

MINNESOTA, WASECA COUNTY,
Waseca Commercial Historic District,
Centering on State St. between Third Ave. NE/NW and Second Ave. SE/SW;
Roughly Bounded by Second St. NW/SW and the Canadian Pacific RR Tracks,
Waseca, SG100004864,
LISTED, 1/10/2020

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Waseca Commercial Historic District

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Centering on State Street between 3rd Avenue NE/NW and 2nd Avenue SE/SW roughly bounded by 2nd Street NW/SW and the Canadian Pacific Railroad tracks

City or town: Waseca State: Minnesota County: Waseca

Not For Publication: ☐ N/A Vicinity: ☐ N/A

3. State/Federal Agency Certification

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

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

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

 national statewide X local

Applicable National Register Criteria:

X A B C D

	<u>11/21/19</u>
Signature of certifying official/Title: Amy Spong, MN Deputy SHPO, Dept. of Admin Date	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	
State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only one box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>54</u>	<u>12</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>54</u>	<u>13</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/
business, financial
institution, specialty store,
department store, restaurant

SOCIAL/meeting hall

TRANSPORTATION/rail-related

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/
business, financial
institution, specialty store,
restaurant

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Romanesque Revival, Renaissance Revival, Italianate, Queen Anne,
Second Empire

LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival

MODERN MOVEMENT/Art Deco, Streamlined Moderne, Modernist

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE, WOOD

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Waseca Commercial Historic District is located at the center of the city of Waseca, the seat of Waseca County in south central Minnesota. The historic district, Waseca's traditional downtown, is sited between Loon Lake and Clear Lake, north of the Canadian Pacific Railroad. U.S. 13 formerly crossed the district east-west on Elm Street, but the highway was re-routed to the south. The historic district consists of approximately 8.6 acres over seven city blocks, in part or in whole. No properties within the historic district are currently listed in the National Register. The district contains a total of 67 resources, including 54 contributing buildings, 12 noncontributing buildings, and 1 noncontributing structure. The contributing buildings reflect three significant building periods: the last quarter of the nineteenth century; the first three decades of the twentieth century; and the period from World War II to the late 1960s.

The buildings contributing to the historic district retain a consistent overall character and are designed in styles largely typical of urban towns and cities in the Upper Midwest. They were designed to accommodate commercial enterprises, including a wide variety of retail and wholesale businesses, various kinds of professions and services, and related businesses like restaurants and saloons along with theaters and meeting places.

Narrative Description

See Continuation Sheets

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1870-1969

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

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

The Waseca Commercial Historic District is locally significant under National Register Criterion A for its association with broad patterns of history in the area of commerce. During the late nineteenth and twentieth centuries, Waseca played an important role in the development and evolution of Waseca County as the commercial center of a thriving agricultural and industrial community. Downtown Waseca was the focal point of economic and social activity in Waseca County, served as a transportation hub, and was also at the center of political life, as the seat for Waseca County. At the heart of downtown, the commercial buildings of the historic district were designed for a variety of business enterprises, including retail stores, banks, restaurants, offices, and theaters. The historic district is an excellent example of a central business district that served a small, Midwestern city and its surrounding region.

The district contains 67 resources, 54 of which are contributing. The historic district includes buildings located along State Street and its intersections between the Canadian Pacific Railway tracks on the south to 3rd Avenue on the north, and including adjacent parcels on Second Avenue Southeast, Second Avenue Northeast, and Second Avenue Northwest. The period of significance for the district is 1870-1969 and reflects the ongoing prosperity of this agricultural and industrial community and county seat, beginning in the 1870s and extending through the 1960s.

The district is significant within two statewide historic contexts established by the State Historic Preservation Office, "Railroads and Agricultural Development 1870-1940" and "Urban Centers, 1870-1940."

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

See Continuation Sheets

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9. Major Bibliographical References

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

Child, James E. *Child's History of Waseca County*. Owatonna: Whitney and Luers, 1905.

Gebhard, David and Tom Martinson. *A Guide to the Architecture of Minnesota*. St. Paul: University of Minnesota Press, 1977.

Hofsommer, Don L. *The Tootin' Louie: A History of the Minneapolis and St. Louis Railway*. Minneapolis: University of Minnesota Press, 2005.

National Register of Historic Places. "W. J. Armstrong Company, Wholesale Grocers Building, Waseca, Waseca County, Minnesota: National Register # 82003067.

No author cited. *History of Steele and Waseca Counties*. Chicago: Union Publishing Company, 1887.

Northwestern Bell Company. *Waseca Telephone Directory*. Omaha: Northwestern Bell Company, 1949, 1956.

Rutledge, Carol. *The Streets Are Wider Now, Waseca, Minnesota 1868-1988*. Master Graphics, 1988.

Sanborn Fire Insurance Map Company. *Waseca, Waseca County, Minnesota*. New York: Sanborn Map Company, 1884, 1889, 1894, 1899, 1904, 1910, 1919, 1930, 1944.

Thomas R. Zahn & Associates LLC. "City of Waseca Historic Context Study." Unpublished manuscript prepared for the City of Waseca, 2010.

Thomas R. Zahn & Associates LLC. "City of Waseca Historic Survey Report." Unpublished manuscript prepared for the City of Waseca, 2012.

Waseca County Assessor's Office. "Tax Assessment Records." Paper documents, accessed in 2012.

Waseca County Historical Society. Historic photographs on file, various years.

Waseca Journal. "Baptist Church Sold." October 11, 1905.

Wingerd, Mary Lethert. *North Country: The Making of Minnesota*. Minneapolis: University of Minnesota Press, 2010.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other

Name of repository: Waseca County Historical Society

Historic Resources Survey Number (if assigned): WE-WSC-834

10. Geographical Data

Acreage of Property approximately 9.5

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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

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Or

UTM References

Datum (indicated on USGS map):

☒ NAD 1927 or ☐ NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 15 | Easting: 459386 | Northing: 4880647 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

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

From the southwest corner of 3rd Ave NE and 2nd Street NE, then south to the property line of 217 2nd Street NE, then west to the alley between State Street North and 2nd Street NE, then south to the center back property line of 204 State Street North, then east to 2nd Street NE, then south to 2nd Ave SE, then west to the alley between State Street North and 2nd Street NE, then south on the alley to 2nd Avenue SE, continue south to the southeast corner of 110 2nd Avenue SE, then west to the west side of State Street South, then south to the railroad tracks, then west along the north side of the railroad tracks to 2nd Street SW, then north to the northwest corner of 308 State Street S, then east to along the property line of 308 State Street S for approximately 100 feet, then in a northwesterly direction to 2nd Ave SW approximately 50 feet from the northeast corner of 200 State Street S, then north on the alley to 2nd Ave NW, then west on 2nd Ave NW to the southwest corner of 116 2nd Ave NW, then north to the northwest corner of 116 2nd Ave NW, then east to the alley between State Street North and 2nd Street NW, then north to the northwest corner of 215 State Street North, then east to State Street, then north to 3rd Avenue NE, then east to the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes eight city blocks, in whole or in part, mainly fronting on State Street and including portions of adjacent blocks on 2nd Avenue SE, 2nd Avenue NE, 2nd Avenue NW, and 2nd Street NE. The boundary bisects the property at 206 State Street South, Bostford Lumber. While all buildings associated with the property are noncontributing, the four on the western half of the parcel could be reasonably omitted from the boundary. The historic district encompasses all of the resources historically related to Waseca's historic commercial district that retain integrity.

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11. Form Prepared By

name/title: Andrew Schmidt with contributions by Molly Patterson-Lundgren, WSB Engineering

organization: Streamline Associates, LLC

street & number: 400 S. 4th Street, Suite 400-207

city or town: Minneapolis state: MN zip code: 55415

e-mail aschmidt@streamlineassociates.net

telephone: 612-845-4788

date: August 9, 2019

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: Waseca Commercial Historic District

City or Vicinity: Waseca

County: Waseca

State: Minnesota

Photographer: Andrew Schmidt

Date Photographed: December 2, 2017 (field verified by SHPO staff September 2019)

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

- 1 of 18. State Street at 2nd Avenue Southeast, looking north-northwest.
- 2 of 18. State Street from south of Elm Avenue, looking southeast.
- 3 of 18. State Street from north of Elm Avenue, looking southeast.
- 4 of 18. State Street from north of Elm Avenue, looking southwest.
- 5 of 18. State Street at Elm Avenue, looking northeast.
- 6 of 18. State Street from north of 2nd Avenue Northeast/Northwest, looking southwest.
- 7 of 18. State Street from 2nd Avenue Northeast, looking northwest.
- 8 of 18. State Street from 2nd Avenue Northwest, looking northeast.
- 9 of 18. Examples of contributing two-story buildings, 100-104 State Street South, looking northwest.
- 10 of 18. Examples of contributing two-story buildings, 202-206 State Street North, looking east.
- 11 of 18. Example of contributing two-story building, 110-112 State Street South, looking west.
- 12 of 18. Example of contributing two-and-a-half-story building, 117 State Street South, Sheridan House/Waverly Hotel, looking northeast.
- 13 of 18. Example of contributing one-story building, 108 State Street South, looking west.
- 14 of 18. Example of contributing mid-century building, 201 State Street South, looking southeast.
- 15 of 18. Example of contributing building, alterations during period of significance, 101 State Street South, looking east.
- 16 of 18. Example of noncontributing building, alterations after period of significance, 212 State Street North, looking west.
- 17 of 18. Example of noncontributing building, building post-dating period of significance, 118 State Street North, looking west.
- 18 of 18. Chicago and Northwestern Depot, 308 State Street South, looking northwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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The Waseca Commercial Historic District is largely oriented to State Street (originally known as 2nd Street), which extends three and a half blocks south from 3rd Avenue NE/NW within the district boundary.¹ The historic district is comprised mainly of buildings fronting on State Street. In addition, several buildings fronting on 2nd Avenue NE, 2nd Avenue NW, and 2nd Avenue SE, as well as one on 2nd Street NE, are within the historic district. Historically, Elm Avenue was also U.S. 14 and provided the main access into downtown before the highway was rerouted in the 1990s. The parcels fronting on State Street are oriented east-west and are 130 feet deep with north-south alleys at the back of the lots.

Waseca's streets were laid out in the original plat of 1867, generally in a north-south and east-west grid. Within the historic district, however, State Street is on a slightly southwest-northeast axis. During the last quarter of the nineteenth century, as the city was expanding, its commercial core reflected the increasing prosperity of the larger agricultural and industrial community, establishing itself as a Railroad Hub in 1877. During this time, buildings began to transition from wood frame with false fronts to brick construction, often two stories. Between 1900 and 1929, the city and its economy continued to expand and diversify. The buildings constructed in the historic district during this period typically were larger than earlier buildings. Some were built specifically for banks, which were both sources and beneficiaries of local prosperity as was the new, brick passenger depot. Others were built to sell new products and services, like farm machinery and automobiles. Many of the two-story buildings from both periods had space on the second floor for offices and small service businesses like tailors, dressmakers, and lawyers. Other two-story buildings were designed with apartments or meeting halls on the second floor (Figures 1 & 2).

The period beginning in 1930 reflects the constraints of the Great Depression and the advent of national retailers in the commercial district. A few new buildings were constructed in the 1930s (Figure 3 & 4). Another wave of development occurred in the years following World War II, reflecting an era of national growth and prosperity. These changes occurred through the 1950s and early 1960s, when some older buildings were replaced with new construction or were given updated façades to attract new businesses (Figures 5-10).

Construction post-war utilized a modern design including angular clean lines, large plate glass windows framed with thin aluminum bands and light-colored brick and stone. New construction within the district was all but complete by the early 1970s although modernization of existing buildings continued at a slower pace. The 1970s and 80s saw the infilling of transom and display windows and continued efforts to remove or cover ornamentation of previous eras. Construction activity slowed as retail was developed outside of the downtown and then in other cities in the region. These new options enticed shoppers away from downtown Waseca and its once prominent role as commercial center for the community ceased.

All of the buildings in the historic district have been altered to some degree, reflecting the changing needs of commerce. Typically, these include changes to the storefronts or the installation of new storefronts. Second story windows of buildings have often been replaced by aluminum and glass sash and have been installed within partially infilled original openings. Many cornices have been modified,

¹ Downtown Waseca is divided into quadrants for purposes of street numbering: State Street being the division between east and west and Elm Avenue being the division between north and south.

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and some have been removed. Signs have been changed regularly to reflect changing tenants, and canopies have been added over the storefronts. It should be noted that some of the alterations, particularly removal of cornices and partial infilling of windows occurred during the late 1940s and 1950s in efforts to modernize buildings. These changes were made during the period of significance of the district and, are generally considered historic.

1) 110 2nd Avenue Northeast
Waseca Telephone Company
1 Contributing Building
Circa 1898

This single-story, brick commercial building faces north onto 2nd Avenue Northeast. It sits on a raised, rock-faced stone foundation with regular coursing on the main façade and random length stones on the east elevation at the alley. The walls are red brick set in a running bond with a shallow, corbelled brick parapet. There is a recessed, raised entry at the north elevation's center with a modern glass and aluminum door. The door is reached via four stone steps and the entry is covered with a rigid domed awning. The entry bay is flanked by two, large, plate-glass windows with stone sills and metallic frames under shallow brick arches. Two basement window openings on the north elevation have been filled in with random coursed stone. The east elevation at the alley has been stuccoed and painted with a wall sign for the current business. A basement window on the east elevation has been filled in with concrete block and there is a basement access through a metal utility door.

The building was constructed circa 1898 and was listed as a telephone company between 1899 and 1933 when it appears as the office of Harry G. Myers. It was listed again as the Waseca Telephone Company in 1955, followed by Northwestern Bell Telephone in 1960. By 1979, the building was Lord's Hair Salon.²

2) 111 2nd Avenue Northeast
Hagen Building
1 Contributing Building
Circa 1900

This single-story, Romanesque Revival commercial building faces south onto 2nd Avenue Northeast. A modern anodized aluminum framed door, within the recessed entry, is located slightly to the west of the center with a single window to its left and a paired window to its right. The façade is brick set in a running bond and the foundation is stone with small windows infilled with glass block. The entry sits

² Thomas R. Zahn & Associates LLC, "City of Waseca Historic Context Study," unpublished manuscript prepared for the City of Waseca, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-807; Sanborn Fire Insurance Map Company, *Waseca, Waseca County, Minnesota* (New York: Sanborn Map Company, 1884): Sheet 1; 1889: Sheet 3, 1894: Sheet 3, 1899: Sheet 3, 1904: Sheet 3, 1910: Sheet 4, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office, Tax Assessment Records: 2012.

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four steps above grade below a round, brick-arch set on brick pilasters with stone. A low parapet with stone coping rises above a cornice with dentils and a stone band. The double window to the east has a carved stone architrave, a stone sill and modern, anodized metal frames. The single window to the west has similar detailing. The façade is enlivened at the central bay and corner pilasters with quoins. The side and rear elevations have been stuccoed and the segmental arch window openings have been infilled with stuccoed panels and glass block.

The building was built circa 1900 and was utilized as an office from its construction to at least 1944. At the time of listing it is occupied by the offices of attorneys Bradley, Berkland, Hagen and Herbst, LLC.³

3) 117 2nd Avenue Northeast
Johnson Woodworking
1 Contributing building
1929

This commercial building presents two bays: the bay to the west has two stories, and the bay to the east has one story. Both face south onto 2nd Avenue Northeast. The foundation is not visible. The storefront's walls are red brick set in a running bond with two decorative bands of bricks set as soldiers above the first level windows. The remaining walls are built of tile block. The western bay has a stepped parapet with tile coping, and the eastern bay has a high parapet, also with tile coping. Behind the parapets, the two-story portion of the building has a gabled roof covered with asphalt shingles, and the one-story portion has a flat roof. Both the east and west portions retain their original window and door openings. The western bay has an entrance flanked by wide sidelights that have been filled in with wood panels and a transom infilled with a wood panel. The eastern bay has a single entrance that has been filled in with a wood panel. There is a three-light display window with a brick sill and metallic frames on the western bay while the eastern section has a four-light display window with a brick sill and metallic frames. The transom windows over both the east- and west-bay windows are filled with the same wood paneling as the door area. The basement window openings have been filled in and covered with grates.

This building was constructed in 1929 and was occupied by Johnson's Woodwork Shop during the 1930s through 1950s and by Win-A-Mer Woodworking in 1960.

4) 123 2nd Avenue Northeast
Draheim Dairy Building
1 Contributing building
Circa 1930

³ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-810; Sanborn 1910: Sheet 4, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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This one-story commercial building faces south onto 2nd Avenue Northeast. The yellow-brick building has a low parapet with tile coping and a flat roof. The foundation is not visible. Three single bands of red brick cross the storefront below a flat, projecting stone canopy above the entrance and windows. Two sets of modern, double-casement windows with brick sills flank the entry. The entry is located left-of-center one step above grade with a replacement door and an in-filled transom. A one-story, flat-roofed addition extends to the east, which was constructed in the 1980s as an office. The building was constructed circa 1930 for Draheim's Dairy.

The dairy was purchased by Joseph Monahan in 1959 who changed the name to Golden Dairy and later to Monahan's Dairy.⁴ By 1961, the dairy had moved and the office of Donahue Real Estate occupied the building.⁵ By 1979 Miller's Hair Hut occupied the building, which is still present in 2019 along with Thrivent Financial which is located in the addition.

5) 108 2nd Avenue Northwest
Lewer Liquor Store
1 Contributing Building
1949

This one-story commercial building faces south onto 2nd Avenue Northwest. The building shares the Art Deco character of the adjoining building at 201 State Street North. The foundation is poured concrete, and the walls are clad with a veneer of smoothly finished stone. A parapet wall steps upward towards the east. The south elevation has a five-light commercial window on the left and an entry on the right. The window has an anodized metallic frame and an in-filled transom, and the entry has a glass door with an anodized metallic frame and an in-filled transom.

This building was built in 1949 as a bar, and by 1960, it was the location for the Lewer Liquor Store.⁶

6) 110 2nd Avenue Northwest
Fredrick Cleaners
1 Contributing Building
1937

This one-story commercial building faces south onto 2nd Avenue Northwest. The walls are red brick set in a running bond and topped with stone coping. There are two, centrally located entrances divided by a brick pier, and each bay has a two-light display window with modern, aluminum frames. An in-filled

⁴ Obituary of Joseph H. Monahan, Austin Daily Herald, March 10, 2003 <https://www.austindailyherald.com/2003/03/obituaries-for-march-10-2003/>

⁵ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-812; Sanborn 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁶ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-813; Sanborn 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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transom spans the entirety of the façade. The storefront windows have been partially infilled with brick, and the current display windows are aluminum framed. These alterations appear to have been completed prior to 1960. There is a plywood signboard in an aluminum frame across the façade and a frame for a stationary awning.

This building was constructed in 1937 as a retail store, and it was occupied by Frederick Cleaners between 1948 and 1962. Wally's Cleaners occupied the building from 1965 until 2007.⁷

7) 114 2nd Avenue Northwest
Knutson Plumbing
1 Noncontributing Building
Circa 1910

This two-story commercial building faces south onto 2nd Avenue Northwest. The façade's upper level has been covered with decorative metal panels and the cornice wrapped in metal. The second-story has two, single window units with replacement one-over-one sashes. The lower level has three replacement display windows with anodized-aluminum frames separated by four pilasters and is covered by stucco. The entrance is on the east end of the façade. The first story is spanned by a fabric waterfall awning.

This building was built circa 1910 as a garage. It converted to a plumbing shop by 1919, and it housed Carl Knutson Plumbing and Heating from at least 1931 to 1960. By the 1970s Waseca Office Supply was located in the building.⁸ Due to substantial alterations after the period of significance, the building is considered noncontributing.

8) 116 2nd Avenue Northwest
Western States Utilities Company
1 Contributing Building
Circa 1950

This single-story commercial building faces south onto 2nd Avenue Northwest. The building has a flat roofline, and the storefront is faced with a smooth stucco with end piers resembling quoins. The centrally located entrance is recessed and flanked by angled display windows with transoms. The door and windows are glass with anodized-aluminum frames. The bulkhead is adorned with two, rectangular frames below each window.

This building was built circa 1950. It housed Western States Utilities Company in 1955 and Central Natural Gas Company in 1960.⁹

⁷ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-814; Sanborn 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁸ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-816; Sanborn 1899: Sheet 3, 1904: Sheet 3, 1910: Sheet 4, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁹ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-817; Sanborn 1930: Sheet 4, 1944:

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9) 108 2nd Ave Southeast
Production Credit Association
1 Contributing Building
Circa 1960

This one-story commercial building faces north onto 2nd Avenue Southeast. The building has cream-colored brick walls topped with concrete coping. There is a centrally located entrance with a glass-and-aluminum door flanked by display windows with aluminum frames. There is a flat, aluminum canopy above the entry. This building has similar brick to 110 2nd Avenue Southeast and its neighbor at 201 State Street South.

The building was constructed as a commercial building circa 1960 for Production Credit Association who remained in the location for 2 years.

10) 109 2nd Avenue Southeast
Commercial Building
1 Noncontributing Building
Circa 1960

This single-story commercial building faces south onto 2nd Avenue Southeast. It has a concrete slab foundation and an asymmetrical, side-gable roof that appears to have been rebuilt in recent years. The storefront has been recently refaced with a veneer of variegated bricks set in a running bond. The entrance is located left-of-center with a glass door with a metallic frame that is flanked by two display windows with metallic frames and inoperable shutters. A backlit signboard is attached to the exterior wall west of the entry. The east and west elevations are tile block. The window openings have been infilled with brick, and the gable ends re-clad in corrugated metal panels. This building was constructed circa 1960 and has been remodeled in recent years.¹⁰ Due to substantial alterations after the period of significance, the building is considered noncontributing.

11) 110 2nd Avenue Southeast
Commercial Building
1 Contributing Building
Circa 1960

This single-story brick commercial building faces north onto 2nd Avenue Southeast. The north elevation is faced with cream-colored brick with a pattern of vertical-brick squares that are banded below a low parapet topped with coping wrapped in metal cladding. Behind the parapet, the building has a gabled roof covered with asphalt shingles. The remaining walls are covered with a smooth stucco. There is a

Sheet 4; Waseca County Assessor's Office 2012.

¹⁰ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-819; Sanborn 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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centrally located entrance with a glass-and-aluminum door with sidelights and transom. The entry is flanked by double window units with metallic frames. This building has similar brick to 108 2nd Avenue Southeast and 201 State Street South.

The building has been used for office space since its construction circa 1960.¹¹ It was the home of Production Credit Association from 1963-1979.

12) 203 Second Street Northeast
Draheim Garage
1 Noncontributing Building
1954

This single-story commercial building faces east onto Second Street Northeast. The walls are brick set in a running bond with a low parapet and cornice wrapped with metal. The entrance is centered with a glass door with a metal frame and is flanked by double window units with metallic frames and cast stone sills. A fixed awning spans the front elevation.

The building was built in 1954 as a garage for the next door Draheim Dairy. In the 1970s it was the location of Smitty's Garage and serves as the office for Ameriprise Financial in 2019.¹² Alteration dates to the building are unknown but its use as a garage is no longer discernible. Due to substantial alterations after the period of significance, the building is considered noncontributing.

13) 111 Elm Avenue West
Carl's Hamburger Shop
1 Noncontributing Building
1927, 1947

This one-story commercial building was built as a restaurant in 1927. It was expanded to the east in 1947 directly abutting it to the rear of Didra Drug Store at 100 State Street South (Figure 11). At this time, a new symmetrical façade storefront was constructed. Window and door openings have been retained from the 1947 modifications including a centered entry with transom (later replaced with a commercial glass and aluminum frame door and transom) which is flanked by two commercial windows. Two side parapet walls, which extended at the northeast and northwest corners of the building, have been removed and a flat metal coping now extends across the entire front of the building. A new textured, concrete block veneer replaced the previous yellow glazed brick surface; the west and south walls still show the previous tile block construction. Due to substantial alterations after the period of significance, the building is considered noncontributing.

¹¹ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-820; Sanborn 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

¹² Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-795; Sanborn 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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When constructed in 1927, the building was Carl's Hamburger Shop which became Carl's Snack Shop in 1947. The building later (circa 1950s) was used as a barber shop¹³ and in 2019 it houses Ward House Brewery.

14) 100 State Street North
First National Bank
1 Contributing Building
1903

This two-story brick commercial building is located on the corner of Elm Avenue East and State Street North with its primary façade facing west onto State Street North. There have been few alterations to this building after the period of significance. The Renaissance Revival building's primary façade is three bays wide and clad in cream-colored brick and finished stone with a parapet. A brick cornice spans the western and southern elevations. The lower level of the western façade is clad with a finished stone veneer. A centrally located entrance has a pediment framed by Doric columns and pilasters and a modern glass-and-steel door. The entrance is flanked by large commercial windows with modern metal frames. The second story of the west elevation has four windows with round brick arches and stone sills. The south elevation, which stretches eleven bays down Elm Avenue E, has windows with flat stone lintels and sills on the first and second levels. The south elevation has a slightly projecting bay with a recessed entry beneath a round brick arch and an arched, double window unit on the second story. The east elevation is covered with stucco with segmental-arch windows and an entry.

The building was constructed in 1903 for the First National Bank. Other occupants included a barbershop in the basement and a public library at the rear. By 1919 bank offices had replaced the library, and by 1930, the barbershop had been replaced with a retail store. The First National Bank remained here until 1971. The Waseca Emporium occupied the space along with the Central Natural Gas Company and a travel agency in the 1970s. There also was an optometrist and beauty center on the second floor in the mid-1970s.¹⁴

15) 101 State Street North
First National Bank
1 Noncontributing Building
1962, 1996

This one-story bank building is located on the corner of Elm Avenue West and State Street North with its primary façade facing east onto State Street North. Faced with brown brick, the building has a shallow corbelled cornice and square towers at the southeast and southwest corners. On the primary

¹³ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-805; Sanborn 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

¹⁴ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-007; Sanborn 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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(east) elevation, an inset entry bay has double doors and commercial windows and transoms, all with anodized-aluminum frames. North of the entry bay, an inset section is clad with smooth stone panels and metal lettering, "First National Bank." On the south elevation, a continuous row of windows and row transoms, all framed in anodized aluminum, are separated by a band of brick.

The building was constructed in 1962, and in 1996, the façades were modernized and the building expanded. Due to substantial alterations after the period of significance, the building is considered noncontributing.¹⁵

16) 102 State Street North
Leuthold Building
1 Contributing Building
1908

This two-story commercial building faces west onto State Street North. The vernacular block is faced with cream-colored brick. The storefront consists of a recessed entrance located slightly north of center and flanked by aluminum-framed display windows. The bulkhead is painted brick, and the piers are cream-colored brick. An entrance to the second story is on the storefront's south side. On the second story four evenly spaced windows have stone sills and double-hung replacement sashes. There is a low parapet with metal coping and a raised brick frame and panel of slightly darker bricks below the roofline on the west side. A fixed fabric awning spans the western storefront. The north elevation is clad in common brick and the rear is covered with stucco with a single entrance.

This building was constructed in 1908 and housed a dry goods store by 1910. By 1920 the building was occupied by a clothing, boots, and shoes store, and during the 1930s, it became Leuthold's Clothing and Shoes. The clothier Street Clair & Kastle was located here between 1956 and the 1980s.¹⁶ There appear to be few alterations to this building after the period of significance.

17) 104 State Street North
Waseca Liquor
1 Noncontributing Building
1870

This one-story commercial building is the earliest extant building in Waseca. However, the storefront has been covered with wood panel siding and the original window and door openings altered. There is a modern, fiberglass door is on the north end and two, square commercial windows to the south with modern metal frames. The rear elevation has similar wood-panel siding and a modern fiberglass door

¹⁵ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-742; Waseca County Assessor's Office 2012.

¹⁶ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-743; Sanborn 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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and a double window unit with vinyl slider sashes. A metal, standing seam shed roof slopes from the front to the rear.

This building was constructed in 1870 and was occupied by a jewelry store, a grocer, and clothier between 1884 and approximately 1890. By 1899 it was a millinery shop before becoming a jeweler again between 1910 and circa 1950. Waseca Liquors was located here through the 1960s¹⁷ followed by Farmers Insurance. Due to substantial alterations after the period of significance, the building is considered noncontributing.

18) 106-108 State Street North
McIntire Drug Store
1 Contributing Building
Circa 1884, 1894, 1966

106 State Street North is a two-story building and faces west onto State Street North. The storefront is faced with a cream-colored brick and has a corbelled cornice and low parapet with metal coping. A recessed entrance is centered at street level. The building's original, single entrance has been replaced with a double door and the angled storefront window to the south has been removed. An entrance to the second story is located at the south side of the storefront. All doors and windows have anodized-aluminum frames. The bulkhead and piers are clad with enameled metal panels. Three evenly spaced windows on the second story have brick sills and one-over-one windows with metal sashes. The building's rear elevation is covered with stucco and has replacement window sashes and doors with metal frames.

106 State Street North was constructed in 1894 as a confectionery shop. The building was occupied by a restaurant, a retailer of cigars in the later 1890s and by 1910 was a notions shop. By the 1930s it was the location of The Eat Shop Café & Bakery, which occupied the location through the 1950s. McIntire Drugs moved into the location in 1961. It expanded to the north (108 State Street North) in 1966.

