

Lanesboro Historic District Expansion Evaluation

Prepared for the City of Lanesboro
Lanesboro Heritage Preservation Commission

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In the late spring of 2013 the firm of THOMAS R. ZAHN & ASSOCIATES LLC (the ASSOCIATES) was contacted to prepare an evaluation on a northerly expansion of the 1981 Lanesboro Historic District¹. The district is made up of river-related structures dating back to 1869, and mostly second-generation late-19th and early-20th century commercial buildings. The broad period of significance from 1868 to 1929 focused primarily on historic resources south of Coffee Street. A sizable portion of the community's early commercial and industrial area north of Coffee Street was not included in the Lanesboro Historic District nomination. This report evaluates the potential expansion of the northern boundary of the district to include a collection of late-19th and early-20th century business structures that have maintained significant architectural integrity. (See LANESBORO HISTORIC DISTRICT EXPANSION STUDY AREA MAP on page 4)

EVALUATION METHODOLOGY

The ASSOCIATES, having facilitated the historic resource survey of the entire incorporated City of Lanesboro in 1990 and having developed the *City of Lanesboro Downtown Preservation Commercial Design Guidelines* in 2012, began this evaluation with a strong understanding of the historic resources in the central business district (CBD). The recent guidelines project studied a collection of commercial properties located both within the existing district and immediately outside and north of the National Register district.

In preparation for the evaluation multiple photographs were taken of properties that appeared to have been constructed within the Lanesboro Historic District's period of significance (1868-1929). The front, side and back elevations of the commercial properties within the northern portion of the CBD were photographed for study reference. After completing the photographic documentation the ASSOCIATES met with the Lanesboro Heritage Preservation Commission to secure a better understanding of their expectations and to make recommendations for the expanded boundary. The meeting led to an agreement to inventory and evaluate:

- **102-108 Coffee Street East** — a collection of the late-19th and early-20th century commercial properties on the north side of Coffee Street East between Parkway Avenue North and Kenilworth Avenue North.
- **101 Coffee Street West** — the Lanesboro Co-op Creamery (1924)
- **201, 202-210 Parkway Avenue North** — a collection of late-19th century and turn-of-the-century commercial blocks along Parkway Avenue that include:
 - the DeVilliers Building (1900) at 201
 - the C.C. Scanlan Clothing Store (circa 1895) at 202
 - the M.V. Bean Harness Shop (1890) at 204
 - the furniture store (circa 1897), later the Elite Theatre (1915) at 206
 - the compatible, but recently constructed Commonweal Theatre (2007) at 208
 - the compatible, but non-contributing White Front Café (1940) at 210.

¹ The Lanesboro Historic District nomination was completed by Robert M. Frame III in February of 1981. The district was placed on the National Register of Historic Places on September 9, 1982. The National Register district is composed of two primary areas and activities in Lanesboro: the southerly portion of the downtown commercial district, and to its south and west, the water-power industrial district that includes the Lanesboro Stone Dam (1868), the Lanesboro Powerhouse (circa 1922), and the Chicago, Milwaukee, and St. Paul Railway Bridge (late 19th century).

In addition to the above listed commercial properties, the expanded district evaluation would include:

- **100 Beacon Street East** — the Nelson Brothers Cold Storage Building (Stone Mill) (1884);
- **102 Beacon Street East** — the N.O. Henderson Grain Elevator (circa 1898, circa 1905); and
- **302 Parkway Avenue North** — a farm implement warehouse (circa 1905) immediately north of 100 Beacon Street East.

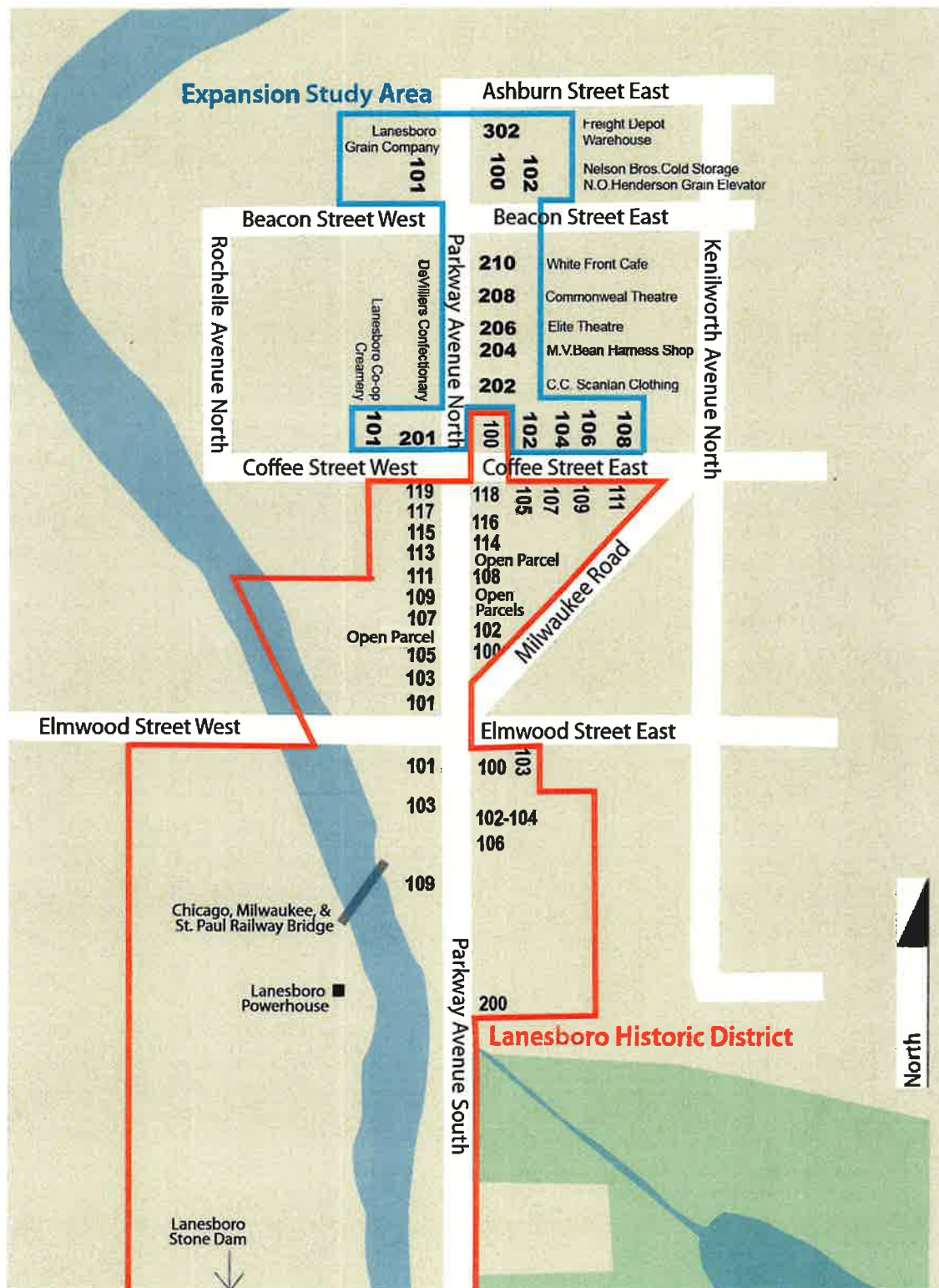
Having collected the current photographic documentation of the study resources, the ASSOCIATES reviewed the 1894, 1900, 1909, 1926 and 1940 Sanborn Fire Insurance maps for the area. The visual analysis was further supplemented by the review of the 1990 Lanesboro Intensive Survey forms for the study area, historic photographs previously collected in 2012 from the Fillmore County Historical Society, and the photographic/textual history of the founding and growth of Lanesboro by Don Ward and Ted St. Mane titled: *Lanesboro Minnesota - Historic Designation*.

Research at the Lanesboro Historical Museum and the Minnesota Historical Society led to additional resources that included relevant components of Fillmore County's history, early photographic documentation of Lanesboro's downtown, and a more comprehensive review of the 1981 Lanesboro Historic District form and mapping.

After completing the collection of photographs, both historic and current, and the historic documentation of the target buildings, the Contractor requested that he and a SHPO representative tour the expansion study area. On September 12th, during the Statewide Preservation Conference held in Lanesboro, the Contractor met with the SHPO National Register specialist to take a brief walking tour of the study area. Attendance at the state conference also gave the Contractor an opportunity to talk with some of the study property owners regarding the histories of their buildings.

Finally, the individual research elements on each property were evaluated in relation to their compatibility with the existing historic district. Given the early district's designation "Themes" of Commerce/Industry/Engineering Architecture, and the historic period of influence of 1868-1929, any expansion of the district would need to meet specific inclusion criteria. The ASSOCIATES are pleased to report that several buildings did qualify given these perimeters; they are listed in the RECOMMENDATIONS section beginning on page 25.

LANESBORO HISTORIC DISTRICT EXPANSION STUDY AREA MAP



The area outlined in **RED** represents the northerly/commercial portion of Lanesboro Historic District.
 The area outlined in **BLUE** with select addresses in **BOLD** represents the expansion study area.

CHRONOLOGY OF EVENTS

City of Lanesboro Development and the Lanesboro Historic District

The City of Lanesboro is located in Carrolton Township, one of twenty-four townships in Fillmore County, in southeastern Minnesota. It is situated on the south branch of the Root River, 120 miles from Saint Paul, 51 miles from LaCrosse Wisconsin and 38 miles from Rochester Minnesota. Surrounded by steep bluffs on the north and west, Lanesboro sits tucked into a beautiful natural valley. This geographical feature, along with the arrival of the Southern Minnesota Railroad, determined the location of the town in 1868. The Lanesboro Townsite Company, a group of investors from the New York area, saw the opportunity for tourism and began construction of a stone dam and luxury hotel, purchasing land for \$30 per acre for a town. Though the hotel burned down in 1870, the dam still exists along with many original structures from the 1870s, which draw visitors to the community yet today.

