
THE LANESBORO HERITAGE PRESERVATION PLAN

An Historic City in the Bluff Country of Southeastern Minnesota



Prepared for
The Lanesboro Heritage Preservation Commission
Lanesboro, Minnesota

by

Carole Zellie
Landscape Research
St. Paul, Minnesota

1992

The Lanesboro Heritage Preservation Plan

and

Phase II Evaluation Study

Lanesboro Historic Sites Survey

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INTRODUCTION

Every rural community is heir to a unique identity formed in part by people, in part by geography...

The functional and harmonious relationship between rural structures and their surroundings evolved over decades. To preserve this relationship, rural conservationists must concern themselves with the protection of farmland, forest, wetlands, and wildlife as well as cultural resources. The interdisciplinary nature of rural conservation requires careful attention to local economic, political, and social factors.

A. Elizabeth Watson, Samuel N. Stokes et al.
Rural Conservation. Washington D.C.: National Trust
for Historic Preservation, 1979.

Surrounded by limestone bluffs along the Root River in southeastern Minnesota, Lanesboro is a small rural settlement with distinctive buildings from every period of its growth. Lanesboro's historic buildings are sited in a dramatic rural landscape which has attracted tourists and visitors for over one hundred years. Two historic churches rest atop a prominent hill at the center of town, and small gable-roofed houses are clustered along the river. A three-block long commercial district contains shops and stores of buff-colored limestone and red brick, many of them with their original architectural details still intact. Across town in the area known as Brooklyn, elaborate Queen Anne Style houses, some with turrets and towers, are the record of Lanesboro's turn-of-the-century development.

The Root River and the railroad, which provided the economic foundation of the early settlement, still play a significant, but transformed role in the life of the city. The abandonment of the Milwaukee Railroad through the community provided the opportunity for the Department of Natural Resources to construct a paved recreational trail which passes through the center of Lanesboro on its route from Rushford to Fountain. The Root River still generates hydroelectric power for the community, but it is also the focus of increased recreational use.

Since 1980 and the creation of the Lanesboro Heritage Preservation Commission, the city has begun a process of inventory and planning for the protection of the city's historic and cultural resources. This process, funded in part by the U.S. Department of the Interior and the State Historic Preservation Office, uses the Secretary of the Interiors *Standards for Preservation Planning* in organizing and conducting planning activities. An initial study of historic contexts (1988), the city-wide inventory (1989-90) and the current evaluation study are recommended steps in the planning process.

Historic Contexts and Preservation Planning

Historic contexts provide a broad research background on which to base a general understanding of the development of the community. They are also the foundation of planning for preservation. As defined by the *Standards*, contexts provide frames of reference that establish the relative significance of cultural resources, and provide a framework for making management decisions about the resources. Historic contexts group information about related types of properties, based on a common theme, a defined geographical area, and a specific and defined chronological period. The context for industry and agriculture, for example, assists in understanding the significance of certain properties within the downtown commercial district as well as interpreting the scarce number of remaining waterpower-related buildings.

The context and survey reports and the inventory of 316 sites provide the residents of Lanesboro with a detailed picture of their cultural resources. This evaluation study includes a comprehensive preservation plan, which is intended to assist the Heritage Preservation Commission in current and future planning.

The evaluation study reviewed the original historic contexts and compared them to information obtained in the city-wide inventory. Where necessary, revisions to contexts were made, and new information was added to the narrative. The criteria currently used by the Heritage Preservation Commission to designate sites

were reviewed. The design guidelines used to review properties within the existing historic district were also evaluated.

As presented in Chapter III, recommendations for expansion of the existing design review guidelines were developed. Several approaches to adding additional districts and sites were also developed, and the creation of one new historic district was proposed. The need to look comprehensively at the original boundaries of the small city and to protect views and vistas were identified as future objectives to consider in preservation planning. The findings of this report reflect the discussions held during two workshops in Spring, 1992 with the Heritage Preservation Commission. These workshops explored the relationship between historic preservation, rural landscape conservation, and growth management.

This report is intended for several kinds of users. First, it reports the results of survey and planning activities to the State Historic Preservation Office whose staff will assist in coordinating Heritage Preservation Commission activities under the Certified Local Government Program. The State Historic Preservation Office is also responsible for environmental review under the Federal Section 106 program.

The Heritage Preservation Commission will use the report as a primary reference for context and inventory information as well as planning resources and management ideas. The report should assist in answering the question "where do we go from here?" The report can also be used in planning public education and tourism materials. Other Lanesboro boards and commissions should consult this plan in revising or updating current plans and ordinances.

Finally, this report should be consulted by all Lanesboro residents with a general interest in the city's past history as well as its future development.



The Flat.

Project Description

Objectives

The primary objective of the historic sites evaluation is to provide the Heritage Preservation Commission with a summary and evaluation of previous phases of the historic contexts and historic resources inventory completed since 1988. In creating and evaluating the inventory, the Commission meets one requirement of the Certified Local Government program in which the City of Lanesboro participates. The evaluation information is intended for further use in planning, including the creation and administration of historic districts and the nomination of additional sites to the National Register of Historic Places. The evaluation will also recommend public education activities and coordination with other boards and commissions.

The evaluation phase includes the following:

1. An evaluation of the significance of the inventory sites within each historic context.
2. An assessment of the appropriateness of the historic contexts after review of inventory findings.
3. A revision of the context narratives to reflect additional research and buildings documented in the inventory.
4. A revision of property type lists.
5. A list of sites of potential National Register eligibility for each context.
6. A review and revision of local designation eligibility criteria and recommendations for additional designations.
7. A review and revision of long-range goals within each context.
8. A comprehensive plan for public education.
9. Recommendations for interaction with other city agencies and commissions.

Methods

The consultant reviewed all previous research material and the final reports from the historic contexts and historic sites inventory. The inventory forms were also reviewed.

To facilitate the evaluation of significance within each context, a simple outline was developed which was based on the existing designation criteria. The National Register of Historic Places evaluation criteria was also applied to the sites. A list of sites which appeared to be eligible for the Register was developed.

The context narratives were reviewed and revised with the findings of the inventory. Most revisions corrected dates of construction and number of resources. All property type lists were revised to reflect the inventory findings. A variety of new documentation produced during the survey, including a list of builders and craftsmen, was added to the contexts.

The consultant held two Saturday afternoon workshops with the Heritage Preservation Commission. The workshops were scheduled two weeks apart and provided an opportunity to discuss the past utilization of the historic contexts, the 1989-1990 survey project, and many other local planning issues. Reading materials on a variety of preservation issues were provided, and the discussions covered a wide range of topics.

Historical Records and Sources

The research on Lanesboro's settlement and development reviewed a variety of published and unpublished material on Lanesboro and the surrounding Fillmore County and southeast Minnesota towns. State, county, and local histories, land use and other maps, and historic photos were the primary types of material consulted during the historic contexts study and the contexts evaluation.

The development of nineteenth-century Fillmore County is discussed in three county histories: Bishop (1858), Neill (1882), and Curtiss-Wedge (1912). Neill and Curtiss-Wedge provide a good overview of the resources and agricultural development of the county. Additional information that established a broader context for Fillmore County's agricultural history can be found in Henrietta M. Larson's *The Wheat*

Market and the Farmer in Minnesota (1926), Merrill E. Jarchow's *The Earth Brought Forth: A History of Minnesota Agriculture to 1885* (1949) and in issues of *The Northwestern Miller* and the *American Miller*. Margaret I. Snyder's "Chatfield: An Essay in Economic History," in *Minnesota History* vol. 24 (1943) is of interest in comparing Lanesboro's development to that of a nearby mill town.

Lanesboro is briefly discussed in Neill and Curtiss-Wedge, but it has not been the subject of much subsequent historical analysis. Recent efforts such as Charles Drake's *River Valley Echoes: Lanesboro, Minnesota 1869-1969* depend largely on the earlier works. The period from ca. 1915 to 1950 has thus been little documented by local historians. To reconstruct this period, Lanesboro's three newspapers, published for various periods, are of use. The *Lanesboro Clarion*, *Harding's Herald*, the *Lanesboro Journal*, the *Lanesboro Leader*, and *Levang's Weekly* are available at the Fillmore County Historical Center and/or the Minnesota Historical Society. The newspapers document the pace of building in Lanesboro, including information about new construction as well as fires and demolition. Information about new businesses is among other kinds of information that can be obtained from the newspapers. Local resident Don Ward has done a good deal of newspaper research, and published excerpts from the *Leader*. The Sanborn Insurance Maps in the collection of the Minnesota Historical Society cover the years 1894, 1900, 1909, and 1926. They are very useful in studying changing land uses in the downtown area. Nineteenth-century municipal building records do not exist.

The *U.S. Census of Manufactures* for 1870 and 1880 provides limited information on Lanesboro's early businesses. The *Reports* of the Minnesota Commission of Statistics for 1870, 1880, and 1890 document the decline of wheat raising in the area. There are no locally published early business directories for Lanesboro, but the *State Gazetteer and Business Directory* provides coverage from 1873-1926.

In 1980, a historic sites inventory was conducted in Lanesboro as part of the Statewide Survey of Historic Resources. In 1981, a Multiple Resource Nomination to the National Register of Historic Places included the Lanesboro Historic District which contains 38 buildings or structures. The State Historic Preservation Office also holds the findings of recent archaeological surveys in this area.

The Fillmore County Historical Center, located in Fountain, maintains a good collection of research materials. This includes most of the published material noted above and a variety of maps, manuscript materials and photographs. The most extensive collection of local photographs has been collected by Lanesboro resident Donald Ward. Much of it represents the work of Lanesboro photographer Mathias Bue. Lanesboro is unusually well-documented for a community of this size, and the photographs are very useful in studying Lanesboro's pattern of growth. The photographs also provide an excellent resource for local building owners planning rehabilitation projects.

GEOGRAPHICAL AND HISTORICAL BACKGROUND

The following sections are provided as a preface to the historic contexts which begin on page 12.

Geographical Setting

"Lanesboro...is one of the most picturesque of southern Minnesota villages, with pretty expanses of water and towering bluffs which give it a characteristic individuality."

Curtiss-Wedge, Franklyn. *History of Fillmore County, Minnesota*, 1912, p. 238.

Lanesboro, in a valley of almost unbelievable charm where the south branch of the Root River has cut a deep gorge...

Minnesota: A State Guide, 1938, p. 409.

Lanesboro is a city of slightly under 1,000 persons in Fillmore County in southeastern Minnesota. It is situated on the South Branch of the Root River, 51 miles from LaCrosse, Wisconsin, 38 miles from Rochester, Minnesota, and 120 miles from St. Paul. At the time of Euro-American settlement, the county was primarily prairie land, with heavily wooded areas along the Root River and its branches. Fillmore County is comprised largely of a high, well-drained plateau, but at the northeast, where it is intersected by the Root River and some of its tributary streams, the land dips sharply with deeply-cut valleys and steep, rocky bluffs. A significant portion of the northern section of the city lies in the floodplain or flood fringe of the river.

The exposed rock along the steep bluffs--visible from downtown Lanesboro and other points throughout the city--is comprised largely of dolomitic limestone and limestone of the St. Lawrence Formation. Many caves, sinkholes, and underground channels formed by the dissolving action of ground water on limestone formations characterize the area.

In 1884, N.H. Winchell, State Geologist, noted that the valley of the Root River presented "some of the most remarkable and instructive phenomena of erosion to be found in the state" (Winchell: 1884, p. 270). Where layers of limestone changed to sandstone along the course of the river, a waterfall occurred. Around these points many of the county's mill villages such as Lanesboro were established. The great topographical variety of the county is furnished by the alternating layers of firm limestone and softer sandstone. Lanesboro, at 883 feet above sea level, is surrounded by uplands averaging about 400 feet higher than the city. Fountain, at the northwest, is 1,294 feet above sea level. Other low-lying towns in the Root River valley include Rushford at 714 feet, and Whalan at 778 feet.

The geological history of the Lanesboro area has resulted in an abundance of attractive building stone. Lanesboro's quarries--as well as those at Peterson, Whalan, and Rushford--yielded a "very fine stone," according to Winchell. St. Lawrence limestone is light yellow or buff in color, and it resembled the "Milwaukee brick" popular in the late nineteenth century. Window sills and caps cut from the stone have a whitish appearance. The Lanesboro Dam (1868, #1), Lanesboro Hotel (Phoenix) (1869, razed), a flour mill (1869, razed), public school (1870, razed), and the Catholic (1872, #17) and Presbyterian (now Lutheran) churches (1868, #16) were among early buildings constructed from the locally-quarried stone. The stone also provided a good source for quicklime used in mortar. Substantial clay deposits in the area provided material for the manufacture of common red brick.

Picturesque Lanesboro

The bluffs surrounding Lanesboro provide a dramatic backdrop for the town, one quite uncharacteristic of the southern Minnesota landscape. Lanesboro's picturesque setting and panoramic views were noted by the earliest settlers and visitors, and recorded by several generations of amateur and professional photographers. The natural surroundings have also contributed to Lanesboro's reputation as a tourist destination. Since the nineteenth century, geologists, ornithologists, and other naturalists have devoted much effort to the study of various aspects of the area.

Prehistory and Early Euro-American Settlement

Archaeological Sites

Prior to the signing of the Treaty of Mendota in 1851, Fillmore County was inhabited by the Mdewakanton Sioux, but the Ojibwe, Iowa, and Fox also hunted here. Evidence of earlier inhabitants has been found throughout the county. Two sites near Lanesboro have been identified in the statewide archaeological survey as possible Woodland and Mississippian sites; neither are within the Lanesboro city limits. One site along the Root River contains 40 burial mounds. The location of a possible Sioux and Ojibwe battleground north of Lanesboro is noted by Winchell (1911) and others and has been of local interest for a number of years. However, the details of the battle appear to be unverifiable. There is no record of early Euro-American exploration along the Root River in this vicinity. The river was generally regarded as unnavigable, although one early writer noted that "the River is supposed to be navigable from the Mississippi to Rushford, but the fact has yet to be established by experiment" (Bishop: 1858, p. 9).

In 1851, Sioux claims to lands in the county were relinquished after the Treaty of Mendota, and white settlement began shortly thereafter. Fillmore County was organized in 1853 and originally included Winona, Houston, and part of Olmsted Counties. Immigration was steady until the Panic of 1857. At least twenty-four townsites plans, beginning with Chatfield, were filed between 1854 and 1858; a number remained only "paper towns." By 1860, with a population of 13,542, Fillmore County had the largest population in the state. Norwegians were the primary ethnic group of this early settlement.

Two years after the town plat of Lanesboro was laid out (1868) the population reached 655. Norwegians were the largest ethnic group, a characteristic still evident today. The population remained at roughly 1,000 from 1880 to 1980:

<i>Year</i>	<i>Population</i>	<i>Year</i>	<i>Population</i>
1870	655	1930	1,014
1880	1,032	1940	1,100
1890	898	1950	1,100
1900	1,102	1960	1,063
1910	987	1970	850
1920	1,015	1980	925

Source: U.S. Census of Population

Early Townsite Development

The gridded street layouts of the original town plat of 1859 did not acknowledge the steep topography of the site. The "Flat," "Brooklyn," "Little Norway," the "Hill" and the "Town" or "Downtown" are still-used nineteenth-century place names which describe distinct areas of the small city. A brief description is found here, followed by a more detailed analysis in the Commerce and Residential Architecture contexts.

The Flat is the low-lying area at the northern end of town, encompassing most of blocks 1 through 5 and 8 through 11 of the original town plat. The Root River and a steep bluff define its northern edge, and the railroad grade defines its southern edge. This flood-prone area contains a variety of small wood-frame dwellings dating from the period 1870-1900, and a variety of industrial uses. A creamery operated at its northeast corner in the 1890s. A spur track forked through the Flat along the north side of Beacon Street to the lumber sheds still present in the area. It is apparent that the railroad and industry have had a long presence in the Flat. A total of 39 inventory sites were recorded within the Flat, 28 of them residential. Industrial buildings accounted for the remaining 11 sites including the livestock sales barn and feed silos. Houses in this area are predominately modest in scale and exterior detail; many have had a series of additions. A variety of outbuildings still stand at the rear of some lots in the Flat. Some may have housed poultry or other livestock.

The Hill, also known as *Church Hill*, is a steep prominence in the center of Lanesboro. It contains about 14 square blocks and is bounded on the north by Coffee Street and on the east and west by the steep slope of the hill. It includes portions of blocks 14, 15, 19, and 20. The south tip contains a wedge of land once bound by the original course of early roads, present-day Highway 16 and Ridgeview Street. The Hill was chosen as the site for several of the city's earliest schools and churches, including St. Patrick's Catholic Church (1872, #17) and Bethlehem Lutheran (1868, #16). The Hill was also the site of Lanesboro's first water reservoir. Because of the steep topography of the area, houses on Church Hill are visible from the downtown commercial district. Many are closely sited and are built close to the front lot line. This area contains some of the city's oldest remaining houses; some are visible in photographs from the 1870s. Land use is primarily residential, with the exception of the churches and former school.

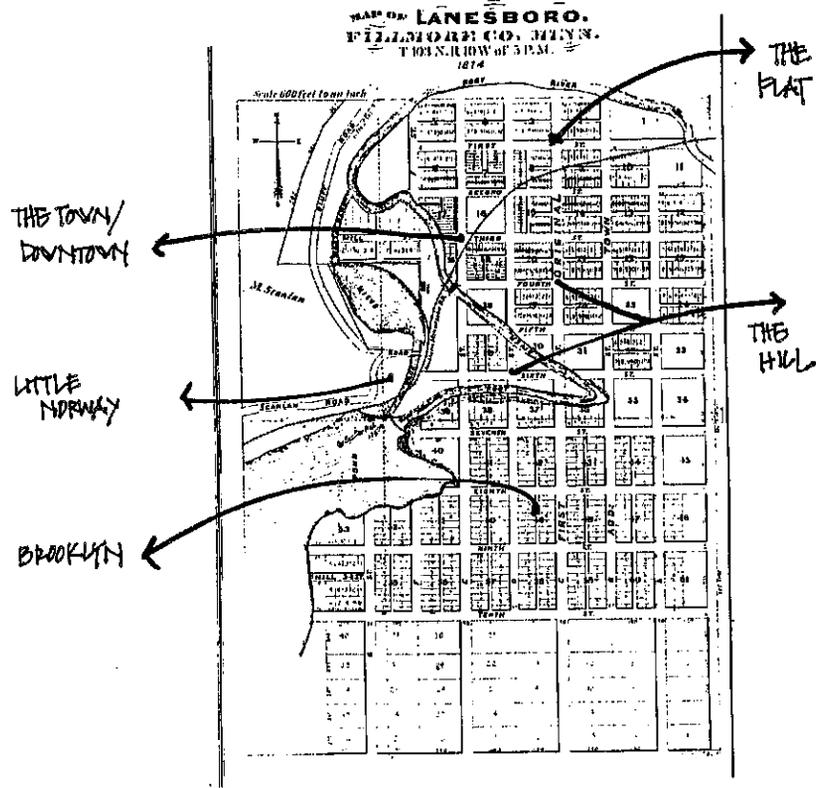
Downtown or "*the Town*" consists primarily of commercial buildings constructed between 1870 and 1930. Beginning in the nineteenth century, industrial and residential land uses were intermixed with commercial uses. There is little evidence of new construction in this area, although many of the buildings have been remodeled. Much of the housing in this area appears to be of a somewhat earlier date than that of Brooklyn to the south. Typically, dwellings in this area are very simple and are of wood-frame construction.

The somewhat larger blocks and building lots of *Brooklyn*, south of Church Hill, appear to have been intended for more spacious houses than those in the Flat or on Church Hill. Brooklyn lies south of the city park and encompasses approximately 28 square blocks set on a flat plain east of the Root River. Small farms and the Fillmore County Fairgrounds occupied much of this area until about 1880. Many of the houses built between 1880 and 1910 were constructed by prominent citizens, including bankers, doctors, clergy, and business and store owners. The Queen Anne style was favored by builders, and many of the houses are large with well-finished interiors and highly decorated exteriors. Land use is primarily residential although there is recent business development along Highway 16.

Little Norway is a narrow triangle of land above the water-power canal and the now-filled basin. The area is accessible from the main town by a foot bridge at the southern end of the pond or Norway Drive that fronts the west edge of the Mill Pond. Mobile homes and ten modest nineteenth-century houses are located here. Simple vernacular types are characteristic; one example dates from 1875, two from 1890, and two from 1900. Like the Flat, this area has a long history of mixed residential and industrial land uses.

(See the "Residential Architecture" context for further discussion of residential architecture in these areas.)

Map of Lanesboro Showing the Town, the Flat, Church Hill, Brooklyn, and Little Norway



I. REVISED HISTORIC CONTEXTS

Introduction

The contexts in this report describe Lanesboro's broad patterns of development, and some buildings or sites can be included in more than one context. Each context is organized around a narrative that is based on the information gathered in the research phase of the project, and was revised with information obtained during the inventory. The narrative describes the general history and characteristics of the context. A list of property types that links ideas from the narrative to historic properties is also provided. Comments about the condition of local property types and general suggestions about further treatment and preservation goals conclude each context.

It is expected that the narratives and treatment and preservation goals will be refined and revised as the Commission and community use this study. Time frames for the historic contexts begin roughly in 1868, with the platting of Lanesboro by the Lanesboro Townsite Company. With the exception of Residential Architecture, the historic contexts extend to 1930. This cut-off point was determined because of Lanesboro's general lack of new construction, new business development, and population growth beginning with the Depression.

The contexts identified for Lanesboro are Industry and Agriculture, Commerce, Religion, Public Institutions and Schools, Residential Architecture, and The Townsite Plan and Historic Designed Landscape. These contexts reflect the original railroad and agriculture based foci of the small community's early economy. Commerce--as described in its context and which includes properties in the Lanesboro Historic District--is the most character-defining theme of the community.



View of Parkway from the north, ca. 1875. (Minnesota Historical Society.)

1. Industry and Agriculture: 1868-1930

The industry and agriculture context includes all enterprises which manufactured, produced, and processed raw materials or other products in Lanesboro, as well as the transportation and water power improvements that facilitated industrial development. All aspects of agriculture are included within this context. The period of significance extends from the founding of the town by the Lanesboro Townsite Company (1868) and the construction of the first mills in 1868-9, to 1930.

Historical Narrative

The tracks of the Southern Minnesota Railroad were laid in Fillmore County as far as Houston in 1866. They reached Lanesboro in 1868. During this period, three other railway companies also laid track in the county. The town sites of Lanesboro (1868), Whalan (1868), Wykoff (1872), Peterson (1876) and Mabel, Canton, and Harmony (1879) are railroad era settlements. These town sites were laid out in response to the arrival of the railroad and the opportunity it brought for shipping products, primarily wheat, to a wide market. In the 1870s, more than 30 grist mills operated along the Root River and its tributaries, forming a significant milling district. Prior to the arrival of the railroad, farmers brought their products to LaCrosse and Winona for milling and distribution.

