, <i>19th-Century Frontenac</i> , 2018).
Figure 6	Townsites on <i>Chapman's New Sectional Map of Minnesota</i> , 1856. At circle, Frontenac is shown as Westervelt. (MHS)
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Figure 8	St. Hubert's Lodge (1859; GD-FLC-026), in ca. 1885, with Clifton fence. (GCHS)
Figure 9	Locust Lodge (1861; GD-FLC-025), in 1959. (MHS)
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Figure 11	Joseph Weich House (ca. 1866; GD-FLC-031), in ca. 1900. (Wendland, <i>19th-Century Frontenac</i> , 2018)
Figure 12	Lake-Side Hotel (1868) in ca. 1880. (MHS)
Figure 13	Cottage Row, ca. 1880s. Grapevine Cottage (GD-FLC-053) at left. (MHS)
Figure 14	Valhalla Park, facing north at Dacotah Cottage and Garrard Bluff, 1885. J. Hull Underwood, photographer. (GCHS)
Figure 15	The improved seawall at Frontenac Point, ca 1885. James Kells standing on seawall. (GCHS)

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Figure 16	Frontenac Inn and Cottages, ca. 1915. (MHS)
Figure 17	Lake-Side Hotel-Frontenac Inn, later Methodist Dining Hall, around time of sale to Chateau Frontenac Homes (1987; MHS).
Figure 18	Lake-Side Hotel, later Frontenac Inn and Methodist Campus Dining Hall. Photograph 2021 after removal of upper story and conversion to a single-family dwelling (C. Zellie 2021).

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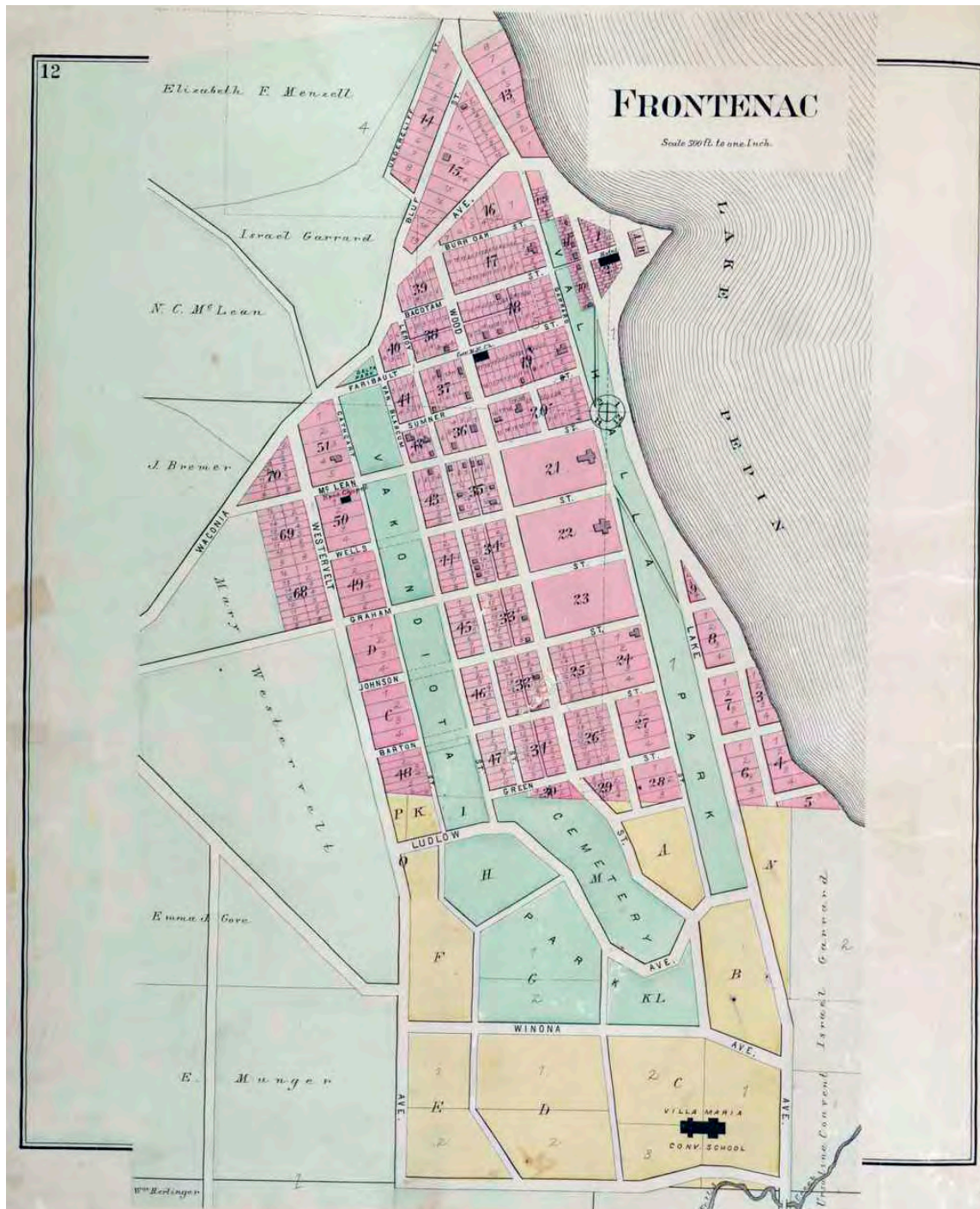


Figure 1. C. M. Foote, *Plat Book of Goodhue County, Minnesota*. C. M. Foote, Minneapolis, 1894.