108 State Street North is a one-story building and faces west onto State Street North. The building has a variegated brick façade with a simple cornice and low parapet topped with tile coping. The original entrance and commercial windows have been replaced with a large, three-light display window with metal frames that spans the entire storefront. The rear elevation is covered with stucco.

108 State Street North was occupied by a saloon by 1894. In 1919 it housed a grocery store, a use that would remain at this location for some years. In 1930 the building was occupied by the Town Market Grocery and later Sterling and Popp Meats and Groceries. McIntire's Drug expanded from the adjacent building in 1966.¹⁸

¹⁷ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-744; Sanborn 1884: Sheet 1; 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

¹⁸ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-746; Sanborn 1884: Sheet 1; 1889:

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Built separately, 106 and 108 State Street North were constructed between 1884 and 1894. They remained separate in the early years of the district's period of significance, being combined in 1966. Although both storefronts have been altered, the changes were completed within the period of significance when McIntire Drugs expanded from 106 into 108 (Figure 12). Changes include major storefront façade modifications such as removal of a decorative parapet wall on 108 and a cornice on 106, and the addition of a flat metal canopy and signboard.

19) 110 State Street North
Security State Bank
1 Contributing Building
1917

This one-story, Neo-Classical Revival, commercial building faces west onto State Street North. The building retains much of its original detailing. The façade is framed by wide pilasters and features a centrally located entrance with a heavy door surround topped by a scrolled cartouche. The entrance is flanked by large, commercial windows. A band of seven Prairie Style stained glass windows surmount the entrance and commercial windows. The doors and windows all have modern, anodized-aluminum frames. The building is faced in finished stone. A classical cornice with dentils spans the façade below a low parapet. A mid-century, enameled, electrified sign reading "Liquors" projects from the façade above the entry. The rear elevation has an entrance and a modern, enclosed outdoor deck.

This building was constructed in 1917 for the Security State Bank and operated as a bank through at least 1944. By 1954, it became a tavern and liquor store called Barden's and the occupants operate under this name today.¹⁹

20) 111 State Street North
McLoone Building
1 Noncontributing Building
1886

This two-story Italianate commercial building faces east onto State Street North. The façade was re-faced with variegated bricks sometime after 1983 with a stone band spanning the façade beneath the upper story windows. The storefront consists of a recessed entrance at the center flanked by display windows, which are set upon modern stone sills and low, brick bulkheads. The storefront is spanned by a series of large, transom windows and framed by brick piers set upon stone bases. The building has its original pressed metal cornice with modillions and large brackets at the ends. There are two second-story

Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

¹⁹ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-008; Sanborn 1884: Sheet 1; 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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window openings with paired windows and transoms and stone sills. Originally rectangular, each of these window openings is now segmental arched which was done at the time of refacing. The windows and doors throughout are modern replacements with anodized-aluminum frames. The building's rear has two stepped additions covered with stucco and two entrances.

This building was constructed in 1886 and was occupied by a dry goods store from its construction through at least 1899. The building housed a bank in 1904, a tobacco shop in 1910, and by 1919, a clothing, boot and shoe store. It was occupied by Guyer's Clothing Store in 1928, Guyer and Martinson in 1940, and Guyer and Larson by 1950. Larson Clothing was located here in 1960. The building was occupied by Montgomery Ward during the 1970s.²⁰ Due to substantial alterations after the period of significance, the building is considered noncontributing.

21) 112 State Street North
Thering's Variety Store
1 Contributing Building
1913

This one-story commercial building faces west onto State Street North. The building is faced in brown brick and has four decorative inset panels in the parapet. The storefront originally had two recessed entrances flanking a display window. Currently, only the southern entrance is intact, and three large commercial windows extend to the north. The bulkhead and a row of transom windows have been covered with wood paneling. All windows and doors have anodized-aluminum frames. The building maintains its tiled coping and modest, decorative brick detailing. The rear elevation is faced with common brick and has three window openings that have been covered with wood paneling.

This building was built in 1913 and was occupied by a pool hall by 1919. Between the 1930s and the 1960s it was occupied by a number of retailers, including Ben Franklin, the Burg Company, Johnson Variety Store, and Thering's Variety Store. The photographer Huneke Studio was located here from the 1970s through 1983.²¹

22) 113 State Street North
Montgomery Ward's Catalog Store
1 Contributing Building
1886, 1956

²⁰ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-747; Sanborn 1884: Sheet 1; 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

²¹ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-748; Sanborn 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012. Waseca Herald, June 7 1956.

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The storefront has a central recessed entrance flanked by display windows. The door and windows have extruded aluminum frames, and the bulkhead has been covered with stucco. The current storefront dates from the 1956 modernization with the façade's side piers dating to the earlier period. The building's rear is covered with a smooth stucco and three window openings with segmental arches have been infilled. A single entry is located at the center.

This building housed a grocery store after its construction. In 1899 a retailer selling boots and shoes and later a dry goods store was located here. It had become a billiard hall by 1919, was occupied by the National Tea grocery store at the end of the 1930s and Western Auto in the mid-1940s. A Montgomery Ward's Catalog Store was located here from the 1950s through the 1970s.²²

113 State Street North is the southernmost of three, adjacent single-story buildings constructed as separate storefronts but at the same time and with the same design. The other two buildings can be found at 115 and 117 State Street North, directly north of the subject property. All three buildings originally had Italianate detailing, including triangular pediments and corbelled brickwork all of which was removed or covered in 1956 (Figure 13). This building, like the others in the group, is brick and faces east onto State Street North. As noted above, original ornamentation above the storefront has been removed, and a flat stucco veneer covers anything that remains of the transoms, sign panels, and pediments.

23) 115 State Street North
Hanks Place
1 Contributing Building
1886, 1956

115 State Street North has a recessed entrance which is centrally located and flanked by display windows. The glass door and windows have extruded aluminum frames, and a flat, metal canopy spans the storefront. Angled bulkheads and piers are clad with corrugated, metallic paneling. The rear elevation is covered with stucco and has a projecting vestibule with a gabled roof and a metal door.

It housed a grocery store after its construction and was subsequently occupied by a variety of businesses, including a dry goods store in 1904, a cigar shop in 1910, and a saloon in 1919. It continued to operate as a store during the 1930s and 1940s. The building was occupied by Hanks Place in 1956 and then by Sieverts Jewelry Store in 1967 from which the current angled bulkhead and storefront configuration likely dates. In 2019 Daniel J. Johnson Accounting occupied the space.

115 State Street North is the middle of three, adjacent single-story buildings constructed as separate storefronts but at the same time and with the same design. The other two buildings can be found at 113 and 117 State Street North, directly north and south of the subject property. All three buildings originally

²² Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-749; Sanborn 1884: Sheet 1; 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012. Waseca Herald, June 7 1956.

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had Italianate detailing, including triangular pediments and corbelled brickwork which was removed or covered in 1956 (Figure 13). This building, like the others in the group, is brick and faces east onto State Street North. As noted above, original ornamentation above the storefront has been removed, and a brick veneer covers anything that remains of the transoms, sign panels, and pediments.

24) 117 State Street North
Clappers Variety
1 Contributing Buildings
1886, 1956

117 State Street North has storefront piers and bulkhead clad with stone veneer. The entrance, flush with the storefront, was moved after 1956 from the center and is now located at the extreme south. There are three display windows to the north. The windows and door are replacements with bronzed anodized-aluminum frames. A framed, fabric awning spans the storefront. The rear has a stepped, two-story addition. The window openings have been infilled with concrete block, stucco, or glass block. There is also an entrance with a modern, metal door.

This building housed a grocery store and saloon after its construction. It was subsequently occupied by a variety of businesses, including a grocery store in 1904, a pool hall in 1910, and a hardware store in 1919. In 1956 it was Clappers Variety and then Stucky's Drug store which expanded into the space in the 1960s from the adjacent building to the north (119 State Street North). After the drug store closed in 1980, the internal connection to its neighbor were sealed. The two buildings function today as they did when they were built, as two separate businesses. In 2019 the building is occupied by the Waseca Family Chiropractic Clinic.

The northernmost of three adjacent single-story buildings constructed as separate storefronts but at the same time and with the same design. As with its neighbors on both sides, this building had Italianate detailing, including triangular pediments and corbelled brickwork which was removed or covered in 1956 (Figure 13). While there have been some additional modifications since then, all three façades have integrity from prior to 1969 and are therefore contributing to the historic district. As noted above, original ornamentation above the storefront has been removed, and a flat stucco veneer covers anything that remains of the transoms, sign panels, and pediments.

25) 119 State Street North
Stucky's Drug Store
1 Contributing Building
Circa 1900

This single-story commercial building faces east onto State Street North. It was constructed in 1900 as a drug store (Figure 13). The original parapet above the storefront has been removed. Flat stucco veneer covers the transom, sign panel, and pediment. The storefront piers and bulkhead have been clad with

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stone veneer. This modernization occurred along with the three buildings to the south in 1956. There is a small signboard located above a fixed canvas awning. The doors and windows are modern replacements with bronze colored anodized-aluminum frames. The storefront, which includes the entry, commercial windows, and bulkheads, has been set at an angle and recedes slightly as it proceeds toward the north. The rear elevation is concrete block and has a window infilled with glass block and an entrance with a metal door. While the windows and door have been replaced, the angled storefront and bulkhead are from the 1956 modernization, which falls within the period of significance.

The building was the long-time location for Stucky's Drug Store, this business having started out as Middaugh & Tarbell Drug in 1876, which was purchased by H.H. Suddeth and S.H. Preston in 1878 and became Preston and Stucky Drug after Anton Stucky became a partner in 1899. The business became a Rexall franchise in 1910 and sons Anton Jr. and Paul Stucky joined their father after the death of Preston in 1915. The business remained in the Stucky family until 1968, having been enlarged and expanded in the adjacent building (117 State Street North, to the south) in the 1960s. In the 1970s the gift shop was converted into a Hallmark, but the pharmacy was also maintained under owner Ken Petersen (who had joined Paul Stucky in 1955 and bought him out in 1968). The business was purchased in 1975 by Brian Trumbull and continued in operation until 1980.²³ After the drug store closed, the internal connection to its neighbor were sealed. The two buildings function today as they did when they were built, as two separate businesses. In 2019 the building is occupied by Edward Jones Investments.

26) 118 State Street North
Waseca Chiropractic
1 Noncontributing Building
1972

This single-story commercial building faces west onto State Street North. The façade is faced with variegated brown brick with slightly projecting corner pilasters and a cornice defined by three soldier brick courses. Each of the four bays is defined by a segmental arch: the north containing a slightly recessed entrance with side lights and the middle two containing anodized-aluminum framed windows. The southern bay is filled with brick.

This building was constructed in 1972 on the site of where the State Theater stood and remodeled in 1987.²⁴ Because it postdates the period of significance, it is noncontributing to the historic district.

27) 122 State Street North
Waseca Drug Store
1 Contributing Building
1913

²³ Waseca Daily Journal, August 25, 1975, "Stucky's Drug has 100th Anniversary".

²⁴ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-752; Waseca County Assessor's Office 2012.

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This brick, two-story commercial building faces west onto State Street North. The storefront consists of a recessed entrance flanked by display windows with aluminum frames. An entrance leading to the second-story is located to the north and has a transom and a glass door with a metal frame. The bulkhead and piers are clad with a stone veneer. Metal panels with vertical ribbing cover the original band of transom windows and a flat metal canopy spans the width of the storefront. The current display window configuration is the same as in 1942 (Figure 14). The second-story is faced with the original, cream-colored brick. It has a plain parapet with tile coping. There are two, paired window openings on the second story with brick sills. Sashes at this story have been replaced with undersized one-over-one units and infill panels. Despite material changes, the covered transom, flat rigid awning, and second story windows still show the original façade configurations underneath. The building's rear elevation is clad in synthetic lap siding with three casement windows on the upper story and two windows infilled with glass block openings on the lower story. There also is a centrally located entrance with a glass door and a metallic frame.

This building was constructed in 1913 and was occupied by a variety store and a telephone exchange by 1919. Waseca Drug Store was located here in the 1930s and 1940s. The building housed several businesses in the 1950s, including Taxdahl Insurance, KDHL Radio, and Russ Johnson Pharmacy.²⁵

28) 123 State Street North
Farmer's National Bank
1 Contributing Building
1906

This two-story Neo-Classical Revival bank building is located on the southwest corner of State Street North and 2nd Avenue Northwest. The primary façade is oriented east onto State Street North. The building is faced with a cream-colored brick, and a projecting cornice has been wrapped in metal. A low parapet with metal coping tops the cornice. The corners have heavy piers with brickwork resembling quoins. The primary entrance has classical detailing, including four heavy pilasters with Corinthian capitals supporting an entablature with a projecting cornice. The door is centered between the pilasters and framed by four, narrow, fluted pilasters with Corinthian capitals. There are two large commercial windows framed by egg-and-dart surrounds flanking the entrance. A secondary entrance on the south end of the east elevation has a glass door and a metal frame leading to the second story. The windows on the second story have jack arches with brick keystones and stone sills. The window openings have replacement, one-over-one sashes. The north elevation retains its original window openings with jack arches and stone sills and decorative brick banding. There is a second entrance at the west end of the north elevation consisting of two matching bays with doorways under round arches. Two entrances frame three windows with transoms that are separated by pilasters with Doric capitals. The building's rear has a two-story addition faced with common brick.

²⁵ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-754; Sanborn 1904; Sheet 2, 1910; Sheet 2, 1919; Sheet 4, 1930; Sheet 4, 1944; Sheet 4; Waseca County Assessor's Office 2012.

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This building was constructed in 1906. The front half of the building, facing State Street, housed the Farmer's National Bank from its construction through the early 1930s and continued as a bank at least into the 1940s. The rear portion of the building initially served as the Waseca Post Office in a one-story wing, which was expanded to two stories by 1919. The rear portion was office space during the 1930s and 1940s.²⁶

29) 124 State Street North
Bank of Waseca
1 Contributing Building
1882

This two-story commercial building faces west onto State Street North. The masonry building was originally numbered 122 State Street North and retains some Italianate detailing, including decorative window hoods. The primary (west) elevation is covered by stucco and is topped with a projecting cornice above a row of panels and a band with dentils. There is a raised, masonry plate that reads "1882 Bank" below the cornice. The second story retains its original window openings and hoods but has replacement one-over-one sashes with arched transoms with anodized metal frames. The storefront consists of an entrance flush with flanking display windows with anodized-aluminum frames. The bulkhead is clad with brick. A row of transom windows span the width of the storefront and there is fixed fabric awning. The north elevation retains its original arched window openings with hoods and a cast iron fire escape. The first story has two small windows at the rear and two basement windows.

This building was constructed in 1882 and was originally occupied by the Bank of Waseca. It remained a bank until approximately 1904, when the first story housed a saloon and the second floor had office space. After 1909 it was occupied by the M.A. Johnson's Variety Store, Western Auto, and the Marshall-Wells Store. In 1970 it housed Four Seasons Athletics.²⁷

30) 200 State Street North
J.C. Penny Store
1 Contributing Building
Circa 1899

This two-story Romanesque Revival commercial building is located on the corner of State Street North and Second Avenue Northeast with its primary façade facing west onto State Street. The stamped metal cornice that once spanned the west and south elevations has been removed, and the storefront transom, bulkheads, and display windows have been remodeled. The building is faced in an orange-colored brick

²⁶ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-755; Sanborn 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

²⁷ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-756; Sanborn 1884: Sheet 1; 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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with stylized brick quoins on the piers and a low parapet. The second story retains its original window, decorative archivolt, and stone sills. The windows have replacement metal sashes with one-over-one glazing and infill in the arches. The entry-door facing State Street has been moved to the northern end of the storefront. Earlier display windows have been replaced with large, multi-light window units with anodized metal frames. The south elevation, facing 2nd Avenue Northeast, is framed by two brick piers and retains its original, arched window openings. The windows have replacement metal sashes with infill in the arches. There is a secondary entrance and a window beneath two, arched transoms at the rear of the building on the south elevation's eastern end. The building's storefront has been altered, most recently (since 2008) with bronze anodized aluminum framed display windows.

While it was constructed along with its neighbor, 202 State Street North, there is no evidence that the two properties were ever used in concert with each other. The 1899 Sanborn Map shows the new buildings at this location with a note that the building footprints are "from plans." A photo circa 1900 clearly shows two separate storefronts (Figure 15). A 1962 photo shows the storefronts with separate businesses still at that time (Figure 9).

The building, constructed in circa 1899, was occupied by a general store through the 1920s. Retailer J. C. Penney was located here from circa 1930 through the 1980s.²⁸

31) 201 State Street North
State Farmers Mutual
1 Contributing Building
1949

This two-story Art Deco commercial building is located on the corner of State Street North and Second Avenue Northwest with its primary façade facing east onto State Street North. The building is faced with a cream-colored brick on the second story and has a low, stepped parapet with stone coping on the eastern and southern elevations. The first story walls are clad with a finished stone veneer on the eastern and southern elevations. The façade includes an entry on its southern end and two, three-light display windows on the lower level that are separated by stone piers. The second story has two window openings with three-light window units with horizontal muntins. There is a stair tower located at the building's northeast corner that projects above the roofline. The entry at the tower's base has a glass door that is surmounted by a stone plaque inscribed with "STATE FARMERS MUTUAL INS. CO. 1837-1948." Above the entry, a rectangular window opening extends to the top of the second story, and three narrow window openings are at the top of the tower. All of the tower windows are infilled with glass block. The south-elevation first-story features four narrow windows and a secondary entry at the west end. The second-story has a band of six casement windows flanked by three-light windows with horizontal muntins.

²⁸ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-757; Sanborn 1884: Sheet 1; 1889: Sheet 3, 1894: Sheet 3, 1899: Sheet 3, 1904: Sheet 3, 1910: Sheet 3, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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The building was constructed in 1949 by the State Farmers Insurance Company, which occupied the second story and utilized the distinctive stair tower for entrance and signage. Ben Franklin occupied the main floor (Figure 16). The business changed its name to Waseca Mutual Insurance Company in the 1950s. The Horseshoe Bar was located here in the 1970s.²⁹

32) 202 State Street North
Wright's Fashion Shop
1 Contributing Building
Circa 1899

This two-story, brick, Renaissance Revival building faces west onto State Street North. The building is part of a commercial block that includes 200 State Street North and shares detailing with its neighbor, although there is no evidence that the buildings were used by common occupants throughout their history. The façade is faced with red brick and framed by brick piers with decorative quoins. There is a low parapet above a stamped metal cornice with classical detailing and a molded stone band beneath the cornice connecting the building with its neighbor. The second story has two arched window openings with stone sills and decorative brick archivolt. The original windows have been replaced with under-scale, vinyl casement windows and infill. There is a metal entablature with egg-and-dart detailing topping the first story storefront. A row of large transom windows has been covered with wood panels. The storefront display windows have been replaced with under-scale windows with wood frames and stucco infill. The original bulkheads have been replaced with brick. The centrally located entry has a glass door with a metal frame and a transom that has been infilled. The rear elevation has also undergone several alterations. The second-story has three tall, segmental-arch window openings with undersized, replacement vinyl windows and brick infill. There is also a recently added entry and wood stairway leading to the second story living space. The first story window openings are covered with plywood panels.

This building was constructed circa 1899 and originally was numbered 204 State Street North. Built as part of a larger commercial block that included 200 State Street North, it first housed a crockery and stationery shop, then a jewelry shop by 1910, and by 1920 it was a boot and shoe store. From the 1930s through the early 1980s it housed several dry cleaners, apparel stores and tailors, including Wright's Fashion Shop in the 1960s.³⁰

33) 204 State Street North
Waseca Post Office
1 Contributing Building
1885

²⁹ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-758; Sanborn 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

³⁰ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-757; Sanborn 1894: Sheet 3, 1899: Sheet 3, 1904: Sheet 3, 1910: Sheet 3, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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This two-story Queen Anne commercial building faces west onto State Street North. A centrally located, recessed entry has a modern glass door with an anodized frame and is flanked by display windows with replacement anodized-metal sashes and bulkheads covered with tile. The storefront is topped by a pressed-metal entablature above a row of transom windows that have been covered with vertical wood siding. The façade's second story is framed by four brick pilasters which extend into the cornice and create three window bays. An elaborate, pressed-metal cornice has Eastlake detailing and the build date of 1885 above brick corbelling. The window bays have tall, rectangular openings with stone sills and lintels and with undersized, replacement sashes and plywood infill. The rear elevation retains its original, segmented-arch window openings but have undersized, replacement sashes with plywood infill. The first-story window openings are infilled with plywood panels and there is an entry to the south with a transom and a modern door.

This building was built in 1885 and served as the Waseca Post Office from its construction through at least 1904, with offices on the second floor. It was vacant in 1910 and was occupied by a shoe store and tailor in 1919. By 1930, the location held Waseca Dry Cleaners, which by the 1940s had become Wynnemeer's Tailor and Dry Cleaners.

34) 206 State Street North
Rindelaub Bakery
1 Contributing Building
Circa 1898

This two-story, Queen Anne commercial building faces west onto State Street North. The primary façade is faced with red brick and has a parapet with a central gable topped with stone coping. On the first story, the original transom windows above the storefront have been covered and the original, recessed center entry has been relocated to the north. There is an additional entry to the stairs leading to the second story. The doors and display windows are replacements with metallic frames, and a flat metal awning is attached below the transom. The bulkhead and piers have been covered with light-colored ceramic panels. The façade's second story is framed by four brick pilasters which extend into the cornice and create three window bays. A continuous stone sill and lintel define the rectangular window openings. The windows have modern, anodized-aluminum frames. Above the windows, elaborate Eastlake-style brickwork includes corbelled modillions, cross patterns, and an arch in the parapet gable. The building's rear elevation is stepped with a modern, concrete block addition on top of a projecting, one-story rear wing.

This building was constructed circa 1898. A saloon occupied the first story through 1904, and a meat market was located here by 1910. Initially, the second floor was a print shop, but by 1904 it was a residence. The first floor was occupied by a bakery by 1919, and several bakeries were located here through the 1980s, including the Waseca Baking Company, Rindelaub Bakery and Dave's Hometown Bakery. An American Legion Hall occupied the 2nd floor during the 1930s and 1940s.³¹

³¹ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-761; Sanborn 1889: Sheet 3, 1894: Sheet 3, 1899: Sheet 3, 1904: Sheet 3, 1910: Sheet 3, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's

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35) 207 State Street North
Huneke Studio
1 Contributing Building
1949

This Art Deco commercial building faces east onto State Street North. The storefront has a recessed entry in the center flanked by display windows with anodized metal frames. While the storefront insert has been changed with new glass and aluminum, it retains the streamlined appearance and the distinctive curved stone sill/plinth remains at the entry way (Figures 16 & 17). Built in 1949, along with its neighbor to the south (201 State Street North), the two buildings replaced a previous structure that had burned down. Like the adjacent building, this building is clad with the same finished stone veneer which remains in place. While constructed at the same time, there is no evidence the two buildings were ever combined or used by the same occupant.

The building was initially occupied by the Huneke Studio which remained in that location into the 1970s. Later this building was combined with its neighbor to the north and housed Brown Electric Company.³²

36) 211 State Street North
Brown Electric
1 Noncontributing building
Circa 1884

This two-story building faces east onto State Street North and was originally constructed as a Bank. The two-story building originally had a heavily decorative cornice and the second story windows had arched tops. The façade is now a finished stone veneer on the first story and plain, cream-colored face brick on the second story. It has a low parapet with tile coping and three raised brick bands running across the upper façade. The second story has two window openings with stone sills and modern, replacement casement windows. The first story has an entry near the northeast corner with a modern glass-and-aluminum door. A triple window is located above and to the left of the entry. The rear is stepped with a projecting wing that retains an industrial 20-light window, a loading dock with a wooden door, an overhead garage door, and an entry with a glass door and a metal frame.

The earliest occupant was Waseca County Bank and then Peoples State Bank. By 1910, it had become a print shop and the offices of the newspaper and by 1950 was the home of Brown Electric Company.³³ It remained as Brown Electric into the 1990s and went through several "modernizations" over that period. Photos of the street in the 1940s show the high storefront transom windows (Figure 16 & 17). By the 1980s, when Brown had expanded into the adjacent building at 211, it was covered in the same smooth

Office 2012.

³² Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-762; Sanborn 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

³³ Sanborn 1884: Sheet 1, 1889: Sheet 3, 1930: Sheet 2; The Streets Are Wider Now.

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finished stone veneer. Due to substantial alterations after the period of significance, the building is considered noncontributing.

37) 208-210 State Street North

Neumann Building

1 Contributing Building

Circa 1900

This two-story Romanesque Revival commercial building faces west onto State Street North. The façade is faced with an orange brick, featuring decorative brickwork and stone detailing. The storefront consists of two entrances flush with flanking display windows, which have anodized-aluminum frames. The bulkhead and piers are covered with glazed panels. Stucco covers the signboard across the width of the building. The second story is largely intact. The cornice is adorned with a sawtooth brick band below a band featuring a Greek key motif, and shallow brick corbelling. The façade is topped with a parapet with a molded stone coping. Second story fenestration originally consisted of six rounded-arch window openings separated by pilasters with stone bases and Doric capitals. The southern three window openings are intact, and although the sashes have been replaced with double-hung, anodized-aluminum frames, fitted windows remain within the arches. The northern three window openings have been altered by eliminating the arches and creating two rows of undersized, rectangular window openings with brick infill. This alteration was done during the period of significance as evidenced by the photo of this building in 200 Block of State Street North, circa 1949 (Figure 4 & 9). The rear elevation has two entrances on the first story and two entrances on the second story accessed via an exterior stairway. There is a variety of modern windows.

When built circa 1900, this double-storefront building replaced two earlier buildings. A harness shop occupied the south half of the building through at least 1919, and the north half originally housed a grocery store and then an auto sales store by 1919. Other occupants during the following decades included the Waseca Sports Shop, Frank's TV and Appliance and a Gambles store.³⁴

38) 212 State Street North

Hollisters Hardware

1 Noncontributing Building

Circa 1892, 1897

This two-story commercial building faces west onto State Street North. The façade has been altered several times since its construction. On the second story, fluted pilasters on the corners frame two double windows with replacement metal sashes. There is a low parapet with a projecting, pressed-metal cornice, and a pressed-metal molding spans the façade just above and below the windows. On the first-floor storefront, the original brick façade has been clad with pressed-metal panels. A fixed, shed-roofed

³⁴ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-763; Sanborn 1894: Sheet 3, 1899: Sheet 3, 1904: Sheet 3, 1910: Sheet 3, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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canopy with wood shingles covers the band where transom windows were once located. The transom, however, was covered or removed during the period of significance as evidenced from the photo showing the street circa 1955 (Figure 18). Two doors are in a recessed entry at the northern end of the storefront. Both doors are glass with anodized metal frames. Large display windows with anodized metal frames are located to the south of the entry. The bulkhead has been replaced with modern bricks. The piers and header have been clad with green enamel panels, likely after the period of significance. The rear elevation is stepped with a projecting wing and is covered in stucco. There is one entry with a metal door and a wood-framed stair leading to living space on the second story.

Originally constructed circa 1892, this building first housed a confectionery. The building was nearly doubled through a rear addition circa 1897, and a butcher shop occupied the building during the 1900s. A second, one-story addition was also added to the rear. Although the building was vacant in 1910, it housed another butcher shop later in the decade. The John Lewer Tavern and a harness shop were located here in the 1940s. Norge Appliances and Hollister's Hardware occupied the space in the mid-1950s, a Sears Catalog store in 1970s.³⁵ It is unclear when the current pressed-metal siding was added to the building. Due to substantial alterations after the period of significance, the building is considered noncontributing.

39) 213 State Street North
Iverson Law Office
1 Contributing Building
1935

This one-story commercial building faces east onto State Street North. The façade is faced with variegated brown brick set in running bond and with decorative brickwork. The building has a plain parapet topped with tile coping. There is a recessed entrance on the south end of the façade, and a display window with three aluminum-framed sashes is to the north. A band of soldier-course bricks runs the length of the façade above the entrance and windows, and two vertical bands in soldier pattern flank the entrance. A diamond pattern is centered above the entrance. The rear elevation has a tile wall topped with a projecting shed roof and a single entry with a modern steel door.

This building was constructed in 1935 and was first utilized for retail. It has been occupied by a series of law firms since the 1950s, including Iversen and Stone, Iversen and Patton, and Iversen & Sterling.³⁶

40) 214 State Street North
Busy Bee Café
1 Noncontributing Building

³⁵ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-764; Sanborn 1889: Sheet 3, 1894: Sheet 3, 1899: Sheet 3, 1904: Sheet 3, 1910: Sheet 3, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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1950

This one-story commercial building was built in 1950. The brick building faces west onto State Street North. The façade has been altered since 2008, which has obscured any original ornament or detailing and removed an original, projecting vertical sign. The upper portion of the façade is covered with stucco, and the bulkhead below the display windows is faced with ashlar stone. A flush-set entry is on the north end of the façade, and a large display window with two aluminum-frames sashes are to the south. The back elevation is painted a bright orange and has two rigid awning fixtures over an access door opening and windows.

This building was constructed in 1950 and housed the Busy Bee Café from its construction into the 1980s. Two beauty shops, including Stella's and The Bob N Kurl Beauty shop occupied the basement.³⁷ Due to substantial alterations after the period of significance, the building is considered noncontributing.