Agriculture was the primary industry in Fillmore County during Lanesboro's first years of development, as it is today. In the 1870s, agriculture progressed beyond the subsistence phase to a near specialization in wheat. Fillmore County was among the state's leading producers of wheat, with production peaking in 1877. It was also a leading county in the production of oats, barley and corn. With the decline of wheat production, the number of acres devoted to the crop shrank from 167,198 in 1880 to 11,935 in 1910. In the same period, corn production increased from 24,420 acres to 52,000.

Lanesboro's early industrial development was focused on the stone dam built by the Lanesboro Townsite Company in 1868. The dam consists of a 193-foot primary spillway which arches across the main channel of the river. A 1000-foot water power canal extends from the mill pond and dam through a now-filled mill basin. The tracks and spurs of the Southern Minnesota Railroad (later the Chicago, Milwaukee and St. Paul) crossed the canal and ran along the eastern edge of the basin. The embankments along the canal were used for the railroad grade.

A small milling district was established here, consisting of the Thompson and Williams Flour Mill (1869) and the Carrolton Mills owned by White and Benyon (1871). Just to the east, the Anchor Oat Meal Mill (1880-81) was built alongside another small dam. The Lanesboro mills employed a small number of workers; according to the 1880 *U.S. Census of Manufacturers*, the three mills combined listed 32 employees. The largest employer was the White and Benyon firm, with 12. Two cooper shops supplied the flour barrels needed by the mills. The ownership (and therefore the names) of the mills changed frequently between their construction and the 1890s.

Another early grain-related industry was a short-lived brewery located near Highway 16 and Coffee Streets at the northeastern edge of town. It was in operation from 1873-1879.

In 1870, the Southern Minnesota Railroad erected a grain elevator. In addition to facilitating the shipping of grain, the elevator produced additional profits for the railroad. The elevator was the first of several, including one cooperative. A passenger and freight depot was constructed on Block 16 near the Lanesboro Hotel, and a locomotive house and other shops were constructed near the dam.

By 1878, these small industries were joined by a handful of other concerns, including a steam foundry and machine shop, a steam-powered wood turning factory, and two wagon makers. There was an abundance of timber land in the immediate vicinity, and a lumberyard was in operation by 1872. None of its lumber, however, appears to have been sawed in Lanesboro.

Several brick and lime kilns were established in the 1870s, and local quarries operated to fill local needs as well as a limited amount of export business. An early lime kiln was located at the northeast corner of Parkway and Hillcrest Street.

Lanesboro's stock dealers sold hogs in the 1870s, and by 1880, there were two slaughtering operations for beef, sheep, and hogs. An outgrowth of the beef trade was a small boot and shoe industry that operated in the 1880s. In 1880, three firms, each employing 2 or 3 persons, manufactured 335 pairs of boots and 170 pairs of shoes.

In the 1870s, Lanesboro shipped wheat, flour, beer, hogs, cattle, brick, plows and wagons to other markets. In the 1880s, Lanesboro's economy--like that of other Root River towns--saw a gradual shift from flour production to stock sales and dairying. By 1910, nine cooperative and three independent creameries were organized in Fillmore County. In Lanesboro, two were established. By 1896, one creamery was in operation on Ashburn Street near the river. Another was built downtown in the early 1920s.

The shift away from an economy dependent on wheat was evident by 1890, when the business directories listed only a few industrial firms. The two earliest mills were destroyed by fire about 1890. In the 1890s, the American Flax Fibre and Twine Manufacturing Company operated for a few years in the former Anchor Oatmeal Mill. A possibly rebuilt mill (or one moved from another location) housed the Lanesboro Roller Mill along the canal until 1922. It later housed a feed mill.

In 1900, Lanesboro shipped flour, wheat, horse, cattle, dairy products, and stone to other markets. Several new but short-lived firms were established, notably the Lanesboro Canning Company. This firm, which processed peas and corn, was in operation at the north end of the mill pond from about 1900 to 1930. By 1926, the Fillmore County Greenhouse, a concrete block works, a fur and hide trading business, and a small ice cream factory were in operation in various locations in the city.

Property Types

Property types included with this context include buildings, sites and structures associated with Lanesboro's early development of waterpower, notably its flour mills and hydro- electric plant. Enterprises involved with the manufacture, production or processing of raw materials, and activities related to agricultural processing and trade are also included. Depots and other transportation facilities are also represented, as are dwellings built by industry owners or workers. The industry that once thrived in Lanesboro is only partially represented by the sixteen surviving sites recorded in the inventory. Only the dam (1868), canal, and two nineteenth-century railroad bridges remain in the industrial district that grew along the canal and basin of the Root River. A few other buildings associated with industry remain in various locations throughout the city. The dam, the now-raised Thompson and Williams Flour Mill and the White and Benyon (Carrollton) Mills were constructed of locally-quarried limestone and were of standard mill construction, including prominent monitor roofs. Other industrial buildings have been of brick or frame construction. A cold storage warehouse which has housed a variety of egg, produce, and poultry businesses still stands on Parkway, just outside the boundary of the Historic District.

List of Property Types Identified

- Stone dam
- Water power canal
- Bridges
- Creamery
- Cold storage building
- Grain elevator
- Oil storage tank
- Mill owner's residence

Industry and Agriculture Context Sites

Site	Address	Name/Use	Area	Date
1**		Dam and water power canal	LN	1868
18		Iron wagon bridge	T	1893
20	101 Coffee St	Lanesboro Co-op Creamery	T	1920s
24		Nelson Bros. Coal Storage	T	1900
25	101 Beacon St	Grain elevator complex	T	
29		Highway Bridge	LN	
30		Milwaukee Railroad Bridge	F	
35**	Mill St	Lanesboro Power Plant	LN	1895
36**		CH,MW. & ST.P. RR Bridge	F	c. 1899
37**	401 Parkway	James Thompson	B	1880
74	Parkway Ave	Feed Mill and Grain Co.	T	
75		Grain Co. Storage	F	
120	Beacon St	Grain Co.	T	
364	Beacon St	Habberstad Blk. Site	F	c.1959
355	Beacon St	Habberstad Blk. Site	F	c.1957
366	Beacon St	Amoco Oil Co. Storage	F	c. 1920

**NRHP and in local historic district

Industry and Agriculture Context Recommendations

1. **Additional research** should be conducted to attempt to more precisely date certain structures. Additional research should also further correlate dwellings with industry owners and workers.
2. **Further research** should investigate if the Flat or other residential areas housed a concentration of a particular type of worker, such as railroad workers or mill operants.
3. **Further research on the significance of the dam** should be conducted. However, according to a 1978 Corps of Engineers study, all records concerning the design and construction of the Lanesboro Dam were destroyed in a 1941 fire. The waterpower district, including the dam and canal, should be interpreted for the public with an appropriate marker.
4. The earthen embankment along Parkway is necessary for flood control. However, it blocks views of the dam. If road or landscape improvements are made, the **possibility of improving public views of the dam** should be explored. Historical interpretation of the dam from various public viewing points should also be considered.

2. Commerce: 1868-1930

Retail, wholesale, and distributing firms, financial, banking and insurance companies, and a variety of professional services are included in this context. The period of significance extends from the founding of the town and the construction of the first store in 1868, to the Depression era and cessation of building ca. 1930.

A total of 51 sites related to this context were identified by the survey. These sites reflect the diversity of the early business district and date from 1870 to 1940. Only 10 sites, or roughly 20% of the properties in this context were built after 1910.

Historical Narrative

By the 1880s, Lanesboro achieved relative self-sufficiency with its variety of goods and services. Although well-connected to larger markets via rail, many road and highway connections were less direct. Nevertheless, Lanesboro appears to have had a good reputation as a wheat-buying center, and likely drew customers from a fairly large area.

The early business district was established along the present-day Parkway, with additional development on adjoining blocks of Coffee and Elmwood Streets. A collection of small shops and houses also lined Block 16 at the center of the district. Block 16 contained only one building, the imposing Lanesboro Hotel, which also housed the Bank of Lanesboro. As noted in the 1990 *Final Survey Report*, the portions of blocks 15 and 19 which face the train depot (block 16) were originally platted for the construction of commercial buildings. With the destruction of the Lanesboro (Phoenix Hotel), the depot, and other changes, the orientation shifted towards a more linear commercial area concentrated along Parkway and Coffee Street.

In the 1870s the demarcation of "the Town," "the Hill," "the Flat" and "Brooklyn" sections was already quite evident. In the Town, various lumber, stock, and storage yards, and low, swampy areas surrounding the closely-built structures lent a distinctly frontier appearance. The milling and commercial districts appear to have been very flood-prone. In contrast, the residential area known as Brooklyn had a number of large, well-sited houses on spacious, well-drained lots, with no nearby industrial land uses.

In addition to constructing the dam to provide waterpower, the Lanesboro Townsite Company encouraged the first commercial development by establishing a newspaper, and erecting the Lanesboro Hotel and a boarding house. At least five other hotels were in operation by the late 1870s. The three-story Lanesboro Hotel, constructed by the Townsite Company at a cost of \$52,000, was called "the best constructed hotel in southern Minnesota" by one early observer. (The Lanesboro Hotel was also later known as the Stone Hotel and the Phoenix Hotel. After it was destroyed in a fire, the stone was used to build the Lanesboro Village Hall and Firestation.)

The variety of goods and services provided by Lanesboro's business community was typical of small railroad towns. In 1878, the business district consisted of approximately 65 merchants and shopkeepers. Barbers, grocers, furniture dealers, dressmakers, druggists, bakers, photographers and blacksmiths were included in the early community, as were one lawyer and one physician. Eight saloons, a lumberyard, and four general stores were in operation. By 1890, the number of merchants grew to about 75, with new businesses that included stock dealers, insurance agents, and a veterinary surgeon. Two banks, under various names and partnerships, have served Lanesboro. The first was organized in 1868.

The incorporators of the Lanesboro Townsite Company were of New York and New England origin, as were a number of the early merchants. Many nineteenth-century business owners were Norwegian, such as Solberg, Habberstad, Olson, and Nelson. The Irish were a small but significant component of the business community. For example, the Scanlans were involved in several businesses including banking, and are associated with three buildings in the area: Scanlon Hall, the Scanlon-Habberstad Bank and the Scanlan General Store. The Galligan family is associated with the dam, the Galligan Block, and Galligan's Opera House. The eventual prosperity of some of Lanesboro's businessmen is reflected in the collection of their stylish turn-of-the-century houses constructed in the Brooklyn Addition.

The 1920s brought better road and highway connections and increased competition from larger trade centers. The Depression closed a number of Lanesboro's businesses, but a decline in the number of businesses began earlier, between 1910 and 1920. However, a few new enterprises such as a movie theatre and automobile sales and service garages were established in this period. The Northern Iowa Oil Company built the first gasoline filling station in Lanesboro about 1915. One of the last additions was a building housing the John Deere dealership, constructed in 1945.

Among the best-known businesses of the early twentieth century was the Bue Studio operated by Mathias O. Bue (d. 1972). Purchased from another Lanesboro photographer in 1915, the studio operated until 1954. Norwegian-born Bue advertised his photographs of the "beautiful scenes along the Root River Valley." He thoroughly documented Lanesboro's buildings, events, and people. He might be regarded as an early promoter of tourism, an activity that has reached considerable economic importance today.

Property Types

The buildings in the commercial district were erected primarily between 1870 and 1890, with little significant construction occurring during the following decades. The narrow, one- and two-story buildings typically occupy one city lot. Brick, stone, and wood construction is represented, and a variety of decorative treatments are still intact. These treatments include cast iron columns, pressed metal and wood cornices, and limestone trim from local quarries. A number of Lanesboro's early structures had false (Boomtown) fronts, and the survival of some examples is particularly notable. The unpretentious buildings are representative of late nineteenth-century commercial architecture of the period, and include good examples of the Italianate Style.

In addition to buildings which housed a variety of retail businesses and professional offices, hotels and banks are also represented in the commercial area. The 1981 Historic District Nomination noted that the commercial area is a good example of nineteenth-century development around mills and railroad facilities, but that "survival of the original structures in similar quantity and quality is rare."

List of Property Types Identified

- Warehouse
- Cafe
- Theatre
- Bank
- Grocery store
- Clothing store
- Meat market
- Meeting hall
- Hotel
- Drugstore
- Newspaper office
- Tourist cabins
- Tailor shop; other retail businesses or services
- Professional offices

Commerce Context Sites**** NRHP and Local Historic District**

Site	Address/Date	Name/Use	Area
3	Viking 1930s	3 Motor Court Cabins	Brooklyn
19	103 Coffee St 1894	Warehouse	Town
20	101 Coffee St 1920s Late	Lanesboro Co-Op Creamer	Town
21	201 Parkway N	Devillier's Confect.	Town
22	206 Parkway N 1800s Late	The Elite Theatre	Town
23	210 Parkway N 1940	White Front Cafe	Town
27	104 Parkway N 1885/1890	Bank Of Lanesboro & P.O.	Town
33**	104 Coffee St 1870 C.	O. Olson Clothing Store	Town
33	106 Coffee St E 1879	Habberstad Grocery	Town
34	108 Coffee St E 1879 C.	Solberg's Market	Town
38**	1920s Early	North Iowa Oil Co.	Little Norway
39**	103 Parkway N 1880s Late	Scanlan Hall	Town
40**	Parkway S 1888	Red Hotel	Town
41**	Parkway S 1890	Devey Hotel	Town
42**	100 Parkway S 1900 C.	Holthe Tailor Shop	Town
43**	103 1/2 Elmwood 1873	Ellef Loveland Bldg	Town
44**	101 Parkway N 1872 C.	Thompson&Thompson	Town
45**	103 Parkway N 1879 C.	Nelson&Nepstad Merch	Town
46**	105 Parkway N 1872 C.	Nelson&Cook Drugstore	Town
47**	107 Parkway N 1878 Pre	Lanesboro Leader Building	Town
48**	109 Parkway N 1870 C.	Chapman's Hardware	Town
49**	111 Parkway N 1897	G. B. Ellestad, Jeweler	Town
50**	113 Parkway N 1870 C.	C. O. Krogstad, Drug Store	Town
51**	115 Parkway N 1870 C.	Rr Greer, Dry Goods	Town
52**	117 Parkway N 1870	J. O'Hara Hardware	Town
53**	119 Parkway N 1880	Gund Brewery Saloon	Town
54**	121 Parkway N 1880	Robert's Saloon	Town

55**	100 Parkway N 1880 Pre	Hans Olson Barbershop	Town
56**	102 Parkway N 1875	Bersagel Photo Studio	Town
57**	106 1/2 Parkway N 1916	Ford Building	Town
58**	108 Parkway N 1895	Galligan Block	Town
59**	114 Parkway N 1929	F&M Telephone Exchange	Town
60**	116 Parkway N 1892 Pre	Galligan's Opera House	Town
61**	118 Parkway N 1916-1923	Scanlan Habberstad Block	Town
62**	105 Coffee St 1886 C.	Gund's Brewery Saloon	Town
63**	107 Coffee St 1886	C. Ward Barbershop	Town
65**	100 Coffee St E 1875	Scanlan Gen. Store	Town
69	Parkway Ave N	Lumber Storage	Flat
70		Sm. Carpenter's Buildings	Flat
71		Storage/Carpenter Shop	Flat
72		Coal Shed	Flat
77	Parkway Ave N	Lumberyard Office	Flat
112	Rochelle N	Carpenter Shop	Town
124	112 Coffee St E	Grier's Restaurant	Town
125	102 Coffee St 1900	Commercial	Town
130	202 Parkway N	C.C. Scanlan Clothing	Town
131	204 Parkway N 1890	Mv Bean Harness Shop	Town
171	105 Elmwood 1900	Dr.F.A.Drake Office	Church Hill
288	Sheridan St W 1945	John Deere Dealership	Brooklyn
291	101 Sheridan St W 1930 Pre	Amoco Gas Station	Brooklyn
331	100 Sheridan St W 1941	Root River Oil Station	Brooklyn
356	Parkway 1920s Early	North Iowa Oil Co.	Town

Commerce Context Sites: Date of Construction and Exterior Finish

Date	Site	Address	Exterior Finish
1800s Late	22	206 Parkway N	Brick/Wood Store Front
1870	52	117 Parkway N	Wood, Corrugated Metal
1870 C.	32	104 Coffee St	Tin Brick, Wood Siding
1870 C.	48	109 Parkway N	Brick, Poured Aggregate
1870 C.	50	113 Parkway N	Wood Clapboard, Rolled Asphalt
1870 C.	51	115 Parkway N	Aluminium/Asbestos
1872 C.	44	101 Parkway N	Cut Limestone
1872 C.	46	105 Parkway N	Brick
1873	43	103 1/2 Elmwood	Coarse Limestone
1875	56	102 Parkway N	Brick & Stucco
1875	65	100 Coffee St E	Brick
1878 Pre	47	107 Parkway N	Brick
1879	33	106 Coffee St E	Stucco Over Wood
1879 C.	34	108 Coffee St E	Vinyl Siding, Asbestos
1879 C.	45	103 Parkway N	Brick
1880	53	119 Parkway N	Brick
1880	54	121 Parkway N	Brick, Wood Shiplap Siding
1880 Pre	55	100 Parkway N	Corrugated Metal
1880s Late	39	103 Parkway N	Brick
1885/1890	27	104 Parkway N	Brick
1886	63	107 Coffee St	Tin Brick/Shiplap Siding
1886 C.	62	105 Coffee St	Brick/Tin Brick/Asphalt
1888	40	Parkway S	Asbestos/Wood Clapboard Siding
1890	41	Parkway S	Wood Clapboard, Drop Siding
1890	131	204 Parkway N	Brick, Composite
1892 Pre	60	116 Parkway N	Brick
1894	19	103 Coffee St	Brick
1895	58	108 Parkway N	Brick
1897	49	111 Parkway N	Wide Wood Clapboard,
1900	125	102 Coffee St	Wood, Tin Brick, Composition
1900	171	105 Elmwood	Stucco
1900 C.	42	100 Parkway S	Wood Clapboard Siding
1916	57	106 Parkway N	Cast Block/Brick
1916-1923	61	118 Parkway N	Brick/Terra Cotta
1920s Early	356	Parkway	Smooth & Ashlar Cement Block
1920s Early	38	North Iowa Oil Co.	Wood Tongue & Groove
1929	59	114 Parkway N	Wire Cut Brick
1930 Pre	291	101 Sheridan St W	Wood Clapboard Siding
1930s	3	Viking	Narrow Wood Clapboard Siding
1940	23	210 Parkway N	Concrete Block
1941	331	100 Sheridan St W	Concrete Block
1945	288	Sheridan St W	Cement Block

No dates appeared on the database for the following commercial sites:

21	201 Parkway N	Brick w/Stucco
69	Parkway Ave N	Wood Shiplap Siding, Bd/Batten
70	Parkway Ave N	Wood Shiplap Siding, Tongue & Groove
71	Parkway Ave N	Rolled Asphalt/Wood Clapboard
72	Parkway Ave N	Horizontal Shiplap Siding
77	Parkway Ave N	Wood Shiplap/Composition Siding
112	Rochelle N	Asphalt & Fiber Board
124	112 Coffee St E	Brick, Wood
130	202 Parkway N	Brick/Rolled Asphalt

The Lanesboro Historic District: Designated Sites

The Historic District is listed on the National Register of Historic Places and is also designated as a local historic district. It includes the site of the early water-power structures as well as twenty-nine commercial buildings noted as contributing or pivotal to the significance of the area. Eight other buildings in the District were classified as non-contributing. The District roughly extends from Kirkwood Street north along Parkway to the south side of Coffee Street. Further information about current rehabilitation and planning activities in the District is found in Chapter III.

(Consult the inventory list in Appendix 3 for inventory and address information for these sites.)

Lanesboro Stone Dam (1868)
Lanesboro Powerhouse (1870)
Chicago, Milwaukee, & St. Paul Railway Bridge (c. 1890s)
James Thompson House (1870s)
Root River Oil Company Storage
Facilities (N.C.)
Gasoline Filling Station Building (N.C.)
Scanlon Hall (c. 1888)
Fillmore Co-op Services Gasoline Service Station (N.C.)
Bethlehem Lutheran Church Hall (Sons of Norway Hall; 1910)
Hotel Building (1870s)
DeVey Hotel (1870; c. 1894)
Tailor Shop (c. 1870s)
Thompson and Thompson Store (c. 1879)
Nelson and Nepstad Store (c. 1879)
Nelson and Cook Store (c. 1872)
Lanesboro Leader Building (1870s)
Commercial Building (1870s)
G. B. Ellestad, Jewellery Shop (1897)
Commercial Building (1870s)
Commercial Building (1870s)
Commercial Building (1870s)
Saloon (c. 1880)
Roberts Saloon (1880s)
Hans Olson Barber Shop (1880s)
Apartment Building (N.C.)
Bank of Lanesboro and Post Office Building (1885; 1890)
Ford Building (c. 1916; N.C.)
Galligan Block (1895)
Farmers & Merchants Telephone Exchange (1929)
Galligan's Opera House (c. 1890)
Scanlan-Habberstad Bank & Trust Company Building (1916-1923)
Gunn's Brewery Saloon (1886)
C.A. Ward Barber Shop (c. 1886)
Dentist Office (N.C.)
Lanesboro Village Hall & Fire Hall (1886)
Scanlan General Store (1880)
Chicago, Milwaukee, & St. Paul Railway Bridge (c. 1890s)

(Source: Fillmore County Multiple Resource Nomination, Lanesboro Historic District. Prepared by Robert Frame, 1981.)