In the chronology below, **events in BOLD** relate to structures within the expansion study area.

1851-1867 Euro-American Settlement

- 1851 Treaty of Mendota signed, opening the region for Euro-American settlement.
- 1853 Fillmore County organized; immigrants begin arriving.
- 1856 First log cabin built at the future townsite by John Scanlan, Sr., Irish immigrant.
- 1857 Economic Panic of 1857 slows immigration.
- 1859 Original town plat drawn.

1868-1870 Waterpower, Railroad and the Early Village

- 1868 Tracks of Southern Minnesota Railroad reached Lanesboro; Lanesboro Townsite Company organized, purchases land for town.

Lanesboro Stone Dam constructed.

First bank in Lanesboro established.
- 1869 Village of Lanesboro incorporated by Minnesota Legislature.
- 1870 Southern Minnesota Railroad erected grain elevator; construction of small wood-frame buildings commenced on the "Flat," the low-lying area on northern edge of town.

Four story Phoenix Hotel, constructed of native stone, built for \$50,000.

Lanesboro's population reaches 655.
- c1870 **Warehouse depot constructed between the spur rail line on the east side of E Street (Parkway Avenue North) between what is now Beacon and Ashburn Streets.**

1871-1880 Boomtown Era

- 1873 Lanesboro Brewery opens for business, closing at end of decade.
- 1874 77,299 barrels of flour sold from Lanesboro flouring mills.
- Root River re-routed to enable better access between the business district to the north and the growing residential district to the south.
- 1876 Population approached 1,600.
- 1877 Wheat production in Fillmore County peaked
- 1878 Business district comprised of 65 merchants and shopkeepers; a high school certified as such by State High School Board.
- 1879 Wheat crops failed due to soil depletion.
- 1880 John Dawson of Fillmore County invented roller milling process, revolutionizing milling industry.
- Lanesboro's population declined to 1,032.

1881-1929 Period of Stabilization

- 1884 **Nelson Brothers Cold Storage Building (Stone Mill) constructed at 100 Beacon Street East.**
- Civil War veterans established Grand Army Post in Lanesboro.
- 1885 Phoenix Hotel (1870) destroyed by fire.
- 1890 **M.V. Bean Harness Shop building constructed at what is now 204 Parkway Avenue North.**
- Creamery operated on northeast corner of Flat.
- Circa 1892 First telephone service established by Bell Telephone Company.
- Circa 1895 **C.C. Scanlan Clothing Store constructed at what is now 202 Parkway Avenue North.**
- 1895 First municipal electric light plant built.
- Circa 1897 **Furniture store built at what now 206 Parkway Avenue North, later became the Elite Theatre.**
- 1898 **N.O. Henderson Grain Elevator constructed onto the east elevation of what is now 100 Beacon Street East.**

- 1900 **DeVilliers Confectionery building constructed at what is now 201 Parkway Avenue North.**
- Lanesboro's population increased to 1,102.
- 1903 Lanesboro Canning Co. opened, processing peas and Lanesboro Pride Corn.
- 1905 **N.O. Henderson Grain Elevator addition is constructed to the east of the 1898 building.**
- 1909 Ellestad brothers constructed Lanesboro's first wireless station, largely from home-made materials.
- 1912 First gas-powered tractor produced, though steam engines, horse teams most common; reported that just 8 citizens owned automobiles.
- 1915 **Furniture store converted to Elite Theatre, playing silent movies.**
- The Root River Power and Light Co. constructed hydroelectric plant on north branch of river above Lanesboro.
- First gasoline filling station in Lanesboro; early autos, wagon teams shared dirt streets.
- 1916 Ford Garage and dealership built.
- 1917 Town directory listed 2 banks, 2 grain elevators, 4 physicians, 2 dentists, electric lights, 4 churches, 1 furniture store, a grade and high school, 1 weekly paper, 1 photographer, 2 garages, 2 lumberyards and "up-to-date" retail stores.
- 1924 **Lanesboro Co-op Creamery constructed at what is now 101 Coffee Street West.**
- 1925 Lanesboro State Fish Hatchery opened at site of old Duschee Mill; today one of Midwest's largest fish hatcheries.

1930-1980 Period of Economic Decline

- 1930s **Lanesboro Grain Elevator constructed at 101 Beacon Street West.**
- 1933 CCC Camp 751 opens, located just west of Lanesboro most of decade.
- 1935 Dike constructed to stop multiple episodes of town flooding.
- 1940 **Fire destroyed 3 buildings next to remodeled State Theatre (former Elite Theatre).**
- After fire destroyed original wood frame cafe, the White Front Cafe, a Art Moderne-styled concrete block structure, built at 210 Parkway Avenue North.**

1953 New Community Building erected 12 years after fire destroys 1928 version.

1960s Passenger rail service ended.

1970 Lanesboro's population dipped to low of 850.

Lanesboro Co-op Creamery at 101 Coffee Street West sold to Land O'Lakes.

Devy Hotel ceased operations after 100 years.

1979 Rail line abandoned, 1886 depot razed.

1980-2013 Historic Preservation and Heritage Tourism

1981 Lanesboro Historic District added to the National Register of Historic Places.

1980s Old rail line re-purposed into Root River State Trail.

1984 **Lanesboro Arts Council opened St. Mane Theatre.**

1986 Lanesboro established a Heritage Preservation Commission

1990 An intensive survey of Lanesboro completed by community volunteers under the supervision of the ASSOCIATES.

1996 Lanesboro Heritage Preservation Commission worked with the ASSOCIATES in completing Local Heritage Preservation nominations for nine residential properties in the Brooklyn neighborhood.

2002 Arson destroyed 3 historic commercial buildings in the downtown along the east side of Parkway Avenue South.

2007 **Commonweal Theatre constructed at 208 Parkway Avenue North.**

2010 Census recorded a population of 754.

2013 Lanesboro completed design guidelines for the downtown including building to the north of Coffee Street, outside of the Lanesboro Historic District. The guideline manual prepared by the ASSOCIATES.

Lanesboro hosted the 33rd Annual Statewide Preservation Conference.

Lanesboro completed a district expansion evaluation.

INVENTORY OF BUILDINGS

Analysis of the Study Area Buildings

102-108 Coffee Street East

The structures at 102-108 Coffee Street East are located immediately north and east of the Lanesboro Historic District and are built upon the site of Lanesboro's earliest (1860s-70s) business district. However, by the late-20th Century this streetscape's architectural integrity had been either severely compromised or lost altogether.

102-104 Coffee Street East, now known as Coffee St. Commons, displays a set of early-21st century storefronts that are compatible in design, materials and fenestration with the surrounding historic fabric of the late-19th century business district, but are clearly new construction veneers attached to older and 20th century buildings behind.

106 Coffee Street East is a false-front Boomtown structure that dates back to 1890. While the building retains its original profile, the facade is sheathed in stucco and the rhythm of the storefront bays has been modified with a "modern" display window treatment crowned with contemporary decorative elements.

108 Coffee Street East is three separate buildings—two from the mid-20th century and one at the far eastern end from around 1900—all sheathed in grey vinyl siding. Almost all character-defining features have been obscured or modified by the applied artificial siding.



From left to right are the Coffee St. Commons at 102-104, the false-front building at 106, and the amalgamated three commercial lots at 108. The view is looking northeast down Coffee Street.

101 Coffee Street West Lanesboro Co-op Creamery



The Lanesboro Co-op Creamery building's south elevation.

This 1924 two-story commercial creamery building originally displayed a flat parapeted roof, however the structure now supports a low hip, asphalt-shingled roof with shallow soffits. (The hip roof was constructed by the current owners in the 1980s.) The structure is sheathed in raked brick.

Front/South Elevation

The elevation facing Coffee Street East has multi-chromatic brick banding and framing around some front window openings. The second story displays four original double-hung wood frame 3/2 windows with wood storms. The openings sit above a flush stone band with carved letters reading: LANESBORO CO-OP CREAMERY. Below the stone signage the westerly half of the elevation displays an original double window set with three-paned transom and 3/2 sash window below and a single 3/2 window. The main facade's easterly half has been modified to introduce a recessed commercial entry with a vertical wood surround. An accessibility ramp stretches across the front of the building.



1944 photograph of Lanesboro Co-op Creamery as it appeared when operated as the Land O'Lakes Creamery.

West Elevation

On the upper story of the west facade there are four original window openings covered in plywood. The original double-hung 3/2 windows remain under the infill panels. On the first floor there is a single window near the south end of the elevation. The north 3/4 of the first floor is covered with protective vertical wood siding. (Both the west and east side drives are used for truck access to the warehouse to the north.)

East Elevation

There are three remaining original windows on the east upper elevation. A loft replaces the original fourth window on the east side. The original truck access doors on the east side first floor are enclosed with vertical wood siding.

North Elevation

Additional modifications include the loss of a smokestack and the construction of a large attached warehouse structure on the back (north) facade.

Originally built as a creamery, the building served the area's dairy farms for over 40 years. Mid-century it was sold to Land O'Lakes and by the mid 1970s only used for storage. In 1983 it was purchased by private investors. It presently houses the Scenic Valley Winery.

Although the creamery has gone through change, the commercial block has retained many of its most striking character-defining features.



The west and south elevations looking to the north.



The east elevation looking to the southwest.

201 Parkway Avenue North DeVilliers Building

This 2-story Victorian rectangular commercial building was built in 1900. Its original brick façade has since been sheathed in stucco, however it retains its projecting metal cornice on its east and south elevations. The flat composition roof is framed with a short parapet wall.

Front/East Elevation

The front façade retains its original openings and the brick veneer is sheathed in a stucco coating. The upper story window openings display shallow crowning arches with metal-clad wood sills. The east elevation upper windows are paired in two openings. The new windows are 1/1 sash with what appears to be 9/9 inserts.