41) 215 State Street North

Al's Gray Castle Café

1 Contributing Building

1905

This two-story commercial building faces east onto State Street North. The façade is faced with cream-colored bricks set in American bond with a low parapet topped with metal coping. The first-story storefront has a slightly-recessed center entry with a transom. The entry is flanked by display windows set at an angle. The door is a modern, fiberglass replacement and the display windows have anodized-aluminum frames. The bulkhead and piers are cream-colored brick. On the second story, a pair of windows have dark brick sills and replacement, eight-over-eight, metallic sashes. A stuccoed, party wall from a demolished building remains attached to the north elevation.

This building was built in 1905, and by 1910 a cigar shop occupied the building. By 1919 it had become a saloon. Al's Gray Castle Café was located here from 1930 into the 1940s. The building was later converted to office space, and the State Employment Office and H&R Block occupied the building in the 1970s.³⁸

42) 216 State Street North

T. Barden Building

1 Contributing Building

1897

³⁷ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-766; Sanborn 1944; Sheet 4; Waseca County Assessor's Office 2012.

³⁸ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-767; Sanborn 1899; Sheet 3, 1904; Sheet 3, 1910; Sheet 3, 1919; Sheet 4, 1930; Sheet 4, 1944; Sheet 4; Waseca County Assessor's Office 2012.

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This two-story, Romanesque Revival commercial building faces west onto State Street North. Although the façade has undergone recent alterations to the first-story storefront, original brickwork remains exposed on the second story. On the storefront, stucco veneer has covered any original transom windows or signboard. The bulkhead and piers are faced in ashlar stone. The stucco and stone veneer links this building with 214 State Street North, which has an identical veneer. The central entry is recessed and flanked by display windows with replacement metal frames, and a second entry to the south leads to the second-story stairway. The second story has three window openings with flat arches and a continuous stone sill. The openings have undersized, replacement windows with one-over-one sashes and red brick infill, which was done prior to 1953.³⁹ Four stone blocks are set in two columns flanking the windows to the north and south. A band of corbelled brickwork runs the length of the façade above the windows. Above the corbelled brick, a stringcourse also runs the length of the façade and includes a centered round arch. Set within this arch is an arched stone tablet with the name "T. Barden 1897" carved into it. The façade is topped by a brick parapet with a centered triangular pediment with brick dentils and stone coping and a pair of column capitals at the corners. A round-arched inset with a stone sill is located below the pediment's peak. The rear elevation retains segmented-arch window openings, although they have undersized replacement windows with brick infill on the second story and glass block infill on the first story.

The building was constructed in 1897 and by 1899 was occupied by a grocer. The first floor housed a variety of retail stores, and from at least 1919 to 1944, the second floor was a photographer's studio. Al's Machine Shop occupied the building from the mid-1940s until the 1970s.⁴⁰ The building became functionally related to its neighbor, 214 State Street North, after the period of significance.

43) 218 State Street North
Park Theater
1 Contributing Building
1937

This story-and-a-half theater building replaced an earlier building in 1937.⁴¹ The Streamlined Moderne building faces west onto State Street North. The façade is faced in cream-colored brick and shows little ornamentation. The first-story storefront retains its original configuration with a recessed, central entry flanked by display windows. The entry has a replacement glass door with an anodized metal frame and the display windows are modern replacements with anodized metal frames. There are display windows for movie posters to the north and south of the larger display windows. The piers, bulkhead and signboard area have a polished, black, stone veneer. The second story has two tall window openings which retain their original, six-light windows. A banded, metal marquee with rounded corners forms a

³⁹ "State Street Waseca Parade, Circa 1953," Waseca County Historical Society, Accession No. 46.15.10.

⁴⁰ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-768; Sanborn 1889: Sheet 3, 1894: Sheet 3, 1899: Sheet 3, 1904: Sheet 3, 1910: Sheet 3, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁴¹ Waseca Journal, June 30, 1937.

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canopy over the storefront. The rear and side elevations are tile block, and the rear has a six-light industrial window, an entry mid-way up the elevation, and an entry at grade.

An 1899 Sanborn Fire Insurance Map shows a wood-framed building with a different footprint in the location of the current building. The simple façade with the streamlined marquee and the tile walls on the rear and side elevations suggest that the earlier building was replaced by the theater building. During the late 1930s, the Park Theater was located here and remained here into the 1950s. By 1953 the theater had closed and its marquee sign had been removed (Figure 19). Papa Chips and Iver's Unclaimed Freight was located in the building after the theater.⁴²

44) 220 State Street North
Mort Christian Tavern
1 Contributing Building
Circa 1935

This one-story commercial building faces west onto State Street North. The façade is faced in variegated red brick with no ornament and has a low parapet topped with metal coping. The storefront is comprised of two display windows with brick sills and anodized aluminum frames that flank a central entrance. The entrance has a transom and a modern glass door with anodized aluminum frame. The rear elevation is painted tile block with one window opening infilled with concrete block and an entrance with a modern steel door.

An 1899 Sanborn Fire Insurance map shows wood-frame building at this address with a similar footprint. However, in 1930, no building was located on the parcel, and the current building appears on the 1944 Sanborn map, indicating a 1930s date of construction. The building was occupied by the Mort Christian Tavern during the 1930s and Northside Liquor in the 1950s (Figures 19). Farmers Insurance Group occupied part of the space from the 1950s through at least 1980. Other occupants include Paschall Barber, McLoone Bar and Lindsey Water Softener.⁴³

45) 222 State Street North
Swenson Building
1 Contributing Building
Circa 1900, 1930

This two-story commercial building was built circa 1900, and a new façade was applied circa 1930. The building sits on the southeast corner of State Street North and Third Avenue Northeast with its primary façade facing west onto State Street North. The façade is faced in cream-colored brick with a parapet

⁴² Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-769; Sanborn 1899: Sheet 3, 1904: Sheet 3, 1910: Sheet 3, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁴³ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-770; Sanborn 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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topped by tile coping. The storefront is symmetrical with two entries flanking a central display window. The doors are glass with anodized-aluminum frames and are located beneath domed awnings. The display window is framed by a red brick surround, and the bulkhead is cream-colored brick with decorative, vertical bands of red brick. With the exception of the central display window which replaced a large overhead door, the façade looks much the same as it did in 1941 (Figure 4). The second story has three, evenly-spaced window openings with stone sills and replacement, one-over-one sashes. There are string courses of red brick that define the top, center and sills of the three windows. The north and east elevations have a stucco coating with a mixture of segmental-arch and rectangular window openings with stone and brick sills and replacement sashes.

Built circa 1900, the original building had large display windows flanking a central entrance, the second-story windows had segmental-arch openings. Utilized first as a bakery, then as a grocery store, the building had a rear addition constructed by 1930, and the façade was likely remodeled at this time. During the 1930s, the building housed the Maloney & Clement Grocery, and the office for the physician Dr. Swenson on the second floor. The medical office remained here until at least 1960. During the 1970s KOWO Radio and Waseca Real Estate occupied the building.⁴⁴

46) 100 State Street South
Didra and Gilbert Drug
1 Contributing Building
1908

This two-story commercial building is located on the southwest corner of State Street South and Elm Avenue West with the primary façade facing east onto State Street South. The building has a stepped parapet topped by stone coping and a centered, stone tablet with the name "DIDRA", the original building owner, carved in relief. The first-story storefront retains its original configuration, although the entrance, display windows, and bulkhead have been replaced. The entrance is slightly off-center to the north and is flanked by display windows. The door is glass with an anodized-aluminum frame, and the display windows have anodized-aluminum frames. The piers and bulkheads have been covered with polished, black stone panels. A row of transom windows spans the façade above the storefront. The storefront wraps around onto Elm Avenue West for one bay with metal panels covering the second story above the display window. The second story is symmetrical with four evenly spaced window openings that hold replacement, one-over-one window sashes and transoms. The windows have stone lintels and a continuous stone sill. The north elevation has been resurfaced with a red brick veneer set in running bond. The north elevation has two entrances at the western-end flanking a large display window. Second-story fenestration consists of rectangular window openings with replacement, double-hung sashes, and brick lintels and sills.

⁴⁴ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-771; Sanborn 1894: Sheet 3, 1899: Sheet 3, 1904: Sheet 3, 1910: Sheet 3, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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This building was constructed in 1908 and was first occupied by the drug store Didra and Gilbert Drug through 1930, and it housed drug stores through 1970, including Didra and Berg Drugs, and Berg Drug. In the 1970s it became a barber shop and has been the home of Personalized Printing since 1980.⁴⁵

47) 101 State Street South
McLoughlin/Pfaff Building
1 Contributing Building
Circa 1884, Circa 1930

This two-story commercial building is located on the southeast corner of State Street South and Elm Avenue East with its primary façade facing east onto State Street North. The façade is variegated red brick set in an American bond and has a parapet wall topped with tile coping. The storefront consists of a recessed entry at the southern end and large, display windows extending to the north and wrapping around to the north elevation. The second story has four rectangular window openings on the east elevation with replacement double-hung windows and transoms. The extended storefront on the north elevation comprises two window bays divided by a brick pier. The storefront's signboard wraps around to the north elevation, extending for two window bays, and is covered with vertical wood siding. Fenestration on the north elevation consists of a number of tall, rectangular window openings with plywood infill. There is a recessed secondary entrance at the east end of the north elevation.

Sanborn Fire Insurance Maps indicate that, as early as 1884, a two-story commercial building was located at this site with the same footprint as the current building. The plain brick façade, however, appears to date to the early twentieth century, and it was installed by the 1930s (Figure 22). Although originally known as the McLoughlin Building, this block later was called the Pfaff Building. During the late nineteenth century, the building housed a dry goods store and a meeting hall on the second floor. From 1904 until the 1920s, a grocery store was located here. The building housed a furniture store by 1930, and undertaker services were added by the end of the decade. The business was known as Mitchell Furniture by 1973.⁴⁶

48) 102 State Street South
Anton Guyer Clothing
1 Contributing Building
Circa 1915

⁴⁵ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-772; Sanborn 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁴⁶ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-773; Sanborn 1884: Sheet 1, 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; "State Street, Waseca," circa 1930 photograph at the Waseca County Historical Society, Accession No. 67.98.2, Waseca County Assessor's Office 2012.

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This two-story commercial building faces east onto State Street North and has Neo-Classical Revival detailing. The façade is faced in red brick and is topped with a corbelled parapet with stone coping. The storefront has a left-of-center main entrance flanked by display windows and a secondary entrance leading to the second-story stairway. The doors are glass with anodized-aluminum frames and the display windows also have anodized-aluminum frames. The original storefront transom has been covered with painted wood panels. The corner of the building consists of lightly projecting brick pilasters with stone, both smooth and rough-cut, with a floral pattern. On the second story, three tall window openings with stone sills and heavy stone lintels have replacement sashes and partial plywood infill. Above the center window, a brick segmented arch with stone keystone contains a pressed-metal plate that reads "A. Guyer," the original owner of the building. Above the outer windows, brick round arches contain pressed-metal plates with sunburst motifs. A cornice above the brick arches consists of a projecting stone band over corbelled brick courses. The rear elevation is covered with stucco, and two window openings with modern casement sashes and two openings with glass block infill are on the second story. There is an entrance at grade with a replacement metal door under a small, shed-roofed awning.

This building was constructed circa 1915 for Anton Guyer, and it housed Anton Guyer Clothing until 1968. It then was occupied by a Senior Citizen Center. Joe's Barber Shop and an Eagles Club occupied the space in the 1970s.⁴⁷

49) 103-105 State Street South
Weller Building
1 Contributing Building
Circa 1935

This one-story commercial building faces west onto State Street South. The Modernist building has a façade faced with irregularly coursed, painted brick and a low parapet topped with stone coping. The building displays virtually no ornament. The storefront is spanned by a signboard that is covered with vertical wood-siding with wood trim. The storefront is roughly symmetrical with the two entrances divided by a large display window. The entrances are flanked on the north and south by additional display windows. The entrances have replacement glass doors with brushed-metal frames, and the display windows have replacement brushed-metal frames. The bulkhead is painted brick, and piers are covered with wood. The rear elevation has two multi-light industrial windows that have been painted over and two entries with modern replacement doors. A porch with a shed roof supported by turned, Victorian Style porch posts spans the rear and an overhead door provides access to a basement garage.

This building was constructed circa 1935, replacing an earlier two-story building. Mike Weller Liquors and the Howard Plummer Newsstand were located at this address in the 1930s, followed by a jewelry store in the 1950s.⁴⁸

⁴⁷ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-774; Sanborn 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁴⁸ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-775; Sanborn 1919: Sheet 4, 1930:

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50) 104 State Street South
Wahlschlager Building
1 Contributing Building
Circa 1875

This two-story Boomtown commercial building has a gabled roof and faces east onto State Street South. The building is one of a few wood frame commercial buildings remaining in downtown Waseca. The façade features a high false front with the original decorative, pressed-metal cornice (although corner finials are missing). The façade is framed by brick piers on the first story. The symmetrical storefront has a recessed center-entrance flanked by display windows. The door is modern glass with a metal frame, and the display windows are replacements with metal frames. The second-story wood clapboard siding has been covered with vinyl siding of a similar reveal appearance and there are two original window openings. These have replacement double-hung sashes which fit the original openings. The rear gable wall is covered with vertical siding and there is a one-story brick addition projecting off the gabled end. A wood staircase leads to the upstairs, and there is an entrance with a modern replacement door under a small shed roof.

This building was built during the 1870s and is among the oldest extant buildings in downtown Waseca. It housed a hardware store and tin shop from 1884 until the 1930s. Around 1940 it was converted to Western Auto retail store and in 1950 it became the Pheasant Café, which it remains today.⁴⁹

51) 106 State Street South
Brozik & Sons Meat Market
1 Contributing Building
1917

This one-story commercial building faces east onto State Street South. The façade is faced with white-glazed brick that has been painted on its upper level. The storefront retains its original configuration and is framed by piers faced with the white-glazed brick. A centrally located recessed entrance has an original wood-and-glass door and an infilled transom. The entrance is flanked by mid-twentieth century display windows and a brick bulkhead. There is blue and white floor tile in the recessed entry that reads "Brozik & Sons Market." The original row of transom windows has been covered with laminate infill panels. The building has a low parapet topped with metal coping above a stone panel with sculptural heads of a cow and a pig. The rear elevation is covered with concrete block and has a single entry.

The building was built in 1917 and was a meat market from its construction and into the 1940s. Sampson's Shoe Store and Torbert's Lockers were located here in the 1950s. In the 1970s and 1980s it was occupied by an office for a realty company and a beauty shop.⁵⁰

Sheet 4, 1944; Sheet 4; Waseca County Assessor's Office 2012.

⁴⁹ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-776; Sanborn 1889; Sheet 2, 1894; Sheet 2, 1899; Sheet 2, 1904; Sheet 2, 1910; Sheet 2, 1919; Sheet 4, 1930; Sheet 4, 1944; Sheet 4; Waseca County Assessor's Office 2012.

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52) 107 State Street South
Goodman and Mahler Hardware
1 Contributing Building
Circa 1889

This two-story, Italianate commercial building faces west onto State Street North. The bulkhead and piers are faced with modern cream-colored brick. The storefront's original recessed entrance and display windows have been replaced by a flush storefront with a center entrance flanked by display windows with modern metal frames. Above the storefront, a row of transom window openings is intact, though the sashes have been replaced with glass panels. A metal band separates the first and second stories. The second story is faced with red brick and stone accents. The upper story is divided into three window bays framed by brick piers with stone bands and topped by brick segmental arches filled with herringbone brickwork around a diamond-shaped stone panel. The window openings have continuous stone sills and heavy stone lintels and have been infilled with mid-twentieth century opaque panels set in metal frames. The piers extend through a brick parapet, which features corbelled brickwork and a center pediment adorned with a decorative brick-and-stone sunburst motif. The parapet is topped by a pressed-metal cornice, which includes capitals atop the piers. The rear elevation retains its symmetrical window placement and includes an entrance and garage door.

This building was built circa 1889 as a hardware store. By 1899, it housed Goodman and Mahler Hardware and continued as a hardware store during the early twentieth century. During the early 1930s, the building was occupied by Brown and Son Grocery and Dry Goods and a tin shop on the second floor. It then became Mahler Hardware, which it remained through the 1950s. Champion Auto Supply occupied the building in the 1970s.⁵¹

53) 108 State Street South
William Westphal Building
1 Contributing Building
Circa 1890

This one-story, Italianate commercial building faces east onto State Street South. The brick building has a parapet adorned with elaborate brickwork nearly identical to that of 109 State Street South, its two-story neighbor across the street. The storefront retains its original configuration with a centrally located, recessed entrance flanked by display windows and brick piers with stone bases. The display windows have been replaced with undersized plate glass windows with metal frames, and the bulkhead has been rebuilt with cream-colored brick. This work was completed by 1956.⁵² A row of storefront transom

⁵⁰ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-777; Sanborn 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁵¹ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-778; Sanborn 1884: Sheet 1, 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁵² "State Street, Waseca," 1956 photograph at the Waseca County Historical Society, Accession No. Westpha.

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windows has been covered with black house wrap and a sign panel. Above the transom level, three recessed panels define each bay. The center panel has an arched top and displays a stone tablet with the inscription "Wm Westphal." Above the panels, brickwork includes a row of corbelled brick, a band of triple-coursed sawtooth brick, and another row of corbelled brick. A slightly projecting metal cornice is adorned with brick dentils. The rear elevation has a centrally-located entrance and a modern seating area beneath a projecting, shed roof.

This building was constructed circa 1890 and housed a grocery store by 1894. In 1899, a saloon was located here. The building appears to have been a saloon or bar throughout the twentieth century, though its use during Prohibition (1920-1933) is not known. Ed McCloones Bar was located in this building from the 1930s through at least the 1950s. By 1970, it had become Rose's Bar.⁵³

54) 109 State Street South
N. Weller Building
1 Contributing Building
1891

This two-story commercial building faces west onto State Street North. The building has a parapet adorned with elaborate brickwork nearly identical to that of 108 State Street South, a one-story building across the street. The storefront retains its original cast iron pillars, but some storefront materials have been replaced and the configuration has been altered. The storefront has a recessed central entrance with a tall transom flanked by display windows with similar transom windows. The entrance has a modern glass door with anodized aluminum frame, and the windows and transoms all have similar anodized frames with dark, reflective glass. The storefront has two additional entrances on the north and south ends with modern steel doors and transoms. The bulkhead and piers are faced with modern, cream-colored brick. A corrugated metal panel covers a signboard area which separates the two stories. The second story is faced in red brick and features four original segmental-arched window openings with stone sills and sawn wood inserts in the arches. The openings have undersized double-hung replacement windows with metal frames and plywood infill. Three recessed panels are located above the windows, including a center panel with an arched top and a stone tablet with the inscription "1891 N Weller." Above the panels, brickwork includes a row of corbelled brick, a band of triple-coursed sawtooth brick, and another row of corbelled brick that forms a slightly projecting cornice with metal coping. The rear elevation retains its original segmental-arch window openings on the second story while the first story is clad with modern vinyl siding and a shed roof over a single entrance with a modern door.

This building, also known as the Jondal Building and the Gillis Building, was built in 1891 and housed a saloon from 1894 to 1919. It was occupied by the St. Paul Clothing Store and the Armstrong Motor Car Company in the 1920s. Jondal's Scoreboard Billiards and Pool and Salzle Pool Hall were located on the main level during the 1930s through 1960s, while the Hopscotch Inn and a Veteran's Club occupied the

⁵³ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-779; Sanborn 1884: Sheet 1, 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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basement. Deike's Off-Sale Liquors and Main Street Liquors were located here in the 1970s and 1980s.⁵⁴

55) 110-112 State Street South
Guyer/Keeley Block
1 Contributing Building
Circa 1895

This two-story, Neo-Classical Revival commercial building has two storefronts facing east onto State Street South. Although the façade has undergone alterations during its history, they generally occurred by the 1950s, and earlier decorative brick and tile work on the second story remains intact.⁵⁵ The northern storefront has retained its historic configuration with a recessed entry flanked by display windows. The original brick bulkhead and piers remain; the door and windows have mid-twentieth century replacements. The southern storefront has had the entry moved to the south; the storefront reduced in height the bulkhead shortened and windows replaced. The entire storefront is now framed with brushed metal. The center entry, which accesses the stair to the second story, has a modern glass door and brushed-metal frame. The row of transom windows spanning the storefront has been infilled with reflective glass panels.

At the second-story, each half features a central paired window flanked by single windows and framed by brick pilasters. The center windows originally had a projecting oriel bay flanked by single window openings. The oriel bays were removed by 1956 and replaced with paired, double-hung windows with brick infill. The gaps in decorative detailing mark the location of the original windows. The flanking window openings were also reduced in height to match the center windows. All the window openings now have replacement double-hung sashes. Brick pilasters extend from the street to the cornice and include stone panels. A stone band extends across the façade above the windows, and a group of four, square, terra cotta panels is located above each of the four flanking windows. Stone stringcourses run across the north and south halves above the terra cotta panels. Corbelled brick adorns the cornice, which consists of a row of square terra cotta panels within a pair of stringcourses. There are two rectangular stone panels within the terra cotta row, but their surfaces are badly spalled and wording is nearly illegible. Above the cornice, a low parapet wall has stone coping and a shaped decorative pediment with floral motifs. The rear elevation is brick with an open, two-story wooden porch with a wooden stair and a variety of modified windows and doors.

This building was constructed in 1895, when Anthony Guyer bought the property. It is likely his name that appeared on the northern stone panel in the cornice. Mathew B. Keeley owned the southern storefront, his name still being visible with the letters "M - - - E - - - EY". By 1899, the northern

⁵⁴ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-780; Sanborn 1884: Sheet 1, 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁵⁵ "State Street, Waseca," 1956; "State Street, Waseca," 1950 photograph at Waseca County Historical Society, Accession No. LU169.37.

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storefront was a grocery, and the southern storefront was a saloon. In 1904, the northern storefront was a furniture shop, while the southern storefront remained a saloon; by 1919, the northern storefront was a grocery store, and the southern storefront was a pool hall. By the 1930s the building housed the C.L. Gill Daisy Shop and Meat Market, followed by Carlson Food Market, and Sutton's Paint and Decorating. The building housed several television repair shops between the 1950s and the 1980s.⁵⁶

56) 111 State Street South
Brisbane and Perrin Music Store
1 Contributing Building
Circa 1895

This two-story Italianate building faces west onto State Street North. The façade is faced with orange/red brick and has a parapet topped with molded stone coping. The first-story storefront retains its original configuration, brick bulkhead and piers, and a pair of cast iron columns. The recessed center entrance has a large glass transom and is flanked, on either side of the cast iron columns, by display windows with transoms. The door is modern glass with an anodized-aluminum frame, and the display windows have similar anodized-aluminum frames. The signboard area is covered with a modern sign reading "Waseca Music Co." The second story features four segmental-arched window openings with stone sills and sawn wood inserts in the arches. The openings have undersized double-hung replacement windows with metal frames and metal infill. The building's parapet is adorned with four projecting pilasters, band of alternating projecting and recessed header bricks, and corbelled brick at the cornice. The parapet and pilasters are topped by metal coping. The rear elevation retains its original window openings, but the second story openings have undersized replacement windows with plywood infill. There is a single entrance.

This building was constructed circa 1895 and housed a general store from at least 1899 to 1910. By 1919, a lunch counter occupied the building, along with Brisbane and Perrin Music Store. During the 1930s and 1940s, the building was occupied by a furniture store, shoe store, and jewelry shop. It became a music store once again in 1950 and has housed the Waseca Music Company since 1970.⁵⁷

57) 113-115 State Street South
Herbst Grocery
1 Contributing Building
Circa 1883

⁵⁶ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-782 and WE-WSC-783; Sanborn 1884: Sheet 1, 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁵⁷ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-781; Sanborn 1884: Sheet 1, 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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This two-story, Italianate commercial building faces west onto State Street South. The building consists of two storefronts divided by an entry vestibule and stairway. The façade is faced in red brick and has detailing similar to that found 110-112 State Street South and 108 State Street South. The first-story storefronts have been altered, but the alterations were largely completed by 1950.⁵⁸ The northern storefront is faced with a cream-colored brick, including the bulkhead, piers, and sign panel. The entrance, located on the northern side, has a glass-and-aluminum door and a transom. Two aluminum-framed display windows are to the south. There are two basement windows infilled with glass blocks in the brick bulkhead. The southern storefront is faced with variegated brick and has two round-arched windows with wood sashes and a round-arched entrance with a glass-and-aluminum door. The center entrance has a recent steel door below a transom with a six-light window. The second story reads as a unified façade and includes five evenly spaced window openings with arched, brick hoods and stone sills. All of the windows have replacement double-hung sashes and some brick infilling: the southern windows infilled at the top and the center and northern windows infilled at the bottom (though the stone sills were retained). This infill was complete by 1950.⁵⁹ (Figure 4) Bands of decorative sawtooth brick are below the northern windows, but a steel plate covers the sawtooth bands below the center and southern windows. Above the windows, sawtooth bands extend over the northern and southern windows, and a separate band is over the center window. The façade is topped by a corbelled-brick cornice and a low parapet wall with metal coping. The rear elevation's northern half shows its original brick while the southern half has been painted. The rear has a mixture of window openings with replacement sashes and an entry to each store with a modern steel door.

Constructed circa 1883, this building is among the oldest extant in downtown Waseca, along with its neighbor to the south, the Sheridan House/Waverly Hotel, and the Wohlschlager Building at 104 State Street South. In 1884, this building housed a furniture shop in the northern storefront, a Masonic Hall on the second floor and a bowling alley in the basement. By 1889, a grocery store was located in the southern storefront, and the furniture shop and Masonic Hall remained. These uses continued through at least 1919. By 1930, the northern storefront was occupied by a plumbing and tin shop. Later uses of the building include an appliance store, a plumbing and heating company, an office supply store, Dokken's Furniture, and Waseca Decorating and Paint Center.⁶⁰

58) 114 State Street South
Ben Senske Grocery
1 Contributing Building
Circa 1915

This single-story, commercial building faces east onto State Street North. The façade is faced with red brick and has a low parapet topped with metal coping. The façade has no ornament aside from two

⁵⁸ "State Street, Waseca" 1950.

⁵⁹ Ibid.

⁶⁰ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-784 and WE-WSC-786; Sanborn 1884: Sheet 1, 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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recessed brick panels with corbelled tops above the storefront. The storefront is framed by brick piers and is comprised of a center entrance with a modern glass door and transom flanked by display windows with metallic frames. The bulkheads are covered with painted infill panels. The transom retains what appears to be original prism glass. The rear elevation has one original, infilled window opening, a small tile bock addition with a shed roof.

This building was constructed circa 1915 and, by 1919, housed a grocery store. By the 1930s, the store was known as Ben Senske Grocery. The E.F. Johnson Office later occupied the building, followed by the Crevice Café in the 1950s and a Senior Citizen Center in the 1970s and 1980s.⁶¹

59) 117 State Street South
Sheridan House/Waverly Hotel
1 Contributing Building
1883

This two-and-a-half story hotel building has an ell-shaped mass with its primary façade facing west onto State Street North. Originally French Second Empire in style, the building has undergone several alterations, including the removal of a porch that spanned the façade and the removal of eave brackets and quoins; these alterations were completed by 1950.⁶² The façade retains its original fenestration and arched center entry. The building's mansard roof is covered with asphalt shingles and presents a series of gabled wall dormers with replacement, double-hung windows. The building is set upon a raised, roughly-finished stone foundation with a stone water table. The walls are variegated brick set in a running bond. The primary façade is symmetrical with a pair of segmental-arched windows with stone keystones and sills flanking the center entrance. Each window opening holds a double-hung, 12-over-12 wood sash. The entrance is reached by a five-step, stone stoop and has an arched fanlight transom with a keystone and modern glass door. The second story has six segmental-arched windows with stone keystones and stone sills. The windows have double-hung, replacement sashes. The south elevation has a series of seven segmental-arched windows with replacement sashes on its first story and seven similar windows on the second story.

Patrick Moonan built this hotel in 1883 and operated it as the Sheridan House through 1887. After that J. A. Morse operated the building as the Stevens House, and by 1894, it was known as the Hotel Ward. By 1899, the building was known as the Waverly Hotel, and this name (or Hotel Waverly) continued through at least 1944. After that, the hotel was converted to offices and apartments, and various doctors and dentists utilized the office space until at least 1980.⁶³

⁶¹ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-785; Sanborn 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

⁶² "State Street, Waseca" 1950.

⁶³ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-787; Sanborn 1884: Sheet 1, 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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60) 118 State Street South
Lewer Auto Building
1 Contributing Building
1912

This two-story building is located on the northwest corner of State Street South and Second Avenue Southwest with its primary façade facing east onto State Street South. Originally a three-story building, this commercial block was struck by lightning in 1960, which started a fire that destroyed the third floor. The building has brick walls set in a running bond with heavy piers at the corners and a plain roofline with metal coping.

The east elevation's first story consists of two storefronts divided by an entry which is framed by brick pilasters and slightly off center to the south. The northern storefront has a central recessed entrance flanked by display windows. The southern storefront, on the east, has no entrance, only display windows. All display windows and doors have anodized aluminum frames. Both storefronts and the central door have stucco covering the transoms and bulkheads. Fenestration on the second-story of the east elevation consists of eight evenly-spaced window openings with a continuous stone sill and replacement double-hung sashes.

