

Minnesota Individual Property Inventory Form



DEPARTMENT OF
ADMINISTRATION
STATE HISTORIC PRESERVATION OFFICE

Please refer to the *Historic and Architectural Survey Manual* before completing this form.

Must use *Adobe Acrobat Reader* to complete and save this form. *Adobe Acrobat Reader* can be downloaded at: <https://get.adobe.com/reader/?promoid=KLXME>

General Information

Historic Name: _____

Other Names: _____

Inventory No.: _____

Associated MN Multiple Property Form (Name and Inventory No.): _____

New or Updated Form: _____

Review and Compliance No.: _____

Extant: _____

Agency Proj. No.: _____

Survey Type: _____

Grant No.: _____

Location Information

Street Address: _____

County: _____

City/Twp: _____

If Multiple, List All Counties: _____

If Multiple, List All Cities/Townships: _____

Total Acres: _____

USGS 7.5 Quad Name(s): _____

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Township: _____ Range: _____ E/W: _____ Section: _____

QtrQtrQtr: _____ QtrQtr: _____ Qtr: _____

Urban:

Subdivision: _____

Block(s): _____

Lot(s): _____

Property Identification Number (PIN): _____

UTM Coordinates:

Datum: _____

UTM Zone	Easting	Northing
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Previous Determinations

Previous Individual Determination:

- National Register Listed
- NPS DOE
- State Register Listed
- CEF
- SEF
- Locally Designated
- Not Eligible

Previous District Determination:

- District Name: _____
- Within a National Register-Listed District
Contributing Status: _____
 - Within a State Register-Listed District
Contributing Status: _____
 - Within a CEF District
Contributing Status: _____

- Within a SEF District
Contributing Status: _____
- Within a Locally Designated District
Contributing Status: _____

Minnesota Individual Property Inventory Form

Historic Name: _____

Inventory No.: _____

Associated MN Multiple Property Form (Name and Inventory No): _____

Classification

Associated Properties (Name and Inventory No.): _____

Property Category: _____

Number of Resources on the Property:

Buildings: ___ Structures: ___ Sites: ___ Objects: ___

Function or Use

Historic:

Function/Use Category: _____

Function/Use Category (if other): _____

Function/Use Subcategory: _____

Function/Use Subcategory (if other): _____

Current:

Function/Use Category: _____

Function/Use Category (if other): _____

Function/Use Subcategory: _____

Function/Use Subcategory (if other): _____

Description

Provide full Narrative Description on Continuation Sheet.

Architectural Style: _____

Architectural Style (if other): _____

Exterior Material: _____

Exterior Material (if other): _____

Significance

Provide full Statement of Significance on Continuation Sheet.

Applicable National Register of Historic Places Criteria:

Criterion A: Property is associated with significant events. Yes No More Research Recommended

Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended

Criterion C: Property has significant architectural characteristics. Yes No More Research Recommended

Criterion D: Property may yield important information in history/prehistory. Yes No More Research Recommended

Criteria Considerations? No Yes

If yes, describe in Statement of Significance on Continuation Sheet.

Area of Significance: _____

Additional or Other Area(s) of Significance: _____

Period(s) of Significance: _____

Date(s) Constructed: _____

Other Significant Construction Dates: _____ *Discuss in Statement of Significance on Continuation Sheet.*

Date Source(s): _____

Architect/Builder/Engineer: _____

Architect/Builder/Engineer Documentation: _____

Minnesota Individual Property Inventory Form

Historic Name: _____

Inventory No.: _____

Associated MN Multiple Property Form (Name and Inventory No): _____

Bibliography

Complete Bibliography on Continuation Sheet.

Additional Documentation

For all properties, the following additional documentation must be submitted with the inventory form. Refer to the *Historic and Architectural Survey Manual* for guidance.

1. Photographs
2. Maps

Preparer's Information and Recommendation

Preparer Name and Title: _____

Organization/Firm (if applicable): _____

Date Inventory Form Prepared: _____

Recommended Individual Evaluation:

- Eligible for the National Register
- Not Eligible for the National Register
- More Information Needed for Evaluation

- Eligible for Local Designation
- Not Eligible for Local Designation
- More Information Needed for Local Designation

Recommended District Evaluation:

- Within a National Register-Eligible District

Contributing Status: _____

District Name: _____

District Inventory Number: _____

- Within a Locally-Eligible District

Contributing Status: _____

District Name: _____

District Inventory Number: _____

State Historic Preservation Office Comments (SHPO Use Only)

Initials: _____ Date: _____

Individual Recommendation (NRHP)

- Concur
- Does Not Concur
- More Information Needed

Historic District Recommendation (NRHP)

- Concur
- Does Not Concur
- More Information Needed

Contributing/Noncontributing Status Recommendation

- Concur
- Does Not Concur
- More Information Needed

Comments:

Narrative Description

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

History

Joseph Gerken owned this lot when this house was moved to it in 1956. Previously the house was located at Winona Cottage (28895 Garrard Avenue [County Road 2 Boulevard], GD-FLC-0340). According to Wendland, it was the second story of the west wing of Winona Cottage, possibly dating from ca. 1895. (Wendland 2018a:208-09, 310). The first occupants were William and Minnie Lubeck (Wendland 2018a:310).