This historic picture of 201 Parkway Avenue North shows the upper window configuration that had been covered for nearly half a century until the plywood infill was removed in 2013.

The storefront is composed of two large, single plate glass display windows with transoms above flanking the recessed entry. The bulkhead below the display windows are covered with stucco.

South Elevation

The Coffee Street elevation displays six single-framed windows with 1/1 sash with 9/9 muntin inserts. At grade near the southwest corner there is one 1/1 double-hung window with an arched crown and a wood sill. To its right is a side door with transom above.



201 Parkway Avenue North front and side elevations looking to the north and west.

North Elevation

The north elevation, constructed of soft brick, was once a shared common wall. It now is sheathed in protective metal panels.

West Elevation

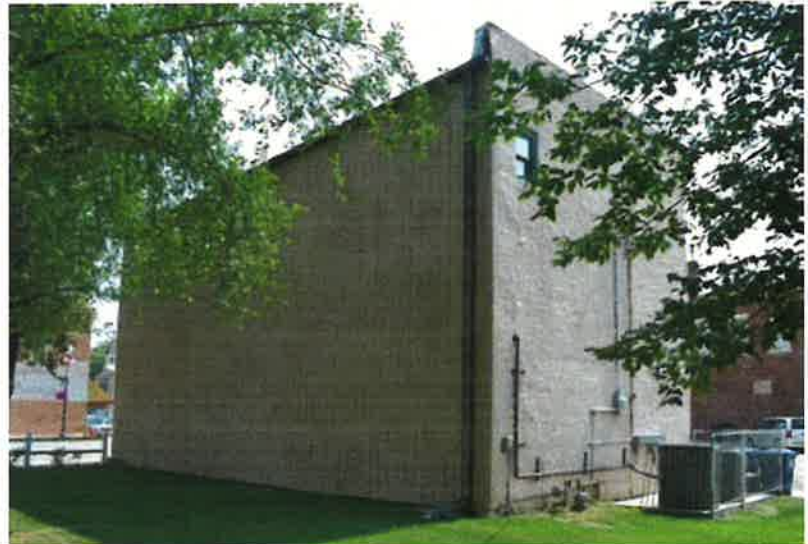
The back (west) elevation is coated with stucco and supports a single window on the upper level and the building's utility conduits and meters.

Known as the DeVilliers Building, 201 Parkway Avenue North was built to house a confectionery shop, and was a family-run business for 50 years. Subsequently, it was converted to a restaurant and eventually became a veterinary clinic.

This commercial block has retained most of the original character-defining features on its two primary (east and south) elevations.



The front and north elevations looking to the south and west.



The north and back (west) elevations looking to the south and east.



Streetscape looking north and east along Parkway Avenue North. From right to left are (202 Parkway Avenue North) the C.C. Scanlan Clothing Store with the green trim in the foreground, (204) the M.V. Bean Harness Shop, (206) the Furniture Store/Elite Theatre, (208) the Commonwealth Theatre, (210) the White Front Cafe, and in the distance, the Nelson Brothers Cold Storage building at 100 Beacon Street East)

202 Parkway Avenue North

C.C. Scanlan Clothing Store

This circa 1895 Victorian commercial structure is a 2-story rectangular wood-frame/brick block. The flat, composition roof is framed with a tall parapet wall. The block sits on a limestone foundation.

Front/West Elevation

The front elevation is capped with a decorative metal cornice and flanked by raised pilasters. The second story displays two sets of 1/1 double-hung wood-frame windows with aluminum combinations on the second level. Each window set is crowned with decorative tin lintels and sits on tin covered sills. The original brick veneer of the upper story is sheathed in artificial lap-like siding.

The storefront, which is a second-generation construction, consists of five bays with a central entry. There are two large plate glass windows on either side of the entry, with five plate glass transoms above in each bay. The recessed entry has a metal door with sidelights. The bulkheads are composed of framed



202 Parkway Avenue North front and side elevations looking across Parkway to the south and east.

plywood panels.

Side/North Elevation

The building sits on a side alley and its north elevation displays natural, red brick. The side wall supports a wood-framed, staircase and veranda with a corrugated-metal shed roof. The staircase provides access to the upper story. While the upper level has a collection of door and window openings, at grade there is only one door opening at the easterly end of the elevation.



202 Parkway Avenue North back and side elevations looking to the west and south.

Back/East Elevation

The back elevation is capped with a shallow pent roof and is sheathed in stucco. While the two remaining openings in the back may be original, it would appear that some of the fenestration has been infilled over the years.

In the late 19th century this commercial block housed the C.C. Scanlan Clothing Store which probably had internal access to the adjacent Scanlan General Store (1875) at 100 Coffee Street East, which is a “pivotal” part of the Lanesboro Historic District. The Lanesboro Pastry Shoppe is the current tenant of the store at 202 Parkway Avenue North.

Although the storefront has gone through changes over time, the commercial block has retained most of the original character-defining features on its two primary elevations to the west and north.

204 Parkway Avenue North M.V. Bean Harness Shop

This 1890 2-story rectangular vernacular wood-frame, brick veneer commercial building has a composition flat roof framed with a tall parapet wall. The second story of the west and south elevations are crowned with a decorative, stepped galvanized tin cornice.

Front/West Elevation

The front elevation is flanked by raised brick pilasters to the south and north. The west elevation maintains its original window openings which have had new wood-tension windows installed. The storefront, which has gone through three changes over time, now references the theatre entrance next door to the north. It displays vertical and horizontal framing over wood panels. The 2nd floor access door remains in its original location, while the commercial doorway has been moved to the north to accommodate the office functions inside. The exposed brick on the front facade has been painted white.

Side/South Elevation

The side alley elevation retains its original second story window openings with raised sills and lintels. New wood-tension windows have been installed in the openings. At grade the side elevation displays a side entry door opening and the indication of two windows toward the easterly end of the side wall. The top half of one original opening has been infilled with brick and a stock 1/1 window installed in the lower half. The other window opening, to the east, has been completely infilled with brick. The foundation has been sheathed with a concrete mix. The westerly quarter of the brick elevation has been painted white.

Back/East Elevation

The back elevation retains its second-story openings including two windows and an access door, and displays a projecting wood-frame shed at grade. The foundation is limestone with concrete coating.



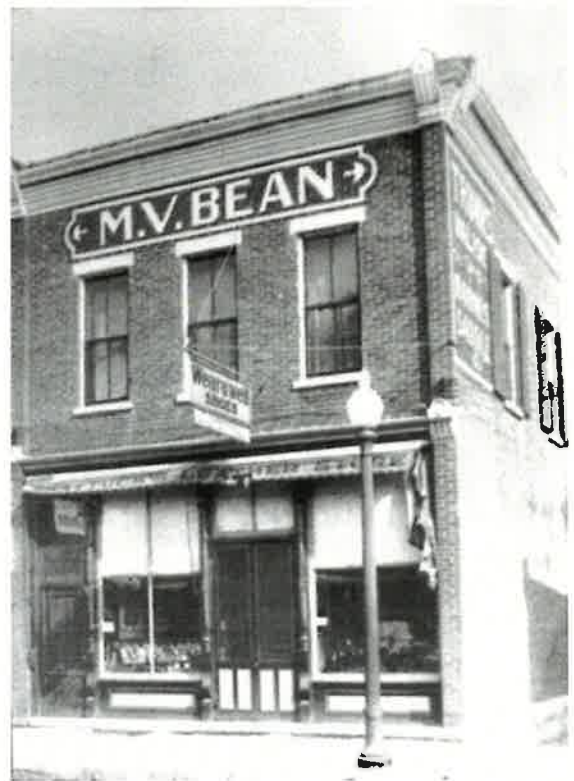
Parkway Avenue and side elevations.



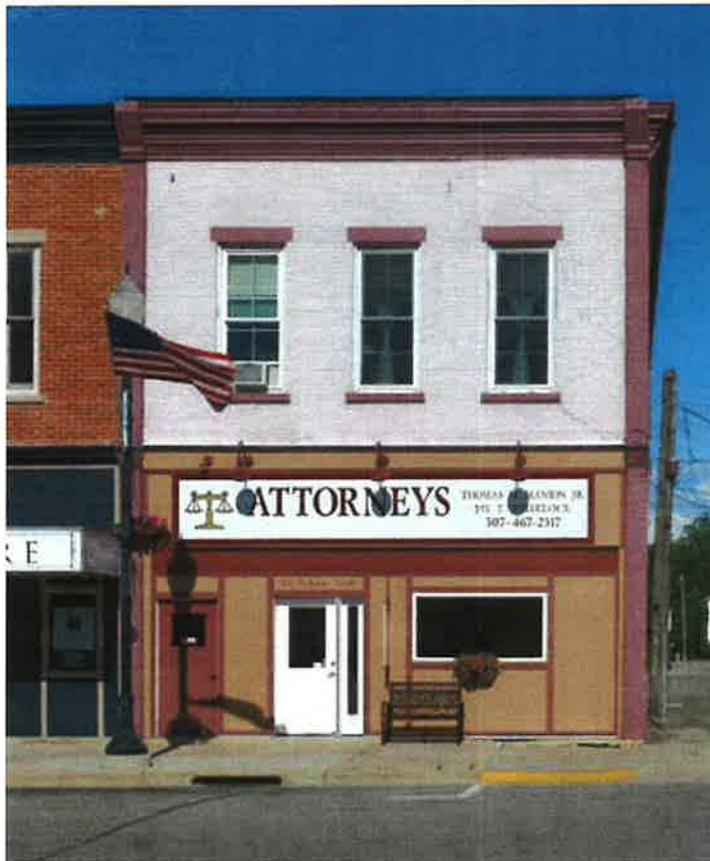
South and east elevations.