The south elevation of the building, which faces Second Avenue, has six bays, defined by brick pilasters, and contains a series of storefronts. The two eastern most bays each have display windows framed in anodized aluminum. The transoms of these two storefronts are covered in stucco, in keeping with the primary façade. Both of these bays retain their historic bulkhead. The second bay from the east has an entry door in the eastern most part of the storefront. The third bay has an overhead garage door on its right side with an entry door on the left. The remainder of the storefront opening is filled in with brick and the transom area is covered with ribbed metal panels partially cut back to accommodate the height of the overhead door. The fourth bay is mostly infilled with brick with the exception of two windows, both of which are directly under the ribbed metal panel, which covers the transom. The configuration of these two center-bays, including the overhead door opening and brick infill, dates to the period of significance (Figure 20). The two western most bays on the south elevation each have storefronts comprised of anodized aluminum framed windows and doors, with storefront transom windows. The storefront second from rear has a large double hung sash on its far-right side and a display window in the center. The doorway component is framed by narrow brick piers on each side, located on the left side of the bay and setback slightly from the main plain of the façade. The door is flanked by two windows and has a small transom window over the door. The rear most bay of the building has a storefront filled with a central door that is approximately two feet from the street level with two concrete steps. Display windows flank the door filling in the historic storefront opening.

Each of the second-story bays on the southern elevation have three window openings with replacement one-over-one sashes. The rear elevation has some replacement bricks on the roof line and has retained most of its window openings with their original concrete lintels and stone sills. A large, centered opening has been infilled with brick and a smaller entrance with a steel door.

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Constructed in 1912, this building was utilized in 1919 by an auto dealership, with the showroom and offices occupying the eastern one-third and a service garage the western two-thirds. By 1930 the Waseca Post Office was located in the former showroom, and a garage still operated out of the western portion of the building. During the 1930s, the Crevice Café, Borgen Chevrolet Garage, and a library utilized the building. The E. F. Johnson Company occupied the second floor beginning in 1933. Auto service companies occupied the building through the 1980s, including Lower Auto and Stav Motor Sales. The Maid-Rite Café was also located here.⁶⁴

61) 200 State Street South
Rendezvous/ Powell House
1 Contributing Building
Circa 1917, Circa 1950, 1966

This parcel comprises three buildings. These include a circa 1917, two-story brick building at the southwest corner of State Street South and 2nd Avenue Southwest, a circa 1917, two-story brick building to its south, and a circa 1950, one-story building at the south of the parcel. While initially constructed as three separate buildings they became functionally related within the period of significance and are, therefore, considered one contributing resource.

The corner building is faced with brown brick and has a stepped parapet with stone coping. Although the first-story storefront has undergone alterations in recent years, its configuration remains: a slightly off-center recessed entrance flanked by display windows and a stairway entrance at the south. The main entrance door and display windows appear to be mid-century aluminum-framed. Curved, stacked glass block form the corner. The bulkhead and piers have been refaced with red brick, and a stationary vinyl awning has been added. The building retains its original window openings on the second story of the east and north elevations with a continuous stone sill spanning both sides. Fenestration consists of two, paired window openings on the east elevation and a mixture of single and paired window openings on the north elevation. All of the window openings have replacement double-hung sashes. The north elevation's first story has had several window and door openings infilled with brick, with the exception of an entrance with a steel door at the west end.

The middle building is faced with brick with a parapet topped with metal coping. The storefront has been altered significantly. The brick piers of the storefront are intact, but the opening within the piers has been infilled with brick and a projecting, ornamental, gabled-roof canopy over an un-coursed limestone veneer. These changes were likely completed in the 1960s, based on the material. Two entrances with steel doors flank the stone veneer. The second story is intact and has two bays defined by light-brown brick pilasters and reddish-brown brick facing. Each bay presents two window openings with double-hung, replacement-sash windows, and continuous brick sills. A brick soldier course extends across each bay above the windows.

⁶⁴ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-788; Sanborn 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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To the south, the one-story building has a brick parapet with tile coping and a narrow projecting ledge clad in metal flashing. The lower wall is faced with un-coursed stone similar to the adjacent building to the north. An entrance with a steel utility door is at the north end.

The northern and middle buildings were constructed circa 1917, and the southern building was constructed circa 1950. By 1919, the northern building housed a restaurant, and the adjacent building housed a store and a meeting hall on the second floor. By 1930, the northern building was occupied by a saloon, and the adjacent block was occupied by a fraternal lodge. The northern block has subsequently been occupied by a series of restaurants, including the F.J. Smith and Son Restaurant, the Rendezvous Bar and Café, the Clayton and Nelson Tavern, the Powell House, China House, State Street Eatery and the Old Town Eatery. Although it is not thoroughly documented in city records, it is believed that the owners of the Powell House combined all three buildings into a single restaurant in 1966. The property continues to function in that way.

62) 201 State Street South
Crawford Studio
1 Contributing Building
Circa 1960

This one-story commercial building faces west onto State Street North. The west and north elevations have a cream-colored brick veneer with a pattern of vertical-brick squares that are banded below a low parapet topped by a cast concrete cap. The storefront consists of one centrally located entrance with side lights and a transom flanked by double display windows. The entrance has a modern glass door with a dark, anodized-aluminum frames. The windows also have dark, anodized-aluminum frames. The storefront is spanned by a stationary canvas awning. The north elevation has a store front with two display windows flanking a glass-and-metal door with a transom at the eastern end. A row of four large square fixed sash windows fills the remainder of the elevation.

An earlier automobile service station on this property was redeveloped circa 1960 with the current building. By 1970, the building was occupied by Crawford Studio & Wayne J Studio. The building was then utilized for offices before converting to retail.⁶⁵

63) 205 State Street South
Quality Print
1 Contributing Building
Circa 1940

This one-story commercial building faces west onto State Street South. The building has variegated brick and retains its original window and door openings. There is a low parapet topped with tile coping

⁶⁵ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-790; Sanborn 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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and a flat roof. The storefront consists of three entrances with anodized aluminum commercial doors flanked by display windows with anodized aluminum sashes and cast stone sills. The south and east elevations have window openings with brick sills that have been infilled with glass block. There are two infilled entrances and one with a metal utility door facing the south.

This building was constructed after 1936 and it has been the home of Quality Print since 1961.

64) 206 State Street South
Botsford Lumber
1 Noncontributing Building
1 Noncontributing Structure
Circa 1925

A one-story commercial building faces east onto State Street South and is faced with red brick. The building has been altered after the period of significance, including the addition of a gabled roof that replaced the original flat roof and synthetic siding on the south elevation. Decorative brick and stonework that once formed a cornice remains visible at the storefront, which is framed by slightly projecting pilasters with stone capitals and diamond patterns. The original window and door openings are intact, including an entrance on the north and a display window on the south, both with an anodized-aluminum frames. The south elevation features a bay window with replacement sashes and an entrance with a gabled door surround.

Included in the boundary of the district and located on this parcel directly south of the building described above, is a gable-roofed structure approximately 125 feet long. The structure is clad in corrugated metal siding with a similar roof. A pedestrian door is found at the northern wall closest to the street. Pro Build, the current owner of the parcel, use the structure to store construction materials. Its construction date is unknown; however, because of the style and construction materials, it is reasonable to assume the structure was constructed after 1969.

This building was constructed circa 1925. From at least 1884 to 1910, this property was the Laird Norton Company lumber yard, and by 1919, it transitioned to the Botsford Lumber Company. The property remained the Botsford yard at least through the mid-1940s, and it has been utilized continuously as a lumber yard to the present.⁶⁶ Due to substantial alterations after the period of significance, the building is considered noncontributing. The structure is considered noncontributing due to the post-period of significance construction date.

⁶⁶ Thomas R. Zahn, 2010; Minnesota Architecture-History Inventory Form, WE-WSC-792; Sanborn 1884: Sheet 1, 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Waseca County Assessor's Office 2012.

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65) 308 State Street South
Chicago and Northwestern Depot
1 Contributing Building
1912

This one-story utilitarian railroad station is a simple, rectilinear, red-brick structure supporting an end-gabled roof. The depot sits approximately 30 feet from an active rail line and displays a concrete loading dock on the southern side. The original depot had a footprint of 96 feet long by 22 feet deep with the primary elevation (rail side of the station) facing south/southwesterly. Sometime prior to 1940 (Sanborn Insurance Maps) approximately 11 feet was added to westerly end of the structure. The addition emulated the architectural features of the original architecture including the decorative brick banding, corbeling, bracketing, and gable treatments.

The structure has a partial basement at the westerly end of the building and sits on a concrete foundation. The brick elevations remain in good condition with all window and door opening intact. Simple, yet decorative, brickwork includes a slightly projecting rowlock brick band that caps the concrete foundation. Ten stretcher courses above is another projecting rowlock course that also forms the sill course for the tall window opening. Brick corbeling supports timbered eave brackets along the main elevation and the gabled end elevations. The trackside façade displays eleven brackets and end gable façade displays three brackets, one at the roof ridge and two at the outer edges of the roofline. Both long elevation eaves support decoratively cut rafters. The long back north/northeasterly eave has no bracketing. The roof displays an approximate 9:12 pitch and is sheathed with asphalt shingles. Projecting adjacent to the ridgeline is a red-brick chimneystack.

The door openings on the main elevation (from east to west) include: double-wide pedestrian entries into the waiting rooms; two, double freight door openings, and at the west end a utility doorway. There is a projecting bay defining the former depot office that separated the passenger waiting rooms. Tall window openings provided light into the public and bayed-office spaces. The end gabled elevations each display window-set openings at pedestrian level and small, horizontal-oriented window openings in the upper gables. The upper-window openings are currently covered by Canadian Pacific Company signs. The westerly sign reads: Canadian Pacific 308 S. State St. WASECA, MN. The easterly sign reads: Canadian Pacific WASECA, MN. The depot originally displayed framed signboards, centered under the upper windows, that read: WASECA. The back north/northeasterly elevation supports its original window and door openings with both tall and shorter/higher openings, and two double-door openings toward the westerly end of the façade. Originally, the pedestrian level windows for the building were vertical, four-over-two, double-hung, wood-sash windows. All of the original wood windows have subsequently been replaced with a variety of window treatments including many fixed, single-pane windows.

On the main elevation the double-door waiting room entries have been infilled with lap siding framing stock commercial metal doors with glass windows. The freight room door opening was also infilled with wood siding supporting a commercial stock one-over-one window. The remaining, westerly door openings have retained their original single or double, paneled-wood doors. The back elevation has two

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double door openings. The most westerly door, to the original express room, retains its original double, wood-paneled door with lights above. The original freight room door opening has been infilled with lap siding framing stock commercial metal door with a glass window. The windows on the back elevation show a variety of later treatments, mostly of fixed, single-pane glass. The structure is currently vacant.

The North Western Railway Company provided rail service to Waseca starting in 1867, when it purchased the Winona and St. Peter Railroad Company, a short local line. In 1902 the name of the company was changed to the Chicago and North Western Line (C&NW) and it went on to become one of the largest rail lines in the country with its subsequent purchases of the Chicago Great Western Railway and the Minneapolis and St. Louis Railway. The C&NW Depot was built in 1912, the year that its former depot (the Waseca Union Depot, 1877), shared with the Minneapolis and St. Louis Railroad, was lost to fire. The passenger depot provided ample accommodations for those traveling by rail. From east to west, the original floor plan of the structure supported a "ladies' waiting room," a lobby with ticket office connecting the gender-specific waiting rooms, a "gentlemen's waiting room," the baggage room, and at the west end the express room. Each of the waiting rooms had lavatories.

66) 217 2nd Street Northeast
International Order of Odd Fellows Hall
1 Contributing building
1905

This two-story commercial building faces east onto 2nd Street Northeast. The first story has cast-stone block walls, and the second story is framed with wood lap siding. All windows are six-over-six wood sash. On the primary (west) elevation, the first story has two windows with heavy concrete lintels near the corners, and the second story has a pair of windows at the center with narrow wood surrounds. The gable has eave returns, wood fish-scale siding, and a window near the peak. On the north elevation, two doors with transoms flank two windows with heavy concrete lintels. To the east of this grouping, a tripart set of windows has single-light fixed sashes. On the second floor, there are seven windows with broad wood surrounds and decorative shutters.

This property was first occupied by a church built circa 1867 by a Presbyterian congregation, which in the following year sold the building to a Baptist congregation. The Baptists occupied the building until selling the property in 1905 to the Waseca chapter of the International Order of Odd Fellows, who either built anew or raised up the original building onto the cast stone first story. The building served as a meeting hall for the Odd Fellows through the 1930s, when it hosted club meetings, concerts, dances and dinners. By the 1940s, the building housed Lottie photography studio and, during the 1950s, Crawford photography studio, as well as an electrical shop.⁶⁷

⁶⁷ Sanborn 1884: Sheet 1, 1889: Sheet 2, 1894: Sheet 2, 1899: Sheet 2, 1904: Sheet 2, 1910: Sheet 2, 1919: Sheet 4, 1930: Sheet 4, 1944: Sheet 4; Northwestern Bell Company, *Waseca Telephone Directory* (Omaha: Northwestern Bell Company, 1949, 1956); *Waseca Journal*, "Baptist Church Sold," October 11, 1905.

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Historic Context: Development of the Waseca Commercial District⁶⁸

Waseca in the Nineteenth Century: Railroads and Agriculture

Euro-American settlement of Waseca County was initially slow, as most early settlement in Minnesota occurred north and east of the county, along the Minnesota and Mississippi Rivers. The first settlers in present-day Waseca County were Asa and Eliza Sutlief and their three children, who made a claim southwest of the eventual Waseca town site in Wilton Township in 1854. In 1856, several land speculators claimed land in Woodville Township and planned a town site which they called Waseca, but they abandoned their claims shortly thereafter. Following passage of the Homestead Act of 1862, which encouraged land settlement, and when anxiety following the Dakota Conflict had waned, Yankee, Scandinavian, German, and Irish pioneers began to make claims in the county. Early communities in Waseca County included Clear Lake, located just to the northeast of present-day Waseca, as well as Woodville, Janesville, and Wilton.

In 1867, the Winona and St. Peter Railroad (W&StP) announced plans to build a railroad through Waseca County in order to connect the Mississippi River to communities and farms in the Minnesota River Valley. Ira C. Trowbridge purchased land on the proposed railroad right of way just south of Clear Lake and Loon Lake and had a town site surveyed and platted, which was to become the City of Waseca.⁶⁹ Soon thereafter, the post office was relocated from Woodville to Waseca. By the end of 1867, 102 buildings had been built, including 11 retail stores, eight liquor stores, four hotels, two livery stables, two cabinet and furniture shops, two harness shops, several carpenter and blacksmith shops, two meat markets, and a printing office, along with several railroad buildings, including a depot, grain elevator, and warehouse. As Waseca grew, it overshadowed neighboring communities that lacked railroad access. When a fire destroyed the courthouse in Wilton in 1869, the City of Waseca issued bonds to build a courthouse and began the process to move the county seat to their city.

Prior to the arrival of railroads, agriculture in Waseca County was subsistence-level farming or was grown for local markets. Even within the town of Waseca, residents often had gardens and kept livestock. The arrival of the W&StP railroad in 1867 fundamentally changed the agricultural economy. Dependable access to markets and mills allowed farmers to transition from subsistence farming to cash crops, primarily wheat. Because the W&StP was controlled by the Chicago and North Western Railway (C&NW), the wheat was primarily shipped to Chicago. In 1877, however, the Minneapolis and St. Louis Railroad built a second railroad line through Waseca, connecting the community directly to Minneapolis. This railroad connection allowed access to the mills and markets of Minneapolis, which proved advantageous to local wheat farmers and to the growing community of Waseca. With two railroad connections, Waseca was a nexus of transportation and commerce, and its commercial district benefitted greatly from wheat production.

⁶⁸ The following historic context was adapted from Thomas R. Zahn & Associates LLC, "City of Waseca Historic Context Study," unpublished manuscript prepared for the City of Waseca, 2010. This manuscript is the source of information except where otherwise noted.

⁶⁹ James E. Child, *Child's History of Waseca County* (Owatonna, Whitney and Luers, 1905): 183.

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During the 1870s, Waseca's commercial district became the hub of economic and social activity, as new residents and railroad workers sought goods and services from retailers, grocers, butchers, blacksmiths, banks, lawyers, and doctors. Initially, Waseca's merchants and other businesses built wood-frame storefronts and offices in the commercial district. An example of the early commercial buildings is extant at 104 State Street South. As they prospered, many expanded or built new buildings. Several of these new commercial buildings were brick and built in fashionable styles such as Italianate, Neo-Classical, and Queen Anne. Following the town's growth during the 1870s, Waseca was incorporated as a city in 1881.

In 1880, a group of 100 Waseca businessmen organized for the purchase of 20 acres of land to cede to the W&StP so the railway could expand its operations. By 1881 the railway had completed a brick roundhouse and turntable with stalls for 20 locomotives. The railroad also constructed a coal shed, machine shops, a sand house, and a water tower.⁷⁰ This construction spurred more growth in Waseca as lumberyards expanded to meet the demands of the railroad, while hotels, restaurants, and houses were built for railroad workers and travelers. By 1900 eight freight trains and twelve passenger trains traveled through Waseca daily.⁷¹

Although Waseca County was producing enormous wheat harvests during the late nineteenth century, the city lacked a significant milling capacity. William Everett and J. W. Aughenbaugh built the EACO mill west of town near Loon Lake, and by 1887, the mill was running 24 hours per day. By the early twentieth century, the EACO mill was the fourteenth largest in Minnesota. Although no longer a milling company and highly altered, the property continues to operate as a grain transportation company.

The growth of Waseca during the late nineteenth century and into the twentieth century followed a pattern common among cities in southeastern Minnesota. These cities were within a region of rich agricultural lands and fulfilled a commercial function within a local trade area. In addition, these cities grew as a result of having multiple river/railroad connections, being a county seat, having a state or higher education institution and having some industrial base. During the twentieth century, Waseca continued to thrive on these things but also built on its early growth through a diversified economy.

Waseca in the Twentieth Century: A Diversifying Economy

Early in Waseca's history, agriculture and the railroads were the most important parts of the local economy. However, due to its favorable railroad connections, Waseca was able to develop a broader economic base through diversified agricultural products and industrial production. Although the farms and industrial operations were generally outside of the downtown core, the farmers, business owners, customers, and employees and their families shopped and found entertainment in the commercial district. The growth of downtown as a destination is evidenced, in part, by the construction of a

⁷⁰ Child, 362-363.

⁷¹ Don L. Hofsommer, *The Tootin' Louie: A History of the Minneapolis and St. Louis Railway* (Minneapolis, University of Minnesota Press, 2005): 39.

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dedicated passenger depot immediately south of the central business district in 1912. By that time passenger traffic to and from Waseca was sufficient for C&NW to construct the depot immediately adjacent to the district, and ridership continued to be strong enough that an addition was required prior to 1940.

Although wheat remained an important cash crop during the late nineteenth century, farmers began to diversify by the 1890s, including crops such as corn, oats, barley, rye, and beans. An important industry by the turn of the twentieth century was dairying. Advances in scientific agriculture as well as transportation led to the creation of a network of creameries producing cream, butter, and cheese that could be consumed locally or shipped via railroads. Waseca had three commercial creameries by the end of the nineteenth century, including Waseca County Cooperative Creamery, the Waseca County Creamery, and Draheim's Dairy. The Waseca County Cooperative Dairy, which was created in 1896 by a consortium of local farmers and businessmen, was considered such an asset that the city government donated a building in the commercial district to the concern (nonextant). Although it is a later example, the Draheim Dairy building (circa 1930) remains extant at 123 2nd Avenue Northeast.

The diversification of agriculture also led farmers to increase their cattle and swine herds. As railroads began to ship animals on-the-hoof to slaughterhouses in larger metropolitan areas, communities like Waseca built stockyards to hold the animals before shipment. Waseca's original stockyard was located southwest of the commercial district on a C&NW spur. Several other agricultural businesses thrived in Waseca, including poultry, brewing, and ice harvesting. Waseca had two hatcheries by 1900, including the Waseca hatchery and Priebe and Company, which was acquired by Swift and Co. in 1919. Waseca had two larger breweries, the Waseca Brewing Company and the Engesser and Gund Brewery, as well as several smaller ones.

Farm diversification and the production of vegetables led the City of Waseca to partner with the Fairmont Canning Company in 1929 to create the Waseca Canning Company. The plant initially contracted with farmers for sweet corn and peas and, in 1934, expanded to meat. Fairmont Canning Company began operating the plant exclusively in 1942 and expanded production to include carrots, beans, potatoes and squash, and during WWII, C-rations for troops. General Foods purchased the plant shortly after the war and began producing and shipping a variety of frozen foods. The plant continues today packaging frozen corn and peas under the Birds Eye brand.

The W. J. Armstrong Wholesale Grocers bought produce from the surrounding countryside and packaged and shipped groceries to retailers around the region. The company was founded in 1900 and built a large, three-story, brick warehouse the same year. The company took advantage of Waseca's railroad connections, and the warehouse had its own railroad spur. The building was individually listed in the National Register in 1982.

During the early twentieth century, other businesses and industries grew to support Waseca's agricultural economy. In 1904, Edward Priebe founded the Priebe Implement Company and was a dealer first for McCormick-Deering machinery and later John Deere. The implement warehouse was located on Elm

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Avenue east of State Street (razed). Waseca Concrete Company, which was founded in 1947, was the city's largest producer of concrete drainage tiles.

E. F. Johnson Company was founded in 1923 by Edgar and Ethel Johnson as a mail-order radio parts business. As the business grew, the Johnsons moved to a storefront at 114 State Street. In 1933, they expanded the business again and occupied the second floor 118 State Street South with office, assembly, and warehouse space in support of the mail order business. The company was awarded contracts for radio components during World War II and grew rapidly, having over 500 employees at the war's end. The company continued expanding after the war before being bought out and relocating.

Another mail order company that rose to national prominence was Herter's. The company was founded in 1893 as a fly-tying business by George Herter, who moved in 1912 to a storefront owned by C. Johnson on State Street and Elm Avenue. By the 1930s, Herter had begun mail order sales. In 1942 after a fire destroyed Herter's building, and the company relocated to 118 State Street South before moving to a warehouse south of the city. Herter expanded his line of products to include decoys, fishhooks, gunstocks, boats, and snowmobiles but filed for bankruptcy in the 1970s.

Waseca has had several newspapers during its history. James Child was the first newspaper publisher in Waseca and founded the Waseca News in 1868, which was to become one of the largest newspapers in southern Minnesota. The paper was purchased by William Ward in 1880 and was renamed the Waseca Journal. After a series of owners, in 1924 the Journal was acquired by Donald C. Brown, who would also form the Waseca Herald in 1948. Brown ran both newspapers from 207 State Street North. His son, Wayne Brown, founded Brown Printing in the late 1940s and began printing mail-order catalogs for Herter's on his father's press. In 1958, Brown Printing expanded into a new plant in western Waseca along the C&NW railroad tracks and, by the 1980s, had become one of the largest printing companies in Minnesota.

Waseca's Commercial District

From its founding in 1867, Waseca has been the commercial center of Waseca County. The city was the beneficiary of a regional economy based on agriculture and supplemented by commerce and industry. Fundamental to this Waseca's prosperity were the railroads. With rail connections both north-south and east-west, Waseca provided farmers access to distant markets and helped create a thriving cash economy. Merchants, banks and other businesses catered to city dwellers and farmers alike by providing equipment, professional services, entertainment, and consumer goods.

Waseca's early commercial district was centered on 2nd Street, which became State Street in 1928, just north of the W&StP railroad tracks. As more businesses opened, the commercial district extended north and onto intersecting streets. As was typical in many towns, the first generation of commercial buildings consisted of wood-frame storefronts. Many were one or two-stories in height with false-front façades and large display windows. William Everett was credited for building Waseca's first commercial building, a

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two-story, wood-frame building that housed the Lord, Addison & Co. general store on its lower level.⁷² The printing office for James Child and living space for Everett's family were located on the second level.

The city's first hotel was the Trowbridge House, which was a two-story, wood-frame building built and operated by city founder Ira Trowbridge. The Vincent Hotel, which was located on the corner of Wood Avenue (now 2nd Avenue Northwest) and 2nd Street, was a two-story, wood-frame building. Other prominent buildings included the two-story Joe Gatzman building, which was occupied by a grocery and liquor store, the two-story Bailey & Watkins hardware store, the Williams & Washburn building, which was occupied by the dry goods retailer H.S. Swift & Co., and the lumberyards of W. W. Johnson, Williams & Washburn, and Charles Eckenbeck.⁷³ Within a year of the construction of the W&StP railroad, Waseca's downtown had become a center of commerce and industry. The Wahlschlager Building at 104 State Street South is an extant example of the false-front commercial buildings of the 1860s and 1870s.

A fire in 1881 destroyed a dozen buildings surrounding the intersection of State Street and 2nd Avenue SE/SW. At the time of the fire, Waseca did not have a fire company, but one engine company and one hose company were organized soon afterwards. The need to rebuild after the 1881 fire, along with general prosperity during the 1880s, led to a building boom in Waseca. This building boom, along with the activity surrounding the construction of the W&StP roundhouse and machine shops, remade Waseca's commercial district. In 1886 alone, Waseca's citizens expended \$88,485 constructing new buildings and making civic improvements.⁷⁴ During this phase of construction several stylish, brick buildings were built, and this generation of commercial buildings were more substantial than the first generation of wood-frame storefronts. Most were brick and were adorned with pressed metal cornices, stone ornament, and decorative brickwork commonly found on Queen Anne, Eastlake, and Romanesque Revival storefronts across the Midwest. Perhaps the greatest addition to the downtown during the 1880s was the elegant, three-story brick hotel called the Sheridan House (later Waverly Hotel), which was built by Patrick Moonan. Other extant buildings from this era include 107 State Street South (circa 1889), 113-115 State Street South (circa 1883), and the Romanesque Revival style Weller Building at 109 State Street South (1891).

By the early twentieth century, downtown Waseca had a diverse mix of retailers and services (Figures 1 and 2). Among the most prominent retailers was Leuthold Brothers Clothing, which was an early chain of 14 stores in Minnesota, South Dakota, and Iowa owned by six brothers. Charles Leuthold ran the clothing store from a brick storefront at 102 State Street North from the 1930s through 1956, when it was replaced by St. Claire & Kastle.⁷⁵ Waseca's banks provided credit for farmers and businessmen alike and financed much of the city's construction. Waseca had two banks early in its history, but both failed and were later replaced by larger institutions. The People's State Bank was organized in 1880,

⁷² Child, 507.

⁷³ Child, 189.

⁷⁴ Child, 395.

⁷⁵ The Streets Are Wider Now, Waseca MN 1868-1988 (p. 27 Main Street map).

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reorganized in 1900 as The People's State Bank of Waseca, and later the First National Bank of Waseca and finally the First State Bank of Waseca. The First National Bank of Waseca was chartered in 1902 and absorbed the Citizen's State Bank in 1903. The Classical Revival Farmer's National Bank building at 123 State Street North, the 1882 Italianate Bank of Waseca building at 124 State Street North, and the 1902 Renaissance Revival First National Bank Building at 100 State Street North are all examples bank buildings in the commercial district.

Waseca's commercial district continued to grow and prosper despite financial panics and several fires, including another large fire in 1899. During the early twentieth century, the Waseca commercial district received a number of civic improvements. Several streets were paved, a sanitary system was planned, and telephone service and electricity were introduced. Meanwhile, the construction of new buildings along State Street continued. Many of these early twentieth century buildings remain today. In addition to the Farmer's Bank and the First National Bank, prominent buildings included: the Lower Auto Building at 118 State Street South, a three-story, brick building built by Edward Lower in 1917; the 1914 Perrin's Music Store at 111 State Street South; and the 1902 Norman McIntire Building. New automobile-oriented businesses were opening by the 1920s, including garages and filling stations. Development of U.S. Highway 14 during the 1920s provided Waseca with continued transportation access as focus shifted from railroads to trucks and automobiles.

Along with being the business and governmental center of the City (and County), the district provided opportunity for social and recreational pastime. The hotels, saloons, billiard halls, roller skating rinks, and bowling alleys were present in early downtown Waseca as evidenced by the Sanborn Fire Insurance Maps. Opera Houses replaced seasonal tent shows and these were later replaced with movie theaters. There were many fraternal and social clubs in the City and both Masonic and IOOF (International Order of Odd Fellows) Halls are present on early maps of downtown. These primarily were located in second story or back rooms of commercial buildings within the historic downtown. In 1905, the Odd Fellows moved to a location on the corner of 3rd Avenue and Second Street NE (previously Lake Avenue & 3rd Street NW) where the Baptist church had previously been located. It remained there until 1937 and, along with providing a space for club meetings, was the location of concerts and dances. The "Covered Dish Club" met there monthly for potluck dinners and dancing. In the 1940s as automobiles became more prevalent, dance halls in dinner clubs on the outskirts of town and around Clear Lake became more popular.⁷⁶

Most communities in the Midwest suffered during the Great Depression and Waseca and its commercial district was no exception. However, activity did not cease, and downtown Waseca continued to evolve. Several new buildings as well as building modifications occurred during the decade of the 1930s. New development at that time included: Draheims Dairy Building at 123 2nd Avenue Northeast (ca. 1930), Frederick Cleaners at 110 2nd Avenue Northwest (1937), and the Park Theater at 218, State Street North (ca. 1935).

Economic prosperity continued during and after World War II and the decades that followed. Fueled in

⁷⁶ The Streets are Wider Now, Waseca MN 1868-1988.