Commerce Context: Recommendations

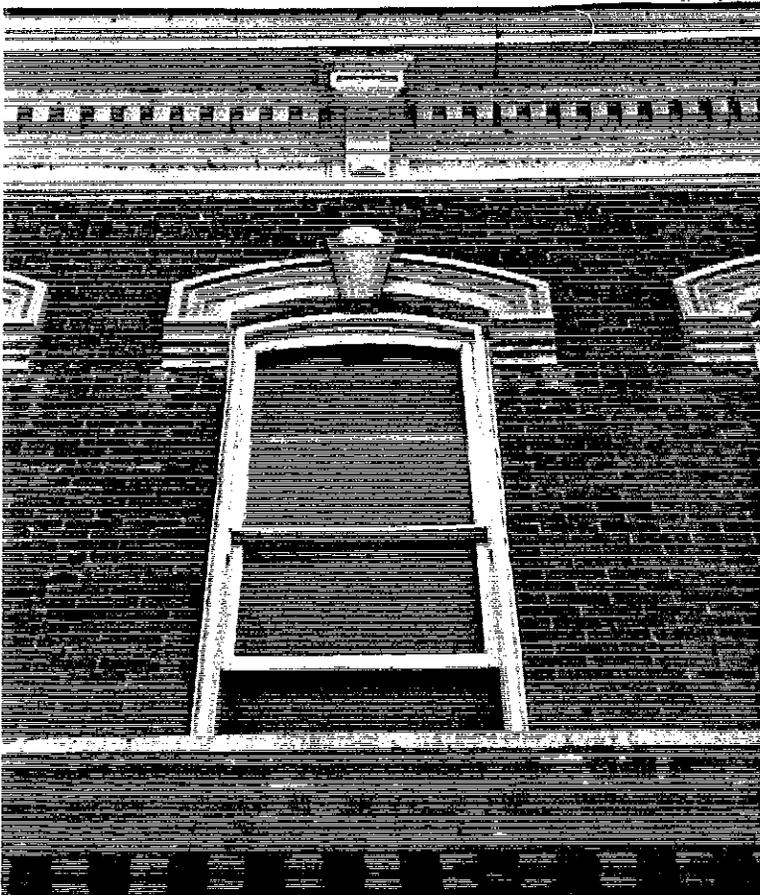
1. The Heritage Preservation Commission should participate fully in **planning for the Small Cities Grant** which will fund exterior improvements for downtown commercial buildings. Improvements should conform to the Secretary of the Interior's Standards for Rehabilitation as well as local design review guidelines. A preliminary assessment of the condition of approximately 30 buildings was made by Charles Nelson of the State Historic Preservation Office in 1982, and further architectural assistance should be sought where advisable.

2. Improving the condition and appearance of commercial buildings in the Historic District is a priority. However, the other features of the street--including paving, curbs, sidewalks, planters, signs, street trees, and lighting--should also be upgraded. The design of new street improvements should be compatible with the historic character of the District. Funding should be sought for a study to assess needs and **prepare a plan for street improvements.**

3. The Commission should develop a **design guidelines handbook** and other public information to assist in the review of exterior building changes in the Historic District. Such a handbook might consist of basic information about building conservation, and illustrate appropriate and inappropriate exterior treatments.

4. The Commission should provide information about the benefits of **rehabilitation tax credits** to owners of Historic District properties.

5. The Heritage Preservation Commission should also consider a series of **public information programs** and publications that would benefit a wide audience, including visitors to the Historic District. An illustrated guide to buildings in the District, including historic and contemporary illustrations, would be very useful. A marker program could also be developed for key buildings in the District.



3. Religion 1869-1920

Lanesboro's nineteenth-century congregations were organized soon after the city was settled. This context, which includes churches and other buildings associated with religious life in the city, extends from the construction of the earliest church in 1869 to 1920. There has been no significant construction relating to this context since this date. A total of four sites were identified within this context, including three churches built before 1910.

Historical Narrative

The Methodist Episcopalians were well-represented in early Fillmore County, with seven churches erected by 1882. In Lanesboro, the Methodist Episcopalians constructed a small chapel (now-razed) on Coffee Street in 1869, and a more elaborate (also razed) edifice on Parkway between Kirkwood and Pleasant Streets in 1889.

Church Hill provides a dramatic setting for two nineteenth-century churches. The earliest is St. Patrick's Catholic, built between 1871 and 1872 from limestone quarried near present-day Sylvan Park (1872; #17). A now-razed rectory was also built at the rear of the building. St. Patrick's served a primarily Irish congregation.

The Presbyterian congregation erected a church about the same time, just to the west of St. Patrick's. This building, also of locally-quarried limestone, was one of four Presbyterian churches in Fillmore County. In 1889 the congregation built another church on Parkway, near the mill pond above the dam (#14). This brick building is now owned by the United Methodist congregation.

The Lanesboro Norwegian Evangelical Lutheran congregation, later known as Bethlehem Lutheran, was organized in 1874. They have occupied the former Presbyterian church on the hill since the 1880s, and the congregation rebuilt the structure after a fire in 1917 (1868. #16). The Bethlehem Lutheran Church Hall, constructed in 1910 on Parkway, now serves as the Sons of Norway Hall (1910; #349).

Property Types

Property types associated with this context include all churches and church buildings in Lanesboro. Of particular significance are the two nineteenth-century buildings on Church Hill. Although a twentieth-century school building somewhat dominates what was once a very picturesque complex, the remaining churches retain much of their original integrity.

List of Property Types Identified

Church
Church hall
Residence used as church

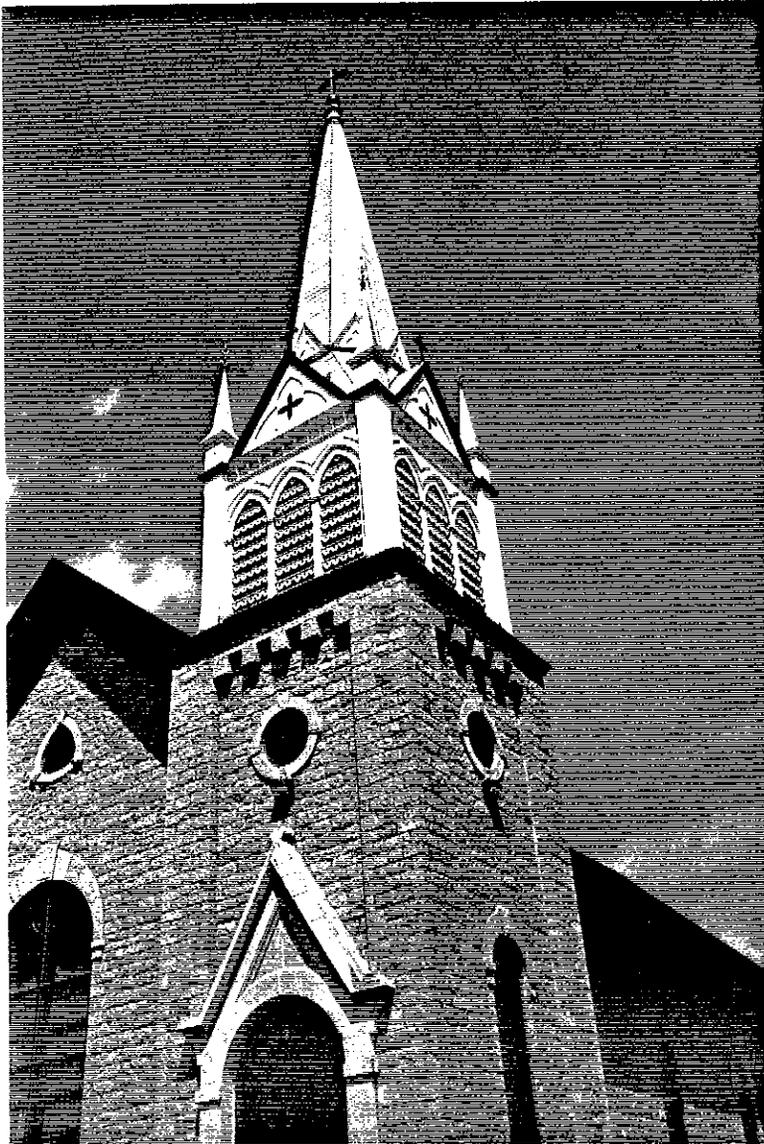
Religion Context Sites

Site	Address	Name/Use	Area	Date
349**	200 Parkway S	Beth. Lutheran Hall	T	1910
14	Parkway	Presbyterian Ch.	B	1889
16	Hillcrest and Kenilw.	Bethlehem Luth. Ch.	CH	1868
17	Fillmore and Hillcrest	St. Patrick's Ch.	CH	1872
298	205 Sheridan St. W	House	B	c. 1920

**NRHP and in local historic district

Religion Context: Recommendations

1. **Additional research** should attempt to identify residential buildings associated with the religion context, such as parsonages.
2. The Heritage Preservation Commission should consider the designation of Bethlehem Lutheran and St. Patrick's churches as part of a Church Hill local Historic District. The eligibility of these buildings for the **National Register of Historic Places** should also be explored. (See also Residential Architecture Context Recommendations.)
3. The Heritage Preservation Commission should encourage the Lutheran, Methodist, and Catholic congregations to continue to **conserve the historic appearance of their buildings.**
4. **Proposals for new development** on the hilltop site of the Catholic and Lutheran churches should be carefully reviewed. This prominent site is of importance to the architectural integrity of these landmarks as well as to the surrounding city, and views of the buildings and hill from all directions should be considered.



St. Patrick's Church, Church Hill.

4. Public Institutions, Schools and Services: 1870-1930

This context begins in 1870 with the construction of the first school, and extends to 1930. It includes government buildings and schools as well as public services such as water and sewer facilities. A total of nine sites were identified within this context.

A post office at "Lanesborough" was established in 1868. In 1869 Lanesborough was incorporated as a village; the official name was changed to Lanesboro in 1883. An early post office location was 104 Parkway adjacent to the Bank of Lanesboro (1890 #27).

A series of schools have served the community, beginning with an early structure located in Sylvan Park. This structure was later moved to Brooklyn and razed ca. 1990. A structure known as the "old stone school" was erected on Church Hill in 1870. This building, and others erected in 1886 and 1891, are also no longer standing. A high school constructed in 1903 was burned and replaced with the existing hilltop school in 1917.

It is not known where the earliest City Hall was located, or in what building it was housed. In 1886, a combination City Hall and firehouse was constructed on Coffee Street. It was used for City offices until 1928 when a new Community Hall was built, and then again from 1941-1953 after the new hall burned.

Lanesboro's public water supply was created in the early 1880s, initially for fire protection. Spring water was pumped to an elevation of 135' to the reservoir atop Church Hill. The City Pumping Station was located west of the river below Bluff Road.

Electricity first became available in Lanesboro in 1895 with power generated by the Lanesboro Dam. The first plant was built on the ruins of the Thompson Mill. It was replaced by the current hydro-electric plant in 1922.

Telephone service was installed in the early 1890s. In 1910, local residents incorporated the Farmers' and Merchants' Telephone Exchange for the purpose of improving and enlarging the system. A small building that houses equipment was constructed in 1929 and is still in use (#59).

List of Property Types

School
Post office
Power plant
Telephone building
City/village hall; community hall
City storage barn
City disposal plant
Dwellings built or occupied by persons associated with city services

Sites in the Context

Site	Address	Name/Use	Area	Date
15	201 Fillmore	Lanesboro School	CH	1917
35**	Mill Street	Lanesboro Power Plant	LN	1895-22
59	114 Parkway N	F & M Telephone Exc.	T	1929
64**	111 Coffee St	City/Village Hall	T	1886
116	Rochelle N	City Storage Barn	T	1940s
149	Coffee St	City Disposal Plant	F	1938
223	602 Kenilw	Park School	B	1870
316	700 Fillmore	Dr. R.B. Johnson Hs.	B	1939
333	705 Fillmore	Dr. Palmer House	B	1912
415	202 Parkway	Community Hall	B	1950s

**NRHP and in local historic district

Public Institutions, Schools and Services: Recommendations

1. The reuse of the vacated school atop Church Hill (1917; #15) should be carefully planned and designed. This prominent site is the focal point of all views *into* the city, as well as many views *within* the city. The existing colored window panels do not enhance the hilltop site. Any rehabilitation or reuse of the building or site should receive careful review.
2. Although future historic sites inventory work probably will likely not identify additional buildings directly related to this context, dwellings associated with persons involved with local government might be identified and added to the context.

5. Residential Architecture : 1869-1945

This context considers architectural styles and building types in the city's two largest residential areas, the Flat and Brooklyn, and on Church Hill, at the center of town. (Little Norway, while of geographical and historical interest, contains only a few unaltered residences.) Collectively, these areas contain a wide range of dwellings, from simple cottages to high-styled, three-story houses. Nearly all are single family in use. The context begins with Lanesboro's earliest structures dating from ca. 1869, and extends to 1945. Because each property has associations with individuals involved in industry, commerce, religion, government and education, this context potentially overlaps with all others, particularly with "Industry and Agriculture" and "Commerce."

This context contains 233 sites, representing thirteen residential architectural styles and types. While vernacular is the dominant residential classification, there are substantial numbers of Queen Anne and Italianate style dwellings, as well as the L or T-plan type classified as Homestead.

Nearly all inventoried sites are of wood frame construction, despite an abundance of limestone in the area which was suitable for construction. The 1990 inventory final report speculated:

...the presence of the railroad and the ability to import milled lumber probably made wood the preferred building material. A tradition of building in wood associated with Norwegians may have also influenced this preference although we know that Norwegian stonemasons were residents of Lanesboro. No evidence of hand-carved exterior wood trim was identified in the survey indicating that the availability of mass-produced wood trim made it preferable to labor-intensive handcraft.

Only six dwellings are constructed of red brick: four of brick veneer and two with load-bearing walls. The site of manufacture of the brick has not been determined. Concrete block manufactured by the Habberstad Company is distinguished by a variety of colors and surface treatments and was used in the construction of six houses. These houses are found in the Flat and Brooklyn areas and were built between 1920 and 1932.

Architectural Character by Area

The Flat

The 1990 survey report noted that an important element in the Flat is the "one- and a half or two story side-gabled house" that was constructed on corner lots. The houses have central entries and are of wood frame construction. 204 Ashburn (#368) is a good example. T and L-shaped gable end "Homestead" type houses, such as 400 Kenilworth Street North (#73) are also important. Mass-produced trim, including patterned shingles, turned posts, and other ornamental details are typical of these houses.

Church Hill

Typical of the earliest houses on Church Hill, the residential area closest to the downtown, are one and one-half story frame vernacular gable front houses which are clad in narrow wooden clapboards and rest on limestone foundations; 205 and 209 1/2 Coffee Street (#95 and #94) are good examples. Like houses in the Flat, exterior ornamentation is typically derived from standard pattern-book and lumber yard sources. Elsewhere on the hill, nearest the summit, turn-of-the-century styles and examples of Craftsman and modern ranch styles are evident. As noted in Commerce context, the portions of blocks 15 and 19 which face the train depot (block 16) were originally platted for the construction of commercial buildings. With the destruction of the Phoenix Hotel and the depot and other changes, the orientation shifted towards a more linear commercial area concentrated along Parkway and Coffee Street. The early development of Church Hill, however, was closely tied to the railroad.

Brooklyn

In contrast to the modest dwellings of the Flat, the 22-block Brooklyn Addition south of Church Hill contains a number of elaborate houses. Although a few houses were constructed in Brooklyn in the 1870s, the period of significance appears to be chiefly at the turn of the century. Between about 1895 and 1920 a number of excellent examples of Queen Anne and Colonial Revival architecture were constructed here. Most

are associated with a succession of Lanesboro's business owners and professionals. Nearly all of the houses in Brooklyn are of frame construction, with a few brick and concrete block examples. Although local limestone was standard for use in nineteenth-century foundations, there is no evidence that locally-quarried stone was used for residential construction anywhere in Lanesboro. Stone appears as trim on the Italianate style James Thompson House (1880; #37). The clapboard-clad Queen Anne style residence of local banker O.M. Habberstad (1890; #31) at 706 Fillmore is typical of the most ambitious designs in Brooklyn. Smaller vernacular houses of frame construction, and a few of brick are also well represented.

Lanesboro Architectural Styles By Area

	Town	Flat	Church Hill	Little Norway	Brooklyn
Boomtown	8%	2%	5%	0%	0%
Cape Cod	0%	0%	0%	0%	2%
Colonial Revival	2%	0%	2%	0%	5%
Craftsman/Bungalow	0%	3%	2%	0%	4%
Folk Victorian	0%	0%	2%	0%	3%
Foursquare	0%	0%	0%	10%	5%
Homestead	5%	33%	20%	20%	21%
Italianate	15%	2%	2%	0%	3%
Prairie	2%	0%	0%	0%	1%
Queen Anne	2%	0%	3%	0%	14%
Vernacular	44%	56%	41%	50%	27%
Victorian Commercial	16%	0%	0%	0%	0%
Victorian Cottage	0%	0%	26%	0%	6%

Tabulation: *Historic Sites Final Survey Report, 1990* (T. Zahn and Associates)

List of Property Types

Property types in this context include all forms of dwellings. Single-family dwellings are the predominant form of residential construction, although some have been converted to apartment use.

- Dwelling, single family
- Dwelling, multiple family
- Shed
- Garage

Residential Architecture Context Sites

See Appendix 4.

Residential Architecture Context: Recommendations

1. **Additional study** should produce information about Lanesboro's nineteenth- and early twentieth-century citizens and their pattern of residence.
2. The effort to **identify architects, builders, and other craftspersons** associated with residential construction should be continued.
3. Because of the concentration of architecturally significant and character defining houses and churches on Church Hill, the creation of **an additional local historic district** should be considered immediately. The District is further discussed in Chapter II, and proposed boundaries are shown on the map in the Appendix. Design review guidelines such as those recommended in this report should be adopted for the review of building permits.
4. **National Register eligibility** for selected houses in the Brooklyn area should be further investigated. A significant collection of high-styled Queen Anne houses associated with prominent local merchants and professionals includes:

Inv #	Address	Name	Date
4	709 Parkway S.	Sam Nelson	1890
5	701 Kenilworth	Ole Habberstad	1890
6	300 Pleasant St. E.	Buck House	1875
7	600 Calhoun	Issac Vickerman	1873
8	500 Calhoun	Cady Hayes House	1890
11	507 Fillmore	Anna Vickerman	1908
31	706 Fillmore	Ole Habberstad	1890

5. **Public education** programs should be directed at property owners throughout the city. These programs should encourage the conservation of original architectural details and features, and increase general awareness of historically sensitive remodeling options.
6. The Heritage Preservation Commission should work closely with the planning and administration of the **Small Cities Grant** to ensure that improvements are appropriate to the historic character of the building and its surroundings.



Church Hill.

6. Early Town Planning and The Designed Historic Landscape: 1868-1930

This context considers the early town planning and landscape design features of Lanesboro, and extends from the original town plat created by surveyor O.D. Brown in 1868 to 193. It does not consider recent recreational playing fields. Although there are few sites in this context, the configuration of the original plat and the design of public space are very distinctive features of the city. The historic edges of the city have remained well defined, with expansion prevented by steep bluffs and the floodplain of the Root River.

Historical Narrative

The town plat reflects the functional needs of Lanesboro's founders, particularly the railroad and the dam which were the economic focus of the early years of the settlement. In 1868, the Lanesboro Townsite Company was organized in New York. The company's investors purchased land from the original Fillmore County landowners and hired surveyor O.D. Brown to lay out 39-block grid along a bend in the South Branch of the Root River. The grid plan provided for mill sites adjacent to the recently-constructed Southern Minnesota Railroad, and for a dam, canal, and basin to be built by the Company. The intended commercial district was shown to the north of the railroad bridge, along present-day Parkway, Elmwood and Coffee Streets, by a number of blocks divided into small lots with narrow frontage.

Larger house lots, approximately 12-14 per block, were shown south of the original town plat on the addition to the original plat known as Brooklyn. This addition, which extends from Kirkwood Street south to Whittier Street, appears to have been made at about the same time as the plat of the original town. Brooklyn contained 22 blocks averaging 16 lots per block. No other significant subdivisions or additions have been made since these early plats. Circle Drive, a cul-de-sac, is located at the southern edge of the city.

The original plat did not provide for public amenities such as a park or town square. Block 25, atop Church Hill, was reserved for the city water works, and mill sites were left undivided into lots. Lanesboro's earliest public open space was created by a combination of public and private interests. Sylvan Park is prominently located at the center of the city on Parkway at the foot of Church Hill. The land which it occupies was originally bounded by a bend in the Root River. In 1881, the Lanesboro Townsite Company donated the tract to the City of Lanesboro after the Company diverted the river with a dike. Twentieth-century photographs show a series of rustic wooden bridges, curvilinear, rock-walled ponds, and stands of pine trees. Several log or log-faced buildings were erected in the 1920s. Some of these improvements were built or donated by local residents. Until the construction of dikes in the 1930s, the Park was subject to spring flooding.

Another tract, immediately to the east of the park, is known as Cady Hayes Park. This stand of pines was planted in the 1890s by a local resident, and has always been privately owned.

The Lanesboro Cemetery and St. Patrick's Catholic Cemetery were laid out in the 1870s at the southern edge of the city just outside the city limits. The cemeteries are laid out on a grid plan, and do not reflect the taste for picturesque, curving paths that was prevalent in some rural cemetery design of the period. The hilltop sites, however, offer excellent, unobstructed views of Church Hill and the surrounding countryside.

The Fillmore County Fairgrounds were located at Lanesboro for a short time in the 1870s. The fairgrounds, which included a race track, occupied a portion of the Brooklyn Addition.

Beginning in the late nineteenth century, civic improvement programs led by local citizens were popular in many Minnesota communities. Tree planting and town beautification efforts were the usual outcomes of these efforts. In Lanesboro, there is little evidence of such enthusiasm. Early photos show that in the town proper there was no effort to separate industrial, commercial and residential functions. The Brooklyn Addition provided separation for those who did not want to live near stockyards or railroad tracks.

By the turn of the century, some paved streets and concrete sidewalks improved the appearance of the community. One ca. 1910 view of the commercial district shows two large trees, but they had been removed by the time a 1920s view was made. Among the last major landscape projects in the city was the Lanesboro Golf Course, created in 1929 on a high bluff at the southern edge of town.

As is the case with nineteenth-century landscape design in the Midwest, the surveyors or designers of the parks, cemeteries, and golf course have not been identified. The design of these spaces, and the lack of information about their designers, is typical of the nineteenth-century vernacular landscape.

Property Types

- City park
- Park structures
- Original town plat: grid-plan streets
- Retaining walls

In revising the historic contexts, it should be noted that the overall landscape design of the historic park, not just the park structures, should be included in the inventory.

Sites in the Context

Site	Address	Name/Use	Area	Date
416	Parkway	Sylvan Park	T	1881
416	Parkway/Sylvan Pk	Log Cabin	T	1920s
-	Near Parkway	Cady Hayes Pk.	CH	1890s
-		Lanesboro Cemetery		1870s
-		St. Patrick's Cath. Cem.		1870s
-	Lanesboro, MN	Town plat		1868

Early Town Planning and The Designed Historic Landscape: Recommendations

1. **Additional research** on Lanesboro's early efforts at town improvement should be conducted. This will be useful in further developing this context, and in planning streetscape improvements for the downtown Historic District.
2. **Additional research** on this context should also include a survey of county and local records that might show plans for additional subdivisions, parks, or other improvements that were planned but not built. The surveyors and/or designers of the cemeteries and golf course can also be identified in such a record search. (See National Register Bulletin #18 "How to Evaluate and Nominate Designed Historic Landscapes" for further information on research in this area.)
3. Additional research on the surveyor/designer of the cemeteries should be conducted.



Sylvan Park, ca. 1920. Collection of Donald Ward.