Originally a harness and leather goods store around 1920, the storefront supported the Wear-U-Well shoe store. It housed an appliance store in the 1950s and then became the Johnson Apartments. Today it serves as an office for a law firm.

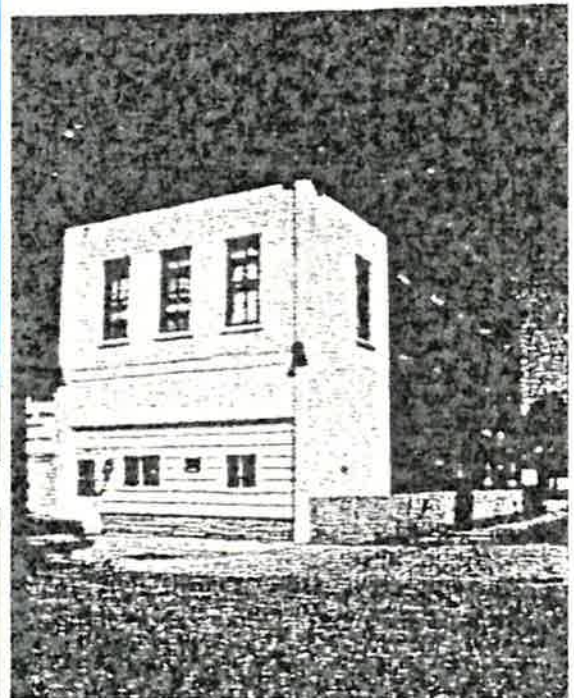
While the storefront has seen multiple changes, this commercial block has retained many original character-defining features on its west, south and east facades.



204 Parkway Avenue as it appeared mid 20th century.



204 Parkway Avenue as it appears today.



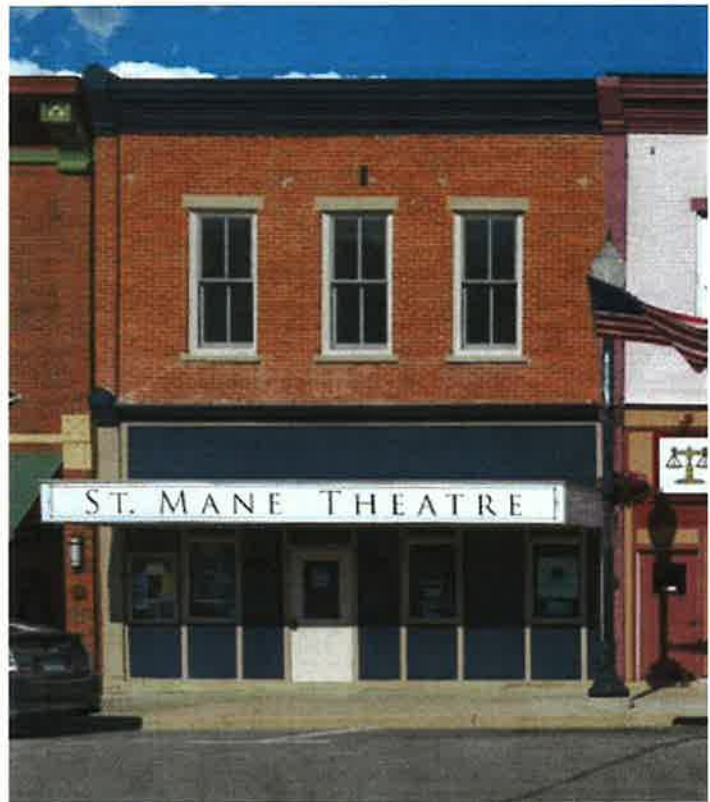
204 Parkway Avenue as it appeared from positive print of negative circa 1990.

206 Parkway Avenue North Furniture Store/Elite Theatre

This building currently houses the St. Mane Theatre. It is a 2-story rectangular vernacular commercial, wood-frame with brick veneer building constructed circa 1897. The flat composition roof has a stepped parapet.

Front/West Elevation

The main facade is crowned with a decorative galvanized tin cornice and flanked by raised brick pilasters. The upper story displays three evenly-spaced 2/2 tension-supported wood-frame windows, and slightly projecting sills below and lintels above. The theatre entrance and marquee were reconstructed in the 1980s to reference the Elite Theatre's original design. While the original entry displayed transom windows above the marquee, the current design covers the original openings with a broad framed panel.



Parkway Avenue elevation.

Back/East Elevation

The back elevation of the building displays a mid-20th century concrete block expansion under a corrugated metal shed roof. The east-facing facade supports two door openings and a collection of utility meters, boxes, conduit, and a truncated brick chimney stack.



Back elevation of 206 Parkway Avenue North.

The building was originally housed a furniture store, but in 1915 was converted into a silent film movie house and named The Elite Theatre. At that time the commercial block's original storefront was replaced with a simple flat marquee projecting out over a centered ticket booth with flanking advertising panels and access doors.

When Art Deco became the fashion for movie houses, in the late 1920s Lanesboro's Elite was renamed the "State." The new name was displayed in tall block neon letters stretching across the semicircular marquee and up a projecting wall sign. Little was done to alter the Elite's entry other than to add some diamond-shaped ornamentation to the ticket booth and side doors. Movies continued to be shown at the State until the 1960s after which the building stood empty for several years.

In 1984 the venue was re-opened by the Lanesboro Arts Council and re-named the St. Mane Theatre. Live productions began in the theatre with the Commonweal Theatre Company utilizing the space before moving the company in 2007-08 into its new Commonweal Theatre next door to the north. Today the St. Mane is used for a variety of presentations, movies and live performances.

Although the theatre entry has gone through changes, the late 20th century renovation reflects the original Elite Theatre design. The upper story retains its original, turn-of-the-century character-defining features. Internally, the theatre lobby and house maintain their spacial and functional design integrity from 1915.



1936 photograph of the Elite Theatre entrance.



206 Parkway Avenue North, with its "BUY WAR BONDS AND STAMPS HERE" signage, as the State in the early 1940s.



The St. Mane Theatre entrance as it appears today.

208 Parkway Avenue North Commonweal Theatre

While the three-bay brick elevation of the Commonweal Theatre blends well with the scale, rhythm and fenestration orientation of Lanesboro's turn-of-the-century commercial streetscape, the modern performance and event venue was constructed in 2007. It is compatible new construction but would not be considered "contributing" if included in an expanded National Register district.



The west elevation of the Commonweal Theatre building.

210 Parkway Avenue North White Front Cafe

This 2-story commercial block structure displays Art Moderne features attributable to its 1940 date of construction. Although not as tall as its neighbors to the south, the structure does support the sense of commercial streetscape along the eastern edge of Parkway Avenue North.

Like 208, 210 Parkway Avenue North falls outside the historic district's 1868-1929 period of significance. The building is old enough to be considered for a single site designation.



302 Parkway Avenue North Farm Implement Warehouse

This small wood frame railroad warehouse appears to have been constructed in the early-20th century (Sanborn Insurance Maps 1900, 1909) The farm implement warehouse was built between two track lines of the Southern Minnesota Railroad spur. The spur was constructed to serve the milling, lumber and livestock functions of the Flat, an area north of Lanesboro's business district. This is a second-generation structure at this site. A birdseye photograph taken circa 1885 shows a similar structure at this location, however the earlier building appears to have a wider footprint, shallower roof pitch, vertical siding, and large barn doors servicing a platform on the west elevation.

Although this warehouse is not the original building on this site, it clearly is one of the oldest, most intact industrial structures of its type remaining in Lanesboro's once thriving agribusiness district.



Constructed immediately north of the Nelson Brothers Cold Storage stone building, this one-story frame building has managed to survive the change in land uses at the north end of Main Street, now Parkway Avenue North. Although the spur tracks have been removed, it is easy to envision how they flanked the warehouse to the north and south.



This circa 1885 birdseye photograph of the Flat industrial area shows an earlier warehouse structure (center) at this site.



The warehouse's west elevation faces what is now Parkway Avenue North. Both the north and the south elevations retain their sliding barn doors which once provided access to boxcars on the adjacent tracks.



The 1909 Sanborn Insurance map indicates that the warehouse's eastern third was an addition to the simple rectilinear footprint sometime after 1909. The deck is a much later addition.

100-102 Beacon Street East

Nelson Brothers Cold Storage/N.O. Henderson Grain Elevator

This native limestone building was constructed in 1884 to store and provide ice for perishables being shipped by rail from Lanesboro. By the early-20th century the structure was the home of a creamery.

The building is 3-stories tall resting on a sub-basement. The well-maintained utilitarian structure retains its original door and window openings. The newer 4/4 windows compliment the age of the building. The "Stone Mill" currently serves as a hotel and displays shed entry canopies projecting out from the south, west and north elevations. The south canopy has a similar location to an historic canopy suggested on the 1909 Sanborn map.

Built circa 1898, the wood-framed N.O. Henderson Grain Elevator at 102 Beacon Street East was added to the easterly elevation of the stone structure. The grain elevator was further expanded to the east circa 1905. By 1909 the business was called the Tollefson Elevator, and then the J. Gribben Elevator by 1926. While the frame structure retains much of its original profile, nearly the entire exterior has been re-sheathed in new materials.

A walking tour of the proposed district expansion in September of 2013 with the State Historic Preservation Office National Register Specialist led to the concern that the Park Service might have difficulty supporting a National Register designation of the stone building, given its easterly elevation's abutment to the significantly altered grain elevator.



The Nelson Brothers Cold Storage (Stone Mill) and the N.O. Henderson Grain Elevator (Feed Mill) complex looking to the east, northeast.

The Nelson Brothers Cold Storage north and west elevations.