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part by the postwar baby boom, Waseca's population grew from 4,270 in 1940 to 5,898 in 1960. The Waseca Chamber of Commerce was founded in 1953 by local business leaders to promote Waseca's businesses, attract investment, and foster new businesses opportunities (Figures 3 & 19). During the Modern era of the late 1940s through the early 1960s, many first-floor storefronts, as well as some entire façades, were updated according to Modernist principals, which included stripping away ornamentation and using materials such as aluminum and glass to create simple, clean lines on the buildings (Figures 4-9). As older retail establishments such as dry goods and furniture shops disappeared, they were replaced by more modern versions and new service establishments like the Busy Bee Café and the Corner Lunch restaurant. By the end of the 1950s, the face of American retail was on the front edge of a major shift. Southdale Shopping Center, in Edina Minnesota, the first indoor shopping center opened in 1956 and locals remember making that trip for special shopping occasions.⁷⁷

Despite the changes, downtown Waseca remained vital through the 1960s and 1970s. Employers Herters, Brown Publishing, and General Foods provided an economic base, while the downtown commercial district continued to provide goods and services. In 1969, the Southern School of Agriculture (which had its first class enrolled in 1953) evolved into the University of Minnesota Technical College (later shortened to University of Minnesota, Waseca)⁷⁸ providing additional customer base for Waseca businesses in the form of students, their parents and professionals who worked at the school. Waseca's population continued growing, reaching 6,789 in 1970 and 8,219 in 1980. The Grant House, a prominent downtown hotel, burned down in 1970 and the location was redeveloped into a Red Owl grocery store. Another downtown grocery & dry goods store, Erickson's, was built in 1978 on the site of the old City Hall.

Closer examination of the City Directory yellow pages indicates a slow shift in the businesses present in the district over the period from 1960 into the early-1990s. One example of this is in the number of hardware stores present. There were as many as 5 in 1961, including Botsford Lumber, which was replaced by UBC, and now ProBuild, which remains open to this day. By 1988, only one remained, with two closing the previous year. Department stores and apparel shops also remained in the district through the 1970s, with 5 still in operation in 1975. J.C. Penny's remained open downtown through the mid-1990s as did St. Claire and Kastelle. Downtown Waseca also boasted at least three variety stores all in operation at the same time between 1960 and 1975. However, by the end of the 1970s, this was changing. As retail establishments closed or relocated, they were more often replaced with services, including financial, insurance or travel agents. Gibson's Discount Center, the last of the variety stores downtown, relocated to Northridge Mall, a new strip mall developed on the north end of the City in 1976, where a new school had just opened, and homes were being built.

Cities throughout the region were developing malls in the years 1960-1990s. While there is no evidence that they actively advertised to Waseca residents (no such ads appeared in the local newspaper), the appeal of bigger and newer shopping venues, likely lured locals out of town. Shopping Centers within a

⁷⁷ Jeanette Thompson, HPC meeting, February 4th, 2019.

⁷⁸ <https://sroc.cfans.umn.edu/about/history>.

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30-mile drive of Waseca include: Faribo Plaza in 1963⁷⁹; Skyline Mall in Albert Lea circa 1966 (expanded in 1986),⁸⁰ Mankato's Madison East in 1969,⁸¹ Owatonna's Cedar Mall circa 1970-71,⁸² Faribo West Mall in 1978,⁸³ and Albert Lea's Northbridge Mall in 1987.⁸⁴ A slow erosion in the activity started during the 1970s in downtown Waseca, as other regional retail options expanded, and the use of private automobiles grew. Walmart opened in Waseca in 1987 in the new Northbridge Mall, later building another new store further to the north but still within the city. While an indoor mall was never developed in Waseca, these new larger businesses created major competition to the older downtown shops. As shops closed, they were more often replaced with services and offices. While a few apparel stores remained into the 1990s, the variety stores, drug stores and all but one hardware stores had left before the end of the 1980s. The State Theater lasted until 1985, with the Park Theater having closed some two decades prior. By the mid-1990s, retail stores including J.C. Penny's, both the electrical and appliance stores, the last of the jewelry stores and the furniture stores were all closed. In 1992, The University of Minnesota – Waseca campus was closed, removing staff, facility and students from the community as potential shoppers. While downtown continues to be active, the period of significance, 1870-1969, reflects the years that the district served as the primary place for commerce.

The Waseca Commercial Historic District is locally significant under National Register Criterion A for its association with broad patterns of history in the area of commerce. During the late nineteenth and twentieth centuries, Waseca played an important role in the development and evolution of Waseca County as the commercial center of a thriving agricultural and industrial community.

⁷⁹ Daniel J. Hoisington, "Faribault Commercial historic District (Boundary Increase)" – DRAFT, National Register of Historic Places Nomination Form, MN State Historic Preservation Office, St. Paul, February 2019, 8.18.

⁸⁰ City of Albert Lea Conditional Use Permit Files.

⁸¹ <https://www.visitgreatermankato.com/mankato/explore/history/historical-highlights/>.

⁸² Steel County Historic Society, 1970 & 1971 City Phone books.

⁸³ Hoisington, 8.19.

⁸⁴ City of Albert Lea Conditional Use Permit Files.

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#	Property Name (Historic)	Address	Year Built	Status	Inventory No.
1	Waseca Telephone Company	110 2nd Avenue NE	Ca. 1898	Contributing	WE-WSC-807
2	Hagen Building	111 2nd Avenue NE	Ca. 1900	Contributing	WE-WSC-808
3	Johnson Woodworking	117 2nd Avenue NE	1929	Contributing	WE-WSC-810
4	Draheim Dairy Building	123 2nd Avenue NE	Ca. 1930	Contributing	WE-WSC-812
5	Lewer Liquor Store	108 2nd Avenue NW	1949	Contributing	WE-WSC-813
6	Frederick Cleaners	110 2nd Avenue NW	1937	Contributing	WE-WSC-814
7	Knutson Plumbing	114 2nd Avenue NW	Ca. 1910	Noncontributing	WE-WSC-816
8	Western State Utilities Company	116 2nd Avenue NW	Ca. 1950	Contributing	WE-WSC-817
9	Production Credit Association	108 2nd Avenue SE	Ca. 1960	Contributing	WE-WSC-818
10	Commercial Building	109 2nd Avenue SE	Ca. 1960	Noncontributing	WE-WSC-819
11	Commercial Building	110 2nd Avenue SE	Ca. 1960	Contributing	WE-WSC-820
12	Draheim Garage	203 2nd Street NE	1954	Noncontributing	WE-WSC-795
13	Carl's Hamburger Shop	111 Elm Avenue W	1927, 1947	Noncontributing	WE-WSC-805
14	First National Bank	100 State Street N	1903	Contributing	WE-WSC-007
15	First National Bank	101 State Street N	1962, 1996	Noncontributing	WE-WSC-742
16	Leuthold Building	102 State Street N	1908	Contributing	WE-WSC-743
17	Waseca Liquor	104 State Street N	1870	Noncontributing	WE-WSC-744
18	McIntire Drug Store	106-108 State Street N	1884, 1894, 1966	Contributing	WE-WSC-745
19	Security State Bank	110 State Street N	1917	Contributing	WE-WSC-008
20	McCloone Building	111 State Street N	1886	Noncontributing	WE-WSC-747
21	Thering's Variety Store	112 State Street N	1913	Contributing	WE-WSC-748
22	Montgomery Ward's Catalogue Store	113 State Street N	1886, 1956	Contributing	WE-WSC-749
23	Hanks Place	115 State Street N	1886, 1956	Contributing	WE-WSC-750
24	Clappers Variety	117 State Street N	1886, 1956	Contributing	WE-WSC-751
25	Stucky's Drug Store	119 State Street N	Ca. 1900	Contributing	WE-WSC-753
26	Waseca Chiropractic	118 State Street N	1972	Noncontributing	WE-WSC-752
27	Waseca Drug Store	122 State Street N	1913	Contributing	WE-WSC-754
28	Farmer's National Bank	123 State Street N	1906	Contributing	WE-WSC-755
29	Bank of Waseca	124 State Street N	1882	Contributing	WE-WSC-756
30	J.C. Penney Store	200 State Street N	Ca. 1899	Contributing	WE-WSC-757
31	State Farmers Mutual	201 State Street N	1949	Contributing	WE-WSC-758
32	Wright's Fashion Shop	202 State Street N	Ca. 1899	Contributing	WE-WSC-759
33	Waseca Post Office	204 State Street N	1885	Contributing	WE-WSC-760
34	Rindelaub Bakery	206 State Street N	Ca. 1898	Contributing	WE-WSC-761
35	Huneke Studio	207 State Street N	1949	Contributing	WE-WSC-762
36	Brown Electric	211 State Street N	1884	Noncontributing	WE-WSC-835
37	Neumann Building	208-210 State Street N	Ca. 1900	Contributing	WE-WSC-763
38	Hollisters Hardware	212 State Street N	Ca. 1892, 1897	Noncontributing	WE-WSC-764
39	Iverson Law Office	213 State Street N	1935	Contributing	WE-WSC-765
40	Busy Bee Café	214 State Street N	1950	Noncontributing	WE-WSC-766
41	Al's Gray Castle Café	215 State Street N	1905	Contributing	WE-WSC-767
42	T. Barden Building	216 State Street N	1897	Contributing	WE-WSC-768
43	Park Theater	218 State Street N	Ca. 1935	Contributing	WE-WSC-769
44	Mort Christian Tavern	220 State Street N	Ca. 1935	Contributing	WE-WSC-770

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45	Swenson Building	222 State Street N	Ca.1900, 1930	Contributing	WE-WSC-771
46	Didra and Gilbert Drug	100 State Street S	1908	Contributing	WE-WSC-772
47	McLoughlin/Pfaff Building	101 State Street S	Ca. 1884, Ca. 1930	Contributing	WE-WSC-773
48	Anton Guyer Clothing	102 State Street S	Ca.1915	Contributing	WE-WSC-774
49	Weller Building	103-105 State Street S	Ca.1935	Contributing	WE-WSC-775
50	Wahlschlager Building	104 State Street S	Ca.1875	Contributing	WE-WSC-776
51	Brozik & Sons Meat Market	106 State Street S	1917	Contributing	WE-WSC-777
52	Goodman and Mahler Hardware	107 State Street S	Ca.1889	Contributing	WE-WSC-778
53	William Westphal Building	108 State Street S	Ca.1890	Contributing	WE-WSC-779
54	N.Weller Building	109 State Street S	1891	Contributing	WE-WSC-780
55	Guyer/Keeley Block	110-112 State Street S	Ca.1895	Contributing	WE-WSC-782 WE-WSB-783
56	Brisbane and Perrin Music Store	111 State Street S	Ca.1895	Contributing	WE-WSC-781
57	Herbst Grocery	113-115 State Street S	Ca.1883	Contributing	WE-WSC-784
58	Ben Senske Grocery	114 State Street S	Ca.1915	Contributing	WE-WSC-785
59	SheridanHouse/Waverly Hotel	117 State Street S	1883	Contributing	WE-WSC-787
60	Lewer Auto Building	118 State Street S	1912	Contributing	WE-WSC-788
61	Rendezvous/Powell House	200 State Street S	Ca.1917, Ca.1950, 1966	Contributing	WE-WSC-789
62	Crawford Studio	201 State Street S	Ca.1960	Contributing	WE-WSC-790
63	Quality Print	205 State Street S	Ca.1940	Contributing	WE-WSC-791
64	Botsford Lumber	206 State Street S	Ca.1925	2 Noncontributing	WE-WSC-792
65	Chicago and Northwestern Depot	308 State Street S	1912	Contributing	WE-WSC-001
66	International Order of Odd Fellows Hall	217 2nd Street NE	1905	Contributing	WE-WSC-797

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Proposed National Register of Historic Places District



Proposed District



ID for Contributing Properties within Proposed District



ID for Non-Contributing Properties within Proposed District

Projection: Waseca County, MN Coordinates - Units: Feet - NAD83



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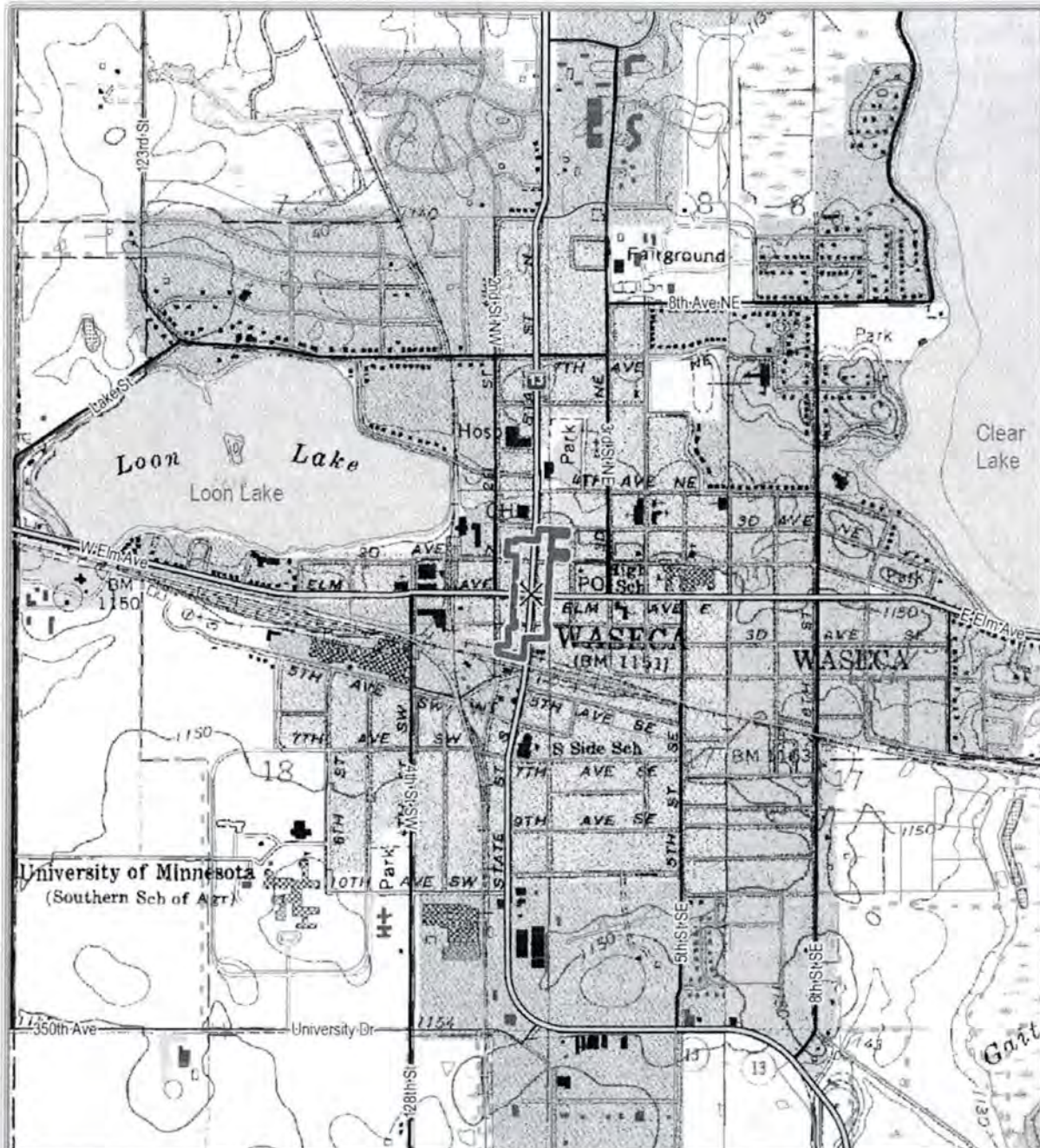
Name of Property

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Proposed National Register of Historic Places District

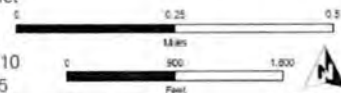


Coordinate Data
(Intersection of State Street and Elm Avenue)



Proposed District

Projection: Waseca County, MN Coordinates - Units: Feet - NAD83
County Coordinates-- X Easting: 344735.72 Y Northing: 189390.10
Decimal Degrees-- X Decimal: -93.507448 Y Decimal: 44.077565



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Figure 1: 100 Block Second Street (later State Street) north (east side) from Elm Avenue, circa 1900, Waseca County Historical Society, LU169.39 JM



Figure 2: 200 Block Second Street (later State Street) looking north (east side) from Wood Street (later Second Avenue), 1913, Waseca, County Historical Society, Accession Number 1.97.132

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Figure 3: "State Street, Waseca," circa 1930,
Waseca County Historical Society, Accession No. 67.98.2



Figure 4: 200 Block of State Street North from 3rd Avenue, circa 1949, Waseca County
Historical Society, LU169.42 JM

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Figure 5: State Street north from 2nd Avenue South, circa 1950



Figure 6: State Street south from 2nd Avenue North, 1954,
Waseca County Historical Society, Accession No. LU169.48

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Figure 7: 100 Block State Street south from Elm Avenue, 1956,
Waseca County Historical Society, 1.99.2045 JM



Figure 8: State Street north (east side) from Elm Avenue, circa 1960,
Waseca County Historical Society, Accession number LU169.33

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Figure 9: 200 Block of State Street north (east side) from Second Avenue, circa 1962's, Waseca County Historical Society, Accession number 1.99.1887



Figure 10: 300 Block of State Street North from 3rd Avenue, circa 1968, Waseca County Historical, Society, Accession number 40.86.19q

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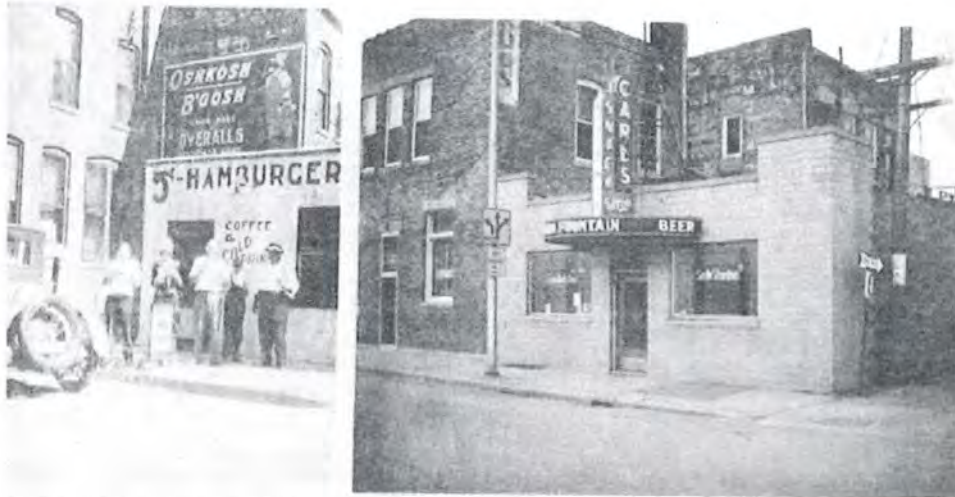
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NOTE PICTURE ON THE LEFT! You are getting old if you can remember the five cent hamburger Carl and Goldie Moore advertised when they opened their shop back of the Didra Drug Store in 1927. Later they enlarged the shop and the "5¢ Hamburger" sign disappeared. Carl's Snack Shop was the new name, too, back in 1947. The place has been modernized frequently since that date.

Figure 11: 111 Elm Avenue West, 1927 (left) and 1947 (right), Waseca Journal, Centennial Edition June 1968, Waseca County Historical Society Files



Figure 12: 106 & 108 State Street North, Waseca Centennial Parade, spectators on sidewalk in front of McIntire's Drug Store and other storefronts at State St. and Elm Avenue, 1968, Waseca County Historical Society, 91.08.13 JM

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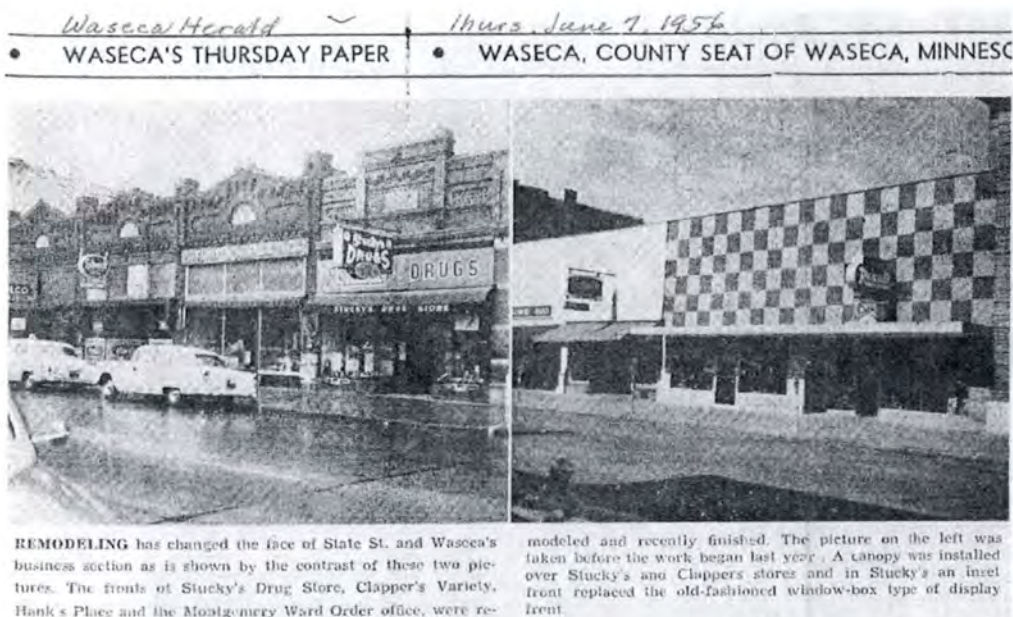


Figure 13: 113, 115, 117 North State Street, Waseca Herald, Thursday, June 7th, 1956, Waseca County Historical Society Files

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Figure 14: 122, State Street North, Waseca Drug Store, 1942
Waseca County Historical Society Accession # 33.00.12

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Figure 15: 200-202 State Street North circa 1900, Waseca County Historical Society, 1.04.281a



Figure 16: 201 State Street North circa 1949, Waseca County Historical Society Accession # LU169.34

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Figure 17: 207 State Street North (view from the North), Sleigh and Cutter Parade, February 22, 1964. Waseca County Historical Society, Accession # 1.15.12



Figure 18: 212 State Street North 1955, Waseca County Historical Society, 1.99.2124

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Figure 19: 218 State Street North, 1953 Larson's Jewelry Store (former Park Theater Building), Waseca County Historical Society, Accession # .46.15.11



Figure 20: 118 State Street South, Lower Building, ca 1945, Waseca County Historical Society Accession # 1.04.310

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Figure 21: C&NW Depot, ca 1913, Waseca County Historical Society Accession # 1.99.2544

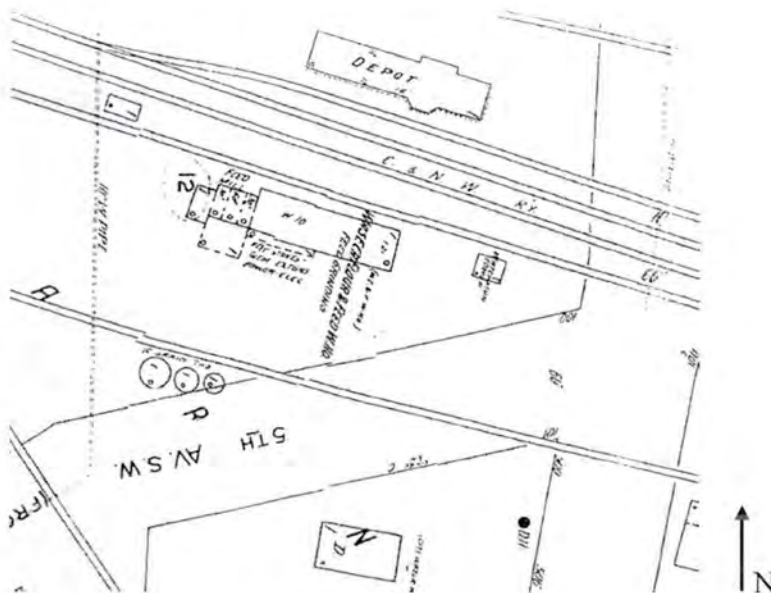


Figure 22: C&NW Depot, 1930-May 1944, Sheet 11.

Sanborn Fire Insurance Map, Digital Sanborn Maps (Minnesota), Hennepin County Library

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Figure 23: Extent of Waseca Commercial Historic District, not including C&NW Depot (found south of the Botsford Lumber Co., see Figure 20). 1930-May 1944, Sheet 2. Sanborn Fire Insurance Map, Digital Sanborn Maps (Minnesota), Hennepin County Library

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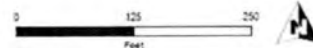


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Waseca Commercial Historic District - Photo Key



Projection: Waseca County, MN Coordinates - Units: Feet - NAD83



WE-WSC-①

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME:

COUNTY: WasecaCURRENT NAME: Chicago Northwestern DepotCITY/TWP.: Waseca

LEGAL DESC.:

ADDRESS:

T R State and railroad tracks $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Sec.

CLASSIFICATION:

CONDITION:

SIGNIFICANCE:

THINE/S:

Building XExcellent Local XStructure Good XState Object Fair National District Deteriorated

OPEN TO THE PUBLIC:

Yes No Restricted X

PRESENT USE:

VISIBLE FROM THE ROAD:

Yes X No

OCCUPIED:

Yes X No

DATE CONSTRUCTED:

1912

ORIGINAL USE:

passenger depot

ORIGINAL OWNER:

ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS:

ACREAGE: Less than one acre

LOCAL CONTACT/ORG.:

UTM REFERENCE:

FORM PREPARED BY:

BUB

DATE

9/81

04405

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME: First National BankCOUNTY: WasecaCURRENT NAME: Waseca EmporiumCITY/TWP.: Waseca

LEGAL DESC.:

ADDRESS:

T 1 R 1 Sec. 1NE corner State
& Elm

CLASSIFICATION:

CONDITION:

SIGNIFICANCE:

THLNE/S:

Building ☒Excellent ☐Local ☒Structure ☐Good ☒State ☐Object ☐Fair ☐National ☐District ☐Deteriorated ☐

OPEN TO THE PUBLIC:

Yes ☐ No ☐Restricted ☒

PRESENT USE:

VISIBLE FROM THE ROAD:

Yes ☒ No ☐

OCCUPIED:

Yes ☒ No ☐

DATE CONSTRUCTED:

1903

ORIGINAL USE:

ORIGINAL OWNER:

ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS:

ACREAGE: Less than one acre ☐

LOCAL CONTACT/ORG.:

UTM REFERENCE:

FORM PREPARED BY:

BIB

DATE

9/81

2 story brick commercial bldg
Renaissance Revival
good integrity



04408

that said road is to be built under the supervision of a competent engineer, to be agreed upon by the parties interested; that \$500 be appropriated for some one road leading out of New Richland, to be expended in the year 1904, on like conditions as contained in preceding order; that \$500 be appropriated for some one road leading out of Janesville, to be expended in the year 1904, on like conditions as contained in first preceding order.

The bid of A. Y. Bayne & Co., of Minneapolis, for the construction and completion of six steel bridges, according to plans and specifications, for the sum of \$2,118.30, was accepted.

THE FIRST NATIONAL BANK.

The first National Bank of Waseca opened its doors for business Jan. 1, 1903. It was the successor of the old and successful "Citizens' State Bank of Waseca," organized in July 1892, as successor to the bank of C. Hardin & Sons, which commenced business about 1872 in Waseca. The first stockholders of the First National were E. A. Everett, L. A. Sloss, Jos. Henderson, John McKinzie, Otto Hanson, Hans Lavesson, Chas. E. Lavesson, F. E. Booth, A. A. Crane, C. P. Sommerstad, J. B. Sullivan, Paul Flemming, J. J. Sullivan, J. E. Madden, John L. Hanson, Joseph Fromlath, W. A. Henderson, and James E. Child. The first directors were A. L. Sloss, Otto Hanson, J. B. Sullivan, E. A. Everett, J. E. Madden, James E. Child, and Wm. A. Henderson.