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Figure 2. Old Frontenac Historic District, 1938 view. (Borchert Library, University of Minn.)

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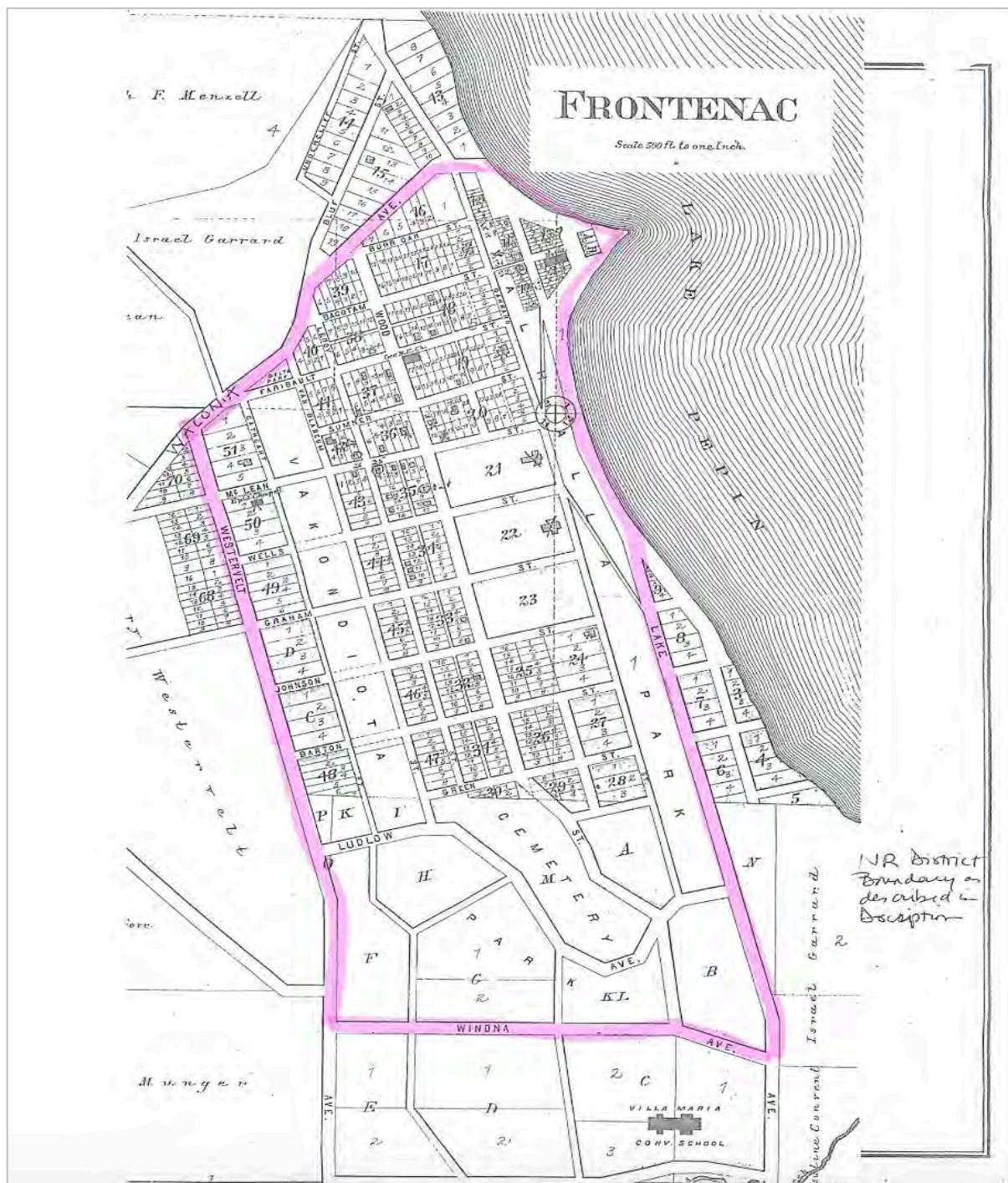


Figure 3. Old Frontenac Historic District Boundary (1973) as provided by Minnesota State Historic Preservation Office, 1986. (MnSHPO) Based on C. M. Foote, *Plat Book of Goodhue County* (1898).