101 Beacon Street West

Lanesboro Grain Company

This collection of industrial buildings is located directly across Parkway Avenue North from the Stone Mill complex. It was built immediately south of the railroad spur which once extended west to the adjacent Lanesboro stock yards. It sits on the former site of the S.Y. Hyde Elevator Company (1894) and the Cargill Elevator Co. (1900). While a small portion of the current plant (located between the elevator tower and the Quonset to the west) pre-dates 1900, the current structure was primarily built in the 1930s and therefore falls outside of the Lanesboro Historic District's 1868-1929 period of significance. However, this compound structure may be eligible for designation as an individual site or as a contributing resource within a north Lanesboro agribusiness district.



The Lanesboro Grain Company plant looking across Parkway Avenue North to the northwest.

EVALUATION FINDINGS

102-108 Coffee Street East

While the collection of shops on the north side of Coffee Street are located at the core of Lanesboro's 19th century commercial development, only one of the properties in this grouping (106) displays any semblance of its original architectural integrity. That property's storefront has also been modified over time to such a degree that its historic significance has been compromised. Consequently, these properties as they appear would not be considered contributing resources to the historic district.

101 Coffee Street East • Lanesboro Co-op Creamery

This building retains many of its character-defining features and with its namestone provides Lanesboro with one of the commercial district's most site-specific architectural hallmarks. The solid rectilinear profile, the multi-chromatic raised brick banding, and the window pane detailing all give this structure a unique appeal. While every elevation, including the roof, has gone through some modification since its construction in 1924, the building still contributes to the architectural and historic commercial fabric of the community.

201 Parkway Avenue North • DeVilliers Building

This brick building, prominently located on the northwest corner of Coffee Street and Parkway Avenue, is directly north and west of the boundary of the Lanesboro Historic District. Sometime during the mid-late 20th century the upper story windows on the two main elevations were infilled with plywood panels. This year the panels were removed and the original window pattern returned. While the secondary elevations of 201 have gone through some modifications, the primary elevations retain a strong connection to the neighboring historic buildings.

202 Parkway Avenue North • C.C. Scanlan Clothing Store

Built circa 1895, this store is attached to the back of the Scanlan General Store (1875) at 100 Coffee Street East, which is considered a "Pivotal" building in the Lanesboro Historic District. It is possible that this building's storefront was more modified in 1981 (when the district nomination boundary was determined), than it appears today. While the storefront appears to be of second generation construction, it maintains the pattern and rhythm of a turn-of-the-century shop entrance. Other than the artificial lap siding on the upper street elevation, the property retains most of its character-defining features including the decorative cornice and window crowns.

204 Parkway Avenue North • M.V. Bean Harness Shop

This brick block retains most of its original architectural features in its two prominent elevations. The stepped cornice and the window openings with lintels and sills on the upper story remain intact. While the storefront has been modified twice since its original construction, the current entry which references its theatrical neighbor to the north, is dramatically better than the stock window and siding storefront on the structure as recorded in the 1990 community survey.

206 Parkway Avenue North • Furniture Store /Elite Theatre

Built as a furniture store circa 1897, this mid-block commercial building was converted very early (1915) into a movie theatre. It has retained its basic commercial elevation and fenestration pattern on the upper

story while having undergone three entry redesigns. When the theatre was converted to a movie and live performance venue and named the St. Mane Theatre in 1984, the marquee and entrance were returned to a look similar to the Elite. The simple, somewhat tailored appearance of the St. Mane is very compatible and complimentary to the Parkway Avenue's turn-of-the century streetscape character.

208 Parkway Avenue North • Commonweal Theatre

This three bay brick veneer structure was built in 2007 to house the Commonweal Theatre Company. While it is compatible with its historic neighbors it falls outside the district's period of significance.

210 Parkway Avenue North • White Front Cafe

This Art Moderne referenced block building also falls outside the period of significance.

100-102 Beacon Street East • Nelson Brothers Cold Storage Building/N.O. Henderson Grain Elevator

Built in 1884, this native limestone building retains most of its character-defining features on its south, west and north elevations. New canopies have been added at entrance levels but there are indications from the Sanborn maps that a similar sized canopy was historically attached nearly the westerly end of the south facade. The attachment at the east elevation to the Henderson Grain Elevator building may jeopardise the eligibility of the "Stone Mill" structure to the Register. The easterly building appears to be sheathed almost entirely in new materials and new fenestration. The elevator's visual and literal attachment to the stone block appears to have diminished the eligibility for historic designation of both structures.

302 Parkway Avenue North • Farm Implement Warehouse

Built between two rail tracks of a spur line for the Southern Minnesota Railroad this second generation warehouse dates to the early 20th century. The simple industrial structure maintains its architectural integrity and is one of the most intact industrial structures of its type in Lanesboro's once thriving northern agribusiness district. If not part of an expanded district this building might be considered for an independent National Register designation.

RECOMMENDATION

After reviewing the study findings it is the ASSOCIATES recommendation that the following addresses be considered as contributing resources for inclusion in an expanded historic district. They fall within the district's 1868-1929 period of significance, have maintained most of their character-defining features, have all played a significant role in Lanesboro's commercial and service development, and if taken as a group are contiguous literally and visually with the northern boundary streetscape of the Lanesboro Historic District. They are:

101 Coffee Street East • Lanesboro Co-op Creamery;
201 Parkway Avenue North • DeVilliers Building;
202 Parkway Avenue North • C.C. Scanlan Clothing Store;
204 Parkway Avenue North • M.V. Bean Harness Shop; and
206 Parkway Avenue North • Furniture Store/Elite Theatre.

PRIMARY SOURCES

Drake, Charles R. and Vienna L. *River Valley Echoes: Lanesboro, Minnesota 1869-1969*. Rochester: Whiting Printers and Stationers, 1969.

Frame, Robert M. III. "Historic Resources of Fillmore County." (Includes Lanesboro Historic District). Multiple Resource Nomination to the National Register of Historic Places, 1981.
On file, State Historic Preservation Office, Minnesota Historical Society.

A Guide to Lanesboro's Historic Structures and Locations Past and Present. Lanesboro: Lanesboro Historical Preservation Association, 1992.

History of Fillmore County. Minneapolis: Minnesota History Company, 1882. Reprinted, Fillmore County Historical Society, 1982.

Olsenius, Richard. *Minnesota Travel Companion: A Unique Guide to the History Along Minnesota's Highways*. Wayzata: Bluestem Productions, 1982.

Sanborn Map Publishing Company. Lanesboro. 1894, 1900, 1909, 1926.

Ward, Don and St. Mane, Ted. Images of America series: *Lanesboro Minnesota: Historic Destination*. Charleston, South Carolina: Arcadia Publishing, 2002.

ZAHN, THOMAS R. & ASSOCIATES. *Lanesboro Heritage Preservation Commission Intensive Survey*. Lanesboro , 1990.

Interviews

Interview and St. Mane Theatre tour with John Davis, Executive Director of the Lanesboro Art Council: September 12, 2013.

Interview with Rick Lamon, owner of 100-102 Beacon Street East, 101 Beacon Street West, and 302 Parkway Avenue North: August 20, September 12, 2013.

Website

<http://www.co.fillmore.mn.us>

Additional Photographic Resources

Lanesboro Historical Museum, Lanesboro

St. Mane Theatre Photograph Collection, Lanesboro

APPENDIX: STUDY WORKSHEETS (Select Buildings)

Lanesboro Historic District • Expansion Evaluation
Summer 2013

Current Address	101 Coffee St. W		
Inventory #	Legal	Historic Name	Current Name
FL-LBC-020	Block 6 Original Town S ½ of Lot 14, Lot 15 Need legal Lots 13, 14, 15 (Sanborn)	Lanesboro Co-op Creamery	Scenic Valley Winery (1990)
Original Address	Construction Date	Integrity	Condition
206, 207, 208 Second Street	1924	Fair-Good	Excellent
Historic Context	State Context	Historical Photograph Y/N	
Commerce	ADRC Railroad and Agricultural Development 1870-1940	Yes	
Ownership			
Use	Date of Use		
Lanesboro Co-op Creamery	1924		
Land O'Lakes Creamery	1944 photo		
Scenic Valley Winery	1980s-2012		

Description

Architectural style: Prairie Commercial

Description: 2-story brick commercial creamery building. Exterior of multi-colored raked brick. Original truck access entries now enclosed with vertical wood shiplap siding. Upper loft door. Sandstone sign above S entry (double door) "Lanesboro Co-op Creamery."

Foundation: concrete

Roof: hip/asphalt W/metal soffits.

Windows: 3/2 double hung wood frame with wood storms on upper story; lower story 3/2 with transom, set of 3 fixed with fixed transoms on S; 3/2 double hung with wood storms.

Exterior finishes: brick

Additions: Large metal warehouse structure off the north (back) elevation. Well concealed visually from the streetscape.

Lanesboro Historic District • Expansion Evaluation
Summer 2013

Historical Notes

Marcus Olson, Lanesboro mason
Per GT LB Hist. Struc.
1973 used for storage
1983 purchased-rented to SV Winery



1944 photograph

Field Notes

Lanesboro Historic District • Expansion Evaluation Summer 2013

Current Address	201 Parkway Ave N		
Inventory #	Legal	Historic Name	Current Name
FL-LBC-021	Block 6 Original Town So. 30' of Lot 12	DeVilliers Confectionary Saloon	
Original Address	Construction Date	Integrity	Condition
632 E Street	1900 from Ward	Good	Good
Historic Context	State Context	Historical Photograph Y/N	
Commerce	ADRC Railroad and Agricultural Development 1870-1940		
Ownership			
Use		Date of Use	
Confectionery		1900	
Saloon		1894, 1900 Sanborn	

Description

Architectural style:
See form -FL-FBC-021
Description:

Foundation:

Roof:

Windows:

Exterior finishes:

Additions:

Lanesboro Heritage Preservation Commission Intensive Survey Form

Thomas R. Zahn and Associates, Inc., Coordinators

Part I: Location/Ownership Information

Inventory Number: FL-LBC-021
 Date Surveyed: 5-20-90
 Name of Surveyor: S. Manion, J. Sluss
 Name of Researcher:
 Historic Name: DeVillier's Confectionary
 Present Name: Root River Veterinary Center
 Address: 201 Parkway N.