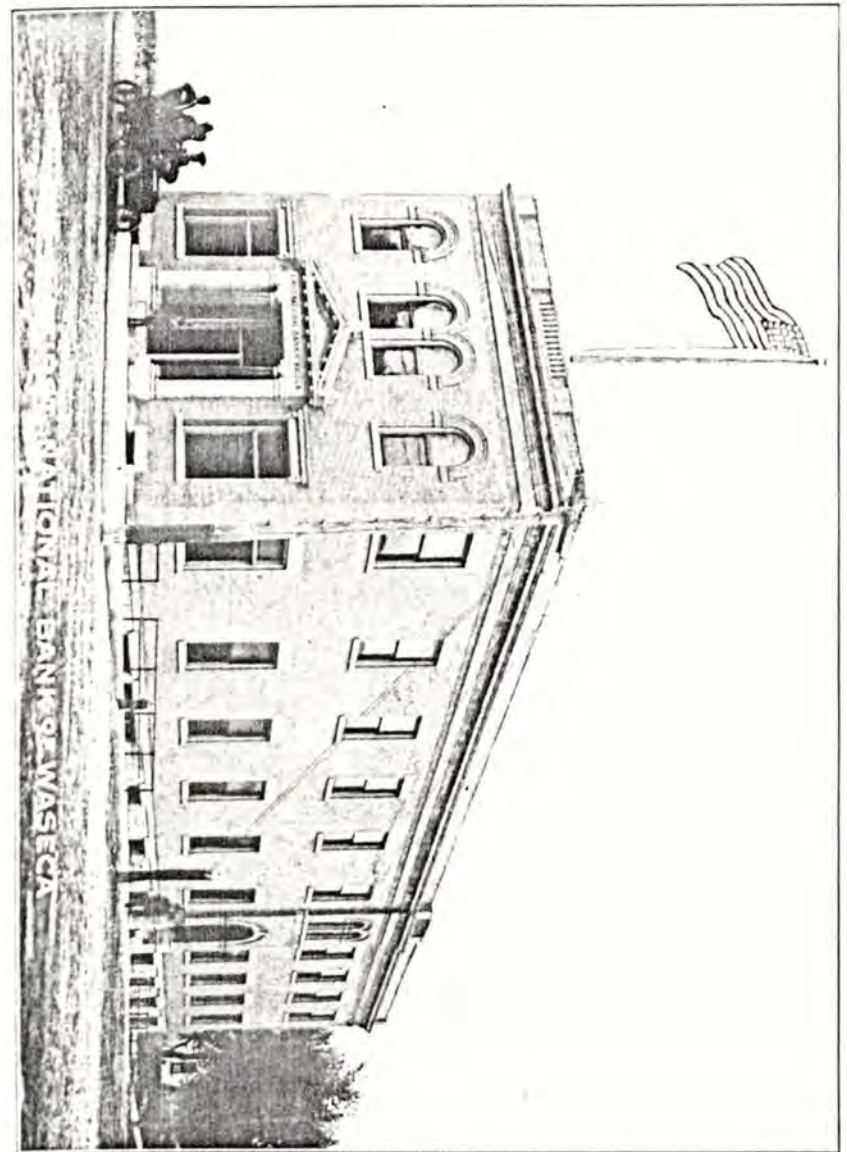
The first officers of the new bank were E. A. Everett, president, James E. Child, vice-president, J. B. Sullivan, cashier, C. P. Sommerstad and Gene Miller, assistant cashiers. The paid up capital stock amounted to \$50,000.

Its official report for the month of January, 1905, was as follows:

Report of the condition of the First National Bank of Waseca, at Waseca, in the State of Minnesota, at the close of business, January 11th, 1905.

RESOURCES.

Loans and discounts	\$176,712.23
United States bonds to secure circulation.....	50,000.00
Premiums on United States bonds	2,976.56
Bonds, securities, etc.....	265.10
Banking house, furniture and fixtures.....	18,636.50
Due from national banks (not reserve agents).....	5,549.32
Due from approved reserve agents.....	1,256.90



MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME: _____ COUNTY: Waseca
 CURRENT NAME: Barden's Liquor CITY/TWP.: Waseca
 LEGAL DESC.: _____ ADDRESS: _____
 T 1/4 R 1/4 Sec. 1/2 110 N State St.

CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THLME/S:
Building ☒	Excellent _____	Local ☒	_____
Structure _____	Good ☒	State _____	_____
Object _____	Fair _____	National _____	_____
District _____	Deteriorated _____		_____

OPEN TO THE PUBLIC: Yes ☐ No ☐ Restricted ☒ PRESENT USE: _____
 VISIBLE FROM THE ROAD: Yes ☒ No ☐
 OCCUPIED: Yes ☒ No ☐

DATE CONSTRUCTED: _____ ORIGINAL USE: _____
 ORIGINAL OWNER: _____ ARCHITECT/BUILDER: _____

OWNER'S NAME AND ADDRESS:	ACREAGE: Less than one acre _____
LOCAL CONTACT/ORG.:	UTM REFERENCE:
FORM PREPARED BY: <u>BIB</u>	
DATE: <u>9/81</u>	

Commercial building
 neo-classical Revival



04408

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **101 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0610 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459361 4880644

Legal ORIGINAL PLAT LOT 8 EX N 6IN OF E90FT & LOTS 9 THRU 14 BLK 5

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1962, 1996

Historic Name First National Bank Building

Style Modern Commercial

Integrity Very Good

Condition Very Good

Description

This single-story, mid-century, modern commercial brick building sits on the northwest corner of the State Street and Elm Avenue intersection. The recessed entry can be accessed from either the State Street or Elm Avenue sidewalks. The southeast and southwest corners of the building are anchored with short block-like towers displaying the bank logo. • The Elm Avenue facade displays bands of dark aluminum-framed windows, while the State Street facade has a recessed, glassed entry and a shallowly recessed limestone clad block with the name of the bank in large metal lettering.

History of Use

This site was originally the location of Priebe Implement until it was razed for the construction of the First National Bank. In 1962 the bank, which was formerly located in the building at 100 Elm Avenue North, built its new building on the southern portion of its current location. In the late 1990s the bank facades were modernized and the bank was expanded into the parcels at 107 and 109 State Street North.

Present Use Commercial: Bank

Property Type Building

NR Status Not listed

NR Recommendation Not recommended



View looking northwest.



View looking east from the drive-through banking lot.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **102 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1400 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459371 4880615

Legal ORIGINAL PLAT LOT 11 & N 3 FT OF LOT 12 BLK 8

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1908

Historic Name Leuthold Building

Style Commercial Vernacular

Integrity Good

Condition Good

Description

This early 20th century 2-story commercial vernacular block is faced with flat cream-colored brick. The roofline is unadorned and has a metal capping running horizontally across the top. Below the crown is a raised brick frame and panel of slightly darker brick. There are 4 evenly-spaced original window openings with 1/1 sash on the 2nd floor. A stone lintel appears below the windows. A signboard also sits below the windows. The recessed entryway is slightly left of center and is flanked by display windows. The bulkhead is painted blue brick with piers of cream-colored brick. There is a 2nd-story entry on the right side of the building. The display windows and doors are glass in extruded aluminum frames.

History of Use

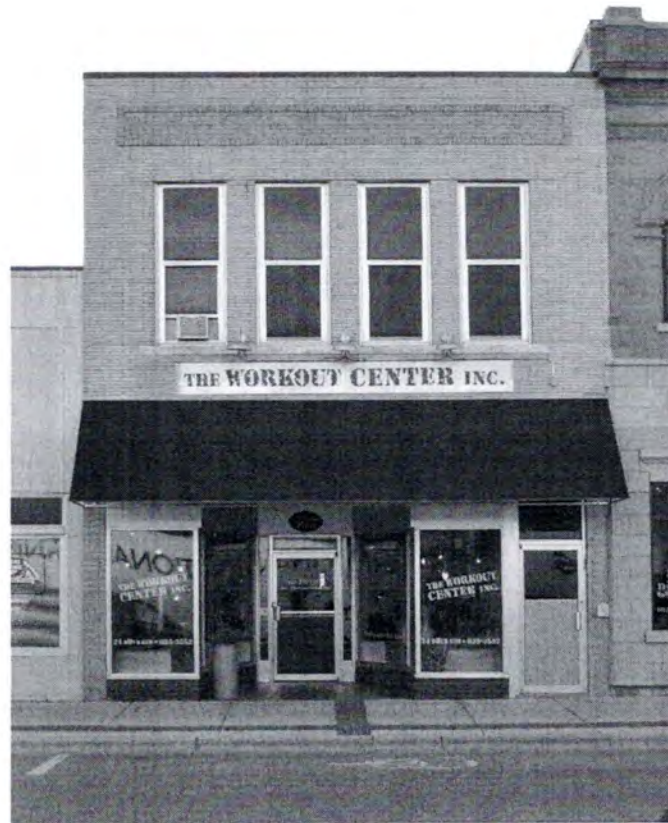
In 1910 this building housed a dry goods store. By 1920 the occupants were a clothing, boots and shoes store, becoming Leuthold's Clothing and Shoes during the Depression. Some variation of this continued (including Street Clair & Kastelle from 1956 until the 1980s) until 2007 when it became a workout center which it remains today.

Present Use Commercial: Health Center

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking southwest.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **104 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1390 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459371 4880618

Legal ORIGINAL PLAT Lot-010 Block-008

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1870, mid-20th century Historic Name Unknown

Style Commercial Vernacular Integrity Very Poor Condition Good

Description

What may remain of this late-19th century single-story block has been covered with wood paneling. The newer metal and glass entry door is on the north end of the flat, zero-lot-line facade. The only other fenestration is the placement of two nearly-square picture windows south of the entry along the sidewalk. • The back facade has a similar wood panel cladding and modern, aluminum framed door and windows.

History of Use

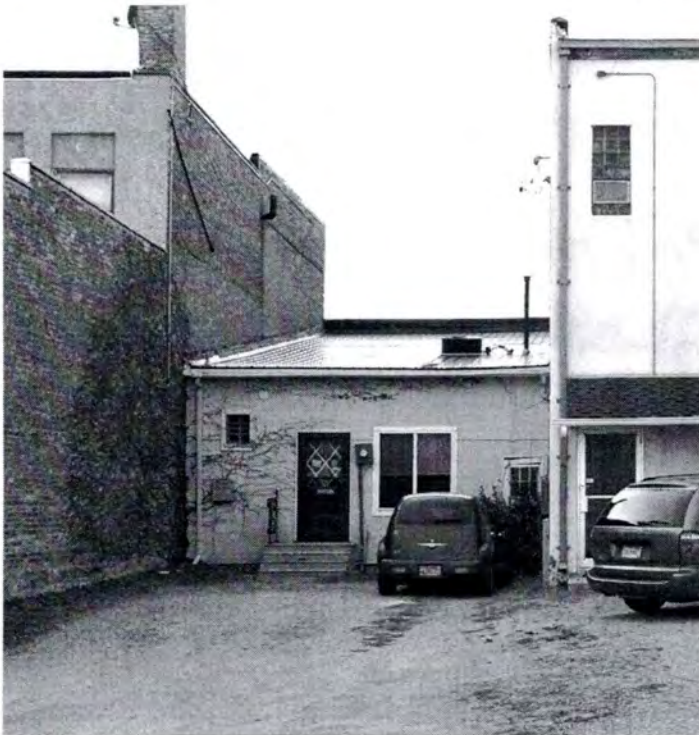
From 1884 to approximately 1890 this building housed a jewelry store, as well as a grocery store and vendor of boots, shoes and clothing. By 1899 it was a millinery shop, reverting back to jewelry sales from 1910 until about 1950. Since that time it has been Waseca Liquors followed by the Farmer's Insurance Group. Nelson Realty also officed here in the 1980's. The current occupant is Farmers Insurance Group.

Present Use Commercial: Insurance Office Property Type Building

NR Status Not listed NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View of back elevation looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-746

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property Location

Address

108 State Street North

City/Twp

Waseca/Woodville

County

Waseca

PIN

17.100.1370

T-R-S Quarter-Quarter

T107N R22W

Sec. 18

NE-NE

USGSQaud

Waseca

UTM Zone

15

Coordinates

459371 4880622

Legal

ORIGINAL PLAT Lot-008 Block-008

Property Information

State Historic Context

Railroads and Agricultural Development, 1870-1940

Local Historic Context

City of Waseca Context 4 - Commerce and Industry

Date Constructed

1894, mid-20th century

Historic Name

Unknown

Style

Commercial Vernacular

Integrity

Fair

Condition

Fair

Description

This building has a mixed brick façade with a simple cornice and tile-capped parapet. A signboard belt made of enameled metal panels runs across the facades of both 106 and 108 State Street North. A metal canopy also projects out from both facades. The original entry has been replaced with a large, 3-panel display window that spans the original storefront opening. • The back projecting elevations are sheathed in stucco.

History of Use

Until 1930 106 and 108 State Street North were separate businesses. In 1894, 1108 was a saloon from its construction in 1894 until 1919 when its occupant was a grocery. By 1930 both 106 and 108 housed the Town Market Grocery, followed by Sterling and Popp Meats and Groceries. The site served this purpose until 1970 when it became McIntire's Drug and Gift. In 2007 Interiors Plus was the occupant. In 2012 it is Treasure Chest Antiques.

Present Use

Commercial: Antique Store

Property Type

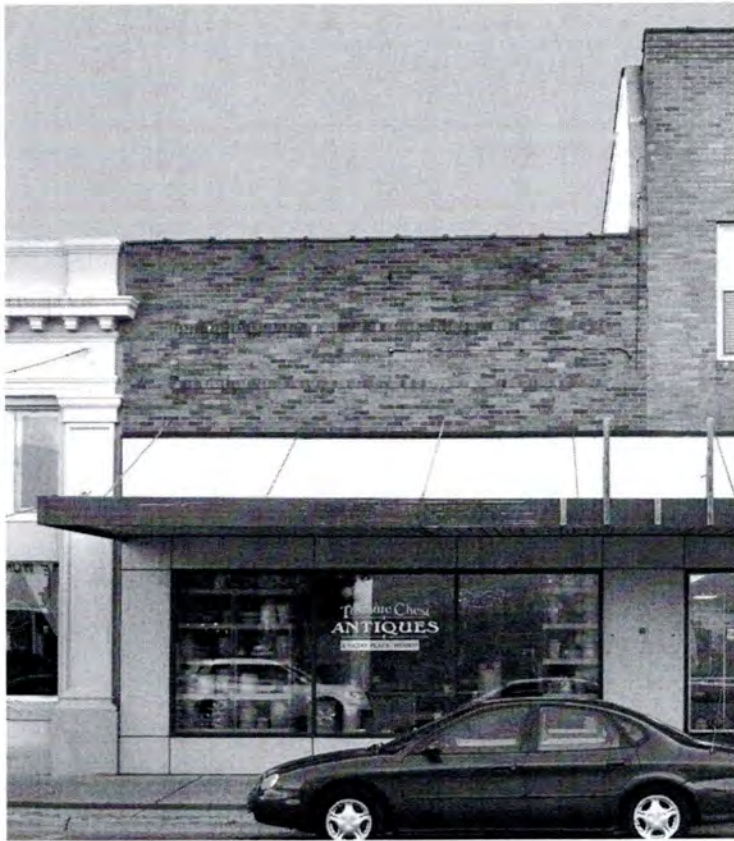
Building

NR Status

Not listed

NR Recommendation

Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **106 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1380 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459371 4880619

Legal ORIGINAL PLAT Lot-009 Block-008

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1894, mid-20th century Historic Name Unknown

Style Commercial Vernacular Integrity Fair Condition Fair

Description

This late 19th century 2-story building is faced with brick. This building has a tall façade faced in a blonde brick with a shallow corbelled brick cornice with a metal cap. Three evenly spaced newer windows are displayed on the upper story. A signboard belt made of enameled metal panels runs across the facades of both 106 and 108 State Street North. A metal canopy also projects out from both facades. A recessed entry is centered at street level. A 2nd floor access door is located at the south side of the building. All entry doors and windows are newer glass and anodized aluminum. The bulkhead and piers on both 106 and 108 are sheathed with pink-toned enameled metal panels. • The back of the building is sheathed in stucco with modern aluminum framed windows and doors.

History of Use

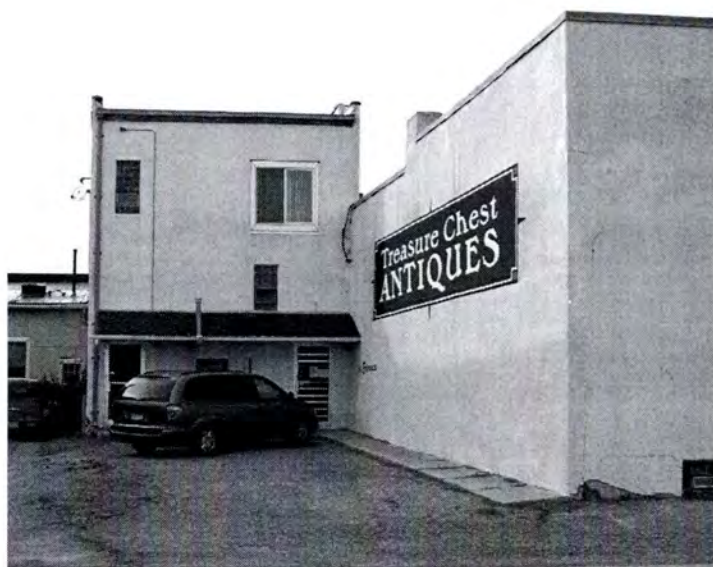
Until 1930 106 and 108 State Street North were separate businesses. In 1894, 106 was a confectionery shop, became a restaurant, and subsequently sold cigars, notions and became a bakery. By 1930 both 106 and 108 housed the Town Market Grocery, followed by Sterling and Popp Meats and Groceries. The site served this purpose until 1970 when it became McIntire's Drug and Gift. In 2007 Interiors Plus was the occupant. In 2012 it is Treasure Chest Antiques.

Present Use Commercial: Antique Store Property Type Building

NR Status Not listed NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-747

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **111 State Street North** City/Twp **Waseca/Woodville** County **Waseca**
PIN **17.100.0550** T-R-S Quarter-Quarter **T107N R22W Sec. 18 NE-NE**
USGSQuad **Waseca** UTM Zone **15** Coordinates **459374 4880672**
Legal **ORIGINAL PLAT LOT 7 & N 6 IN OF E 90 FT OF LOT 8 BLK 5**

Property Information

State Historic Context **Railroads and Agricultural Development, 1870-1940**Local Historic Context **City of Waseca Context 4 - Commerce and Industry**Date Constructed **1886**Historic Name **McLoone Building**Style **Italianate**Integrity **Good**Condition **Very Good**

Description

This late 19th century 2-story brown brick-faced block appears to have retained its original metal cornice with metal brackets supporting the cornice on either end. The second story displays two window openings with paired, modern windows, each with transoms. Each pair of windows has a newer curved brick lintel with original cream-colored stone sills. A cream-colored stone banding appears below the sills and spans the facade. A modern glass and aluminum transom has replaced the original on the storefront. The central recessed entry is flanked by large display windows. All are composed of glass and anodized aluminum. Below the display windows are modern cream-colored stone sills and brick bulkheads. Framing the sides of the storefront are brick piers sitting atop stone bases. Newer light fixtures adorn the side piers. • The back facade of the building displays 2 stepped additions and 2 rear access doors.

History of Use

This site was the Brill and Brill General Store in 1899. By 1919 clothing, boots and shoes were the specialty at this location. It remained a store, becoming Guyer's Clothing Store in 1928, Guyer and Martinson in 1940, Guyer and Larson by 1950, and then Larson Clothing by 1960. In the 1970's it was a Montgomery Ward store, followed by the McLoone Law Office, which it remained for 25 years. By 2007 it housed the Chamber of Commerce and various small businesses, which continues today.

Present Use **Commercial: Office**Property Type **Building**NR Status **Not listed**NR Recommendation **Recommended for designation as part of a historic downtown commercial district**



View looking west.



View looking northeast.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **112 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1350 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459372 4880626

Legal ORIGINAL PLAT Lot-006 Block-008

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1913

Historic Name Unknown

Style Commercial Vernacular

Integrity Fair

Condition Fair

Description

This early 20th century single-story vernacular commercial building is faced in brown brick but has lost its decorative cornice. The signboard course is covered with painted vertical wood boards and supports a metal canopy above the storefront opening. The entry configuration has likely changed with the recessed entry now being located in a southerly bay of the storefront. The modern door and display windows are framed in anodized aluminum. The bulkhead is covered with painted horizontal wood boards with piers of brick at either end. • The tall rectilinear windows on the rear facade have been covered over with vertical wood panels.

History of Use

By 1919 this building was a pool hall. From the 1930's through the 1960's it became variously a Ben Franklin, the Burg Company, Johnson Variety Store and Thering's Variety Store (along with the Huneke Studio in the 1970's) until at least 1983. In 2007 Malecha Photography occupied the site. Today it is vacant.

Present Use Vacant

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **113 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0540 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459374 4880677

Legal ORIGINAL PLAT Lot-006 Block-005

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1886

Historic Name Moonan Building

Style Commercial Vernacular

Integrity Poor

Condition Good

Description

This late, 19th century single story commercial block has lost its architectural detailing with total modernization of the storefront. While the building likely had a conventional transomed display and entry door set, the current storefront displays a simple flat, stuccoed facade with a recessed central entryway flanked by tall display windows. Both the modern door and windows are framed in extruded aluminum. The bulkhead displays a stucco skim coat over brick. The stone bases on the piers appear to be the only original ornamentation left on the facade. • The back facade displays tall window openings with segmental arches. The window openings have all been infilled. There is a central access door.

History of Use

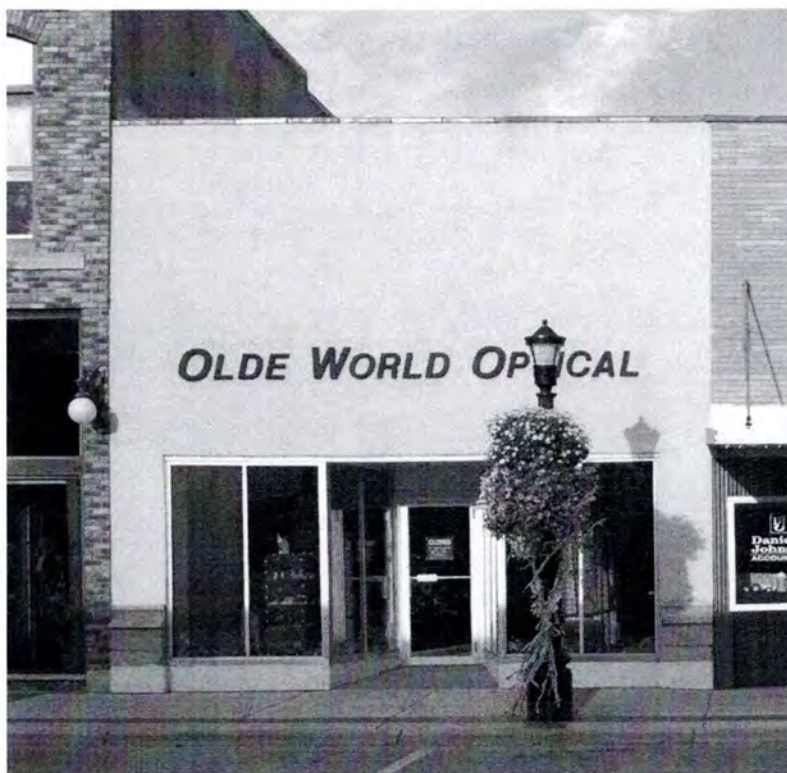
This building initially was a grocery store. By 1899 boots and shoes were sold there, followed by dry goods. By 1919 it was a billiard hall, but reverted to a general store by 1930. By the end of the Depression it was a National Tea grocery store. In the 1980s this location served as a Ward's catalog store. In 2007 it was Old World Optical which it remains today. The rear facade displays shallow arched fenestration openings.

Present Use Commercial: Optical Store

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **115 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0530 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459375 4880683

Legal ORIGINAL PLAT Lot-005 Block-005

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1966

Historic Name Unknown

Style Commercial Vernacular

Integrity Good

Condition Good

Description

This single-story commercial building has a plain flat facade. The building is faced with a multi-hued blonde brick. A metal canopy is suspended from the facade above the storefront, which consists of a glass and extruded aluminum door and display windows. The recessed door is centrally located. The projecting bulkhead and piers appear to be made of corrugated aluminum. • The unadorned 1-story rear facade displays a projecting gabled access vestibule with a commercial metal door.

History of Use

In the 1970's this building housed Stucky's Drug and Gift. By 1980 it had become Sievert Jewelry which it remained until at least 2007. Today it holds the Daniel J. Johnson Accounting business.

Present Use Commercial: Office

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-751

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **117 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0520 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459375 4880689

Legal ORIGINAL PLAT Lot-004 Block-005

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1900

Historic Name Unknown

Style Commercial Vernacular

Integrity Poor

Condition Fair

Description

This single-story building with a flat parapet is faced with vertical panels. A signboard is attached to the facade above the storefront opening. A canvas awning covers the storefront that consists of glass and anodized aluminum with the entry on the southerly end of the facade. Tall vertical display windows face the remainder of the storefront. The bulkhead and piers are made up of multi-hued pink and yellow stone veneer. • The back facade displays a stepped two-story addition off the original commercial block. The window openings have been concrete block, plaster and/or glass block infilled. There is a modern metal access door on the west-facing elevation.

History of Use

In 1904 this site held a grocery store, followed in 1910, by pool hall and by 1919 a hardware store. In the 1930's various businesses listed as Stucky's, Waseca Cash Hardware, Quandt and Erickson and Tombs Hardware occupied the space. Since that time it has housed Clapper's Variety (1950), Stucky's Drug and Gift (1970-1980) and by 2007 Waseca Family Chiropractic/ Daschner Chiropractic and Avalon Massage which remain today.

Present Use Commercial: Chiropractic Office Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking northeast.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **118 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1320 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459372 4880632

Legal ORIGINAL PLAT LOTS 3 & 4 BLK 8

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1972

Historic Name Unknown

Style Modern

Integrity Good

Condition Very Good

Description

This late 20th century single-story vernacular building has a multi-hued brick facade with a shallow projecting parapet. At the sidewalk, the front elevation displays four bays defined by shallow arches. The recessed entry with sidelights is in the northerly bay of the facade. The two center bays display horizontal sets of windows. The bulkhead and piers are brick. • The back of the building is built of concrete block and access is provided through concrete steps and a raised stoop leading to a modern metal door.

History of Use

In 1980 this newer building housed the Waseca Cinema/State Theatre (the last movie theater in Waseca). After a fire in 1987 it was remodeled. By 2007 this building was the home of Bradley Ness, dentist. Today it is the home of Waseca Family Dentistry and Amy Swain Hearing Center.

Present Use Commercial: Dentistry Office Property Type Building

NR Status Not listed

NR Recommendation Not recommended



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-753

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **119 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0510 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459365 4880695

Legal ORIGINAL PLAT LOT 3 EX N 15 IN LOT 3 BLK 5

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1900

Historic Name Unknown

Style Commercial Vernacular

Integrity Poor

Condition Good

Description

This single-story commercial building has a flat facade that is stuccoed. A small signboard is centered above the canvas awning, similar in arrangement to the adjacent building at 117. The storefront has an angled modern entry and window treatment. The modern door displays "retro" cut glass panels. The bulkhead and piers are similar to 117, with multi-hued bleached pink and yellow stone veneer. • The back of the building is built of concrete block and displays a square glass block window adjacent to a metal commercial access door.

History of Use

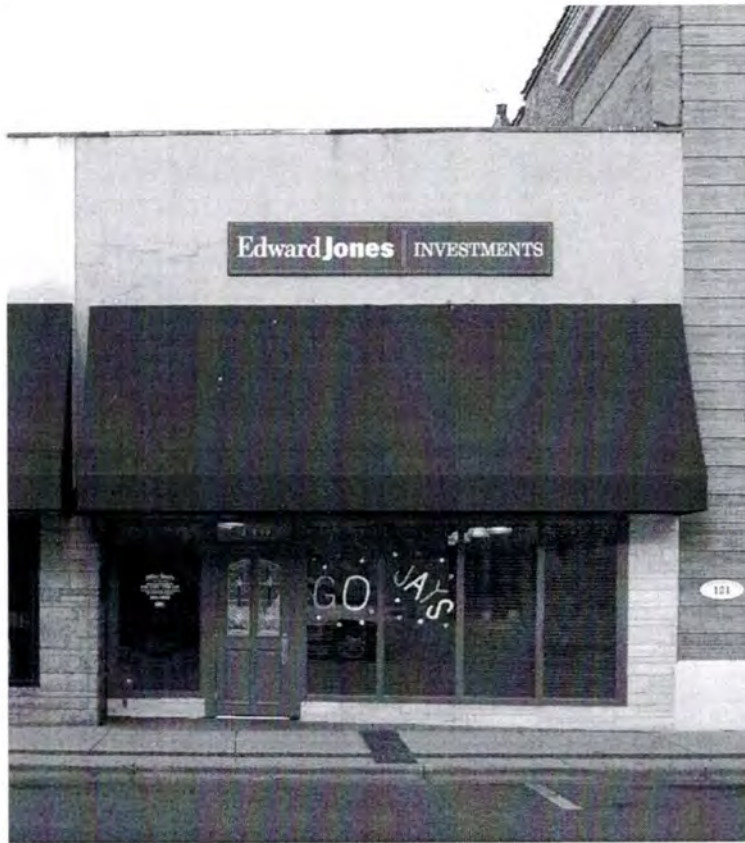
This site was occupied by drug stores up until sometime in the 1970's when it was taken over by Waseca Jewelers. By 2007 the Edward Jones Investments office occupied the space and remains today.

Present Use Commercial: Office

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **122 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1310 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459372 4880637

Legal ORIGINAL PLAT Lot-002 Block-008

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1913

Historic Name Unknown

Style Commercial Vernacular

Integrity poor

Condition Fair

Description

This early 20th century vernacular commercial building is sheathed in cream-colored brick. It has a plain parapet with tile capping. The two upper-story window openings have infill panels and downsized, stock window sets. The openings have brick sills. Metal panels with vertical ribbing cover the original signboard course. A metal canopy is suspended over the storefront. The storefront consists of a recessed entryway on the south side flanked by glass block and a large display window. An entrance to the second story is located on the north side of the elevation and has a display window on its south side. The bulkhead is veneered in pink and cream-colored stone. • The back, 2-story facade is sheathed in artificial lap siding panels, and displays sets of casement winds on the upper floor and glass blocked openings on either side of the centered modern metal and glass access door.