II. HISTORIC SITES INVENTORY EVALUATION

Original Objectives of the Inventory

The architectural inventory was conducted in 1989-1990 by members of the Lanesboro Heritage Preservation Commission and several volunteers. The inventory project was assisted by Jackie Sluss and Thomas Zahn of Thomas R. Zahn and Associates.

The objective of the project was to compile a complete record of standing buildings, structures and objects built before 1950, and to apply existing historic contexts to each recorded site. Broad research questions were also developed to be incorporated into the survey process:

1. What are the physical boundaries of the locally defined neighborhoods of Little Norway, the Flat, Church Hill, and Brooklyn?
2. What are the distinctive architectural and physical qualities of those neighborhoods?
3. How do those qualities relate to the occupations of the homeowners in the neighborhoods?
4. What are the most common architectural types in Lanesboro and in what period were they most commonly built?
5. Who were the carpenters, builders, and architects of Lanesboro and what are the characteristics of their work?
6. Who and what were the key players and events in Lanesboro's history and how are they represented on the cultural landscape?
7. How do individual sites or groups fit into Lanesboro's historic contexts?

(For further details of the administration of the survey, see *Lanesboro, Minnesota: Heritage Preservation Commission Historic Sites Survey Final Survey Report and Recommendations* [1990].)

The inventory form developed for the project provided for comprehensive reporting of construction and stylistic data. The inventory forms and supporting data have been filed at City Hall and are accessible to the Heritage Preservation Commission and the public.

The inventory documented 423 sites in an areas of approximately 240 acres within the municipal boundaries of the City of Lanesboro. All standing buildings, structures, and objects within the survey limits were recorded during the survey. Only sites built before 1950 were entered into the data base. Therefore the following analysis reflects the period between 1868 and 1950, and 316 sites. This includes a re-survey of the downtown commercial district which was listed on the National Register in 1981.

Inventory Overview

The survey was exhaustive and recorded nearly every building in the community. This effort will prove to be very valuable in documenting and evaluating future land use changes as well as architectural changes.

The historic contexts and their property type lists were revised with the survey data, and recommendations for further study and treatment of each context were made. The research questions posed by the original survey appear to have been generally addressed, or are answerable from the data collected.

A comparison of the inventory results to the research questions (1-7, above) revealed the following :

1. The physical boundaries of the neighborhoods of Little Norway, the Flat, Church Hill, and Brooklyn can be well defined, both in terms of residents' perceptions and physical boundaries.

2. The distinctive architectural and physical qualities of these neighborhoods was adequately described, with the exception of the observations noted below. (A description of neighborhoods is incorporated into the residential architecture context.)

3. The occupations of original and earlier residents in various neighborhoods has been best described for the Brooklyn section, but is less well described in the other areas. The Brooklyn section includes a number of houses built by prominent residents; less is known about the Little Norway, the Flat and Church Hill. Further research could utilize the state and federal manuscript census of population for the years 1870-1885.

4. The study documented the most common architectural types and styles in the city, and determined approximate dates of construction. The assignment of the term "Homestead" to describe L- or T plan vernacular houses but also some examples of Italianate or Queen Anne style houses has resulted in some inconsistencies. The identification and classification of architectural styles in Lanesboro appeared to be quite consistent on the forms, with the exception of the use of the stylistic term "Homestead." The term "Vernacular Cottage" was applied with more consistency.

A tabulation of Lanesboro architectural styles by neighborhood was also a useful component of the survey data.

5. An important contribution of the inventory and research was the creation of a roster of carpenters and builders associated with Lanesboro's houses and commercial buildings. The information was gathered from newspapers as well as residents' anecdotes. Name, ethnicity, occupation, and approximate dates of activity were noted. This list is an excellent starting point for documentation of the community of builders active at the turn of the century. No builders were noted for the period prior to 1890. Manuscript census records might be of use in further research.

6. The task of documenting the "key players and events" in Lanesboro's history remains incomplete. A variety of research data, including anecdotal information provided by Lanesboro residents, was collected during the survey. However, much of this information still needs to be entered on the survey forms. This project is being undertaken by the Heritage Preservation Commission.

As the research data is added to the forms, more information will be available with which to describe the city's development. However, the existing contexts seem to explain the broad pattern of growth, without detail about individuals and events.

7. The inventory added a good deal of specificity to the contexts, and allowed revisions and expansion of property type lists and the narrative. The development of the residential architecture context provides a foundation for the designation of additional historic districts as well as the evaluation of additional National Register properties.

Architectural Styles

Buildings in Lanesboro were classified with regard to their stylistic character. Homestead, Italianate, Prairie, Queen Anne, Craftsman/Bungalow, American Foursquare, Vernacular Cottage, Boomtown and Cape Cod were used to describe residential buildings, while Early Twentieth Century Commercial, Victorian Commercial, and Vernacular Commercial and Industrial were assigned to commercial buildings. Over one-third of the sites in the inventory were constructed before 1900. Of 223 residential sites, 115 were constructed before 1900, and 18 before 1880. Only two sites in the industry and agriculture context pre-date 1880; of 51 sites in the Commerce context, 13 were built before 1880. Two churches in the Religion context predate 1880. This small but significant number of very early buildings should receive special attention in future planning activities.

Stylistically, Lanesboro's residential architecture is comparable to much of that seen elsewhere in communities in southeastern Minnesota. The boomtown facade and concrete block houses are somewhat unusual, but not unique in the region. Most distinctive are the survival of a variety of commercial architectural styles and building types. Again, these styles are representative of commercial construction in the surrounding area between 1870 and 1910. However, the presence of a good number of stone buildings is distinctive, particularly those with stone exteriors and details and windows and entries.

It is somewhat surprising that more evidence about the Norwegian impact on building tradition was not documented in the inventory. Although machine made trim, dimensionally cut lumber, and pattern book plans were universally available, it might have been expected that some houses would follow traditional models in plan or some details of execution.

Future National Register of Historic Places Nominations

At present there are 39 sites listed on the National Register, including the Lanesboro Historic District which contains 38 properties. If the National Register criteria are applied to the inventory sites, a number of additional residential properties could also be included under criterion A and B. All retain a high degree of integrity. Of particular significance are seven Queen Anne style houses in the Brooklyn section (see Chapter I, Residential Architecture Context Recommendations. Two historic churches are also recommended for nomination to the National Register (see Chapter I, Religion Context.)

Although both the Brooklyn and Church Hill areas contain sites which are Register-eligible, no additional National Register Districts were recommended at this time. This deserves further review, however, as the planning process progresses. (The Recommendations section following each historic context discusses Register-eligible properties.)

The Church Hill Local Historic District

Because of the concentration of architecturally significant and character-defining houses and churches on Church Hill, the creation of an additional local historic district should be considered immediately. (Proposed boundaries are shown on the map in the Appendix.) A preliminary nomination for the area, including a physical description has been submitted to the Commission for review. Design review guidelines such as those recommended in this report should be adopted for the review of building permits.

Church Hill, which is immediately east of the downtown Historic District, includes a prominent hill on which two historic churches are sited. The steeples of the Bethlehem Lutheran Church (1868; #16), and St. Patrick's Church (1872; #17) are visible from many points within the city. Approximately 70 houses are located on Church Hill. The hillside houses, dating primarily from ca. 1870-1920, include a great variety of small, closely-sited vernacular houses, as well as larger examples of Queen Anne residences on more spacious lots. Twentieth-century houses include examples of concrete block construction from locally-manufactured Habberstad blocks.

Many the houses of Church Hill, sited against a steep slope, form the architectural backdrop for the downtown Historic District. As noted in Commerce context, the portions of Blocks 15 and 19 which faced the train depot (Block 16) were originally platted for the construction of commercial buildings. However, with the destruction of the Lanesboro (Phoenix)Hotel, the depot, and other changes, the general orientation

towards a more linear commercial area concentrated along Parkway and Coffee Street. A number of houses are therefore closely sited on lots originally intended for commercial buildings, and are immediately adjacent to the downtown Historic District. The early development of Church Hill was closely tied to the railroad and mills, and it is likely that the area housed workers associated with these industries.

Many of the houses within the proposed District have intact historic surfaces and details, but a good number are in need of significant maintenance and conservation. Homeowners in this area will be the recipients of the housing improvement program sponsored by the Small Cities Grant received in 1992, and it is important that all exterior rehabilitation be sensitive to the historic character of the area.

In Lanesboro, historic resources are spread quite evenly around the city, and the topographical setting makes buildings highly visible from many points. Each of the four distinct areas: the downtown, the Flat, Church Hill and Brooklyn meet the criteria for local designation. The concept of a city-wide review for building permits is further discussed in Chapter III.



Brooklyn

III. PRESERVATION PLANNING

Whether by accident or design, there are still many historically significant buildings in use as homes and businesses that are still in relatively good condition. These buildings are an invaluable resource to the city, and need careful management. The overall goal for historic planning is for well-reasoned, careful development...

Lanesboro Heritage Preservation Commission, 1988

Now some people may gasp on about Lanesboro, the self-crowned queen of bluff country, and it is nice...if its your first time along the Root River, you won't want to miss this pretty town.

"Savor inns, pies and biking trails near Lanesboro," *Minnesota Monthly*, July, 1992, p. 37.

As noted throughout this report, Lanesboro is a unique community for a number of reasons, most notably for its historic nineteenth-century commercial district. Just as the arrival of the railroad heralded a period of significant growth in the late nineteenth century, the construction of the Root River Trail and the continued expansion of tourism in southeastern Minnesota in the late twentieth century will bring a variety of new development which may substantially transform the appearance of the area. This development must be accompanied by good planning, or the architectural and landscape character which is prized by residents and visitors could be greatly altered.

A Brief History of Historic Preservation in Lanesboro

Interest in the preservation of Lanesboro's buildings began in the 1930s, but did not become a formally organized effort until 1980, when a Historic District Application Committee was formed. In 1981, in response to a presentation made to the Lanesboro Commercial Club by Joe Garber, Director of the Fillmore County Historical Society, a larger committee began a survey of historic properties. The survey was incorporated into the statewide inventory. Later, the survey was incorporated into the Fillmore County Multiple Resource Nomination to the National Register of Historic Places. This Multiple Resource Nomination, listed in 1982, included the Lanesboro Historic District. At the time of the nomination, Lanesboro was characterized by the State Review Board as "a state treasure" and "a town unique in the State for its concentration and condition of buildings showing small-town Minnesota as it was in the 1890-1930 era."

A Heritage Preservation ordinance was passed by the City Council on December 30, 1985, "... establishing the City of Lanesboro as a Heritage Preservation city; providing for the identification of and preservation of Heritage Preservation sites in said city; establishing a Commission for ordinance administration; providing a penalty and injunction for violation; and repealing inconsistent ordinances." The five-member Lanesboro Heritage Preservation Commission was appointed as an advisory body to the City Council in accordance with this ordinance to administer the ordinance and to coordinate research and preservation efforts as required to maintain Lanesboro's standing as a Certified Local Government (CLG). Lanesboro was certified as a Certified Local Government in 1986.

The Commission has also worked with property owners on requests for nomination as historic sites, and on projects involving remodeling and repair of designated sites. Since the Historic District was created, three additional properties have been nominated to the National Register.

The nomination of the Lanesboro Historic District to the National Register in 1982 drew public attention to the architectural and historical importance of the city's commercial district. With its well-preserved late nineteenth-century buildings, the District contains most of Lanesboro's significant non-residential structures. Since 1982, there have been several successful rehabilitation projects in the District which have preserved the buildings' historic features while providing for new uses. Since 1990 and the adoption of the Lanesboro Zoning Ordinance, the Commission has reviewed a total of seven permits for alterations to existing buildings in the Historic District and the outcome of the review and projects has generally been judged as successful. Prior to that date, many projects were completed without permits or HPC approval, although the HPC did consult with property owners on some occasions.

In a 1988 survey, Lanesboro residents were asked about what kinds of community improvements they felt were needed. While half of the respondents did not feel that historic lighting in the downtown was a priority, 46 percent endorsed historic preservation as generally important.

Recent Projects and Plans

In 1988, a study of historic contexts was completed for the Heritage Preservation Commission by Landscape Research. In 1989-1990, a cultural resources inventory was completed by the Commission with the assistance of volunteers. This effort was supervised by Thomas R. Zahn and Associates. The current project, the inventory evaluation and preservation plan, was completed by Landscape Research. All work was partially funded by grants awarded by the Minnesota Historical Society and the National Park Service.

During the preparation of the preservation plan, Carole Zellie of Landscape Research conducted two workshops with the Heritage Preservation Commission. The primary purpose of the workshops was to review past preservation planning efforts in the city, and to develop recommendations for future activities. A variety of design guidelines and formats, and general readings about related zoning and planning issues were provided for review and discussion.

The Lanesboro Comprehensive Plan and Historic Preservation

The Lanesboro Comprehensive Plan was completed in 1988. The Comprehensive Plan included a zoning plan, the city's first. During the preparation of the Plan, the community participated in the Lanesboro 2000 process which set general community planning goals and policies. Lanesboro residents also worked with the Minnesota Project and the Bluff Country Tourism Office to identify long-range tourism objectives.

The 1988 Comprehensive Plan presented four overall community development goals:

1. Preserve the quality and condition of the downtown as the focal point for the community.
2. Develop and redevelop Lanesboro as to allow slow, steady growth.
3. Preserve the existing character, beauty and uniqueness of Lanesboro as a community.
4. Encourage industrial, retail and tourism development that increases local employment opportunities.

Historic preservation has a specific role in each of these goals. The need to encourage a high standard of historic building rehabilitation as well as new construction, and to protect views and vistas is very evident. The Comprehensive Plan acknowledges the role of the existing design review process as a method of evaluating change in the downtown commercial district, but this role needs to be expanded to include evaluation of residential properties and scenic views and vistas.

Housing Rehabilitation

In 1992, Lanesboro was chosen as the recipient of a \$748,000 Small Cities Grant. Nearly \$500,000 will be used for residential and commercial building revitalization. The residential revitalization is targeted for low and moderate income property owners. This federally-funded program has the potential to have a very positive impact on the city. However, all plans for exterior improvements must be carefully reviewed to ensure that historic character is not diminished. This is particularly important for residential areas outside the Historic District which are not listed on the National Register and therefore not subject to review by the State Historic Preservation Office.

The Heritage Preservation Ordinance and Design Review

Since 1988, when the historic contexts study was completed, Lanesboro has developed an experienced Heritage Preservation Commission. They have well-developed ideas about local resources and future needs. The inventory provides an excellent data base for future planning, and the Commission reported that they felt quite successful with their commercial building design review activities. However, they noted that they have been operating without detailed design review guidelines, other than those provided in the Secretary of the Interior's *Standards*. The prospect of adding additional properties to the local historic

district, or creating new districts, requires better developed guidelines, and in general more public education materials to promote as well as regulate historic preservation.

The existing ordinance includes designation criteria which are sufficiently broad to include many types of properties and districts. In considering the designation of Heritage Preservation Sites, the Commission applies the following criteria:

1. Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Lanesboro, State of Minnesota, or the United States.
2. Its location as a site, or contributing element in proximity to a site of a significant historic event or process.
3. Its embodiment of distinguishing characteristics of architectural style, period, form, or treatment.
4. Its identification with a person or person who significantly contributed to the culture and development of the City of Lanesboro.
5. Its embodiment of elements of architectural design, detail, materials, or craftsmanship which represents distinctive architectural innovation.
6. Its unique location or singular physical characteristics representing an established and familiar aspect of a view, vista, site, area, or district in the City of Lanesboro.

Further Planning for a City-wide Historic District

This report recommends that one additional local historic district be created on Church Hill, with boundaries as shown on the map in the Appendix. However, it is also recommended that the Heritage Preservation Commission begin now to consider the future designation of a city-wide historic district which incorporates the original plat of Lanesboro and the Brooklyn Addition as boundaries. This city-wide district is preferable to a patchwork of contiguous smaller districts. In a community with so many historic resources, particularly one with such a dramatic topographical setting, city-wide design review might be a very effective conservation strategy for the review of changes to existing buildings as well as new construction. Approximately 400 buildings would be involved, less than many neighborhood historic districts in large cities. Adoption of this concept would require significant community education and appropriate guidelines, like those included in the Appendix of this report.

Land Use and Scenic Vistas

The Land Use Policies and the Land Use Map in the Comprehensive Plan illustrate the desired pattern for long-term development of the city. Like the overall community development goals, these policies are well connected with historic preservation:

1. Preserve the character and condition of residential neighborhoods within the community.
2. Preserve and improve the downtown as the focal commercial area within the community.
3. Prohibit development on small lots in areas of the City without sewer and water services.
4. Coordinate planning efforts in Lanesboro with the Historic Preservation Commission.

As noted throughout this report, Lanesboro's dramatic setting--including the steep bluffs of the Root River Valley and the uplands around them--is as critical to its historic integrity as are many of the individual buildings within the town. The Lanesboro Heritage Preservation Ordinance recognizes this need in designation criteria #6 where it recognizes sites for their "unique location or singular physical character representing an established and familiar aspect of a view, vista, site, area, or district." No sites have yet been designated using this criterion.

Most of the land at the periphery of the city is currently zoned agricultural, but new residential construction would be permitted with variance. An industrial park has been designated at the southern edge of the city. The need for economic development must be considered, but the visual impact of poorly-sited suburban style houses and an industrial park could be negative, and greatly alter the historic character and appeal of the community.

To consider the protection of these resources, three actions should be accomplished immediately:

1. A "viewshed inventory" which assesses the important views and vistas from several key points within the city and identifies key parcels should be completed.
2. Community discussions of the impact of "sprawl" on Lanesboro's historic character should be led by the Heritage Preservation Commission.
3. Land use controls which protect views and vistas should be studied and considered for adoption. This includes a consideration of annexation as a means to control the quality and type of development which might occur adjacent to the city.



The Flat.

A Plan for Public Education

Objectives

The objective of a public education program for Lanesboro is to encourage the appreciation and conservation of historic resources. The program should be interesting, expandable, and attractively designed. It should promote awareness of the work of the Heritage Preservation Commission and inspire the participation of long-term residents as well as entertain and inform visitors in the city for a short period. The Root River and its recreational trail bring many bicyclists, hikers, and skiers in direct contact with Main Street, and many of them stay to look at the historic downtown and to visit stores, shops and restaurants.

As is the case in most cities, residents and visitors constitute the two primary groups of potential users of information about the city's architecture and history. The following proposes a mix of publications which might serve both groups, with options to provide specialized information for homeowners.

With the completion of three phases of preservation planning including the historic contexts study and the inventory and evaluation projects, the Lanesboro Heritage Preservation Commission is well equipped to plan a public education program which will enhance its other preservation planning efforts.

It is recommended that public education efforts be organized around two primary themes:

1. Interpretation of the city's settlement and development, and its unique geographical setting. This interpretation should include the stories of people and buildings as well as geology and natural history.
2. Conservation and rehabilitation of residential and commercial buildings.

Projects for consideration might include:

Brochure Series

A 9" x 16" brochure format (folding to 4" x 16") provides a flexible and relatively inexpensive format for reaching a variety of audiences.

In progress or already in print:

Conserving Lanesboro's Heritage: Design Review in the Historic District and General Maintenance and Restoration Guidelines

A brochure intended to inform property owners about existing guidelines in the Historic District and create awareness of historically-sensitive rehabilitation elsewhere in the city. (In progress.)

The Lanesboro House Tour

A tour of residences throughout the city. For visitors and residents. (Could be reformatted to coordinate with the Downtown Walking Tour Guide.)

The Commission should also explore ways to work with Fillmore County and southeastern Minnesota heritage tourism efforts.

Proposed:

Historic District Walking Tour Guide

An illustrated guide to the Historic District. Text describes the style, materials, and past uses of commercial and industrial buildings. Historic and contemporary photographs illustrate the text. For visitors and residents.

Design Guidelines Handbook

Caring for Your Old House in Lanesboro: A Guide for Owners

An illustrated booklet explaining the design guidelines used by the HPC in reviewing permits for exterior alterations. Also, a compendium of practical information about residential rehabilitation.

This project is intended for completion after the consideration and adoption of additional design guidelines.

Town Meeting/Forum

The Commission could sponsor a yearly lecture or panel discussion of the relationship between Lanesboro's historic resources and its present and future character. Speakers might include historians, geographers, planners, representatives of the tourism industry, and others.

HPC Newsletter

A newsletter distributed yearly to the residents of Lanesboro could report on the Commission's activities and provide a variety of other information about building conservation, local architecture, and history.

Newspaper Features

The Commission should continue planning for a monthly column in the *Republican-Leader* and the *Fillmore County Journal*.

Lanesboro School Programs/Heritage Education

All of the materials described in this preliminary plan are adaptable to classroom use at all grade levels. There are many opportunities in this area for further development with the Lanesboro schools.