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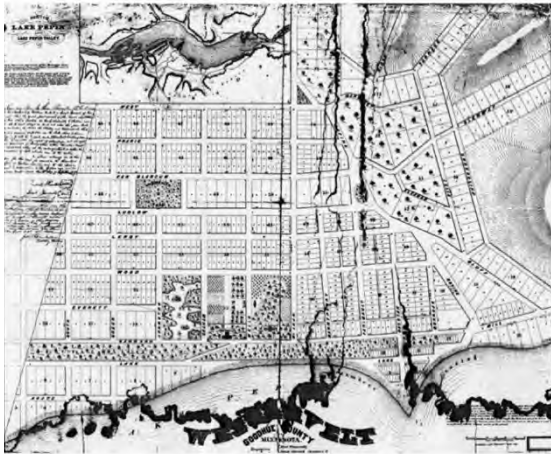


Figure 4. At left: unrecorded Westervelt (Frontenac) plat (1856; Wendland, *19th-Century Frontenac*, 2018); right: Westervelt (Frontenac) plat (1857, recorded; Goodhue County Recorder).



Figure 5. View of Frontenac, 1870. Facing south from Garrard's Bluff toward Sand Point. Joel Whitney, photographer. Two 1870 views by Whitney are combined (Wendland, *19th-Century Frontenac*, 2018).

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Figure 6. Townsites on *Chapman's New Sectional Map of Minnesota*, 1856. At circle, Frontenac is shown as Westervelt. (MHS)

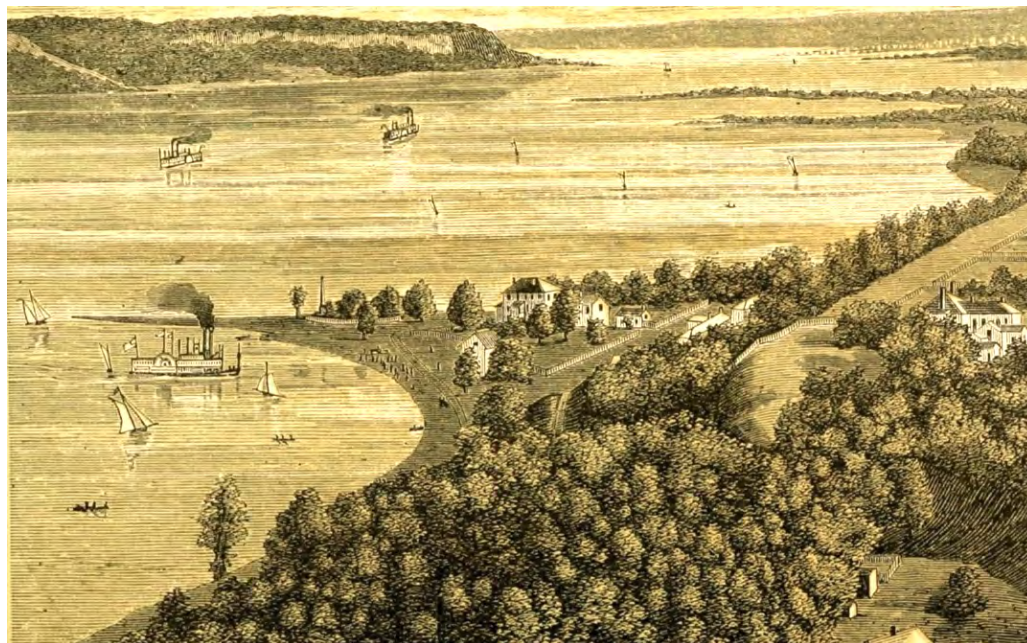


Figure 7. Rand McNally & Co., Frontenac Point and Lake-Side Hotel illustrated in *Guide to Summer Resorts in Wisconsin, Minnesota, Michigan, etc. etc.* (Chicago, 1873)

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Figure 8. St. Hubert's Lodge (1859; GD-FLC-026), in ca. 1885, with Clifton fence. (GCHS)

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Figure 9. Locust Lodge (1861; GD-FLC-025), in 1959. (MHS)



Figure 10. Christ Episcopal Church (1868; GD-FLC-032), in ca. 1925. (MHS)

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Figure 11. Joseph Weich House (ca. 1866; GD-FLC-031), in ca. 1900.
(Wendland, *19th-Century Frontenac*, 2018)



Figure 12. Lake-Side Hotel (1868) in ca. 1880. (MHS)

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Figure 13. Cottage Row, ca. 1880s. Grapevine Cottage (GD-FLC-053) at left. (MHS)

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Figure 14. Valhalla Park, facing north at Dacotah Cottage and Garrard Bluff, 1885. J. Hull Underwood, photographer. (GCHS)



Figure 15. The improved seawall at Frontenac Point, ca 1885. James Kells standing on seawall. (GCHS)

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Figure 16. Frontenac Inn and Cottages, ca. 1915. (MHS)



Figure 17. Lake-Side Hotel-Frontenac Inn, later Methodist Dining Hall, around time of sale to Chateau Frontenac Homes in 1987. (MHS)

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Figure 18. Lake-Side Hotel, later Frontenac Inn and Methodist Campus Dining Hall. Photograph 2021 after removal of upper story and conversion to a single-family dwelling. (C. Zellie 2021)