History of Use

In 1919 this building was home to a variety store and a telephone exchange. During the Depression it housed the Waseca Drug Store. In the 1950s the occupants were Taxdahl Insurance, KDHL Radio and Russ Johnson Pharmacy. By 1980 it had become the Paschall Barber Shop and Tews Real Estate. Currently it is occupied by the Byron Law Office.

Present Use Commercial: Office

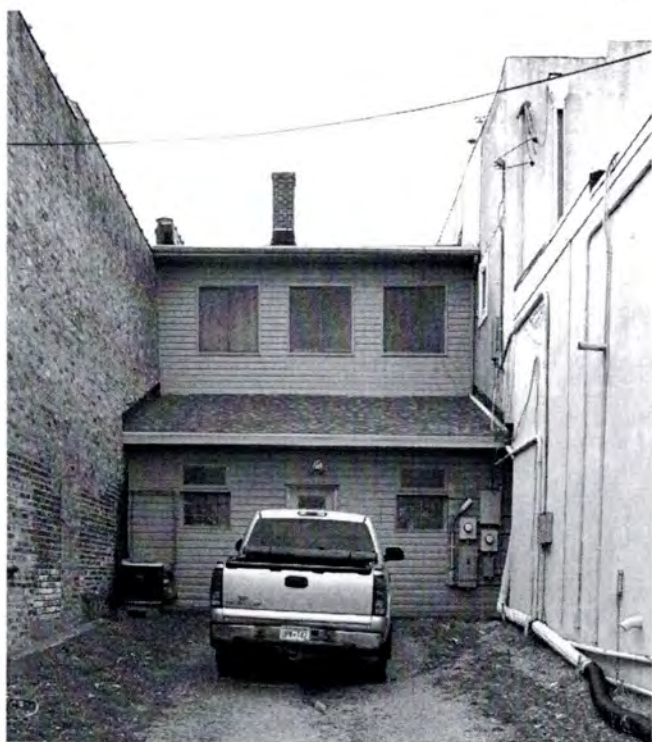
Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-755

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Also
WE-WSC-
10

Property Location

Address **123 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0480 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459365 4880704

Legal ORIGINAL PLAT LOTS 1 & 2 & N 15 IN OF LOT 3 BLK 5

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1906

Historic Name Farmers National Bank Building

Style Classical Revival

Integrity Good

Condition Good

Description

This 2-story early 20th century classical cream-colored brick building is located on the southwest corner of State Street North and 2nd Avenue NW. Below a simple parapet, a projecting metal cornice crowns the building's two major facades. The windows on the second story retain their original shallow brick crowns with "keystones" and stone sills, however the 1/1 windows are newer, custom-made glass and aluminum. The corners of the brick block display shallow quoins. The main entrance, which faces State Street North, is composed of classical elements including a secondary cornice, four cast pilasters with Corinthian capitals that define the centered entry door and flanking windows and four minor pilasters immediately on either side of the door. To the south of the entry is a secondary aluminum framed windows and door set. The north-facing elevation along 2nd Avenue NW displays its original window banding and door fenestration. At the westerly end of the elevation is a side entry-set. The entry is composed of matching banded brick bays with round arched doorways on each end. the entry bays frame centered window sets made up of a double set of tall windows with transoms flanked by tall single windows with transoms. the window sets are separated by banded pilasters. Above a secondary cornice spans the entry set. • The back 2-story facade has operable windows on the upper story, with the 1st floor opening all infilled with concrete block.

History of Use

This site was the Farmer's National Bank from construction to the beginning of the Depression. Today it is the home of the E.F. Johnson Company.

Present Use Museum and Offices

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west, southwest.



View looking southwest.



View looking southeast.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

WE-WSC-10
also WE-WSC-755

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME:

COUNTY:

Waseca

CURRENT NAME:

Waseca Jewellers

CITY/TWP.:

Waseca

LEGAL DESC.:

ADDRESS:

T R

SW corner State
+ 2nd N.

$\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Sec. _____

CLASSIFICATION:

CONDITION:

SIGNIFICANCE:

THLME/S:

Building ☒

Excellent _____

Local ☒

Structure _____

Good ☒

State _____

Object _____

Fair _____

National _____

District _____

Deteriorated _____

OPEN TO THE PUBLIC:

Yes _____ No _____

Restricted ☒

PRESENT USE:

VISIBLE FROM THE ROAD:

Yes ☒ No _____

OCCUPIED:

Yes ☒ No _____

DATE CONSTRUCTED:

ORIGINAL USE:

ORIGINAL OWNER:

ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS:

ACREAGE: Less than one acre _____

LOCAL CONTACT/ORG.:

UTM REFERENCE:

FORM PREPARED BY:

BIB

DATE

9/81

former bank



04408

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property Location

Address

124 State Street North

City/Twp

Waseca/Woodville

County

Waseca

PIN

17.100.1290

T-R-S Quarter-Quarter

T107N R22W

Sec. 18

NE-NE

USGS Quad

Waseca

UTM Zone

15

Coordinates

459373 4880638

Legal

ORIGINAL PLAT W88FT OF LOT 1 BLK 8

Property Information

State Historic Context

Railroads and Agricultural Development, 1870-1940

Local Historic Context

City of Waseca Context 4 - Commerce and Industry

Date Constructed

1882

Historic Name

Unknown

Style

Italianate

Integrity

Good

Condition

Very Good

Description

The front facade of this late 19th century 2-story cream-colored stuccoed building is crowned with a projecting cornice below which are projecting panels and a shallow secondary cornice with dentils. Centered below the cornice on the main, State Street facade is a raised nameplate that reads "1882 Bank". The second story retains its original window openings and crowns, but has new, custom 1/1 sash with arched transoms with metal frames. • The storefront is framed with corner quoins on the sides, with signboard and glass transom above. The relatively flat newer storefront displays a canvas awning above a centrally located entry that is flanked by large display windows of glass and anodized aluminum. The bulkhead is faced in newer brick. • The 2nd Avenue NE elevation is relatively unadorned but does retain its original window openings, crowns and continuous sill band on the upper level. The street level only has two small room windows and two basement windows on the east end of the blank wall. There is a fire escape above mid-elevation.

History of Use

This building was constructed to house the Bank of Waseca. It remained a bank until approximately 1904 when the lower level became a saloon and offices occupied the second floor. After 1909 soft drinks were sold there, and it subsequently became a variety store (M.A. Johnson), Western Auto and Marshall-Wells Store. Since 1970 it has housed Four Seasons Athletics (as well as, for a time, The Shoe Box and Sampson Shoe Store).

Present Use

Commercial: Sports Wear

Property Type

Building

NR Status

Not listed

NR Recommendation

Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking southeast.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**Survey Date **Fall 2001-Spring 2012**Prepared by **Thomas R. Zahn & Associates LLC****Property Location**Address **200 State Street North** City/Twp **Waseca/Woodville** County **Waseca**PIN **17.100.1140** T-R-S Quarter-Quarter **T107N R22W Sec. 18 NE-NE**USGSQuad **Waseca** UTM Zone **15** Coordinates **459377 4880718**Legal **ORIGINAL PLAT LOT 12 EX E 30 FT BLK 7****Property Information**State Historic Context **Railroads and Agricultural Development, 1870-1940**Local Historic Context **City of Waseca Context 4 - Commerce and Industry**Date Constructed **Circa 1899**Historic Name **Unknown**Style **Romanesque Revival**Integrity **Fair**Condition **Fair****Description**

This 2-story late 19th century orange-colored brick block was originally designed as part of a commercial block with 202 State Street North. The corner building however has lost its metal cornice along the main facade on State Street and the secondary facade on 2nd Avenue NE. The corners of the building display raised brick quoining. The second story retains its original rounded arch window openings with brick crowns and stone sills. The original windows have been replaced with newer custom 1/1 glass and metal-framed windows with the arched transom infilled. • Below, on the State Street facade, the signboard and transom have been covered with corrugated aluminum panels. Below the panels and over the storefront is a retractable canvas awning. The storefront has a recessed entry way flanked by large display windows. The bulkhead and storefront frames are made of extruded aluminum. The side storefront display and transom windows have been infilled with wood paneling. • Only the second floor of the rear elevation is exposed to the exterior. It displays a door opening that has been infilled with a wood panel.

History of Use

From its construction this was a General Store, sold "furnishings" (1919) and became a J.C. Penney Store by 1930, which continued until at least the 1980s. By 2007 it housed Total Entertainment, a tanning business and Antique Basement. Currently the building is vacant.

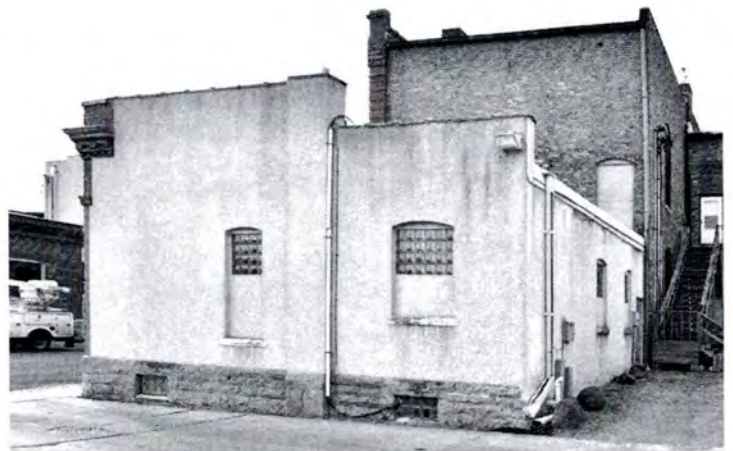
Present Use **Vacant**Property Type **Building**NR Status **Not listed**NR Recommendation **Recommended for designation as part of a historic downtown commercial district**



View looking east.



View looking northeast.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **201 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0860 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459376 4880718

Legal ORIGINAL PLAT E106FT OF S11FT OF LOT 11 & E 106FT OF LOT 12 BLK 6

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1949

Historic Name Unknown

Style Art Deco

Integrity Good

Condition Fair

Description

This 2-story commercial block went through considerable modernization mid-20th century. The main facade facing State Street displays a cream-colored brick upper story that is stepped and capped with stone. The 2 large window openings have tri-part vertical casement windows. The facade below the windows is covered in smooth golden-toned stone that crowns and frames a symmetrical arrangement of 2 large window sets and 2 outside flanking opens, the south opening has a entry door and the north opening supports a door-size window. All of the openings go down to grade. On the north end of the front elevation is a circulation tower. at the top of the tower facing State Street are 3 vertical glass block windows. Below them is a 1½ story glass block filled opening that is above the entry door. Below the glass block filled opening and above the entry door is a name & date stone that reads: "STATE FARMERS MUTUAL INS. CO. 1837-1948. • The 2nd Avenue NW facade has the same stepped parapet, brick on the second story and smooth finished stone below. The upper story, however, displays a banding of 6 vertical casement window sets flanked by similar singular sets to the east and west ends.

History of Use

Built to house the State Farmer's Insurance Company, this space was occupied by a Ben Franklin store and the Waseca Mutual Insurance Company in the 1950's. By the 1970's the Horseshoe Bar was added, but by 1980 the building was vacant. The Chance Bar was the final occupant. Apparently the building is now vacant once again.

Present Use Vacant

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking northwest.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **202 State Street North** City/Twp Waseca/Woodville County Waseca
PIN 17.100.1130 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE
USGSQuad Waseca UTM Zone 15 Coordinates 459377 4880720
Legal ORIGINAL PLAT Lot-011 Block-007

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1898

Historic Name Unknown

Style Romanesque Revival

Integrity Fair

Condition Poor

Description

This brick-faced building displays similar architectural features to its adjacent block at 200 State Street North. Below the parapet is a projecting classical cornice fitted with dentils and modillions. The second story has two original rounded arch window openings, with infill panels and extremely under-scaled, modern casement metal and glass windows. Both window openings are topped with original rounded brick crowns and cream-colored stone sills. • The storefront is crowned with a dentilated metal signboard band under which is a stationary canvas awning. While the storefront may retain its original configuration, all the original elements have been replaced. The display window openings have been infilled with panels and smaller windows, the modern entry door is framed with extruded aluminum, and the bulkheads appear to be made of a newer brick. • The back 2-story elevation has gone through significant alteration with the original tall second floor openings being infilled with red brick and now displaying a variety of modern undersized aluminum framed door and window treatments. The first floor openings have also been infilled with plywood paneling and now display only support a single metal commercial door.

History of Use

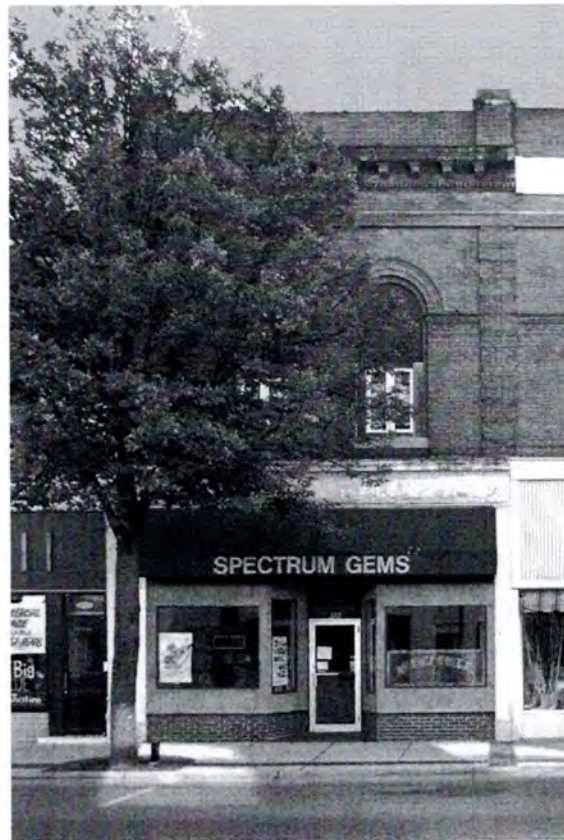
Originally this building encompassed the address next door (200 State Street North) on the corner at 2nd Ave NE. From its construction this was a General Store, sold "furnishings" (1919). Spectrum Gems has occupied this address since 2007.

Present Use Commercial: Jeweler

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey** WE-WSC-011

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **204 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1120 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459377 4880722

Legal ORIGINAL PLAT Lot-010 Block-007

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1885

Historic Name Unknown

Style Italianate

Integrity Fair

Condition Good

Description

This late 19th century block is faced with red brick, stone and wood. It has an elaborate decorative white wood parapet with pediment that supports a nameplate that reads "1885". Stepped red brick sits below the highly ornate cornice. There are three bays defined by four pilasters in the upper facade. The side bays once housed double window and transom sets. The center bay displays two window openings separated by a minor pilaster. The upper portion of the openings has infill panels with modern metal framed windows in the lower half. • The storefront is framed in decorative metal elements. Above the modern display windows and recessed entry are panels that once supported commercial signage. The storefront has a recessed door and side display windows over a tiled bulkhead. There is a second floor access door on the south end of the elevation. All the windows and doors are framed in anodized aluminum. • The well-maintained back elevation retains its original openings but on the upper floor have infill panels above modern windows. The window openings on the first floor are completely infilled. There is a modern entry door with transom above in the south opening.

History of Use

In the late 19th century this building served as a candy store and restaurant; then sold crockery and stationery. By 1910 it was a jewelry store and then sold boots and shoes. From the 1930's to the early 1980's it served as a dry cleaner and tailor under various names. In 1983 it was a Jeans Plus store. By 2007 it was vacant and remains so today.

Present Use Vacant

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-761

Also

Survey Name **City of Waseca Downtown Comprehensive Survey** WE-WSC-011

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **206 State Street North** City/Twp **Waseca/Woodville** County **Waseca**
PIN **17.100.1110** T-R-S Quarter-Quarter **T107N R22W Sec. 18 NE-NE**
USGSQaud **Waseca** UTM Zone **15** Coordinates **459377 4880725**
Legal **ORIGINAL PLAT Lot-009 Block-007**

Property InformationState Historic Context **Railroads and Agricultural Development, 1870-1940**Local Historic Context **City of Waseca Context 4 - Commerce and Industry**Date Constructed **1900**Historic Name **Unknown**Style **Italianate**Integrity **Fair**Condition **Fair****Description**

This 2-story Italianate red brick-faced building has a brick pediment capped with cream-colored stone. Below the decorative parapet, cream-colored stone banding serves as both sills and lintels to 4 evenly-spaced original window openings. The 1/1 windows are newer custom fit. Blue and white vertical metal panels cover the original transom with a flat metal awning projecting out below the panels. The storefront consists of 2 recessed entries on the northerly side of the building with the northernmost door providing access to the second floor. Both doors are painted white with the transom above the business door paneled over. There are display windows next to the main door. The bulkhead and piers (some damaged) are covered with pink-toned panels. • The back stepped elevation shows a variety of brick, concrete block, and artificial lap siding finishes.

History of Use

In 1904 this building was a post office. Vacant in 1910, it housed a footwear business and tailor by 1919. From the Depression until the 1980's it was a bakery (Waseca Baking Company, Rindelaub Bakery and Dave's Hometown Bakery). Vacant for a time, it is now an antique store.

Present Use **Commercial: Antique Store**Property Type **Building**NR Status **Not listed**NR Recommendation **Recommended for designation as part of a historic downtown commercial district**



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

Also WE-WSC-760 + -761 (11) WE-WSC-

HISTORIC NAME:

COUNTY: Waseca

CURRENT NAME:

CITY/TWP.: Waseca

LEGAL DESC.:

ADDRESS:

T 1/4 R 1/4 Sec. 1/2

State St
(E side, S. of 3rd)

CLASSIFICATION:

CONDITION:

SIGNIFICANCE:

THLME/S:

Building X

Excellent

Local X

Structure

Good X

State

Object

Fair

National

District

Deteriorated

OPEN TO THE PUBLIC:

Yes No

Restricted X

PRESENT USE:

VISIBLE FROM THE ROAD:

Yes X No

OCCUPIED:

Yes X No

bakery +
clothing store

DATE CONSTRUCTED:

ORIGINAL USE:

ORIGINAL OWNER:

ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS:

ACREAGE: Less than one acre

LOCAL CONTACT/ORG.:

UTM REFERENCE:

FORM PREPARED BY:

BBB

DATE

9/81

2 brick commercial buildings
good upper floor integrity
bldg on right: 1885



04408

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **207 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0830 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459368 4880750

Legal ORIGINAL PLAT LOT 9 & E106FT OF LOT 10 & N11 FT OF E106FT OF LOT 11 BLK 6

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1949

Historic Name Unknown

Style Art Deco

Integrity Fair

Condition Good

Description

This facade was modernized in the mid-20th century to join it with its neighboring block to the south at 201 State Street North. The northern portion of the elevation supports a 2-story block that is brick above and smooth finished stone veneer below. The brick parapet is capped with tile and three very shallow raised brick bands span most of the upper facade. There are 2 window openings with vertical windows on stone sills. On the lower elevation the stone has some vertical banding and is pierced with a high-floating window set and an entry door. • The southern portion of the elevation is one story tall with a smooth stone veneer above a wide opening that contains a recessed center door set flanked by tall glass and aluminum windows. • The back elevation retains its very large industrial 20-paned window set, and has two vehicle access doors and a modern pedestrian glass and aluminum door.

History of Use

From the mid-20th century this building was home to the Huneke Studio, the Waseca Journal and Brown Electric Company. Today it is occupied by Pantheon Computers.

Present Use Commercial

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012 Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **208-210 State Street** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1100 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459377 4880726

Legal ORIGINAL PLAT LOTS 7 & 8 BLK 7

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1897 Historic Name Neumann Building

Style Romanesque Revival Integrity Poor Condition Good

Description

This late 19th century brick and stone 2-story commercial block had a single address when it was constructed. The building has a cut-stone cap on the decorative brick parapet with a shallow corbelled brick cornice. Originally the upper story displayed 6 evenly-spaced rounded-arch window openings. While the south half of the upper elevation has retained the original configuration, the northern half has been modified severely with infill brick and cut-through-arch opening to support new windows on a third floor. The windows on the second floor of this portion are also "downsized." All windows are newer glass and anodized aluminum framing. • Newer panels cover the signboard course and run the width of the building. The storefront is made up of glass and anodized aluminum doors and display windows. The first floor displays a centered access door to the upper floors with a transom sign that reads "Neumann Bldg." The center door is flanked by 2 commercial storefronts each with an entry door and transom that are framed with tall display windows. The bulkhead and piers are made of glazed panels. • The back of the building has stepped massing with a long, frame stair up to the second floor. Fenestration includes a variety of windows and 2 doors on the upper level and 2 large pedestrian door-sets at grade.

History of Use

In 1899 this space was occupied by a saloon with a printing operation on the 2nd floor. By 1904 the 2nd floor had become a dwelling, though the saloon remained. A meat market, then a bakery succeeded the saloon into the 20th century. In 1930 the 2nd floor had become a Legion Hall, while a harness shop, a Gamble store and Interstate Power Co. occupied the remainder of the building. The Gamble store continued there into the 1980s, while, by 1950 it also held the Waseca Sport Shop until 1962 (when Frank's TV and Appliance moved in). In 2007 the next business there was Creative Hands. Today Marquardt's Cowlectables and Southern Minnesota Floors & Blinds do business there.

Present Use Commercial Property Type Building

NR Status Not listed NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-764

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **212 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1090 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459377 4880731

Legal ORIGINAL PLAT Lot-006 Block-007

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1897

Historic Name Unknown

Style Italianate

Integrity Poor

Condition Fair

Description

This late 19th century 2-story Italianate commercial block has a parapet with a decorative metal cornice that appears to have been bent by a falling object or general fatigue. Original fenestration on the upper level includes 2 evenly-spaced sets of paired windows. Each set has an arched crown and sill band. The storefront has been sheathed entirely in newer materials, including dark cedar shakes above the original transom. There are 2 glass and anodized aluminum doors on the south side of the storefront. The more southerly door provides access to the second story of the building. Display windows are located to the south of the main entrance. The bulkhead and piers consist of green enamel metal panels with newer brickwork below the display windows. • The back, stepped massing is covered in stucco and displays a single, metal commercial access door and a wood frame stair to the south.

History of Use

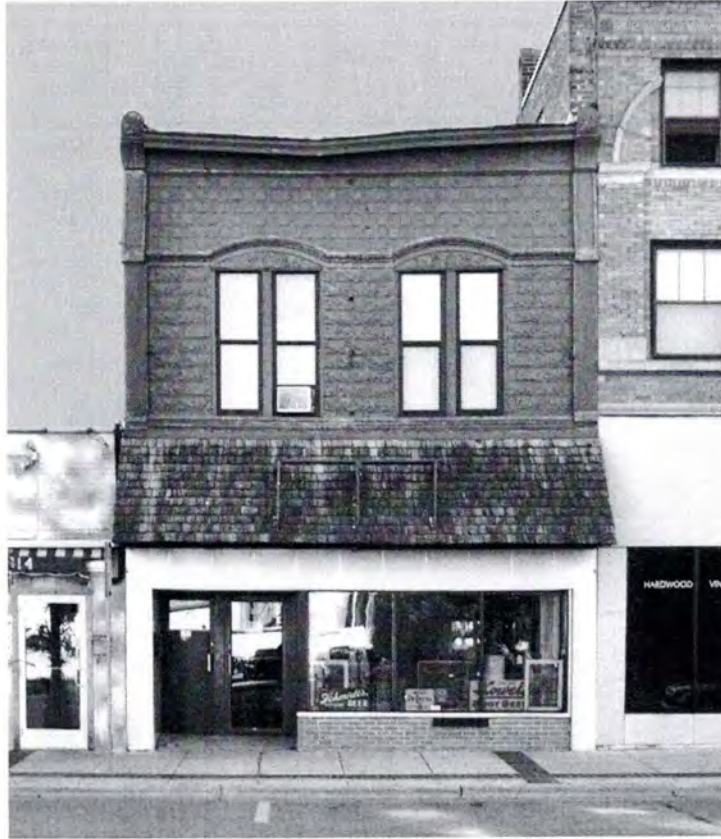
In 1899 this building housed a Chinese laundry. By 1904 it had become a grocery store. Auto sales occupied the space in 1919, followed by a garage at the beginning of the Depression. The John Lewer Tavern did business there in the 1940's as well as a power company and a harness shop. These were followed by Hollister's Hardware in the mid-1950's, a Sears Catalog store in 1970 and a Curves (fitness) in 2007. Today it appears to be an antiques store.

Present Use Commercial

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-765

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **213 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0820 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459379 4880754

Legal ORIGINAL PLAT Lot-008 Block-006

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1935

Historic Name Unknown

Style Commercial Vernacular

Integrity Good

Condition Good

Description

This Depression-era single story vernacular commercial building is faced with brown brick. It has an unadorned parapet with tile cap. The recessed entry is accessed through a stepped arched opening. The entry door is surrounded with vertical wood paneling and the large tri-set display window is framed with anodized aluminum. • The back facade displays a red tile wall capped with a shallow asphalt shingled shed roof and has a single, utility access door.

History of Use

Since the 1950's this space was occupied by the law firms of Iversen and Stone; then Iversen & Patton. Today it is Iversen & Sterling.

Present Use Commercial: Office

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-766

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **214 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1080 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459378 4880732

Legal ORIGINAL PLAT Lot-005 Block-007

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1950

Historic Name Unknown

Style Commercial Vernacular

Integrity Poor

Condition Fair

Description

This mid-20th century, single-story building is faced with brick that has been spray painted in orange and cream-colored paint. An older projecting sign is affixed to the building above a retractable canvas awning. The storefront is composed of a modern commercial door on the south end of the elevation and 2 large display windows to the north. The door and windows are glass and extruded aluminum. The bulkhead is composed of glass block, covered in part by painted vertical wood panels. The piers consist of wood and brick, both painted. • The back elevation is painted a bright orange and has two rigid awning fixtures over an access door opening and a window set.

History of Use

This building was originally the Busy Bee Café and remained so until at least 1983. A beauty shop (Stella's/The Bob 'N Kurl Beauty shop) opened on the basement level when the café opened. The restaurant became the Plaza Morena by 2007 and El Molino's in 2010, which it remains today.

Present Use Commercial: Restaurant

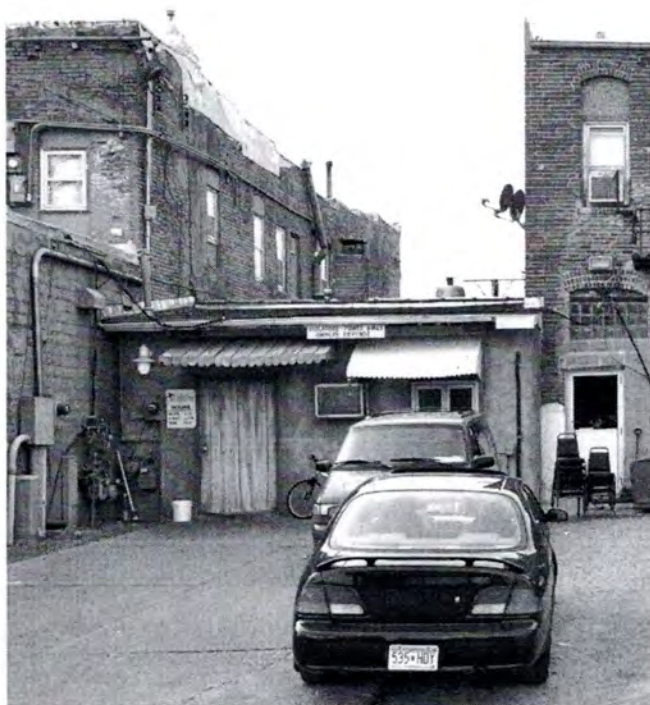
Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-767

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **215 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0800 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459379 4880756

Legal ORIGINAL PLAT Lot-007 Block-006

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1905/1940

Historic Name Unknown

Style Commercial Vernacular

Integrity Good

Condition Very Good

Description

This 2-story vernacular commercial block is faced in cream-colored brick. It has 2 evenly spaced windows on the second floor, each with a brown brick lintel. The storefront includes a recessed centrally located metal door with 2 lights. The entryway is flanked with large display windows on either side. The bulkhead and piers are cream-colored brick.