Statement of Significance

The Lubeck House, formerly part of Winona Cottage, is located within the Old Frontenac National Register of Historic Places Historic District boundary (Lutz 1973). It is contributing to the district under Criterion A for its association with the earliest development of the Frontenac townsite. It is typical of the small vernacular dwellings built in late 19th century Frontenac, but here apparently dates from after 1900 when Winona Cottage was enlarged for the use of George Wood and Virginia Garrard. Despite its move in 1956, a common occurrence in Frontenac throughout its history, it retains enough exterior integrity to convey its significance.

Historic Context: "Riverfront Townsite Planning in Goodhue County, Minnesota, 1857-1875."

Bibliography

Lutz, Thomas. "Old Frontenac Historic District." National Register of Historic Places Nomination, 1973.

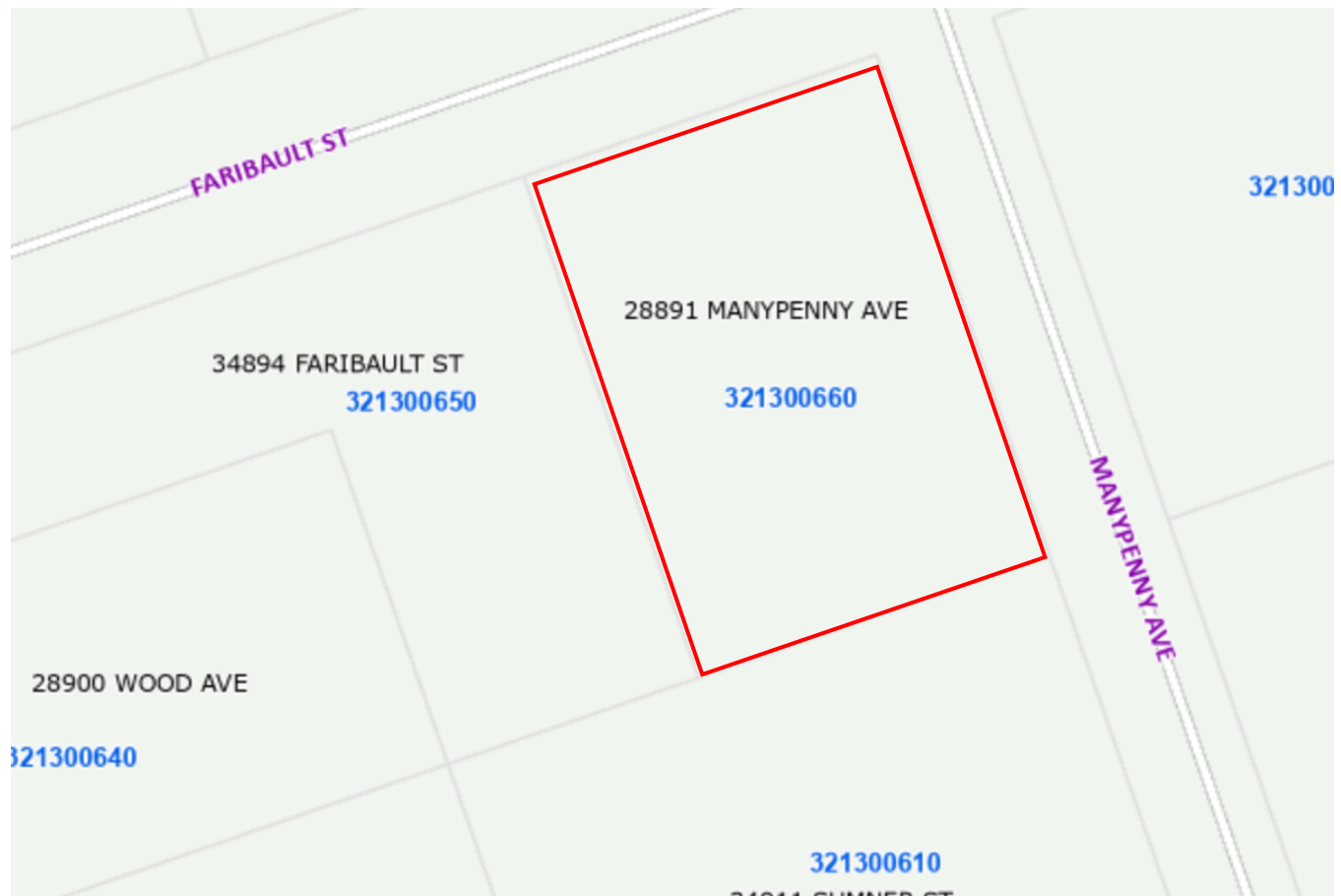
Wendland, Lorry. *19th Century Frontenac, Minnesota: The Rest of the Story*. Viriditas, Frontenac, Minnesota, 2018 (a).

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

Related Project Report

Zellie and Lucas, "Old Frontenac Historic District Survey Revision Project." Submitted to the Florence Township Heritage Preservation Commission and the Minnesota State Historic Preservation Office, 2022.

Maps



Source: Goodhue County

Photographs



28891 Manypenny Avenue, facing southwest. 9/15/2021.