Photo:



S 1/4 Lot: 16-18 Block: 6 Plat/Address: Original Town County: Fillmore Township: Carrolton

Owner Name and Address: Thomas Sautter and Linda Sifford; Lanesboro

Photo I.D. Number: 010547 F 7,8

Location of negatives: MHS

Historic Photo source/location:

UTM: Zone 15 E _____ N _____ Quad: Lanesboro

Part II: Physical Description

Architectural style: Victorian Commercial
 Foundation material: stone
 Wall construction: ?wood frame w/ brick veneer
 Window pane configuration, type, and sash material:

Roof type and finish material: ?flat/tarpaper

Exterior finish material: stucco over brick/metal on N

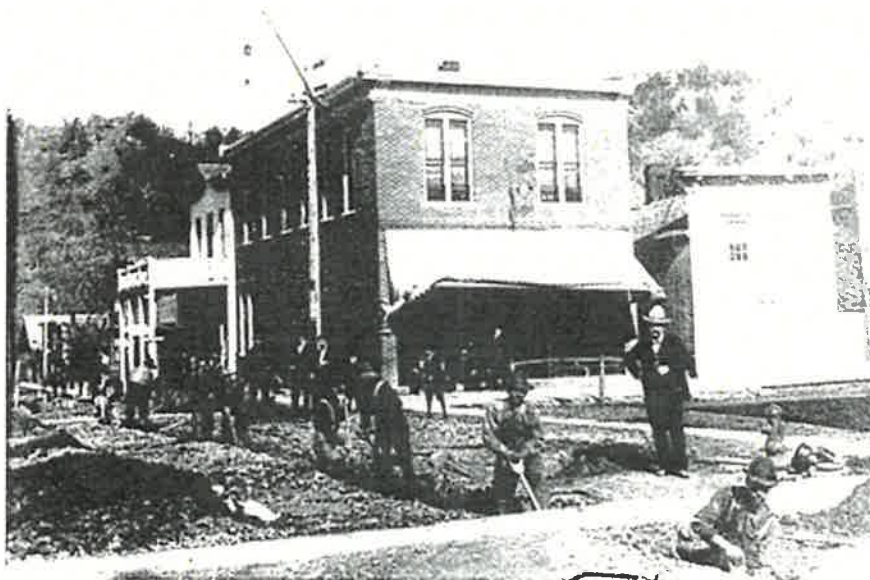
Building condition: excellent good fair poor

Upper story windows blocked in with wood-shiplap, brick curved arches, wood sills. Lower level windows at store entrance are single pane fixed, wood frame. Lower SW one 1/1 double hung with curved arch lintel, wood sill.

dh w/ new inserts 9/9

Exterior description: (include general plan configuration)

2 story rectangular brick commercial building with central E recessed entry. Secondary SW entry. Metal cornice.



Lanesboro Historic District • Expansion Evaluation Summer 2013

Current Address		202 Parkway Ave N	
Inventory #	Legal	Historic Name	Current Name
FL-LBC-130	Block 7 Original Town North 26' Lot 8, Lot 9	C.C. Scanlan Clothing Store	Dan Patch Inn (1990) Lanesboro Pastry Shop
Original Address	Construction Date	Integrity	Condition
614 E Street	Circa 1895 Sanborn	Fair	Good
Historic Context	State Context	Historical Photograph Y/N	
Commerce	ADRC Railroad and Agricultural Development 1870-1940		
Ownership			
Ferson Enterprises, Lanesboro (1990)			
Use	Date of Use		
Clothing store	1900 (Sanborn)		
Ward: was built c1900 by Connie Scanlan. Previously a wood frame building for millinery. New built. On 1930s was opened to the ge3nreal merchandise store to the south on Coffee Street.			

Description

Architectural style: Victorian commercial

Description: 2 story rectangular wood-frame/brick commercial building with recessed W entry-metal door in wood frame with wood screen and 4 panel wood door. N entry main floor-vertical tongue & groove wood door with wood storm. Decorative frieze board, tin cornice, decorative string course, decorative tin pilasters on storefront W.

Foundation: Limestone

Roof: flat/tarpaper

Windows: Window pane configuration, type, and sash material: W upper 4-1/1 double hung wood frame with aluminum combinations (in 2 pairs), with decorative tin lintels and tin covered sills. 2 small wf fixed storefront windows W. S 1-1/1 dh wf upper, N upper 3-1/1 dh wf with wood storms, sills & lintels. E upper 1-1 wf dh w/wood storms, 2 small 1-pane fixed wf. E lower 2-2 opaque glass wf dh with iron bars.

Exterior finishes: S&N brick, E plaster over brick, W rolled asphalt upper, vertical siding Ward: was built in 1900 by Connie Scanlan. Previously a wood frame building for millinery. New built. On 1930s was opened to the ge3nreal merchandise store to the south on Coffee Street. w/batten lower.

Lanesboro Historic District • Expansion Evaluation Summer 2013

Current Address 204 Parkway Ave N			
Inventory #	Legal	Historic Name	Current Name
FL-LBC-131	Block 7 Original Town Lot 7	M.V. Bean Harness Shop	Johnson Apartments (1990) Attorneys: Manion, Wheelock (storefront)
Original Address	Construction Date	Integrity	Condition
613 E Street	Circa 1890	Fair- lost original storefront	Good
Historic Context	State Context	Historical Photograph Y/N	
Commerce	ADRC Railroad and Agricultural Development 1870-1940		
Ownership			
Clarence & Beverly Johnson, Lanesboro (1990)			
Use	Date of Use		
Commercial	1894 Sanborn		
Harness shop	1900 Sanborn		
Ward: Was built in the early 1890s to replace an earlier wood frame structure. Mr. Bean's harness and leather goods store was in business until 1920 when it was turned into Wear-U-Well shoe store by Howard Shattuck.			

Description

Architectural style: Vernacular commercial

Description: 2-story rectangular shaped wood frame commercial building with storefront modified with vertical and horizontal wide composition siding. E outer stair entry with 4-panel wood door w/wood 2' -panel screen, 5 light fixed transom, limestone lintel and threshold. W storefront door wood frame with single light, metal storm. Corner pilasters with decorative tin at string course and cornice. N wall is common with-next bldg (N)

Foundation: Limestone w/plaster coating

Roof: shed/corrugated metal

Windows: S upper 6-2/2 double hung wood frame with limestone sills and lintels (2 have aluminum combinations); lower 2-1/1 dh wf with new wood screens, 1-2 pane wf sliding. E upper 2-2/2 dh wf w/aluminum combinations, limestone sills & lintels; 3 lower windows (maybe 1 door) obscured by addition; 3-2/2 dh wf with limestone s & 1. N 2/2 pane wf sliding with metal storms, limestone wall support.

Exterior finishes: brick (W painted brick & composition siding)

Additions: Newer E addition, wood frame construction with wide composition siding, shed roof, 1/1 wf dh window, 2 doors 1 solid wood, -l 3-light wood w/wood screen, cement block theatre exit door.

Lanesboro Historic District • Expansion Evaluation Summer 2013

Current Address		206 Parkway Ave N	
Inventory #	Legal	Historic Name	Current Name
FL-LBC-022	Block 7 Original Town Lot 6	Elite Theatre	St. Mane Theatre
Original Address	Construction Date	Integrity	Condition
612 E Street	Circa 1897	Good	Fair-poor (1990)
Historic Context	State Context	Historical Photograph Y/N	
Commerce	ADRC Railroad and Agricultural Development 1870-1940		
Ownership			
Use	Date of Use		
Furniture store	Circa 1897		
Movie theatre	1915-1960s		
Live entertainment & film theatre	1984-present		

Description

Architectural style: Vernacular commercial

Description: 2 story rectangular wood frame/brick veneer commercial building. Storefront has 3 doors, 2 of wood with small fixed pane diamond, 1 multi-panel upper entry door. Decorative string course of tin, galvanized tin cornice; decorative corner pilaster on S.

Foundation: Limestone

Roof: flat with stepped concrete cap/tarpaper

Windows: Upper W 3-2/2 double hung wood frame with wood storms, sills and lintels. N-3-1/1 double hung wood frame with brick sills & lintels.

Exterior finishes: W upper brick, lower wood frame, S common brick.

Additions/Alterations: E shed roof addition of wood frame construction, cast block foundation, asbestos shingles and some aluminum siding; 2 doors (blocked); 1-5 panel horizontal wood frame door with decorative cast lintels; one single pane wf door; brick chimney.

Lanesboro Historic District • Expansion Evaluation

Summer 2013

Historical Notes

Silent films were accompanied by piano from the balcony. Later remodeled and reopened as the State Theater which closed in the 1960s. The Lanesboro Arts Council opened the St. Mane Theater in 1984 that was named for Chuck St. Mane, Post Master and community advocate. Eric Lorentz Bunge, in 1989, formed the repertory, Commonwealth Theater Company for the venue.



Photograph from 1936

Ward: originally built to be a furniture store, the building was converted into the *Elite Theatre*, a silent movie house, circa 1915.

In the late 1920s the venue was remodeled in the Art Deco style and the name changed to *The State* with a new curvilinear marquee.

Purchased and restored by the Lanesboro Arts Council, in 1988 it became the home of the Commonwealth Theatre Company.