<p>The COMMERCIAL HISTORIC DISTRICT</p> <p>The following guidelines are used in the review of building permits for properties located within the downtown Historic District. Contact the Heritage Preservation Commission for a copy of the guidelines if you are planning exterior work within the District.</p> <p>District Map</p> <p>EXTERIOR MASONRY and WALL SURFACES: Cleaning of brick and stone should be done by the gentlest means possible—such as low water pressure mist-cooling. Joints should be done with mortar which is of proper strength and color, and joints should be struck to match the original.</p> <p>ROOFS The original roof type, slope, and overhangs should be preserved. New asphalt shingles should be of a color and texture compatible with the building and its surroundings.</p> <p>WINDOWS New window openings should not be introduced into the street facade. Existing windows should be retained, and openings should not be enlarged or reduced to fit new units. New sash, if installed, should duplicate existing or other appropriate historic models.</p>	<p>STOREFRONT DESIGN GUIDELINES</p> <p>Typically, commercial building facades in Lanesboro are divided into three parts, consisting of a lower storefront unit, a horizontal transition, and one or two upper stories.</p> <p>NEW CONSTRUCTION New buildings or additions should be visually compatible with the historic character of downtown Lanesboro. Building line, scale, massing, height, setback, material, rhythm, texture and color must be carefully considered in the new design.</p> <p>SIGNS Signs should be appropriately sized and complement the building exterior. They should not conceal architectural details or features, and should be compatible with the materials of the building to which they are attached. Backlit signs should be avoided.</p>	<p>STOREFRONT DESIGN GUIDELINES</p> <p>Historic photographs can often provide a guide for restoration and rehabilitation. Because of the work of Markus Bee and other local photographers there is an excellent record of Lanesboro's downtown development.</p> <p>EXTERIOR COLOR</p>	<p><i>Conserving Lanesboro's Heritage.</i></p> <p>Design Review in the Historic District and General Rehabilitation Guidelines</p> <p>The Lanesboro Heritage Preservation Commission Lanesboro, Minnesota</p> <p>Prepared by Landscape Architects J. Paul, Minnesota/1992</p>
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SUMMARY OF RECOMMENDATIONS

The general objective of these recommendations is to strengthen the Heritage Preservation Commission's role in planning for Lanesboro, and also to improve the public's understanding of the critical role which historic resources play in the city's economic life. Although the city lacks important architectural "monuments," each building contributes to the significance of the whole. Efforts to help the community identify and manage its special buildings are needed now, before deterioration progresses. The following recommendations summarize some of those made in elsewhere in this report, and also reflect the Heritage Preservation Commission's current plans for future activities:

1. Historic preservation should be addressed in **all current planning** for the City of Lanesboro, including zoning, new development, street and highway improvements, and housing rehabilitation. (See individual contexts for specific recommendations.) The Heritage Preservation Commission should strengthen its relationship to other planning boards and agencies within the city. Any revision and updating of the Comprehensive Plan should reflect the objectives of the HPC and the Lanesboro Preservation Plan.
2. The Commission should consider the **adoption of additional design guidelines** for the existing downtown Historic District. Those recommended for further consideration are found in Appendix A.
3. The Commission should **prepare a design guidelines handbook** for the use of Lanesboro property owners and residents.
4. The Commission should consider the **enlargement of the existing Historic District** to incorporate Church Hill as a "buffer zone" around the current historic district and to protect highly visible residential properties as well as the key hilltop church and school sites.
5. The Commission should also consider the eventual creation of a **city-wide historic district** whose boundaries are defined by the historic townsite plan. As noted previously, this city-wide historic district recognizes the importance of the contribution which nearly all buildings and spaces make to the appearance of the community. Design guidelines for such a large area should be based on those recommended for incorporation into the existing ordinance (see #2), but might have more flexibility.
6. The Commission should continue to promote the **nomination of eligible buildings to the National Register of Historic Places**. The Commission should also promote the rehabilitation of National Register properties using tax credits.
7. Recognizing that Lanesboro's buildings play a significant role in tourism and economic development, the Heritage Preservation Commission should sponsor a variety of **educational programs** to benefit both visitors and local building owners. These programs should include walking tours, guides to the Historic District, and design guidelines and workshops for building owners. A program should be developed with the Lanesboro schools which focuses on heritage education.
8. **Books and other materials** on the maintenance and rehabilitation of historic houses and commercial buildings should be made available to local residents. The Lanesboro Public Library is the best location for this collection.
9. The Heritage Preservation Commission should seek the assistance of the University of Minnesota College of Architecture and Landscape Architecture to conduct a **planning and design studio** which explores the building conservation and growth management issues discussed in this report.

(See also recommendations made following each historic context.)

PROPOSED IMPLEMENTATION FRAMEWORK: 1992-1994

	Aug 92	Dec 92	Mar 93	June 93	Aug 93	Dec 93	Mar 94	June 94	Aug 94	Dec 94
Review and Distribute Preservation Plan	•	•								
<i>Review Preservation Plan Recommendations</i>	•	•	•							
Add historical data to inventory forms	•	•	•	•	•	•				
Complete and distribute rehabilitation guidelines	•	•	•							
<i>Review and Revise Design Guidelines</i>		•								
Finalize Church Hill Nomination and Boundaries		•	•							
<i>Hold Public Meeting on Preservation Plan and Church Hill Historic District</i>			•							
Organize study group to discuss conservation of views and vistas		•								
<i>Participate in UM/CALA Studio</i>		•		•						
Work with Lanesboro Commissions and Boards	•	•	•	•	•	•	•	•	•	•
<i>Study city-wide preservation ordinance</i>					•	•	•	•		
Implement Plan for Public Education	•	•	•	•	•	•	•	•	•	•
<i>Participate in Design Review for Small Cities Grant</i>	•	•	•	•	•	•	•	•		

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APPENDIX 1

Design Guidelines: For Study and and Adoption by the Heritage Preservation Commission

The following Guidelines for Design Review could serve as the basis for the Heritage Preservation Commission's permit review decisions in the Lanesboro Historic District and for individually designated sites. The Guidelines, which develop the principles contained in the Lanesboro Heritage Preservation Ordinance, identify the key visual and architectural characteristics of these properties to ensure that they are preserved and enhanced in rehabilitation or new construction. The Guidelines provide standards for considering the impact of exterior alterations on the individual building as well as on an entire district.

The guidelines are intended to be flexible, and permit review is conducted on a case-by-case basis. The expense of certain restoration techniques, the availability and expense of historic materials, and economic hardship are among factors which will be considered by the Commission.

Design Guidelines Organization

General Principles

Restoration and Rehabilitation

Exterior Surfaces

- Walls and Foundations: Masonry

- Walls: Wood Sided

- Roof and Chimneys

- Windows

- Entries

- Porches

- Exterior Trim and Architectural Features

- Storefronts

New Construction

- Principal Buildings

- Accessory Buildings

- Site Considerations

- Moving of Structures

- Demolition

Introduction

The following guidelines recognize the contribution of **architectural styles** as well as certain **vernacular building types and forms** to the visual character of the city. The Historic District contains 30 buildings, most constructed between ca. 1870 and 1900. Many are good examples of the Italianate and Queen Anne styles. A great variety of ornamental trim details and other design elements remain, and their conservation is important to the historic character of the area.

Many other properties are more exemplary of the simple vernacular houses built from standard plans by carpenters throughout Minnesota after the Civil War. These buildings derive much of their character from their massing and roof type, exterior siding, and simple details at porches and windows. Properties in both categories are classified as "contributing" to the historic character of the area.

These guidelines also consider properties where historic exterior features have already been significantly altered. While these properties may be currently classified as "non-contributing" to the character of the area, any rehabilitation work should be reviewed for its impact on the historic character of the surrounding area.

Primary architectural styles identified in the District include examples of:

Italianate
Queen Anne
Classical and Colonial Revival
Craftsman and Bungalow
Prairie

Primary vernacular residential building types include *gabled* and *hipped roof* examples of the *Foursquare*, *Homestead*, and *Victorian Cottage*.

GENERAL PRINCIPLES

The general objective of the Lanesboro Design Review Guidelines is to maintain the architectural and visual qualities of existing historic buildings and streetscapes and to encourage architecturally compatible new design. The Guidelines are based on the *Secretary of the Interior's Standards for Rehabilitation* as well as on an analysis of the specific characteristics of the city's historic buildings.

The following General Principles are derived from the *Standards* and study and analysis of the area. They provide a broad framework for evaluating most rehabilitation work as well as new construction. The City of Lanesboro, as a Certified Local Government in the National Historic Preservation Program, conducts design review of locally designated heritage preservation sites and districts according to the *Secretary of the Interior's Standards*.

1. All work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided as should alterations that have no historical basis and which seek to create an earlier appearance. The restoration of altered original features, if documentable, is encouraged.
2. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
3. Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design including consideration of proportion, texture, and detail, color, and overall appearance.

4. New additions or alterations to structures should be constructed in such a manner that if such additions or alterations were to be removed in the future, the form and integrity of the original structure would be unimpaired.

5. The impact of alterations or additions on individual buildings as well as on the surrounding streetscape will be considered; major alterations to buildings which occupy a corner lot or are otherwise prominently sited should be avoided.

6. New construction should be compatible with the historic and architectural character of the District.



West side of Parkway, ca. 1904-1908. (Minnesota Historical Society.)

DESIGN GUIDELINES

I. RESTORATION and REHABILITATION

Masonry Walls and Foundations

Lanesboro's commercial center includes a great variety of masonry buildings, including several of locally-quarried limestone. Red brick and concrete are also very common materials. Although most houses are of wood frame construction, there are a few brick and concrete block examples, and all rest on masonry foundations. Masonry must be cared for properly. Poor maintenance, cleaning or repair can result in extensive water damage and eventual structural failure.

1. Repair. Deteriorated brick, stone, mortar, and other materials should be replaced with material used in the original construction or with materials that resemble the appearance of the original as closely as possible. The advice of a skilled mason should be sought for major repair projects.

2. Cleaning. Masonry cleaning should be conducted only to halt deterioration and by means such as low pressure water, soft brushes, and/or appropriate chemical treatment. Sandblasting should not be used under any circumstances.

3. Repointing. Original mortar joint size and profile should be retained and/or reduplicated in repointing. Mortar mixtures should duplicate the original in lime, sand, and cement proportion and should duplicate the original mortar in color and texture.

5. Stucco Resurfacing. Repairs to stucco surfaces should duplicate the original in color and texture, if evidence exists. Smooth or heavy dashed surfaces should be avoided unless they were used on the original surface.

5. Painting. The original color and texture of masonry surfaces should be retained and unpainted stone and brick surfaces should not be painted. The removal of paint from painted masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry.

6. Resurfacing. Stucco, artificial stone, brick veneer, or vinyl or aluminum products should not be applied over masonry surfaces.

(See also Chimney Guidelines)

Walls: Wood Sided

Wood building products, including siding, shingles, and a great variety of decorative trim were used extensively by the nineteenth- and early twentieth-century builders of Lanesboro. Wood contributes texture and detail to the historic streetscape, and is a durable, high-quality material with a long product life if properly maintained.

1. Repair. Wooden siding should be maintained with paint or stain. Deteriorated wooden siding should be replaced with new material resembling the original in width, thickness and profile, and texture. New siding should be installed with the weather (exposed surface) identical to the original. Siding should be installed horizontally except in those instances where vertical or diagonal siding was used on the original exterior. Appropriate corner boards, frieze boards, and drip caps and other features should be included with replacement siding.

2. Vinyl and Aluminum Siding; other Manufactured Products. Buildings originally clad in wooden siding should not be resurfaced with brick, stucco, artificial stone or brick veneer, hardboard, or vinyl or aluminum siding. The Commission may consider the following exceptions to the installation of vinyl, metal, or hardboard siding on a case-by-case basis:

- A. In cases where existing asphalt, asbestos, aluminum or vinyl siding is to be removed and where the underlying original siding and decorative features are found to be significantly deteriorated, the Commission should conduct a site visit during the removal process and advise on appropriate treatment.
- B. In the resurfacing of non-contributing buildings constructed after 1930.
- C. In the resurfacing of existing or construction of new garages, particularly when the garage is inconspicuously sited.

If vinyl, metal, or hardboard siding is used, it must be of a width appropriate to the style of the building, and all architectural details including window trim, wood cornices and ornament must remain uncovered. Replacement siding may cover only one layer of existing siding. Trim must be built up so that it projects from the new siding to the same extent as the original.

3. Shingles. Buildings originally clad in horizontal wooden siding should not be re-surfaced with shingles of wood or other material. Wooden shingles used for cladding material or decoration, such as in the gable ends, should be conserved and retained. If replacement is necessary, shingles should replicate the original in width, pattern, thickness, profile, texture, and weather (lap).

4. Decorative Siding Treatments. Decorative siding treatments, such as paneled herringbone patterns used in the gable ends, should be retained in repair or resurfacing.

5. Painting. Exterior wooden surfaces should be maintained with appropriate paint or stain. Exterior paint colors should be appropriate to the period and style of the historic building. Stained shingles, brick, stone, and, in some cases, unpainted stucco should not be painted.

Architectural Metals

Architectural metals include cast iron, steel, pressed tin, zinc, copper and aluminum. Many of these materials were used decoratively as well as structurally and should be conserved.

- 1. Cleaning. Cleaning should only be attempted with the gentlest means possible.
- 2. Painting. Paint should not be applied to metals such as copper, bronze, or stainless steel. Aluminum window and door frames may be painted to harmonize with other exterior colors.
- 3. Missing or deteriorated architectural metal details such as cornices can often be fabricated in the same material if the original detail is used as a model. Replacement in aluminum, fiberglass, or wood may be acceptable if the new pieces match the old in size, scale, dimension, and detail.

Roofs and Chimneys

The shape, texture, and color of the roof are important design features of any building. Flat roofs, often with parapets and decorative cornices, are most common in the Historic District. There are also a variety of gable and hipped roofs in the District. Many of the early buildings of Lanesboro were roofed in cedar shingles and re-roofed with asphalt shingles. Properly selected, modern asphalt roofing materials are compatible with the appearance of historic buildings.

1. Roofing Materials. Original roofing materials which contribute to the character of the District such as tile and slate should be maintained and retained unless badly deteriorated. If partial re-roofing in tile, slate, or asphalt is necessary, replacement roofing should match the old in composition, size, shape, and texture. New roofing material should be appropriate to the character of the building in composition, size, shape and texture. Dark brown, dark gray, and "weathered wood" are among usually acceptable colors. Rolled roofing may be used only on flat or slightly sloped roofs which are not visible from the public way.
2. Alterations to Roof Shape; Front. The original roof type, slope, and overhangs should be preserved. The roof shape at the front should not be altered except to restore it to the original documented appearance or to add architecturally compatible dormers. Documentation includes evidence of the former appearance of the building, or, in the case of pattern book houses, those of similar period and style. The shape of existing dormers should not be altered unless compatible with the original design.
3. Alterations to Roof Shape; Rear. Alterations to the roof shape at the sides or rear should be compatible with the architectural character of the building.
4. Skylights. Skylights should not be installed on the front roof plane. They should be flat and as close to the roof plane as possible. "Bubble" type skylights should not be installed.
5. Rebuilt Chimneys. If rebuilding is necessary, original brick details such as decorative panels and coffers should be replicated. In the absence of evidence of the original appearance of the chimney, repair or rebuilding should be compatible with the building style or type.
6. Chimneys and Stovepipes. New chimneys and stovepipes should not be installed on the front roof plane.

Windows

Many of the historic windows of Lanesboro have double hung sash and a vertical orientation. Windows are important design elements and establish the visual rhythm, balance and general character of the facade. Any alteration, including removal of mouldings or changes in window size or type, can have a significant and often detrimental effect on the appearance of the building as well as on the surrounding streetscape.

1. Size and Shape. Existing window openings should be retained. Window openings should not be enlarged or reduced to fit new units. New window openings should not be introduced into principal elevations.
2. Sash. The size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate historic models. Crank-out units are not appropriate replacements for double-hung sash.
3. Trim. Historic window casings should be retained wherever possible; if replacement is necessary the original profile should be replicated.
4. Storm Windows. If combination metal storms are installed, they should have a baked enamel finish. Storm windows should not have vertical or horizontal divisions which conflict with the divisions of the sash.
5. Shutters and Blinds. Shutters and blinds should not be installed on buildings not originally designed for them. Where appropriate, shutters should appear to be operable and should be mounted to the window casing. Shutters should be constructed of wood.

6. Security Measures. Historic trim or other architectural features should not be removed for the installation of security bars or grills.

Entries

The entry—including the door, door surround, and sometimes sidelights and a transom—is usually the focal point of the facade. The size of the entry is directly related to the mass and scale of the building. As with windows, any alteration to size, shape, or trim details can have a detrimental effect on exterior appearance.

1. Size and Shape. All historic entry components should be retained. Entry openings should not be enlarged or reduced to fit a new door. New entry openings should not be introduced into principal elevations.
2. Trim. Original or historic features of the entry, including hoods, columns, sidelights and transoms should be retained. If replacement is necessary, historic trim details should be replicated.
3. Doors. Wherever possible, historic paneled doors (and hardware) should be repaired and weatherstripped rather than replaced. If replacement of original or historic doors is necessary, the replacement should duplicated or be compatible with the material, design, and hardware of the older door. Steel-covered hollow core doors should not be installed unless compatible with the appearance of the house. Historic trim should not be removed from the entry for the installation of steel doors.
4. Storm and Screen Doors. Storm doors should be compatible with the inner door in shape and style. Simple designs are preferable to "ranch style" designs.
5. Sliding Glass Doors. Sliding glass doors should be confined to the rear of the building where not visible from the public way.
6. Security Measures. Historic trim or other architectural features should not be removed for the installation of security bars or grills.

Porches and Steps

Most of the houses and row houses built in Laneshoro before 1920 had unenclosed front porches. The porch usually stretched across the full width of the front facade, but in some cases only covered the entry. Since porches and steps are exposed to the weather and receive hard use, some buildings have had a succession of replacements which reflect different styles of architecture.

1. Conservation. Porches, steps, and handrails which are appropriate to the building and its development should be conserved and retained.
2. Repair and Replacement. Historic porches, steps, or handrails which require complete rebuilding or partial replacement should be reconstructed using historical research to determine an appropriate design. Reconstructions should be compatible with the period and style of the building in material, design, and detail. Concrete should not be used to replace wooden porch floors or steps.
3. Railings. The original spacing, section, and profile of balusters should be maintained in replacement or repair. Unless historical evidence indicates, reconstruction should include a bottom rail and balusters should not be nailed directly to the step or deck. Metal railings should not be used to replace wooden railings.
4. Posts and Columns. If replacement is necessary, porch posts and columns should be replaced with units which replicate the original material, size, and scale. Elaborate details such as turning, gouging, or stamping may be simplified if necessary. Wooden posts should not be replaced with metal posts or supports.
5. Enclosure. Unenclosed front porches should not be permanently enclosed.

6. Decks. Decks should be constructed only at the rear of the building or where most inconspicuous. Railings, steps, and other deck details should be compatible with the architectural character of the building.

7. Firestairs. The detailing of firestairs should be compatible with the period and style of the building. Firestairs should be located as inconspicuously as possible.

Exterior Trim and Architectural Features

Exterior trim includes the decorative and sometimes functional elements of the exterior which contribute to the proportion, texture, and detail of the building. A great variety of machine-made trim was added to even the simplest wooden houses, while iron, cast iron, terra cotta, tile and brick can be seen on commercial masonry examples.

1. Conservation. Exterior architectural features including finials, cornices, brackets, columns, balustrades and railings, and window and door mouldings should be retained.

2. Documentation. Original trim details and other architectural features should be photographed or otherwise recorded before they are removed for repair or replacement. Deteriorated trim which is removed should be saved for use in making duplicates.

3. Repair and Replacement. New material used to repair or replace deteriorated trim or other features should match the original as closely as possible. Deteriorated trim which is unsalvageable should be replaced with trim identical or similar to the original design. Simplified trim should approximate the old in design and placement.

4. New Trim. Details should not be added in an effort to make the building look older. However, in the case of some "pattern book" houses, the addition of certain trim details such as those typical at the gable and porch may be permitted if supported by historic photos or pattern book sources.

Storefronts: Rehabilitation and Restoration

Many commercial buildings within the Historic District are of masonry construction. They were constructed between ca. 1870 and 1920. Each building has a special style or character that belongs to its period of construction. Although each building is unique, most share a two-part horizontal division with glazed (or once-glazed) storefronts at the first story. The storefronts—the facades of individual shops—usually support a band of uniformly-sized windows and a decorative cornice above.

1. Conservation. The original appearance of commercial buildings and storefronts should be conserved. Decorative features such as columns or brackets should be retained in repair and renovation projects. Storefronts should not obscure the basic architectural framework of the buildings which they occupy. Storefront design should not reproduce styles of a period earlier than the building they occupy.

2. Masonry Surfaces. Masonry and other original surfaces should be conserved. Brick should not be covered with stucco, shakes, or other veneer.

3. Windows. Windows should not be filled in with wood, brick, or any other material. Window sizes and shapes should be maintained if removal of original units is necessary.

4. Roofs and Parapets. The original roofline—including cornice, parapet and other elements—should be maintained.

4. Signs. Signs should be compatible with the character of the building and surrounding area. Signs should be appropriately sized and complement the building exterior; roof-top signs are inappropriate. They should not conceal architectural details or features. Sign materials should be compatible with the materials of the building to which they are attached. No part of the historic facade should be damaged in the installation of the sign.

5. Awnings. Awnings should be sized to fit the windows and storefront (s) behind them. They should not greatly obscure the architectural features behind them. Canvas is the most suitable material for most storefronts built between ca. 1870 and 1910.

II. NEW CONSTRUCTION AND ADDITIONS

New construction—whether in the form of an addition to an existing building or construction of a new dwelling, garage, or commercial building—should be compatible with Lanesboro's historic character. The development of every proposal for new design must involve careful assessment of the architectural character of nearby buildings and streetscapes.

The objective of guidelines for new construction is to encourage a high standard of historically compatible new design. New buildings and structures should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design and character of surrounding structures as well as the broad context of the District. These guidelines are compatible with existing land use and zoning in the District, but applicable zoning regulations as well as current planning studies should be consulted before planning new construction.

General Guidelines: New Construction

Site Evaluation. Existing historic buildings and landscape features should be retained and rehabilitated in plans for redevelopment.

General Character. New construction should reinforce the historic architectural and visual character of the District; specifically, it should refer to the traditional two- and three- story dwelling and commercial building module, and typical setbacks already established in the District and in the adjacent area.

Pedestrian Circulation and Parking. New construction should be oriented toward streets which are inviting environments for pedestrians. Parking areas should be placed at the rear of buildings wherever possible, or screened with landscaping, low walls, or appropriately detailed fences.

Views and Vistas. Exceptional views of the city and river valley provided from the public way should not be obstructed by new buildings or structures.

New Construction in the Historic District.

1. **Siting and Setback.** New commercial construction should maintain the uniform setback of older commercial buildings along the street. Where facades must be set back from sidewalks, low walls, landscaping, or other elements should define the street edge.

2. **Massing, Height, and Scale.** New construction should conform to the massing, volume, height, facade proportions and scale of buildings within view of the site, and also comply with existing zoning regulations. The gross volume of any new structure should be visually compatible with the buildings and elements within the surrounding area.

3. **Materials and Details.** Although the architectural character of the street is quite eclectic, materials and details should be compatible with those in the district. Masonry construction is typical for existing commercial building in the District, and wood is also used for construction as well as trim elements. These materials are preferable to vinyl, metal, or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used. The use of vinyl, metal, or hardboard siding will be considered by the Commission on a case-by-case basis.

4. **Parking.** Parking areas should be located at the side or at the rear of the buildings and should be screened with landscaping, low walls, or appropriately detailed fences. Large paved areas should be divided with landscaping at the interior of the site.

5. Building Elements

A. Roofs

Flat roofs are typical of commercial buildings, although there are examples of gable and hipped forms. In new construction, the skyline or roof profile should relate to these predominant roof shapes.

Roofing materials used on new buildings should be appropriate to the design of the building and the visibility of the roof.

Roof hardware such as skylights, vents, and metal pipe chimneys should not be placed on the front roof plane.

B. Windows and Entries

Prominent first floor display windows and distinctive entries facing the street are typical for existing historic commercial buildings. Similarly, vertically-oriented, double-hung sash is the predominant window type for historic residential building in the District. The location, proportion, size, rhythm and detailing of windows and entries should address these traditional District forms.

C. Signs and Lighting

Signs, graphics, and lighting should be designed as part of the facade. Signs on commercial blocks housing several adjacent businesses should be designed to unify the facade, while providing identity for individual businesses. Type style, sign color, and sign materials should complement the building exterior.

Lighting should be compatible with the building exterior and signs. Internally lighted signs should not be used where they overpower the facade or setting.

New Construction: Additions to Principal Buildings

1. Massing and Scale

New construction should conform to the massing, volume, height, facade proportions and scale of surrounding structures and also comply with existing zoning regulations. The gross volume of any new structure should be visually compatible with the buildings and elements within the surrounding area. New dwellings and commercial buildings should be compatible with the height of existing adjacent buildings.

2. Materials and Details Materials and details should relate to those of existing nearby buildings. Wood and masonry are preferable to vinyl, metal, or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used. Materials will be reviewed to determine their appropriate use in relation to the overall design of the structure. The use of vinyl, metal, or hardboard siding will be considered by the Commission on a case-by-case basis.

2. Building Elements

A. Roofs

In new construction, the skyline or roof profile should relate to the predominant roof shape of nearby buildings. Highly visible secondary structure roofs should match the roof pitch of the main structure.

The roofing materials used on new buildings should be appropriate to the design of the building and the visibility of the roof.

Roof hardware such as skylights, vents, and metal pipe chimneys should not be placed on the front roof plane.

B. Windows and Entries

Vertically oriented, double-hung sash are the predominant historic window type in the District. The proportion, size, rhythm and detailing of windows and entries should be compatible with that of existing nearby buildings. The rhythm of solids to voids created by openings in the facade of the new structure should be visually compatible with surrounding structures.

C. Porches and Decks

Porches are a standard feature of many historic houses in Lanesboro and whether enclosed or unenclosed they are an important part of the streetscape. The front entry should be articulated with a design element such as a porch, portico, or landing which provides a transitional zone between the semi-public and public exterior zones and the private interior zone. This design element should be appropriately detailed and compatible with the size and scale of the building.

Decks should be constructed at the rear of the building and should be integrated into the overall design. Decks should be appropriately detailed and should not be raised in a manner which makes them conspicuous.

Accessory Buildings

1. Garages

Garages and other accessory buildings shall be compatible with the overall design and materials of the existing buildings on the lot. New garages should be located off rear alleys or at the rear of the site wherever possible. Garages should not be attached to the front of the building and should only be attached if not visible from the public way.

New Construction: Site Considerations

1. Setback and Siting

The setback of new buildings in most residential and commercial areas should be compatible with the setback of existing adjacent buildings.

2. Parking

Residential parking areas should be confined to the rear of existing or new buildings. Parking spaces should be screened from view from the public street by landscaping such as hedges, grade changes, or low fences.

3. Fences

Fences which allow some visual penetration of front yard space are preferable to complete enclosure. Fences of wrought iron or wood which enclose the front yard should be no higher than 3 1/2 feet. Cyclone fences should not be used to enclose front yards in the front half of side yards.

4. Retaining Walls

Rusticated concrete block or limestone is preferable to landscape timber for the construction of retaining walls. Masonry retaining walls should be finished with caps or appropriate details.

5. Public Improvements

New street and landscape improvements, lighting, street furniture and signs should be compatible with the character of the Historic District. The historic urban pattern of grid-plan streets should be retained.

5. Signs

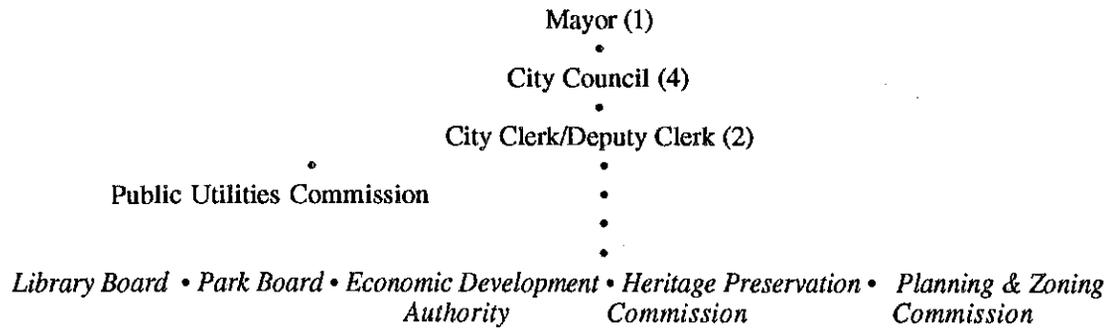
Sign materials and design should complement the materials and design of the building and adjacent buildings. (See also Storefront Guidelines.)



East side of Parkway, 1992.

APPENDIX 2

City Government Organization: Lanesboro, Minnesota



APPENDIX 3

LANESBORO INVENTORY SITES: 1868 -- 1950
 (From data base prepared by the Lanesboro Heritage Preservation Commission)

Inv.#	Address	Name/Use	Area
1	Stone Dam/Water Power Canal 1868		Little Norway
2	Parkway S 1890	Michael Scanlan House	Brooklyn
3	Viking 1930s	3 Motor Court Cabins	Brooklyn
4	709 Parkway S 1890	Sam Nelson House	Brooklyn
5	701 Kenilworth S 1890	Ole Habberstad House	Brooklyn
6	300 Pleasant St E 1875	Buck House	Brooklyn
7	600 Calhoun 1893	Isaac Vickerman House	Brooklyn
8	500 Calhoun 1890	Cady Hayes House	Brooklyn
9	400 Kirkwood 1893	Gravos House	Brooklyn
10	506 Fillmore S 1890	Jacobson House	Brooklyn
11	507 Fillmore S 1908	Anna Vickerman House	Brooklyn
12	510 Kenilworth S 1900	Wadden House	Brooklyn
13	500 Kenilworth S 1875	Kinsella House	Brooklyn
14	Parkway 1889	Presbyterian Church	Brooklyn
15	201 Fillmore 1917	Lanesboro School Bldg	Church Hill
16	Hillcrest A Kenilw 1868	Bethlehem Luth Church	Church Hill
17	Fillmore & Hillcrest 1872	St. Patrick's Church	Church Hill
18	Iron Wagon Bridge 1893		Town
19	103 Coffee St 1894	Warehouse	Town
20	101 Coffee St 1920s Late	Lanesboro Co-Op Creamer	Town
21	201 Parkway N	Devillier's Confect	Town
22	206 Parkway N 1800s Late	The Elite Theatre	Town
23	210 Parkway N 1940	White Front Cafe	Town
24	Nelson Bros Coal Stg. 1900 Pre	Town	
25	101 Beacon	Grain Elevator Complex	Town

26	203 Kenilworth N 1932	Halvor Habberstad House	Town
27	104 Parkway N 1885/1890	Bank Of Lanesboro & P.O.	Town
28	200 Kenilworth N 1905	House	Town
29	Highway Bridge		Little Norway
30	Milwaukee RR Bridge		Flat
31	706 Fillmore 1890	Ole Habberstad House	Brooklyn
32	104 Coffee 1870 Ca	O. Olson Clothing St	Town
33	106 Coffee St E 1879	Habberstad Grocery	Town
34	108 Coffee St E 1879 Ca	Solberg's Market	Town
35	Mill Street 1895 /1922	Lanesboro Power Plant	Little Norway
36	Ch, Mw, & St. Paul Rr Bridge 1869		Town
37	401 Parkway 1880	James Thompson House	Brooklyn
38	North Iowa Oil Co. 1920s Early		Little Norway
39	103 Parkway N 1880s Late	Scanlan Hall	Town
40	Parkway S 1888	Red Hotel	Town
41	Parkway S 1890	Devey Hotel	Town
42	100 Parkway S 1900 Ca	Holthe Tailor Shop	Town
43	103 1/2 Elmwood 1873	Ellef Loveland Bldg	Town
44	101 Parkway N 1872 Ca	Thompson&Thompson	Town
45	103 Parkway N 1879 Ca	Nelson&Nepstad Merch	Town
46	105 Parkway N 1872 Ca	Nelson&Cook Drugstore	Town
47	107 Parkway N 1878 Pre	Lanesboro Leader Building	Town
48	109 Parkway N 1870 Ca	Chapman's Hardware	Town
49	111 Parkway N 1897	Gb Ellestad,Jeweler	Town
50	113 Parkway N 1870 Ca	C. O. Krogstad, Drugstore	Town
51	115 Parkway N 1870 Ca	R. Greer, Dry Goods	Town
52	117 Parkway N 1870	J. O'Hara Hardware	Town
53	119 Parkway N 1880	Gund Brewery Saloon	Town
54	121 Parkway N 1880	Robert's Saloon	Town
55	100 Parkway N 1880 Pre	Hans Olson Barbershop	Town

56	102 Parkway N 1875	Bersagel Photo Studio	Town
57	106 Parkway N 1916	Ford Building	Town
58	108 Parkway N 1895	Galligan Block	Town
59	114 Parkway N 1929	F&M Telephone Exchange	Town
60	116 Parkway N 1892 Pre	Galligan's Opera House	Town
61	118 Parkway N 1916-1923	Scanlan Habberstad Block	Town
62	105 Coffee St 1886 Ca	Gund's Brewery Saloon	Town
63	107 Coffee St 1886	C. Ward Barbershop	Town
64	111 Coffee Street 1886	Lanesboro Village Hall	Town
65	100 Coffee St E 1875	Scanlan Gen. Store	Town
66	100 Ashburn 1920	Olaf Thompson House	Flat
67	400 Parkway N 1870	Olaf Thompson House	Flat
68	300 Kenilworth N 1894 Pre	House	Flat
69	Parkway Ave N	Lumber Storage	Flat
70		Sm. Carpenter's Buildings	Flat
71		Storage/Carpenter Shop	Flat
72		Coal Shed	Flat
73	400 Kenilworth N 1894 Pre	House	Flat
74		Feed Mill, Grain Co.	Town
75		Grain Co. Storage	Flat
77	Parkway Ave N	Lumberyard Office	Flat
79	Kenilworth N 1900	House	Flat
80	207 Coffee St E 1894 Pre	House	Church Hill
81	11 Kenilworth N 1890	House	Church Hill
82	109 Kenilworth N 1900	A.J. Lund House	Church Hill
83	105 Kenilworth N 1904 Ca	House	Church Hill
84	315 Coffee St E 1890	House	Church Hill
85	313 Coffee St E 1900	House	Church Hill
86	311 Coffee St E 1880	House	Church Hill
87	309 Coffee St 1890	House	Church Hill
88	307 Coffee St E 1890	House	Church Hill
89	305 1/2 Coffee St 1870	Ivor Brekke House	Church Hill
90	306 Dupont	House	Church Hill

91	303 Coffee St E 1880	House	Church Hill
92	301 Coffee St E 1880	House	Church Hill
93	201 Coffee St E 1880	House	Church Hill
94	209 Coffee St E 1860	House	Church Hill
95	205 1/2 Coffee St 1900	House	Church Hill
96	203 Coffee St E 1894 Pre	House	Church Hill
98	107 Kenilworth N 1865	Hans Paulson House	Church Hill
99	103 Kenilworth N 1894 Pre	House	Church Hill
100	101 Kenilworth N 1880	House	Church Hill
101	301 Fillmore N 1890	House	Flat
102	400 Ashburn 1920	House	Flat
104	403 Ashburn 1921	House	Flat
106	401 Fillmore N 1900	House	Flat
107	308 Ashburn 1900	House	Flat
108	302 Ashburn 1903	House	Flat
109	301 Ashburn 1927	House	Flat
110	306 Ashburn 1920	House	Flat
111	300 Ashburn 1880	Oscar Mindrum House	Flat
112	Rochelle N	Carpenter Shop	Town
113	211 Parkway S 1875	House	Town
115	207 Parkway N 1875	House	Town
116	Rochelle N 1940s Ca	City Storage Barn	Town
117	215 Parkway N	House	Town
118	209 Parkway S 1875	House	Town
119	213 Parkway 1875	House	Town
120	Beacon St	Grain Company	Town
121	401 Parkway N 1900	House	Flat
124	112 Coffee St E	Grier's Restaurant	Town
125	102 Coffee St 1900	Commercial	Town
127	116 Coffee St 1900	House	Town
130	202 Parkway N	C.C. Scanlan Clothing	Town

131	204 Parkway N 1890	Mv Bean Harness Shop	Town
132	401 Dupont St E 1900	House	Church Hill
133	1940	House	Church Hill
135	208 Kenilworth N 1900	House	Town
136	206 Kenilworth N 1890	House	Town
137	204 Kenilworth 1890	House	Town
138	Coffee St E 1910	House	Flat
139	304 Coffee 1890	Holtet House	Church Hill
140	Dupont 1890	House	Church Hill
141	201 Kenilworth N	House	Flat
143	Dupont 1890	Dr. Stromme House	Church Hill
144	407 Dupont 1950	House	Church Hill
145	501 Dupont 1880	House	Church Hill
146	400 Coffee St E 1900	House	Flat
148	Coffee St E 1885	House	Flat
149	Coffee St 1938	City Disposal Plant	Flat
150	213 Elmwood 1894 Pre	House	Church Hill
151	205 Elmwood 1894 Pre	House	Church Hill
152	117 Elmwood 1875 Ca	House	Church Hill
153	115 Elmwood 1875 Ca	House	Church Hill
155	100 Elmwood 1895	House	Church Hill
156	208 Elmwood 1894 Pre	House	Church Hill
157	310 Elmwood 1900	House	Church Hill
158	308 Elmwood 1900	House	Church Hill
159	306 Elmwood 1909 Pre	House	Church Hill
160	302 Elmwood 1900	House	Church Hill
161	300 Dupont 1900	House	Church Hill
162	Elmwood 1894	House	Church Hill
163	202 (&1/2) Elmwood 1888	House	Church Hill

164	200 Elmwood 1890	House	Church Hill
165	201 Elmwood 1885	House	Church Hill
166	203 Elmwood 1900	House	Church Hill
167	211 Elmwood 1900	House	Church Hill
168	305 Elmwood 1900	House	Church Hill
169	107 Elmwood 1875	House	Church Hill
170	109 Elmwood 1880	House	Church Hill
171	105 Elmwood 1900	Dr.F.A.Drake Office	Church Hill
172	Elmwood 1890	House	Church Hill
173	301 Elmwood 1900	House	Church Hill
176	604 Fillmore S 1895	House	Brooklyn
177	608 Fillmore 1895	Bresnahan House	Brooklyn
178	605 Calhoun S 1900	House	Brooklyn
179	601 Fillmore S 1891	House	Brooklyn
181	607 Fillmore S 1918	House	Brooklyn
183	200 Sheridan St E 1895	Oswald Solberg House	Brooklyn
184	600 Fillmore S 1890	House	Brooklyn
185	607 Calhoun S 1900	House	Brooklyn
186	602 Fillmore S 1946	House	Brooklyn
187	603 Fillmore S 1949	Isaac Johnson House	Brooklyn
188	604 Kenilworth S 1945	House	Brooklyn
189	607 Calhoun S 1940s Ca	House	Brooklyn
190	606 Kenilworth S 1930	House	Brooklyn
194	500 Fillmore S 1875	House	Brooklyn
195	503 Calhoun 1890	House	Brooklyn
196	501 Calhoun	House	Brooklyn
199	503 Fillmore 1920	House	Brooklyn
200	501 Fillmore 1907	House	Brooklyn
201	505 Fillmore S	House	Brooklyn
202	Hill 1946 Ca	House	Brooklyn

203	702 Viking 1948	House	Brooklyn
205	701 Rochelle 1890	House	Brooklyn
206	704 Viking 1885	Henry Langlie House	Brooklyn
207	Viking 1921	House	Brooklyn
208	303 Sheridan St W 1930	Sophus Benson House	Brooklyn
211	705 Rochelle 1948	House	Brooklyn
213	707 Rochelle 1910	House	Brooklyn
214	300 Sheridan St W 1900	House	Brooklyn
216	709 Rochelle 1946	House	Brooklyn
218	706 Viking 1885	House	Brooklyn
220	604 Parkway 1870	House	Brooklyn
221	606 Parkway 1885	House	Brooklyn
222	101 Pleasant 1890	House	Brooklyn
223	602 Kenilworth 1870	Park School House	Brooklyn
224	608 Parkway 1948	House	Brooklyn
225	610 Parkway 1900	House	Brooklyn
226	600 Kenilworth S 1945 Pre	House	Brooklyn
228	611 Kenilworth 1900	Dr. Ap Lommen House	Brooklyn
229	601 Kenilworth S 1880	House	Brooklyn
230	602 Parkway S 1890 Ca	House	Brooklyn
231	600 Parkway S 1890 Ca	House	Brooklyn
234	504 Parkway 1890	House	Brooklyn
235	506 Parkway 1890	House	Brooklyn
236	507 Kenilworth S 1900	House	Brooklyn
237	103 Kirkwood E 1890	House	Brooklyn
238	502 Parkway S 1880	House	Brooklyn
239	505 Kenilworth S 1888	House	Brooklyn
241	501 Kenilworth S 1948	House	Brooklyn
242	101 Kirkwood 1949	House	Brooklyn

243	500 Parkway S 1949	House	Brooklyn
245	508 Kenilworth S 1890	House	Brooklyn
246	502 Kenilworth S 1890	House	Brooklyn
247	506 Kenilworth S 1890	House	Brooklyn
250	603 Auburn S 1926	House	Brooklyn
251	606 Calhoun 1932	House	Brooklyn
252	602 Calhoun 1920	House	Brooklyn
253	601 Auburn 1939	House	Brooklyn
254	604 Calhoun 1920	House	Brooklyn
256	601 Calhoun 1895	House	Brooklyn
257	701 Calhoun 1921	House	Brooklyn
266	808 Auburn S 1910	House	Brooklyn
275	600 Auburn S 1885	House	Brooklyn
276	500 Pleasant E 1910	House	Brooklyn
278	608 Auburn S 1905	House	Brooklyn
279	606 Auburn S 1905	House	Brooklyn
280	704 Auburn 1920	House	Brooklyn
281	706 Auburn S 1900	House	Brooklyn
283	700 Auburn S 1898	House	Brooklyn
285	603 Parkway S 1898	Thom Thompson House	Brooklyn
286	601 Parkway S 1890	House	Brooklyn
287	600 Rochelle 1920	Hans Olson House	Brooklyn
288	Sheridan St W 1945	John Deere Dealership	Brooklyn
291	101 Sheridan St W 1930 Pre	Amoco Gas Station	Brooklyn
292	105 Sheridan St W 1880 Ca	House	Brooklyn
293	609 Parkway S 1885	House	Brooklyn
294	605 Rochelle 1900	House	Brooklyn
296	603 Rochelle 1910	House	Brooklyn
298	205 Sheridan St W 1920 Pre	House/Former Church	Brooklyn

299	607 Rochelle 1900	House	Brooklyn
306	700 Calhoun Ave 1915	Matt Bue House	Brooklyn
309	706 Calhoun 1920	House	Brooklyn
310	711 Calhoun 1950	House	Brooklyn
311	709 Calhoun 1910	House	Brooklyn
312	707 Calhoun 1920	House	Brooklyn
315	702 Fillmore S 1940	House	Brooklyn
316	700 Fillmore S 1939	Dr. R. Johnson	Brooklyn
317	703 Calhoun 1900	House	Brooklyn
318	706 Parkway S 1898	Dennis Galligan House	Brooklyn
319	704 Parkway S 1948	Bernard Bremseth House	Brooklyn
320	702 Parkway S 1888	Hubbell House	Brooklyn
321	700 Rochelle 1900	House	Brooklyn
326	702 Rochelle 1945	House	Brooklyn
327	701 Parkway S 1880	House	Brooklyn
328	706 Rochelle 1890	House	Brooklyn
329	707 Parkway S 1917	House	Brooklyn
331	100 Sheridan St W 1941	Root River Oil Station	Brooklyn
332	702 Kenilworth S 1910	House	Brooklyn
333	705 Fillmore 1912	Dr. Palmer House	Brooklyn
334	701 Fillmore 1920	Wm. Hanson House	Brooklyn
335	703 Fillmore 1915	Ingman Thorson House	Brooklyn
337	709 Kenilworth S 1920	House	Brooklyn
339	703 Kenilworth S 1930	Dr. Wm Highum House	Brooklyn
340	203 Sheridan St E 1916	Henry Elstad House	Brooklyn
341	201 Sheridan St E 1895	Rev Magelson House	Brooklyn
342	707 Kenilworth S 1950	House	Brooklyn
344	704 Kenilworth 1924	House	Brooklyn
345	708 Kenilworth S 1926	House	Brooklyn

347	507 Calhoun 1947	House	Brooklyn
348	509 Auburn Ave	House	Brooklyn
349	200 Parkway S 1910	Beth. Luth. Church Hall	Town
351	306 Kirkwood 1890	House	Brooklyn
352	208 (1/2) Kirkwood 1900	House	Brooklyn
353	300 Kirkwood 1900	Rev. Gjere House	Brooklyn
354	304 Kirkwood E 1925	House	Brooklyn
355	206 Kirkwood 1890	House	Brooklyn
356	Parkway 1920s Earlier	North Iowa Oil Co.	Town
357	204 Kirkwood 1900	House	Brooklyn
358	504 Calhoun 1949	Orval Peterson House	Brooklyn
359	502 Calhoun 1910	House	Brooklyn
360	401 Kirkwood E 1910	House	Brooklyn
361	400 Pleasant E 1895	House	Brooklyn
362	504 Fillmore S	House	Brooklyn
363	201 Ashburn 1890	House	Flat
364	Beacon St 1959 Ca	Habberstad Blk Site	Flat
365	Beacon St 1957 Ca	Habberstad Blk Site	Flat
366	Beacon St 1920 Ca	Amoco Oil Co. Storage	Flat
367	202 Ashburn 1895	House	Flat
368	204 Ashburn 1900	House	Flat
369	200 Ashburn 1890	House	Flat
370	208 Ashburn 1894 Pre	House	Flat
371	203 Ashburn 1900	House	Flat
372	Kenilworth Ave N 1875	House	Flat
373	300 Fillmore N 1894 Pre	House	Flat
374	301 Kenilworth 1890	House	Flat
375	Auburn S 1948	House	Brooklyn
380	Holt Township Rd	House	Brooklyn
381	Auburn S 1890	House	Brooklyn

384	109 Norway Drive 1900	House	Little Norway
385	105 Norway Drive	House	Little Norway
386	107 Norway Drive 1890	House	Little Norway
390	103 Norway Drive 1900	House	Little Norway
391	101 Norway Drive 1875	House	Little Norway
392	100 Norway Drive 1890	House	Little Norway
401	102 Kenilworth N 1890	Mccoey House	Church Hill
403	307 Elmwood 1900	House	Church Hill
404	101 Kenilworth 1890	Devilliers House	Church Hill
405	202 Hillcrest 1905	House	Church Hill
406	500 Hillcrest 1880	George Dolphin House	Church Hill
407	204 Hillcrest 1915	House	Church Hill
408	200 Hillcrest 1898	House	Church Hill
409	306 Hillcrest 1915	House	Church Hill
410	107 Kenilworth 1880	H.R. Wood House	Church Hill
411	105 Kenilworth 1880	Morey House	Church Hill
412	404 Hillcrest 1927	H.S.Hoff House	Church Hill
413	103 Kenilworth 1890	House	Church Hill
414	403 Elmwood 1885	Ole Levang House	Church Hill
415	202 Parkway S 1950s Early	Lanesboro Community Hall	Brooklyn
416	Sylvan Park 1920s	Log Cabin	Brooklyn