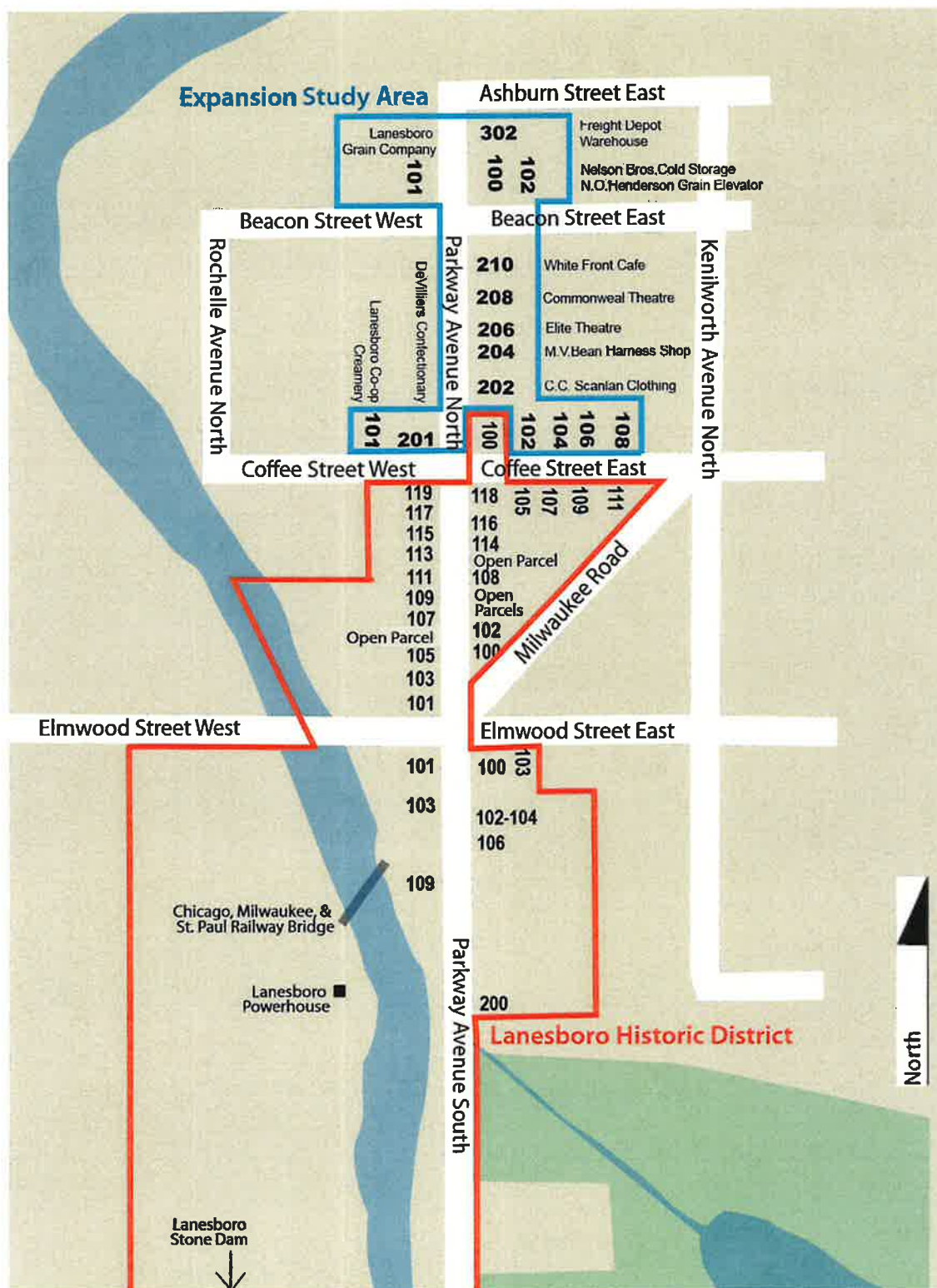
Drake: River Valley Echoes: 1969
pg. 38

Manvel Olson, who operated a furniture store, decided in the early 1900s to give Lanesboro its first moving picture theatre. He purchased the necessary equipment and opened the old "Elite" theatre showing the first silent films in the village in the same building that housed the late "State" theatre. After a few years, Manvel sold out to his brother Oscar Olson and in 1916 A.H. Baker (Harold Baker's father) purchased the establishment. Mr. Baker was the operator for many years, later disposing of the property to the GP Qualley family. Early admission prices were ten cents for children and 25 cents for adults. Piano music from the balcony was used to interpret the moods of the film. This writer remembers especially the background music players, X and X. Every show drew capacity crowds and the weekly episode of the current thrilling serial was looked forward to. Sometimes the films which arrived in town by railroad express failed to show up. This would cause a postponement of the scheduled show causing much lamenting among the fans. In the late 1920s sound was introduced creating a new era. The invention of television spelled the doom to most smalltown movie theatres and attendance fell to where it was no longer profitable to continue.

Lanesboro Historic District Expansion Evaluation Photography

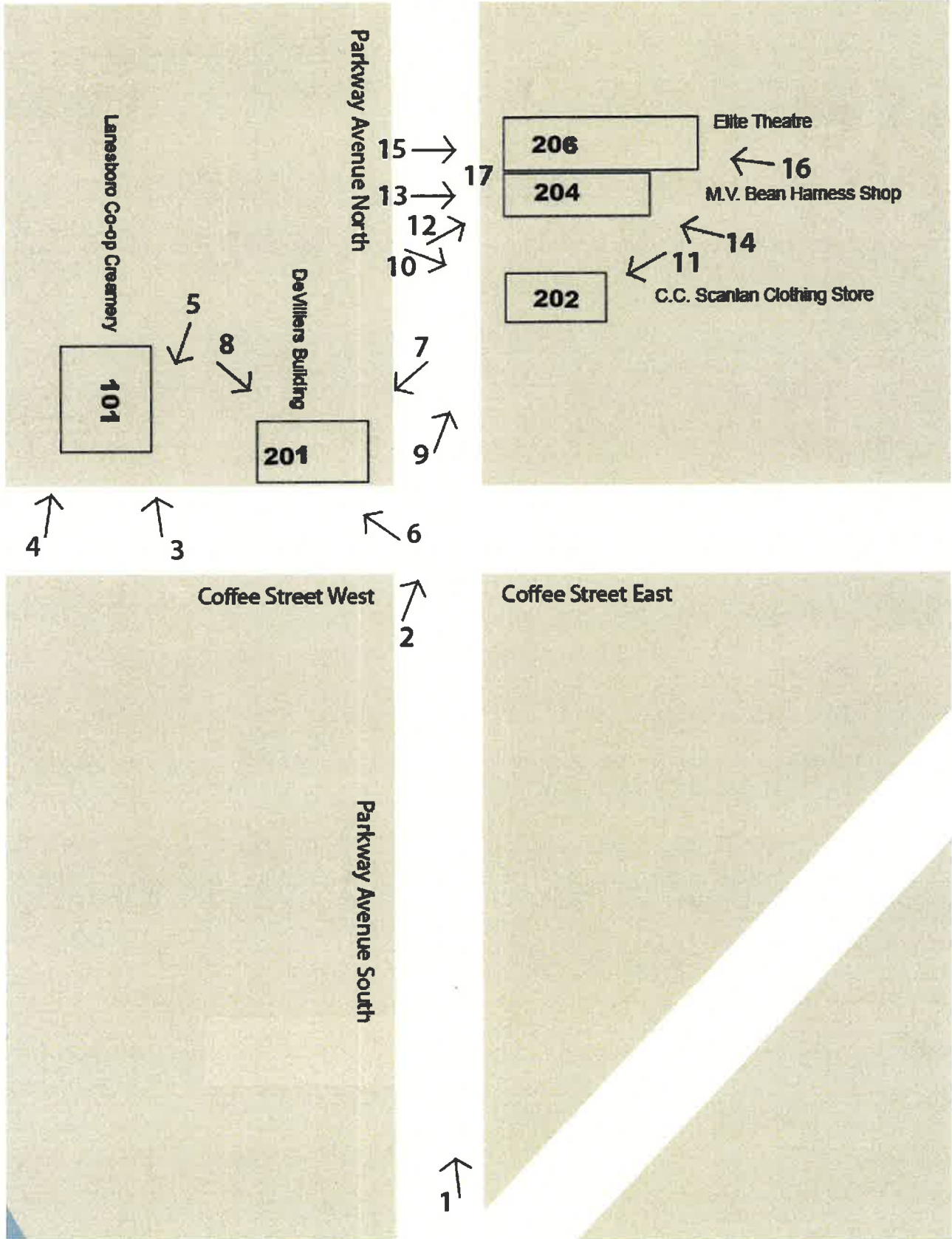
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204 PARKWAY AVENUE NORTH • M.V. BEAN HARNESS SHOP	11
206 PARKWAY AVENUE NORTH • FURNITURE STORE/ELITE THEATRE	13

LANESBORO HISTORIC DISTRICT EXPANSION STUDY AREA MAP



The area outlined in **RED** represents the northerly/commercial portion of Lanesboro Historic District.
The area outlined in **BLUE** with select addresses in **BOLD** represents the expansion study area.

PHOTOGRAPHY KEY



LANESBORO HISTORIC DISTRICT STREETSCAPES



1—Lanesboro Historic District's Parkway Avenue looking north from Elmwood Street.



2—View of the northeast corner at Parkway Avenue North and Coffee Street East. The corner building in the foreground (100 Coffee Street East) is within the Lanesboro Historic District.

101 Coffee Street West Lanesboro Co-op Creamery



3—101 Coffee Street West south elevation.



1944 photograph of Lanesboro Co-op Creamery as it appeared when operated as the Land O'Lakes Creamery.



4—101 Coffee Street West west and south elevations looking to the north.