APPENDIX 4
Sites in the Residential Architecture Context

**NRHP and local historic site designation

Site	Address	Name/use	Area
2**	Parkway S 1890	Michael Scanlan House	Brooklyn
4	709 Parkway S 1890	Sam Nelson House	Brooklyn
5	701 Kenilworth S 1890	Ole Habberstad House	Brooklyn
6	300 Pleasant St E 1875	Buck House	Brooklyn
7	600 Calhoun 1893	Isaac Vickerman House	Brooklyn
8	500 Calhoun 1890	Cady Hayes House	Brooklyn
9	400 Kirkwood 1893	Gravos House	Brooklyn
10	506 Fillmore S 1890	Jacobson House	Brooklyn
11	507 Fillmore S 1908	Anna Vickerman House	Brooklyn
12	510 Kenilworth S 1900	Wadden House	Brooklyn
13	500 Kenilworth S 1875	Kinsella House	Brooklyn
26	203 Kenilworth N 1932	Halvor Habberstad Ho	Town
28	200 Kenilworth N 1905	House	Town
31	706 Fillmore 1890	Ole Habberstad House	Brooklyn
37	401 Parkway 1880	James Thompson House	Brooklyn
66	100 Ashburn 1920	Olaf Thompson House	Flat
67	400 Parkway N 1870	Olaf Thompson House	Flat
68	300 Kenilworth N 1894 Pre	House	Flat
73	400 Kenilworth N 1894 Pre	House	Flat
79	Kenilworth N 1900	House	Flat
80	207 Coffee St E 1894 Pre	House	Church Hill
81	11 Kenilworth N 1890	House	Church Hill
82	109 Kenilworth N 1900	A.J. Lund House	Church Hill
83	105 Kenilworth N 1904 Ca	House	Church Hill
84	315 Coffee St E 1890	House	Church Hill

85	313 Coffee St E 1900	House	Church Hill
86	311 Coffee St E 1880	House	Church Hill
87	309 Coffee St 1890	House	Church Hill
88	307 Coffee St E 1890	House	Church Hill
89	305 1/2 Coffee St 1870	Ivor Brekke House	Church Hill
90	306 Dupont	House	Church Hill
91	303 Coffee St E 1880	House	Church Hill
92	301 Coffee St E 1880	House	Church Hill
93	201 Coffee St E 1880	House	Church Hill
94	209 Coffee St E 1860	House	Church Hill
95	205 1/2 Coffee St 1900	House	Church Hill
96	203 Coffee St E 1894 Pre	House	Church Hill
98	107 Kenilworth N 1865	Hans Paulson House	Church Hill
99	103 Kenilworth N 1894 Pre	House	Church Hill
100	101 Kenilworth N 1880	House	Church Hill
101	301 Fillmore N 1890	House	Flat
102	400 Ashburn 1920	House	Flat
104	403 Ashburn 1921	House	Flat
106	401 Fillmore N 1900	House	Flat
107	308 Ashburn 1900	House	Flat
108	302 Ashburn 1903	House	Flat
109	301 Ashburn 1927	House	Flat
110	306 Ashburn 1920	House	Flat
111	300 Ashburn 1880	Oscar Mindrum House	Flat
113	211 Parkway S 1875	House	Town
115	207 Parkway N 1875	House	Town
117	215 Parkway N	House	Town
118	209 Parkway S 1875	House	Town
119	213 Parkway 1875	House	Town
121	401 Parkway N 1900	House	Flat

127	116 Coffee St 1900	House	Town
132	401 Dupont St E 1900	House	Church Hill
133		House	Church Hill
	1940		
135	208 Kenilworth N 1900	House	Town
136	206 Kenilworth N 1890	House	Town
137	204 Kenilworth 1890	House	Town
138	Coffee St E 1910	House	Flat
139	304 Coffee St E 1890	Holtet House	Church Hill
140	Dupont 1890	House	Church Hill
141	201 Kenilworth N	House	Flat
143	Dupont 1890	Dr. Stromme House	Church Hill
145	501 Dupont 1880	House	Church Hill
146	400 Coffee St E 1900	House	Flat
148	Coffee St E 1885	House	Flat
150	213 Elmwood 1894 Pre	House	Church Hill
151	205 Elmwood 1894 Pre	House	Church Hill
152	117 Elmwood 1875 Ca	House	Church Hill
153	115 Elmwood 1875 Ca	House	Church Hill
155	100 Elmwood 1895	House	Church Hill
156	208 Elmwood 1894 Pre	House	Church Hill
157	310 Elmwood 1900	House	Church Hill
158	308 Elmwood 1900	House	Church Hill
159	306 Elmwood 1909 Pre	House	Church Hill
160	302 Elmwood 1900	House	Church Hill
161	300 Dupont 1900	House	Church Hill
162	Elmwood 1894	House	Church Hill
163	202 (&1/2) Elmwood 1888	House	Church Hill
164	200 Elmwood 1890	House	Church Hill
165	201 Elmwood 1885	House	Church Hill

166	203 Elmwood 1900	House	Church Hill
167	211 Elmwood 1900	House	Church Hill
168	305 Elmwood 1900	House	Church Hill
169	107 Elmwood 1875	House	Church Hill
170	109 Elmwood 1880	House	Church Hill
172	1890	House	Church Hill
173	301 Elmwood 1900	House	Church Hill
176	604 Fillmore S 1895	House	Brooklyn
177	608 Fillmore 1895	Bresnahan House	Brooklyn
178	605 Calhoun S 1900	House	Brooklyn
179	601 Fillmore S 1891	House	Brooklyn
181	607 Fillmore 1918	House	Brooklyn
183	200 Sheridan St E 1895	Oswald Solberg House	Brooklyn
184	600 Fillmore S 1890	House	Brooklyn
185	607 Calhoun S 1900	House	Brooklyn
188	604 Kenilworth S 1945	House	Brooklyn
189	607 Calhoun S 1940s Ca	House	Brooklyn
190	606 Kenilworth S 1930	House	Brooklyn
194	500 Fillmore S 1875	House	Brooklyn
195	503 Calhoun 1890	House	Brooklyn
196	501 Calhoun	House	Brooklyn
199	503 Fillmore 1920	House	Brooklyn
200	501 Fillmore 1907	House	Brooklyn
201	505 Fillmore S	House	Brooklyn
202	Hill 1946 Ca	House	Brooklyn
205	701 Rochelle 1890	House	Brooklyn
206	704 Viking 1885	Henry Langlie House	Brooklyn
207	Viking 1921	House	Brooklyn
208	303 Sheridan St W 1930	Sophus Benson House	Brooklyn
213	707 Rochelle 1910	House	Brooklyn

214	300 Sheridan St W 1900	House	Brooklyn
218	706 Viking 1885	House	Brooklyn
220	604 Parkway 1870	House	Brooklyn
221	606 Parkway 1885	House	Brooklyn
222	101 Pleasant 1890	House	Brooklyn
223	602 Kenilworth 1870	Park School House	Brooklyn
225	610 Parkway 1900	House	Brooklyn
226	600 Kenilworth S 1945 Pre	House	Brooklyn
228	611 Kenilworth 1900	Dr. Ap Lommen House	Brooklyn
229	601 Kenilworth S 1880	House	Brooklyn
230	602 Parkway S 1890 Ca	House	Brooklyn
231	600 Parkway S 1890 Ca	House	Brooklyn
234	504 Parkway 1890	House	Brooklyn
235	506 Parkway 1890	House	Brooklyn
236	507 Kenilworth S 1900	House	Brooklyn
237	103 Kirkwood E 1890	House	Brooklyn
238	502 Parkway S 1880	House	Brooklyn
239	505 Kenilworth S 1888	House	Brooklyn
245	508 Kenilworth S 1890	House	Brooklyn
246	502 Kenilworth S 1890	House	Brooklyn
247	506 Kenilworth S 1890	House	Brooklyn
250	603 Auburn S 1926	House	Brooklyn
251	606 Calhoun 1932	House	Brooklyn
252	602 Calhoun 1920	House	Brooklyn
253	601 Auburn 1939	House	Brooklyn
254	604 Calhoun 1920	House	Brooklyn
256	601 Calhoun 1895	House	Brooklyn
257	701 Calhoun 1921	House	Brooklyn
266	808 Auburn S 1910	House	Brooklyn

275	600 Auburn S 1885	House	Brooklyn
276	500 Pleasant E 1910	House	Brooklyn
278	608 Auburn S 1905	House	Brooklyn
279	606 Auburn S 1905	House	Brooklyn
280	704 Auburn 1920	House	Brooklyn
281	706 Auburn S 1900	House	Brooklyn
283	700 Auburn S 1898	House	Brooklyn
285	603 Parkway S 1898	Thom Thompson House	Brooklyn
286	601 Parkway S 1890	House	Brooklyn
287	600 Rochelle 1920	Hans Olson House	Brooklyn
292	105 Sheridan St W 1880 Ca	House	Brooklyn
293	609 Parkway S 1885	House	Brooklyn
294	605 Rochelle 1900	House	Brooklyn
296	603 Rochelle 1910	House	Brooklyn
298	205 Sheridan St W 1920 Pre	House/Former Church	Brooklyn
299	607 Rochelle 1900	House	Brooklyn
306	700 Calhoun Ave 1915	Matt Bue House	Brooklyn
309	706 Calhoun 1920	House	Brooklyn
311	709 Calhoun 1910	House	Brooklyn
312	707 Calhoun 1920	House	Brooklyn
315	702 Fillmore S 1940	House	Brooklyn
316	700 Fillmore S 1939	Dr. Rb Johnson	Brooklyn
317	703 Calhoun 1900	House	Brooklyn
318	706 Parkway S 1898	Dennis Galligan House	Brooklyn
320	702 Parkway S 1888	Hubbell House	Brooklyn
321	700 Rochelle 1900	House	Brooklyn
326	702 Rochelle 1945	House	Brooklyn
327	701 Parkway S 1880	House	Brooklyn
328	706 Rochelle 1890	House	Brooklyn

329	707 Parkway S 1917	House	Brooklyn
332	702 Kenilworth S 1910	House	Brooklyn
333	705 Fillmore 1912	Dr. Palmer House	Brooklyn
334	701 Fillmore 1920	Wm. Hanson House	Brooklyn
335	703 Fillmore 1915	Ingman Thorson House	Brooklyn
337	709 Kenilworth S 1920	House	Brooklyn
339	703 Kenilworth S 1930	Dr. Wm Highum House	Brooklyn
340	203 Sheridan St E 1916	Henry Elstad House	Brooklyn
341	201 Sheridan St E 1895	Rev Magelson House	Brooklyn
344	704 Kenilworth 1924	House	Brooklyn
345	708 Kenilworth S 1926	House	Brooklyn
348	509 Auburn Ave	House	Brooklyn
351	306 Kirkwood 1890	House	Brooklyn
352	208 (1/2) Kirkwood 1900	House	Brooklyn
353	300 Kirkwood 1900	Rev. Gjere House	Brooklyn
354	304 Kirkwood E 1925	House	Brooklyn
355	206 Kirkwood 1890	House	Brooklyn
357	204 Kirkwood 1900	House	Brooklyn
359	502 Calhoun 1910	House	Brooklyn
360	401 Kirkwood E 1910	House	Brooklyn
361	400 Pleasant E 1895	House	Brooklyn
362	504 Fillmore S	House	Brooklyn
363	201 Ashburn 1890	House	Flat
367	202 Ashburn 1895	House	Flat
368	204 Ashburn 1900	House	Flat
369	200 Ashburn 1890	House	Flat
370	208 Ashburn 1894 Pre	House	Flat
371	203 Ashburn 1900	House	Flat
372	Kenilworth Ave N 1875	House	Flat
373	300 Fillmore N 1894 Pre	House	Flat

374	301 Kenilworth 1890	House	Flat
380	Holt Township Rd	House	Brooklyn
381	Auburn S 1890	House	Brooklyn
384	109 Norway Drive 1900	House	Little Norway
385	105 Norway Drive	House	Little Norway
386	107 Norway Drive 1890	House	Little Norway
390	103 Norway Drive 1900	House	Little Norway
391	101 Norway Drive 1875	House	Little Norway
392	100 Norway Drive 1890	House	Little Norway
401	102 Kenilworth N 1890	Mccoys House	Church Hill
403	307 Elmwood 1900	House	Church Hill
404	101 Kenilworth 1890	Devilliers House	Church Hill
405	202 Hillcrest 1905	House	Church Hill
406	500 Hillcrest 1880	George Dolphin House	Church Hill
407	204 Hillcrest 1915	House	Church Hill
408	200 Hillcrest 1898	House	Church Hill
409	306 Hillcrest 1915	House	Church Hill
410	107 Kenilworth 1880	H.R. Wood House	Church Hill
411	105 Kenilworth S 1880	Morey House	Church Hill
412	404 Hillcrest 1927	H.S.Hoff House	Church Hill
413	103 Kenilworth S 1890	House	Church Hill
414	403 Elmwood 1885	Ole Levang House	Church Hill

APPENDIX 5

Residential Architecture Context Sites By Date Of Construction And Exterior Finish

Date	Site	Address	Exterior
1860	94	209 Coffee St E	Narrow Wood Clapboard Siding
1865	98	107 Kenilworth N	Narrow Wood Clapboard Siding
1870	67	400 Parkway N	Narrow Wood Clapboard Siding
1870	89	305 1/2 Coffee St	Pattern Asphalt Siding
1870	220	604 Parkway	Narrow Wood Clapboard Siding
1870	223	602 Kenilworth	Wood Clapboard Siding
1875	6	300 Pleasant St E	Brick Veneer
1875	13	500 Kenilworth S	Brick
1875	113	211 Parkway S	Wood Clapboard Siding
1875	115	207 Parkway N	Asbestos Siding
1875	118	209 Parkway S	Asbestos Siding
1875	119	213 Parkway	Wood Clapboard Siding
1875	169	107 Elmwood	Wide Aluminum Clapboard Siding
1875	194	500 Fillmore S	Asbestos Siding
1875	372	Kenilworth Ave N	Narrow Wood Clapboard Siding
1875	391	101 Norway Drive	Asbestos Siding
1875 Ca	152	117 Elmwood	Wide Aluminum Siding
1875 Ca	153	115 Elmwood	Asbestos/Wide Aluminum Siding
1880	37	401 Parkway	Brick Veneer
1880	86	311 Coffee St E	Asbestos Siding
1880	91	303 Coffee St E	Wide Asbestos Siding
1880	92	301 Coffee St E	Asbestos Siding
1880	93	201 Coffee St E	Asbestos Siding
1880	100	101 Kenilworth N	Brick Veneer
1880	111	300 Ashburn	Narrow Wood Clapboard Siding
1880	145	501 Dupont	Asbestos Siding
1880	170	109 Elmwood	Asbestos Siding
1880	229	601 Kenilworth S	Narrow Wood Clapboard Siding
1880	238	502 Parkway S	Asbestos Siding
1880	327	701 Parkway S	Narrow Wood Clapboard/Composition
1880	406	500 Hillcrest	Wood Clapboard Siding
1880	410	107 Kenilworth	Wide Composition Siding
1880	411	105 Kenilworth S	Aluminum Siding
1880 Ca	292	105 Sheridan St W	Asbestos Over Narrow Wood Clapboard
1885	148	Coffee St E	Narrow Vinyl Siding
1885	165	201 Elmwood	Oiled Asphalt
1885	206	704 Viking	Wood Clapboard Siding
1885	218	706 Viking	Wood Clapboard Siding
1885	221	606 Parkway	Narrow Wood Clapboard Siding
1885	275	600 Auburn S	Wood Clapboard
1885	293	609 Parkway S	Asbestos Shingle Siding
1885	414	403 Elmwood	Asbestos Shake Siding
1888	163	202 (&1/2) Elmwood	Narrow Wood Clapboard Siding
1888	239	505 Kenilworth S	Wood Clapboard Siding
1888	320	702 Parkway S	Wide Composite Siding
1890	2	Parkway S	Wide & Narrow Wood Clapboard Siding
1890	4	709 Parkway S	Wood Clapboard Siding
1890	5	701 Kenilworth S	Wood Clapboard Siding
1890	31	706 Fillmore	Wood Clapboard Siding
1890	81	11 Kenilworth N	Asbestos/Wide Composition Siding
1890	84	315 Coffee St E	Wide Asbestos Siding
1890	87	309 Coffee St	Asbestos Siding

1890	88	307 Coffee St E	Vinyl Siding
1890	101	301 Fillmore N	Asbestos Siding
1890	136	206 Kenilworth N	Wide Aluminum Siding
1890	137	204 Kenilworth	Narrow Vinyl Siding
1890	139	304 Coffee	Plywood Board & Batten
1890	140	Dupont	Narrow Wood Clapboard Siding
1890	143	Dupont	Asbestos Siding
1890	164	200 Elmwood	Narrow Wood Clapboard Siding
1890	172		Wood Siding
1890	184	600 Fillmore S	Narrow Wood Clapboard Siding
1890	195	503 Calhoun	Aluminum Siding
1890	205	701 Rochelle	Narrow Wood Clapboard Siding
1890	222	101 Pleasant	Wood Clapboard Siding
1890	234	504 Parkway	Asbestos Siding
1890	235	506 Parkway	Narrow Wood Clapboard Siding
1890	237	103 Kirkwood E	Asbestos Siding
1890	245	508 Kenilworth S	Asbestos Siding
1890	246	502 Kenilworth S	Wood Clapboard Siding
1890	247	506 Kenilworth S	Wood Clapboard Siding
1890	286	601 Parkway S	Asbestos Siding
1890	328	706 Rochelle	Wide Composition Siding
1890	351	306 Kirkwood	Steel Siding
1890	355	206 Kirkwood	Wide Asbestos Siding
1890	8	500 Calhoun	Narrow Wood Clapboard Siding
1890	363	201 Ashburn	Narrow Wood Clapboard Siding
1890	369	200 Ashburn	Narrow Wood Clapboard Siding
1890	374	301 Kenilworth	Wide Asbestos Siding
1890	381	Auburn S	Patterned Plywood Siding
1890	386	107 Norway Drive	Wide Cardboard Siding
1890	392	100 Norway Drive	Aluminum Siding
1890	401	102 Kenilworth N	Asbestos Siding
1890	404	101 Kenilworth	Narrow Wood Clapboard Siding
1890	413	103 Kenilworth S	Asbestos Siding
1890 Ca	230	602 Parkway S	Asbestos Siding
1890 Ca	231	600 Parkway S	Narrow Wood Clapboard Siding
1891	179	601 Fillmore S	Narrow Wood Clapboard Siding
1893	7	600 Calhoun	Narrow Wood Clapboard Siding
1893	9	400 Kirkwood	Brick Veneer
1894	162	Elmwood	Asbestos Siding
1894 Pre	68	300 Kenilworth N	Wide Asbestos Siding
1894 Pre	73	400 Kenilworth N	Wide Asbestos Siding
1894 Pre	80	207 Coffee St E	Narrow Wood Clapboard Siding
1894 Pre	96	203 Coffee St E	Narrow Wood Clapboard Siding
1894 Pre	99	103 Kenilworth N	Narrow Wood Clapboard Siding
1894 Pre	150	213 Elmwood	Narrow Wood Clapboard Siding
1894 Pre	151	205 Elmwood	Wide Aluminum Siding
1894 Pre	156	208 Elmwood	Asbestos/Narrow Wood Clapboard Siding
1894 Pre	370	208 Ashburn	Wide Wood Clapboard Siding
1894 Pre	373	300 Fillmore N	Wide Asbestos Siding
1895	155	100 Elmwood	Wide Vinyl Siding
1895	176	604 Fillmore S	Narrow Wood Clapboard Siding
1895	177	608 Fillmore	Aluminum Siding/Wood
1895	183	200 Sheridan St E	Narrow Wood Clapboard Siding
1895	256	601 Calhoun	Vinyl Siding
1895	341	201 Sheridan St E	Wood Clapboard Siding
1895	361	400 Pleasant E	Narrow Vinyl Clapboard Siding
1895	367	202 Ashburn	Wide Asbestos Siding
1898	283	700 Auburn S	Wood Clapboard, Composition Siding

1898	285	603 Parkway S	Asbestos Siding
1898	318	706 Parkway S	Narrow Wood Clapboard Siding
1898	408	200 Hillcrest	Wood Clapboard Siding
1900	12	510 Kenilworth S	Brick
1900	79	Kenilworth N	Narrow Vinyl Siding
1900	82	109 Kenilworth N	Narrow Wood Clapboard Siding
1900	85	313 Coffee St E	Wide Asbestos Siding
1900	95	205 1/2 Coffee St	Wide Asbestos Siding
1900	106	401 Fillmore N	Narrow Wood Clapboard Siding
1900	107	308 Ashburn	Wide Vinyl Siding
1900	121	401 Parkway N	Aluminum Siding
1900	127	116 Coffee St	Wide Composite Siding
1900	132	401 Dupont St E	Wide Composite Siding
1900	135	208 Kenilworth N	Narrow Wood Clapboard Siding
1900	146	400 Coffee St E	Wide Vinyl Siding
1900	157	310 Elmwood	Narrow Wood Clapboard Siding
1900	158	308 Elmwood	Narrow Wood Clapboard/Wood Shakes
1900	160	302 Elmwood	Narrow Wood Clapboard/Vert Siding
1900	161	300 Dupont	Wide Vinyl Siding
1900	166	203 Elmwood	Wood Siding
1900	167	211 Elmwood	Asbestos Siding
1900	168	305 Elmwood	Wood Siding
1900	173	301 Elmwood	Narrow Wood Clapboard Siding
1900	178	605 Calhoun S	Narrow Wood Clapboard Siding
1900	185	607 Calhoun S	Narrow Wood Clapboard Siding
1900	214	300 Sheridan St W	Wood Clapboard Siding
1900	225	610 Parkway	Narrow Wood Clapboard Siding
1900	228	611 Kenilworth	Narrow Wood Clapboard Siding
1900	236	507 Kenilworth S	Asbestos Siding
1900	281	706 Auburn S	Wood Clapboard Siding
1900	294	605 Rochelle	Wide Aluminum Siding
1900	299	607 Rochelle	Vertical Composition Siding
1900	317	703 Calhoun	Asbestos Siding
1900	321	700 Rochelle	Wide Vinyl Clapboard Siding
1900	352	208 (1/2) Kirkwood	Wide Asbestos Siding
1900	353	300 Kirkwood	Wide Wood Clapboard Siding
1900	357	204 Kirkwood	Wide Vinyl Siding
1900	368	204 Ashburn	Vinyl Clapboard Siding
1900	371	203 Ashburn	Narrow Wood Clapboard Siding
1900	384	109 Norway Drive	Asbestos Siding
1900	390	103 Norway Drive	Asbestos Siding
1900	403	307 Elmwood	Asbestos Shakes Siding
1903	108	302 Ashburn	Narrow Wood Clapboard Siding
1904 Ca	83	105 Kenilworth N	Narrow Wood Clapboard Siding
1905	28	200 Kenilworth N	Narrow Wood Clapboard Siding
1905	278	608 Auburn S	Narrow Wood Clapboard Siding
1905	279	606 Auburn S	Wood Clapboard Siding
1905	405	202 Hillcrest	Narrow Wood Clapboard Siding
1907	200	501 Fillmore	Narrow Wood Clapboard Siding
1908	11	507 Fillmore S	Narrow Wood Clapboard Siding
1909 Pre	159	306 Elmwood	Vinyl Clapboard/Wood Clapboard Siding
1910	138	Coffee St E	Narrow Wood Clapboard Siding
1910	213	707 Rochelle	Narrow Wood Clapboard Siding
1910	266	808 Auburn S	Asbestos Siding
1910	276	500 Pleasant E	Wide Composition Siding
1910	296	603 Rochelle	Wood Clapboard Siding
1910	311	709 Calhoun	Wood Clapboard Siding
1910	332	702 Kenilworth S	Asbestos Siding

1910	359	502 Calhoun	Narrow Wood Clapboard Siding
1910	360	401 Kirkwood E	Narrow Wood Clapboard Siding
1912	333	705 Fillmore	Wood Clapboard Siding
1915	306	700 Calhoun Ave	Wood Clapboard Siding
1915	335	703 Fillmore	Pebble Dash/Wood Shakes
1915	407	204 Hillcrest	Wood Siding
1915	409	306 Hillcrest	Aluminum Siding
1916	340	203 Sheridan St E	Wood Clapboard Siding
1917	329	707 Parkway S	Narrow Wood Clapboard Siding
1918	181	607 Fillmore	Aluminum Siding
1920	66	100 Ashburn	Habberstad Block
1920	102	400 Ashburn	Asbestos Siding
1920	110	306 Ashburn	Asbestos Siding
1920	199	503 Fillmore	Narrow Wood Clapboard Siding
1920	252	602 Calhoun	Aluminum Siding
1920	254	604 Calhoun	Wood Clapboard Siding
1920	280	704 Auburn	Wood Clapboard Siding
1920	287	600 Rochelle	Aluminum Siding
1920	309	706 Calhoun	Narrow Wood Clapboard Siding
1920	312	707 Calhoun	Asbestos Siding
1920	334	701 Fillmore	Narrow Wood Clapboard Siding
1920	337	709 Kenilworth S	Aluminum Siding
1920 Pre	298	205 Sheridan St W	Asbestos Siding
1921	104	403 Ashburn	Habberstad Block
1921	207	Viking	Stucco/Vinyl Siding
1921	257	701 Calhoun	Wood Clapboard Siding
1924	344	704 Kenilworth	Habberstad Block
1925	354	304 Kirkwood E	Narrow Wood Clapboard Siding
1926	250	603 Auburn S	Narrow Wood Clapboard Siding
1926	345	708 Kenilworth S	Habberstad Block
1927	109	301 Ashburn	Wide Composite Siding
1927	412	404 Hillcrest	Wood Clapboard Siding
1930	190	606 Kenilworth S	Narrow Wood Clapboard Siding
1930	208	303 Sheridan St W	Habberstad Block Siding
1930	339	703 Kenilworth S	Stucco
1932	26	203 Kenilworth N	Habberstad Block
1932	251	606 Calhoun	Narrow Wood Clapboard Siding
1939	253	601 Auburn	Wood Siding
1939	316	700 Fillmore S	Wood Shiplap Siding & Shakes
1940	133		Wood Siding/Asphalt
1940	315	702 Fillmore S	Wide Aluminum Siding
1940s Ca	189	607 Calhoun S	Asbestos Siding
1945	188	604 Kenilworth S	Asbestos Siding
1945	326	702 Rochelle	Asbestos Siding
1945 Pre	226	600 Kenilworth S	Narrow Wood Clapboard Siding
1946 Ca	202	Hill	Asbestos Siding

No dates appeared on the database for the following residential sites:

10	504 Fillmore S	Aluminum Siding
90	306 Dupont	Narrow Wood Clapboard Siding
117	215 Parkway N	Wood Clapboard Siding
141	201 Kenilworth N	Wide Asbestos Siding
196	501 Calhoun	Stucco
201	505 Fillmore S	Narrow Wood Clapboard Siding
348	509 Auburn Ave	Narrow Wood Clapboard Siding
380	Holt Township Rd	Narrow Wood Clapboard Siding
456385	105 Norway Drive	Wide Aluminum Siding

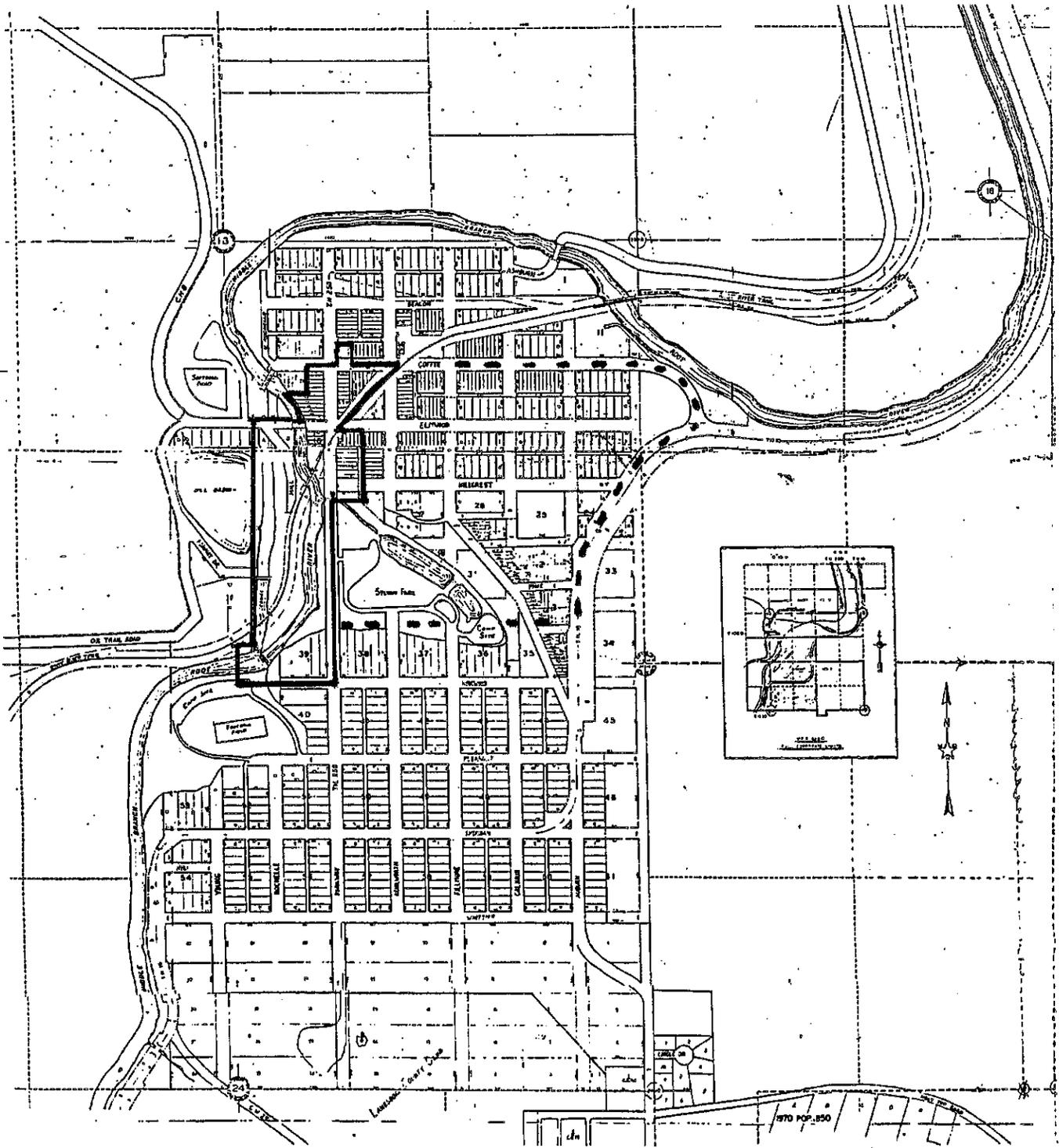
APPENDIX 6

Lanesboro Builders and Craftsmen: 1890-1975

A Heritage Preservation Commission researcher read early Lanesboro newspapers and interviewed community elders to construct the following list of Lanesboro craftsmen.

Name	Ethnicity	Occupation	Active
Haugen, Lars			
Anders Haugen	Norwegian	Bricklayers	1924
Galligan, Dennis	Irish	Building Contractor	1890-1910
Ask, Ole	Norwegian	Carpenter, Contractor	1890-1920
Austin, James	Norwegian	Carpenter	1945-1960
Ellingson, Martin	Norwegian	Carpenter, Painter	1890-1910
Evanrud, Mark	Norwegian	Carpenter, Cabinetmaker	1920-1950
Evanson, Christ	Norwegian	Carpenter, Cabinetmaker	1915-1935
Heglie, Oscar	Norwegian	Carpenter	1920-1940
Issacson, Martin	Norwegian	Carpenter, Contractor	1890-1915
Iverson, Andrew	Norwegian	Carpenter	1915-1955
Larson, Sever	Norwegian	Carpenter	1890-1905
Lund, John	Norwegian	Carpenter, Contractor	1890-1925
Norby, Olaf	Norwegian	Carpenter	1920-1950
Orsby, John	Norwegian	Carpenter	1920-1945
Peterson, Archie	Norwegian	Carpenter	1935-1975
Storhoff, Henry	Norwegian	Carpenter, Cabinet Maker	1950-1975
Thompson, Andrew	Norwegian	Carpenter, Contractor	1890-1910
Skaar, P. J.	Norwegian	Cement Mason	1890-1910
Connelly, Angelo	Irish	Electrician	1930-1950
Culbertson, Bill	Norwegian	Electrician	1920-1955
Fosness, Ick	Norwegian	Electrician	1910-1940
Fosness, Lob	Norwegian	Electrician	1910-1935
Hubbell, Frank	English	Electrician	1915-1930
Thoen, Peter	Norwegian	Electrician	1920-1930
Larson, Christ	Norwegian	Housemover	1890-1910
Blagsvedt, Oscar	Norwegian	Painter	1930-1950
Campbell, James	German	Painter, Paperhanger	1915-1950
Christie, August	Norwegian	Painter	1895-1930
Handthorn, A. F.	Irish	Painter, Paperhanger	1930-1940
Hewg, W. S.	English	Painter, Plasterer	1895-1910
Owens, John	English	Painter, Plasterer	1895-1910
Cowen,	?	Stonemason, Bricklayer	1910-1940
Hegg, Eddie	Norwegian	Stonemason, Bricklayer	1940-1950
Johanson, Jasper	Norwegian	Stone Mason, Brick Layer	1910-1940
Olson, Marcus	Norwegian	Stonemason, Bricklayer	1920-1970
Olson, Ole	Norwegian	Stone Mason, Brick Layer	1900-1930
Olson, Son	Norwegian	Stonemason, Bricklayer	1930-1950
Thoen, Gilbert	Norwegian	Stonemason, Housemover	1910-1940
Bell, Theodore, Jr.	Norwegian	Plumber	1920-1945
Steen, Tom	Norwegian	Plumber	1920-1935
Vis, Neil	Norwegian	Plumber, Tinner	1920-1955
Williams, M.W.	Norwegian	Plumber	1895-1920
Capron, Capt. O. V.	English	Well-Driller	1900-1910

APPENDIX 7
 Map of Inventory Area, Downtown Historic District and Proposed Church Hill Historic District



_____ Lanesboro Downtown Historic District.
 - - - - - Proposed Church Hill Historic District.

APPENDIX 8
The Lanesboro Heritage Preservation Ordinance

The Lanesboro City Council Does Ordain:

Section 1. Declaration of Public Policy and Purpose

The Lanesboro City Council hereby declares as a matter of public policy that the preservation, protection, perpetuation and use of areas, places, buildings, structures and other objects having special historical interest or value is a public necessity, and is required in the interest of the health, safety, welfare and prosperity of the people. The purpose of this ordinance is to:

- A. Safeguard the heritage of the City of Lanesboro by preserving sites and structures which reflect elements of the city's cultural, social, economic, political, visual, or architectural history.
- B. Protect and enhance the City of Lanesboro's appeal to residents, visitors and tourists, and serve as a support and stimulus to business and industry.
- C. Foster civic pride in the beauty and notable accomplishments of the past; and
- D. Promote the preservation and continued use of historic sites and structures for the education and general welfare of the people of the City of Lanesboro.

Section 2. Heritage Preservation Commission Established.

A. Creation. A Commission is hereby established for the purpose of assisting the City Council in identifying and preserving buildings and lands, within the City of Lanesboro, as said City limits shall change from time to time by lawful annexation or lawful detachment.

B. Membership. There shall be five members of the Commission herein established. Each member shall be appointed for one term each. Terms shall commence upon appointment. The first term of said first members shall be one year from appointment for two of the members and two years from appointment for the remaining three members. Thereafter all terms shall be for two years. Members may serve for three successive terms. Nothing shall prevent members of the Lanesboro Historical Preservation Association, Inc. from serving as members of this Commission. However, no control shall be exercised over the internal affairs of said Lanesboro Historical Preservation Association, Inc., either directly or indirectly, by the City of Lanesboro or the Commission herein established. One member of this Commission shall, at all times, be a member of the Fillmore County Historical Society, as provided in Minnesota Statutes Annotated Section 471.193 Subd. 5.

The Heritage Preservation Commission membership shall be drawn from persons with demonstrated interest and/or expertise in historic preservation. If available in the community, at least two members of the Heritage Preservation Commission shall be preservation-related professional (including the professions of history, architecture, architectural history, archaeology, planning, real estate, design, building trades, landscape architecture, or law.)

C. Powers and Duties. The powers and duties of the Commission shall be as enumerated under M.S.A. Section 471,193, as amended. In addition to these powers and duties, the City of Lanesboro can delegate or assign such further powers or duties as prescribed by amendments to this ordinance.

D. Organization. The Commission when formed shall elect from its members such officers as it may deem necessary. The Commission shall have the power to designate and appoint from its members various committees with powers and duties of the Commission. The Commission shall make rules and regulations as it may deem advisable and necessary for the conduct of its affairs, for the purpose of carrying out the intent of the ordinance, which are not inconsistent with the laws of the City of Lanesboro and the State of Minnesota. The Commission shall make an annual report, containing a statement of its activities and plans, to the Mayor, the City Council, the City Clerk/Administrator, the Building Official, and the Chairman of the Fillmore County Historical Society.

Section 3. Designation of Heritage Preservation Sites.

A. Reports. The Council, upon request of the Heritage Preservation Commission, may direct the City Planning Department in cooperation with the Division of Housing and Building Code enforcement to prepare studies which catalog buildings, land, areas, districts, or other objects to be considered for designation as a Heritage Preservation site.

B. Criteria. The Commission shall recommend to the City Council areas, building, districts or objects to be designated Heritage Preservation Sites. In considering the designation of Heritage Preservation Sites the Commission shall apply the following criteria:

1. Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Lanesboro, State of Minnesota, or the United States.
2. Its location as a site, or contributing element in proximity to a site of a significant historic event or process.
3. Its embodiment of distinguishing characteristics of architectural style, period, form or treatment.
4. Its identification with a person or persons who significantly contributed to the culture and development of the City of Lanesboro.
5. Its embodiment of elements of architectural design, detail, materials, or craftsmanship which represents distinctive architectural innovation.
6. Its unique location or singular physical characteristics representing an established and familiar aspect of view, vista, site, area, or district in the City of Lanesboro.

C. Planning Commission Review. The Heritage Preservation Commission shall advise the City Planning Commission of the proposed designation of a Heritage Preservation Site, including boundaries and a program for the preservation, restoration, or rehabilitation of the Site, and secure from the City Planning Commission its recommendation with respect to the relationship of Heritage Preservation designation to the comprehensive plan of the City of Lanesboro, its opinions as to the effect of the proposed designation upon the surrounding neighborhood, and its opinion and recommendation as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation of approval, rejection, or modification of the proposed designation. The said recommendation shall become part of the official record concerning the proposed designation and shall be submitted by the Heritage Preservation Commission along with its recommendation concerning the proposed designation to the City Council. The Heritage Preservation Commission may make such modifications, changes, and alterations concerning the proposed designation as it deems necessary in consideration of the recommendations of the City Planning Commission.

D. Communication with State Historical Society. A copy of the Heritage Preservation Commission's proposed designation of a Heritage Preservation Site, including boundaries, and a program for the preservation, restoration, or rehabilitation of the Site shall be sent to the State Historical Society in accordance with Minnesota Statutes Annotated Section 471.193, Subd.6.

E. Findings and Recommendations. The Heritage Preservation Commission shall determine if the proposed Heritage Preservation Site is eligible for preservation as determined by the criteria specified in Sub-paragraph A of this section, and if the Heritage Preservation Commission recommends to the City Council that the site be designated for heritage preservation. The Commission shall transmit to the City Council its recommendations and proposed program for the Heritage Preservation Site.

F. Council Designation, Hearings. The City Council, upon the request of the Heritage Preservation Commission, may by resolution designate a Heritage Preservation Site. Prior to such designation the City Council shall hold a public hearing, notice of which shall have been published in a newspaper of general circulation at least 20 days prior to the date of the hearing, and notice of the hearing shall be sent to all

owners of property which is proposed to be designated a Heritage Preservation Site and to all property owners abutting the boundary of the area to be designated a Heritage Preservation Site.

G. Acquisition. The Heritage Preservation Commission may recommend to the City Council, after review and comment by the City Planning Commission, that certain property eligible for designation as a Heritage Preservation Site acquired by gift, by negotiation, or other legal means as provided for in Chapter 117 of the Minnesota Statutes.

Section 4. Additional Powers and Duties of the Commission.

The Commission shall have the following powers and duties in addition to those otherwise specified in this ordinance.

A. The Commission shall conduct a continuing survey of all areas, places, buildings, structures, or objects in City of Lanesboro which the Commission, on the basis of information available or presented to it, has reason to believe are significant to cultural, social, economic, political, or architectural history of Lanesboro.

B. The Commission shall conduct general preservation planning to determine needed and desirable improvements of historic buildings throughout Lanesboro, acting in a resource and advisory capacity to owners of such buildings regarding their preservation, restoration, and rehabilitation.

C. The Commission shall work for the continuing education of the citizens of the City of Lanesboro with respect to the civic and architectural heritage of the City. It shall keep current and public a register of all properties which have been designated Heritage Preservation Sites, along with the plans and programs that pertain to them. The Commission may also make recommendations as to additional buildings or structures to be designated as Heritage Preservation Sites.

D. The Commission may accept the services, on a permanent or part-time basis, of technical experts and such persons as may be required to perform its duties, subject to requirements and prior approval of the City Council.

E. The Commission may have authority to accept gifts and contributions to be made to the City and to assist the City staff in the preparation of applications for grant funds to be made by the City for the purpose of Heritage preservation.

F. The Commission shall on a continuing basis collect and review all City Planning and Development records, documents, studies, models, maps, plans and drawings to be entered in the Public Library Historical Archives as a permanent record of city history and development.

Section 5. Review of Permits

The Heritage Preservation Commission shall review and advise the City Council upon the issuance of City permits. Every application for a building permit in relation to property in Lanesboro which has been designated as a Heritage Preservation Site shall be accompanied by detailed plans for the proposed work to be done, immediately referred by the City Building Official's office to the Commission.

A. Type of Building Activity to be Reviewed

1. Remodel or repair in any manner that will change the exterior appearance of the building or site;
2. Construction;
3. Moving a building;
4. Demolition in whole or part;
5. Repair, removal, replacement or erection of exterior signs.

B. City Activity. The Heritage Preservation Commission shall review and make recommendations concerning all activity in the City to change the nature or appearance of any building, structure, or sign within any designated Heritage Preservation Site.

C. Standards. No building or structure, including signs shall be erected, reconstructed, substantially altered, or restored, which have been designated a Heritage Preservation Site or a part thereof, unless the same is reviewed by the City Council acting upon the advice of the Commission herein established as being architecturally compatible with historical and/or architectural aspects of the site. In revising any proposed erection, reconstruction, alteration, or restoration, the general purpose shall be to maintain the integrity of the designated sites.

The Secretary of the Interior's Standards shall be utilized in developing and implementing these standards of review.

In reviewing any proposed erection, reconstruction, alteration or restoration, the general purposes shall be to maintain the integrity of designated properties as follows, as long as said general purposes are consistent with the Secretary of the Interior's Standards:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or sites and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with size, scale, color, material, and character of the property, neighborhood, or environment.
10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

11. Promulgations, rulings, or advisory comments from the State of Minnesota and County of Fillmore Historical Societies as to the conditions and considerations enumerated in Section 6 (C) (1) through (10) shall be considered.

D. Public Comment. Before the City can issue a City permit for any activity subject to review under paragraph (A) above, public comment shall be solicited, heard, and considered.

Section 6. Maintaining Previous Designations of a Heritage Preservation Site.

Notwithstanding the repealer under Section 9 herein, the status of the previously designated Heritage Preservation Site shall be and hereby is preserved. The Heritage Preservation Site, known as the Lanesboro Commercial Historic District, which has been previously designated, the designation of which is hereby preserved, is as follows:

Blocks 39, 18, 17, and 16, Lots 7 and 8, of the City of Lanesboro in the County of Fillmore, State of Minnesota.

Section 7. Penalty for Violation.

Any person or entity violating any provision of this ordinance shall, upon conviction, be punished by of a fine of not more than \$100.00. This ordinance shall also be enforceable by the provision made in Section 8 of this ordinance.

Section 8. Injunction.

Upon any violation of any provision of this ordinance, the City of Lanesboro can enjoin said violator from further continued violation, as well as compel the violator to rectify, at his, her, or its' sole expense, the violation complained of. Costs of enforcing this provision shall be chargeable and collected against the violator as in a civil action.

Section 9. Repeals.

Ordinance Nos. 320.00, 320.10, 320.20, and 320.30 are hereby repealed, except as noted in Section 6 herein.

Section 10. Effective Date.

This ordinance becomes effective from and after its passage and publication.

Passed by the Council this 30th day of December, 1985.

Lynn I. Iverson, Mayor
Orrin L. Olson, City Clerk-Treasurer Administrator

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ACKNOWLEDGMENT

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