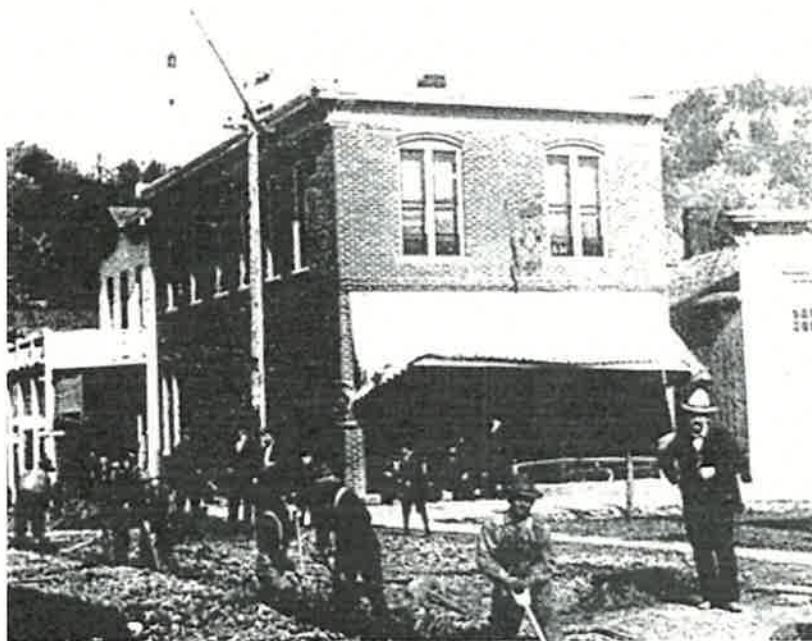


5—101 Coffee Street West, east elevation looking to the southwest.

201 Parkway Avenue North DeVilliers Building



6—201 Parkway Avenue North front and side elevations looking to the north and west.



This historic picture of 201 Parkway Avenue North circa 1910.



7—201 Parkway Avenue North front (east) and north elevations looking to the south and west.



8—The north and back (west) elevations looking to the south and east.

Parkway Avenue North Streetscape



9—Streetscape looking north and east along Parkway Avenue North. From right to left are (202 Parkway Avenue North) the C.C. Scanlan Clothing Store with the green trim in the foreground, (204) the M.V. Bean Harness Shop, (206) the Furniture Store/Elite Theatre, (208) the Commonweal Theatre, (210) the White Front Cafe, and in the distance, the Nelson Brothers Cold Storage building at 100 Beacon Street East)
Nelson Brothers Cold Storage.

202 Parkway Avenue North C.C. Scanlan Clothing Store



10—202 Parkway Avenue North front (west) and side (north) elevations looking across Parkway to the south and east.



11—202 Parkway Avenue North back (east) and side (north) elevations looking to the west and south.

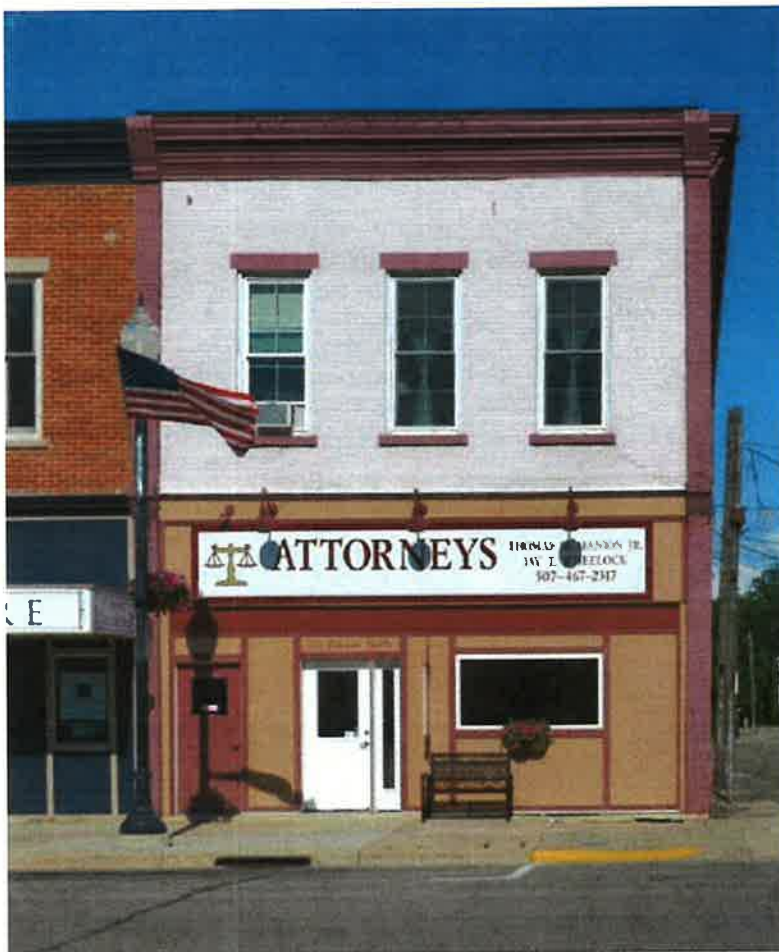
204 Parkway Avenue North M.V. Bean Harness Shop



12—204 Parkway Avenue North front (west) and side (south) elevations looking northeast.



204 Parkway Avenue as it appeared mid 20th century.



13—204 Parkway Avenue North front (west) elevation.



14—204 Parkway Avenue North south and east elevations looking northwest.

206 Parkway Avenue North
Furniture Store/Elite Theatre



15—206 Parkway Avenue North west elevation.



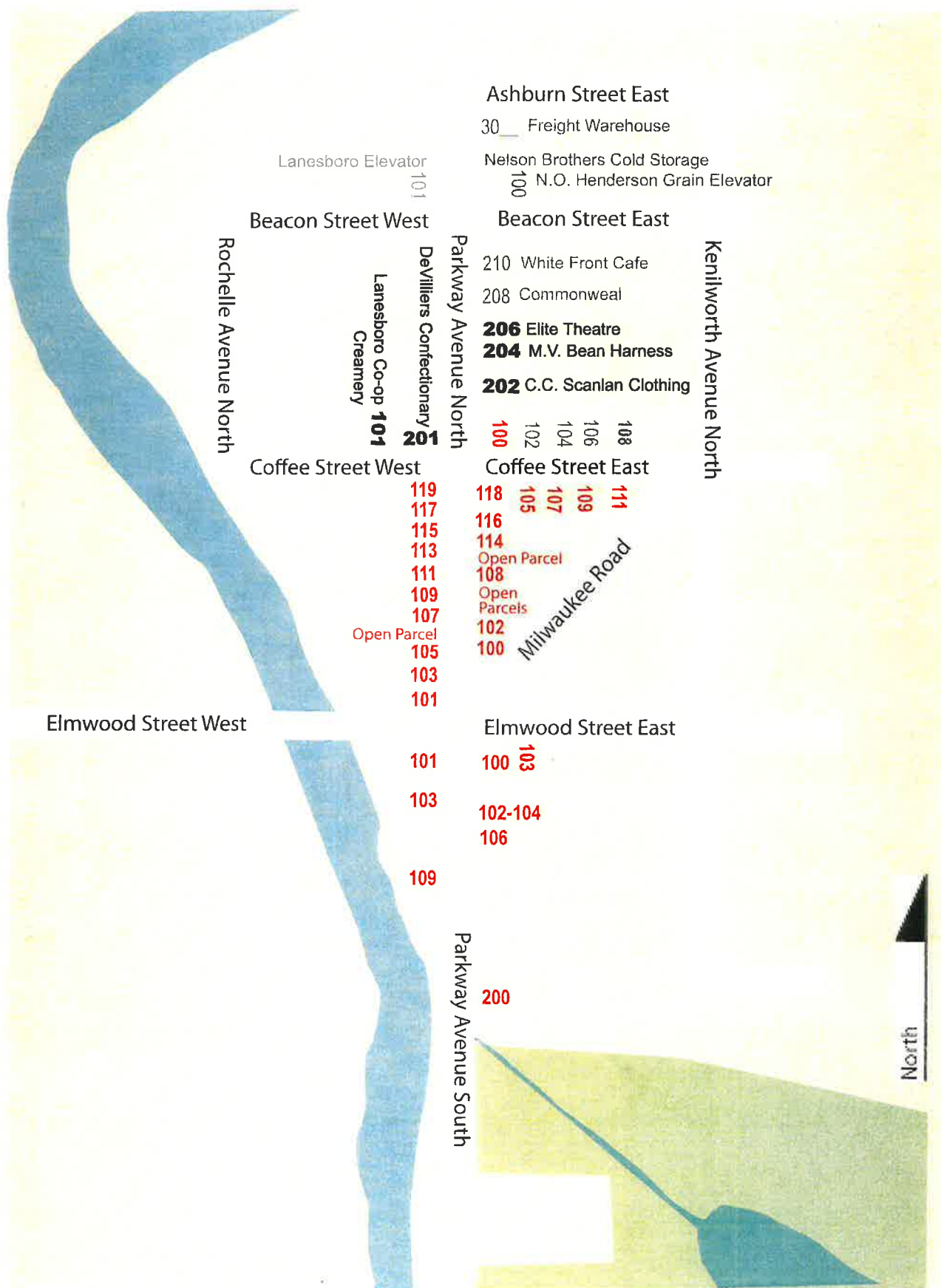
16—206 Parkway Avenue North back (east) elevation.



17—206 Parkway Avenue North entrance on west elevation.



1936 photograph of the Elite Theatre entrance.



Ashburn Street East

30 Freight Warehouse

Nelson Brothers Cold Storage
100 N.O. Henderson Grain Elevator

Beacon Street East

210 White Front Cafe

208 Commonweal

206 Elite Theatre

204 M.V. Bean Harness

202 C.C. Scanlan Clothing

108
106
104
102
100

Coffee Street East

111
109
107
105
118
116
114
Open Parcel
108
Open
Parcels
102
100

Milwaukee Road

Elmwood Street East

103
100
102-104
106

Parkway Avenue South

200

Lanesboro Elevator
101

Beacon Street West

Parkway Avenue North
DeVilliers Confectionary
201

Lanesboro Co-op
Creamery
101

Coffee Street West

119
117
115
113
111
109
107
Open Parcel
105
103
101

Rochelle Avenue North

Elmwood Street West

101
103
109