History of Use

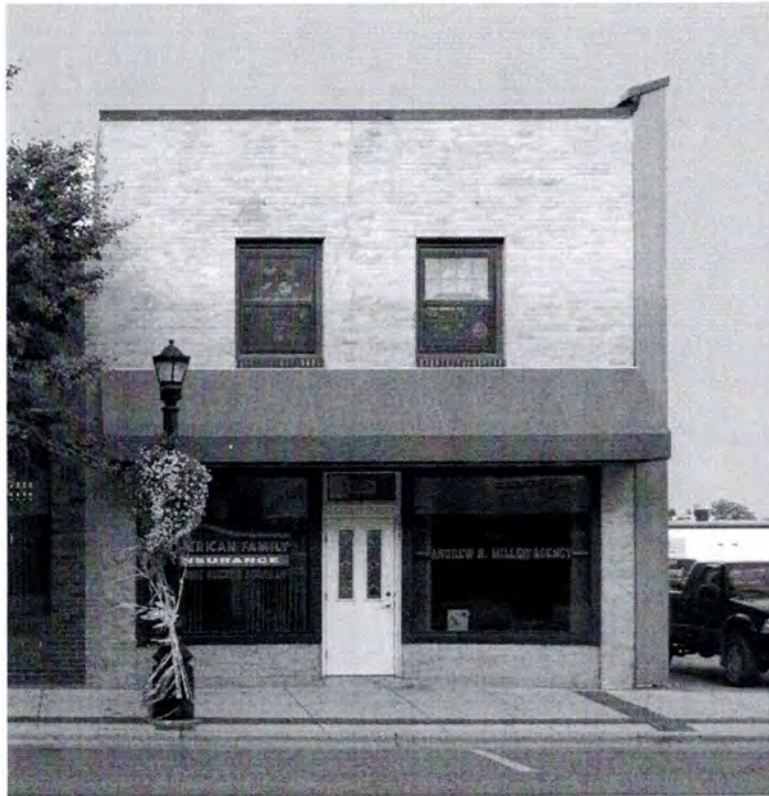
In 1910 cigars were sold in this building; by 1919 it had become a saloon. Al's Gray Castle Café occupied this corner in 1930 for a decade or more. In 1970 the State Employment Office and H&R Block services were in the space. American Family Insurance was there by 2007 and remains today.

Present Use Commercial: Insurance Office

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name

City of Waseca Downtown Comprehensive Survey WE-WSC-

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

012

Property LocationAddress **216 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1070 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459378 4880735

Legal ORIGINAL PLAT Lot-004 Block-007

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1897

Historic Name T Barden Building

Style Classical Revival

Integrity Poor

Condition Fair

Description

This 2-story late-19th century Classical Revival building is faced in dark cream-colored brick with stone accents. The upper story of the front facade is crowned with a pediment. A nameplate engraved with "T Barden 1897" is centrally located below the peak. Three modern evenly spaced 1/1 windows are set within red brick that fills the original window openings. The original lintels, vertical cream-colored brick, are visible above the red brick fill. Four stone blocks, set in the brick, are visible on the south and north sides of the windows. A light stone belt spans the facade below the windows. • On the main floor the transom is covered over with metal panels. The storefront consists of a recessed doorway flanked on either side by display windows and, on the north side, an access door to the second floor. The doors and windows are framed in extruded aluminum. The bulkhead and piers are cream-colored brick. Limestone blocks anchor each corner of the building. • The upper story of the back elevation retains its original segmental arched openings, but the upper portions have been infilled with brick and a new door and windows have been installed. The lower openings have been infilled with glass block and an aluminum and glass commercial access door.

History of Use

A tailor occupied this building in 1899, followed by a bicycle shop (1904), a barber (1910) and a tin shop (1919). Al's Machine Shop was then tenant for approximately 30 years until sometime in the 1970's (which by then was shared with Deuber's Dry Goods Store. Dueber's Fabrics was the occupant in 1980. Remax Real Estate had moved in by 2007. The building appears to be vacant today.

Present Use Vacant

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME: T. Barden
 CURRENT NAME: Bueber's Fabrics
 LEGAL DESC.:
 T 1/4 R 1/4 Sec. 1/4

COUNTY: Waseca
 CITY/TWP.: Waseca
 ADDRESS: block 7, state st.

CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THLME/S:
Building <u>X</u>	Excellent <u> </u>	Local <u>V</u>	<u> </u>
Structure <u> </u>	Good <u>V</u>	State <u> </u>	<u> </u>
Object <u> </u>	Fair <u> </u>	National <u> </u>	<u> </u>
District <u> </u>	Deteriorated <u> </u>		<u> </u>

OPEN TO THE PUBLIC: Yes No Restricted X PRESENT USE:
 VISIBLE FROM THE ROAD: Yes X No
 OCCUPIED: Yes V No

DATE CONSTRUCTED: 1897 ORIGINAL USE:
 ORIGINAL OWNER: ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS:

ACREAGE: Less than one acre

LOCAL CONTACT/ORG.:

UTM REFERENCE:

FORM PREPARED BY: DBB
 DATE 9/81

brick commercial building



04404

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-769

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property Location

Address

218 State Street North

City/Twp

Waseca/Woodville

County

Waseca

PIN

17.100.1060

T-R-S Quarter-Quarter

T107N R22W

Sec. 18

NE-NE

USGS Quad

Waseca

UTM Zone

15

Coordinates

459378 4880737

Legal

ORIGINAL PLAT Lot-003 Block-007

Property Information

State Historic Context

Railroads and Agricultural Development, 1870-1940

Local Historic Context

City of Waseca Context 4 - Commerce and Industry

Date Constructed

Unknown

Historic Name

Unknown

Style

Art Deco

Integrity

Poor

Condition

Very Poor

Description

This 2-story brick-faced building displays little ornamentation. The second story is faced with cream-colored brick and has 2 tall 6-paned windows. A rusted metal marquee is affixed to the second floor below the windows. The main floor is covered with painted tile and brick. The centrally-located recessed entry consists of the doorway and plate glass windows. Additionally, theater advertising poster windows flank the recessed area. The entire storefront consists of glass and extruded aluminum. • The back facade is constructed of tile block and displays a 6-paned utility window, a door halfway up the elevation and a newer utility door at grade.

History of Use

By 1899 this site was the Jellum & Donovan grocery and continued as a grocery until it was listed as vacant in 1910. By 1919 the main floor remained vacant, but there was a photography shop on the 2nd floor, which remained until at least 1930. By then a movie theater occupied the main floor (Park Theatre), remaining until at least the 1960's. Sometime during the Depression the Dana Wobschall Tire Shop (presumably on the 2nd floor), followed by Larson Jewelry Store and a shoe shop in the 1950's. By 1970 the theatre appears to have closed, replaced by Papa Chips and Iver's Unclaimed Freight. By 1983 Waseca Ceramics and Gifts was in business at this address. It has been vacant since 2007.

Present Use

Vacant

Property Type

Building

NR Status

Not listedNot listed

NR Recommendation

Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **220 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1050 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459378 4880739

Legal ORIGINAL PLAT Lot-002 Block-007

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1900 est.

Historic Name Unknown

Style Commercial Vernacular

Integrity Poor

Condition Very Good

Description

This turn of the century simple vernacular single story building is faced with red brick and has no ornamentation. The modern storefront consists of two display windows flanking a centrally located entryway. The entry has a transom and each window has a red brick sill. All consist of glass and anodized aluminum. A better gauge of the structure's age can be seen in the infilled fenestration on the back elevation. All that remains in use is a simple utility access door.

History of Use

A second hand store occupied this building in 1904. By 1919 it housed a millinery shop and from 1919 to 1930 it was the Vulcanizing Tire Rep. Through the 1930's it was the Mort Christian Tavern, followed in the '50's by Northside Liquor. The Farmers Insurance Group occupied part of the space from the 1950's to at least 1980, along with Paschall Barber, McLoone Bar and Lindsey Water Softener. In the early '80s the L.A. A.L. Insurance office and a Christian bookstore were located here. By 2007 Prudential Financial Services occupied the space, which remains today.

Present Use Commercial: Office

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012 Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **222 State Street North** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1040 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459378 4880741

Legal ORIGINAL PLAT Lot-001 Block-007

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1899 Historic Name Unknown

Style Commercial Vernacular Integrity Good Condition Very Good

Description

This turn of the century 2-story corner commercial building is faced in cream-colored brick. The roof is capped with tile. The second story displays three slightly-raised bands of deep-red brick that define the top, center rail and bottom of the three windows on the front facade. While the State Street upper elevation retains its original window openings and cream-colored stone sills, the 3 evenly-spaced 1/1 windows are newer. On the first floor there are 2 identical recessed modern entrances that flank a single display window. The doors are glass and anodized aluminum with a glass transom and crowned with a rigid waterfall awning. The display window is framed by a red brick band and a cream brick sill and bulkhead. • The side elevation along 3rd Avenue NE and the back elevation have a cream-colored skim coat over the brick and display a variety of window openings. At street level original fenestration consists of a recessed entrance with stoop and multiple windows. All side windows have stone sills.

History of Use

Nothing is known of the use of this building prior to 1930. During the Depression it housed the Maloney & Clement Grocery along with an office for a Dr. Swenson. The medical office continued on into at least 1960. During the 1970's this was the home of KOWO Radio and as well as Waseca Real Estate. Since 2007 this location houses the Ma & Paw Pet Wash.

Present Use Commercial: Pet Groomer Property Type Building

NR Status Not listed NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-772 *Also*Survey Name **City of Waseca Downtown Comprehensive Survey** *WE-WSC-006*

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **100 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0250 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459353 4880603

Legal ORIGINAL PLAT LOT 1 BLK 4 EX W 30 FT

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1908

Historic Name Didra Building

Style Commercial Vernacular

Integrity Good

Condition Very Good

Description

This commercial building sits at the southwest corner of the State Street and Elm Avenue intersection. The two-story business block displays two major facades of cream-colored brick accented with light stone banding and details. The upper story of the front facade is crowned with a stepped and capped parapet wall; a centered nameplate that reads "Didra," the name of the original business owner, Orlando Didra; and four evenly spaced original window openings with newer 1/1 windows and transoms. The windows have stone lintels and a continuous stone band sill. Below the banding is a transom that is etched to look like prism glass above the storefront. While the storefront maintains its original configuration, the surround has been modernized with the application of black Vitrolite glass. The storefront has been remodeled with new display windows on either side of a recessed central entry all framed in anodized aluminum surrounds. The storefront wraps around onto Elm Avenue West for one bay. Above the Elm storefront are large metal panels that cover the side brick. • The Elm Avenue West elevation has been resurfaced with red brick. The upper elevation displays 1/1 windows with brick lintels and sills. At street level the fenestration consists of window and door openings with the same detailing as the front façade. At grade there are 2 door openings that flank a large sheet glass window. There is also a high, but small single-paned window in the middle of the side elevation.

History of Use

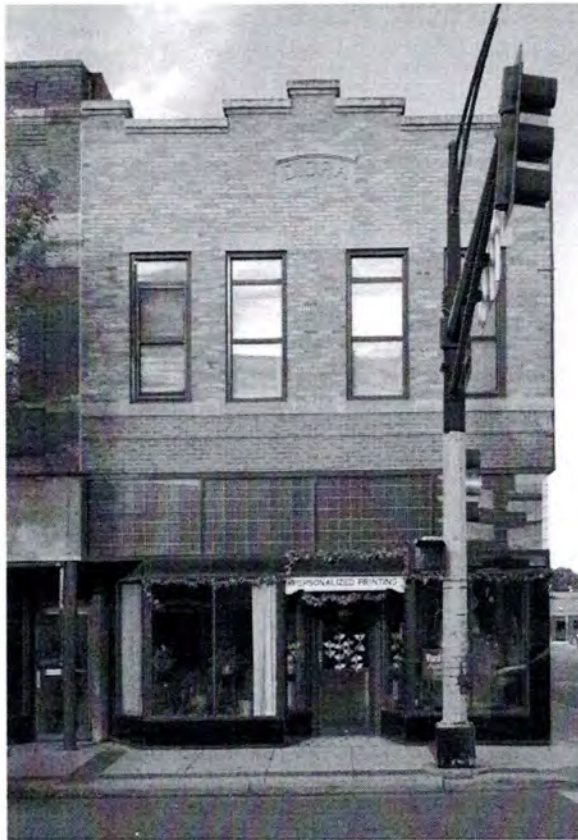
Constructed in 1908 this building was often utilized as a drug store continuing through 1930 (Didra & Gilbert Drug); 1950 (Didra Drug/Berg Drug); and 1970 (Berg Drug). In the 1970s it became a barber shop and since 1980 has been the home of Personalized Printing.

Present Use Commercial: Printing

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking southwest.



View looking northeast.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Also WE-WSC-772

WE-WSC-774

WE-WSC-

(6)

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME: A. Guyer + Dora Bldgs

COUNTY: Waseca

CURRENT NAME:

CITY/TWP.: Waseca

LEGAL DESC.:

ADDRESS:

T 1/4 R 1/4 Sec. 1/2SW corner State
+ Elm

CLASSIFICATION:

CONDITION:

SIGNIFICANCE:

THLME/S:

Building XExcellent Local XStructure Good XState Object Fair National District Deteriorated

OPEN TO THE PUBLIC:

Yes No Restricted X

PRESENT USE:

VISIBLE FROM THE ROAD:

Yes X No

OCCUPIED:

Yes X No

DATE CONSTRUCTED:

ORIGINAL USE:

ORIGINAL OWNER:

ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS:

ACREAGE: Less than one acre

LOCAL CONTACT/ORG.:

UTM REFERENCE:

FORM PREPARED BY: BJB

DATE

9/81

2 Commercial Bldgs



04408

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property LocationAddress **101 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1580 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459361 4880644

Legal ORIGINAL PLAT Lot-001 Block-009

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1900

Historic Name McLoughlin/Pfaff Building

Style Unknown

Integrity Very Poor

Condition Poor

Description

This two-story corner structure's original fenestration and detailing is covered under plywood panels on the upper two-thirds along State Street and most westerly bay along Elm Avenue. The modernized storefront now consists of a southerly recessed entry with a modern glass and aluminum commercial door and a broad sweep of display windows to the north toward the corner. Like the plywood paneling above, the storefront windows wrap around the corner and extend along Elm Avenue for about 25 feet. The band of original upper-story window openings near the intersection are primarily infilled with back panels. There are a variety of windows and window sets on both levels along the Elm Avenue elevation. Toward the east end at the pedestrian level is a side entrance with a rigid waterfall awning. • While the upper east-facing elevation has been most obscured with infill, the fenestration consists of a 1-story bump-out with a single commercial utility door.

History of Use

Originally identified as the McLoughlin Building, what is also known as the Pfaff Building housed a grocery store from 1904 until the 1920's.. It became a furniture store (1930) with funeral services added possibly as early as 1939. It became Mitchell Furniture in 1973, followed by a beauty salon. Realty businesses occupied the space in 2007 and remain today.

Present Use Commercial: Realty Office

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district.



View looking east.



View looking southeast.



View looking southwest.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **102 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0260 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459371 4880615

Legal ORIGINAL PLAT Lot-002 Block-004

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1899

Historic Name A. Guyer Building

Style Classical Revival

Integrity Fair

Condition Fair

Description

This two-story Classical Revival brick-faced block is crowned with a shallow ornamental brick parapet sitting on a stone band. Below the band above the 3 original window openings are three brick arches with keystones. The center, segmental arch with keystone displays a pressed metal nameplate that reads "A. Guyer." Above the narrower side window openings are pressed metal sunburst ornamental plates with keystones above. Below a stone band there are 3 original window openings which once displayed 1/1 double hung windows. The original windows, however, have been removed and replaced with downsized modern stock windows and plywood panels above. The original storefront transom is covered with painted wood panels. The newer storefront, while it may retain the original configuration, now displays modern glass and anodized aluminum framed openings. A southerly side door entrance provides access to the second floor. • The upper level of the rear facade has single-paned and glass block infill. There is a utility door with a pent roof at grade.

History of Use

This building was built by A. Guyer in 1899 and housed the Anton Guyer Clothing until 1968 when it became the Senior Citizen Center. Joe's Barber Shop and an Eagles Club occupied the building in the 1970s. It housed Olde World Optical in the '80s and then the Thrifty Exchange in 2007.

Present Use Commercial

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking northeast.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **103 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1590 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGS Quad Waseca UTM Zone 15 Coordinates 459371 4880615

Legal ORIGINAL PLAT LOTS 2 & 3 BLK 9

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed Unknown

Historic Name Unknown

Style Modern Commercial

Integrity Poor

Condition Very Good

Description

This simple one-story vernacular painted brick-faced building has no ornamentation. The building is sheathed in a beige-painted brick with a storefront composed of blue vertical panels surrounded by white trim. The two entry doors and large plate glass windows are surrounded by anodized aluminum. The bulkhead is beige brick with piers of wood painted white. • The back of the building shows some of its true age with two 16-paned utility windows that have been painted over. There are two access doors that are reached via steps to a raised porch with a pent roof. There is a drive at the south end of the back the provides access to a basement garage.

History of Use

The first notation of occupancy at this site is as a general store in 1894, followed by a dry goods business and a department store. Mike Weller Liquors and Howard Plummer Newstand were listed at this location in the 1930's, followed by a jewelry store in the 1950's. In 2007 the business in this space was The Two of Us. Currently the building is occupied by CADA of Waseca County.

Present Use Commercial: Office

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-776

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **104 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0270 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459354 4880590

Legal ORIGINAL PLAT Lot-003 Block-004

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1885

Historic Name Wahlschlager Building

Style Boomtown

Integrity Good

Condition Good

Description

This is a two-story wood frame "boomtown" (false front) structure with an original pressed metal projecting, bracketed and painted cornice. The upper-story is covered in artificial lap siding. While there were originally evenly spaced openings, the center opening has been covered over. The 2 remaining windows still have their original 4/4 sash. The storefront is framed with brick piers that are now painted. The storefront consists of two display windows with side ornamental iron posts that define the entry. The original entry door has been replaced with a modern glass and aluminum door. • The gabled back elevation is sheathed in vertical siding. A one-story brick extension projects off the gabled facade. A wood staircase and shed roof are attached to the one-story back. There is a utility door under the shed roof.

History of Use

This building housed a hardware store from 1884 until the Depression; Around 1940 it was converted to Western Auto and in 1950 became the Pheasant Café, which it remains today.

Present Use Commercial: Cafe

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking northeast.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey** WE-WSC-

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

005

Property LocationAddress **106 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0280 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459370 4880609

Legal ORIGINAL PLAT Lot-004 Block-004

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1917

Historic Name Brozik Meat Building

Style Commercial Vernacular

Integrity Fair

Condition Poor

Description

This early 20th century one-story vernacular commercial structure is sheathed in white glazed brick, however, the upper portion of the building's glazing has been over painted with flat, brick-colored paint. Centered above the storefront opening are three stone panels with sculptural depictions of the heads of a pig and a steer. The original transom level has been covered with a band of red laminate infill panels. Red panels also once covered the side piers and possibly the brick bulkhead. Now the side and lower panels have been removed and expose the decorative and structural brick beneath. The storefront retains its original configuration with two large display windows flanking a centrally recessed original wood and glass entry door. Floor tile in the recessed entry reads: Brozik & Sons Market. • The well-maintained back facade is sheathed in newer concrete block and displays a single utility door.

History of Use

The building was a meat market in its early years, becoming Sampson's Shoe Store and then Torbert's Lockers in the 1950s. In the 1970s and '80s it became a realty company, then a beauty shop but was vacant by 2007. Currently it is used for expansion space for the saloon next door at 108 State Street South.

Present Use Commercial: Tavern

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking northeast.



Tile work at entrance threshold.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

WE-WSC-

Also WE-WSC-777

5

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME:

COUNTY: Waseca

CURRENT NAME:

CITY/TWP.: Waseca

LEGAL DESC.:

ADDRESS:

T 1/4 R 1/4 Sec. 1/4

State St., S. of Elm

CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THLME/S:
Building <u>X</u>	Excellent <u> </u>	Local <u>✓</u>	<u> </u>
Structure <u> </u>	Good <u>✓</u>	State <u> </u>	<u> </u>
Object <u> </u>	Fair <u> </u>	National <u> </u>	<u> </u>
District <u> </u>	Deteriorated <u> </u>	<u> </u>	<u> </u>

OPEN TO THE PUBLIC:	Yes <u> </u> No <u> </u>	Restricted <u>✓</u>	PRESENT USE:
VISIBLE FROM THE ROAD:	Yes <u>X</u> No <u> </u>	<u> </u>	<u> </u>
OCCUPIED:	Yes <u>✓</u> No <u> </u>	<u> </u>	<u> </u>

DATE CONSTRUCTED:	ORIGINAL USE: <u>meat market</u>
ORIGINAL OWNER:	ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS:	ACREAGE: Less than one acre <u> </u>
LOCAL CONTACT/ORG.:	UTM REFERENCE:
FORM PREPARED BY: <u>BIB</u>	
DATE: <u>9/81</u>	

Commercial building
unusual ornamentation
a cow and pig head in relief over
center of bldg



04405

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-778

Also

Survey Name

City of Waseca Downtown Comprehensive Survey

WE-WSC-003

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property Location

Address

107 State Street South

City/Twp

Waseca/Woodville

County

Waseca

PIN

17.100.1610

T-R-S Quarter-Quarter

T107N R22W Sec. 18 NE-NE

USGSQaud

Waseca

UTM Zone 15

Coordinates 459374 4880661

Legal

ORIGINAL PLAT Lot-004 Block-009

Property Information

State Historic Context

Railroads and Agricultural Development, 1870-1940

Local Historic Context

City of Waseca Context 4 - Commerce and Industry

Date Constructed

1889

Historic Name

Unknown

Style

Italianate

Integrity Fair

Condition Fair

Description

This two-story Italianate commercial building is sheathed in red brick. The building is crowned with a metal cornice and a center pediment. A sunburst pattern in mixed brick and stone is in the pediment. The façade is divided into 3 bays. Each bay is capped with segmental brick arches that crown recessed and highly detailed stone and diamond-shaped brickwork which is above double window sets. It appears that the high windows have been infilled with opaque panels in aluminum frames. The 3 window sets sit on a continuous stone band. • The upper and lower halves of the building are divided by aluminum banding. Seven reflective panels span the transom. The modern storefront is nearly flush with the building face and is composed of a centered entryway flanked by large plate glass windows framed in anodized aluminum. The bulkhead and piers are made of newer cream-colored brick. • The back elevation retains its symmetrical window placement and has a utility door and garage door at grade.

History of Use

This building was a hardware store in 1899 (Goodman & Mahler). Hardware continued to be sold there until the Depression. In 1930 it was briefly a grocery (Brown & Son Grocery and Dry Goods) and tin shop before reverting back to hardware (Mahler Hardware) until the 1950's. Champion Auto Supply occupied the space in the 1970's followed by Jim Hanks Auto Parts in the 1980's. Since 2011 it has housed a Domino's Pizza.

Present Use

Commercial: Pizza Store

Property Type

Building

NR Status

Not listed

NR Recommendation

Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

WE-WSC-3

Also WE-WSC-778

HISTORIC NAME:

COUNTY:

Waseca

CURRENT NAME: *Champion Fridlund Auto Supply*

CITY/TWP.:

Waseca

LEGAL DESC.:

ADDRESS:

T R
 Sec. State st (E. side)
S. of Elm

CLASSIFICATION:

CONDITION:

SIGNIFICANCE:

THLME/S:

Building ☒

Excellent

Local ☒

Structure

Good ☒

State

Object

Fair

National

District

Deteriorated

OPEN TO THE PUBLIC:

Yes No ☒Restricted ☒

PRESENT USE:

VISIBLE FROM THE ROAD:

Yes ☒ No

OCCUPIED:

Yes ☒ No

DATE CONSTRUCTED:

ORIGINAL USE:

ORIGINAL OWNER:

ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS:

ACREAGE: Less than one acre

LOCAL CONTACT/ORG.:

UTM REFERENCE:

FORM PREPARED BY: *BuB*

DATE

9/81

brick commercial bldg

04408

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-779

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **108 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0290 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459370 4880608

Legal ORIGINAL PLAT Lot-005 Block-004

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1899

Historic Name Wm Westphal Building

Style Italianate

Integrity Fair

Condition Good

Description

This late 19th century single-story Italianate is a brick commercial block displays an elaborate corbelled brick cornice. Below the cornice is a band of 3 recessed decorative panels. The center recessed area displays a stone nameplate that reads 'Wm Westphal'. The transom is covered in painted plywood and includes the business signboard. Two display windows frame a recessed doorway at the storefront. The doorway and windows are framed in extruded aluminum. Below the windows are modern, high brick bulkheads. Framing the sides of the storefront are red brick piers on stone bases. • the back elevation is obscured by patio with a pent roof and enclosed with stockade fencing.

History of Use

This block appears to have been a saloon or tavern for much of its history. It is identified as a saloon in 1899 and again in 1904. Vacant in 1910, it was once again a saloon in 1919. Names of establishments are unknown until 1930, when it was Ed McCloones Bar. In approximately 1970 it became Rose's Bar and then, in 2007, PJ's – 108 State Tavern.

Present Use Commercial: Tavern

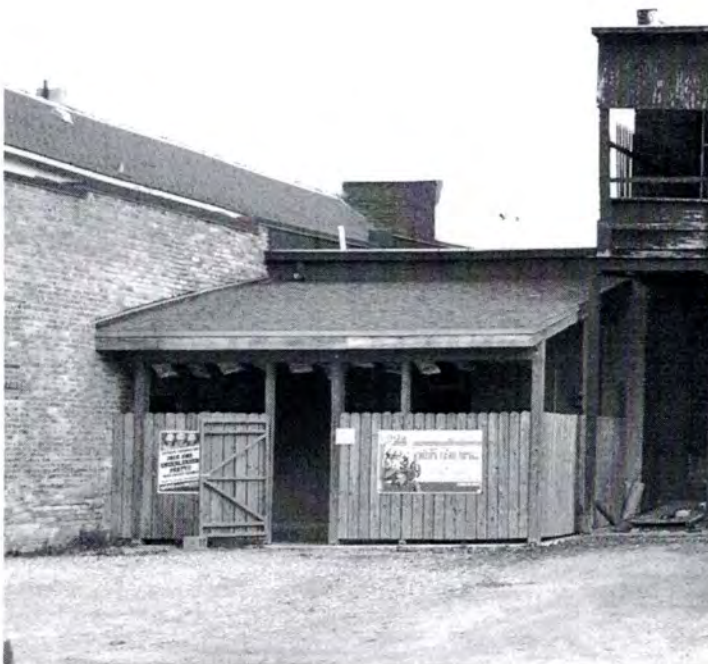
Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **109 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1620 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGS Quad Waseca UTM Zone 15 Coordinates 459374 4880666

Legal ORIGINAL PLAT Lot-005 Block-009

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1891

Historic Name N. Weller Building

Style Italianate

Integrity Fair

Condition Good

Description

This 1890s two-story brick Italianate building is faced in red brick. The roofline displays a corbelled cornice. Centered below the cornice and decorative brickwork is a centered stone date and nameplate reading "1891 N. Weller". The nameplate is flanked by decorative recessed panels on either side. There are four original segmental arched window openings with painted plywood panels above down-sized aluminum windows below. Each window has a smooth limestone sill. A corrugated metal panel on the signboard course separates the two floors, below which is a modern variation on the traditional storefront. The recessed door and very tall transom is centered in the opening. The entry door that is two steps up from grade is framed by very tall plate glass display window sets anchored by tall iron posts at the lot line. On either side of the of the expansive glass entry bay are new white brick panels and piers. In each brick side panel is a new paneled metal door with transom above. • The back elevation displays the original arched window openings on the upper level. The original first floor facade is covered in modern roofing and artificial siding and displays 2 utility doors. one solid and one with an upper light.

History of Use

This building was also known as the Jondal Building and Gillis Building. It housed a saloon at the turn of the century, but was vacant in 1910. In the 1920's the occupants were the Street Paul Clothing Store followed by the Armstrong Motor Car Company. Between the 1930s and 1960s it housed Jondal's Scoreboard Billiards and Pool as well as the Salzle Pool Hall and, in the basement, the Hopscotch Inn and a Veteran's Club (1958). Deike's Off-Sale Liquors and Main Street Liquors operated from here in the 1970s and 1980s. In 2007 a real estate company took possession. Today the occupant is Teri's State Street Salon.

Present Use Commercial: Salon Spa

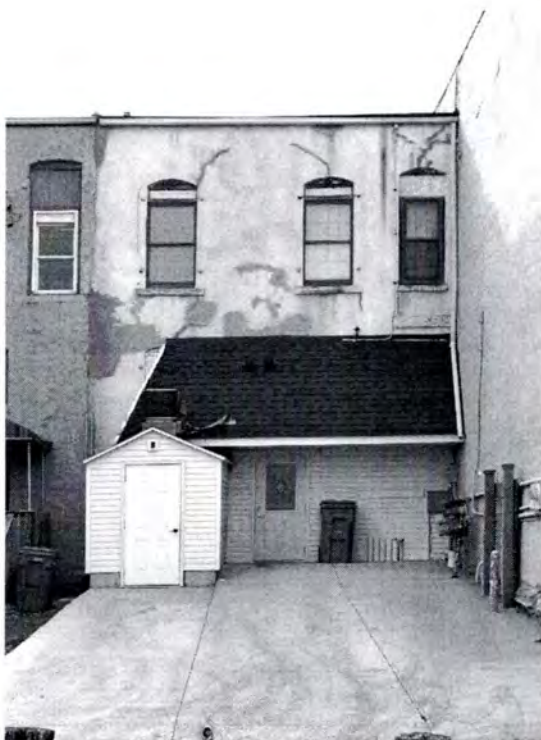
Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **111 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1630 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459374 4880672

Legal ORIGINAL PLAT LOT 6 & N 6 IN OF LOT 7 BLK 9

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1885

Historic Name Unknown

Style Italianate

Integrity Fair

Condition Good

Description

This two-story brick Italianate commercial-style building has a corbelled and decorative brick cornice. The second story retains its original segmental arch window openings. Original decorative cut wood inserts are fitted into the window arches. Below the insets are plywood infill panels over short stock glass and aluminum combination windows that sit on stone sills. The original 1/1 wood windows appear to be behind the panels and combinations. The signboard course states "Waseca Music Co." The storefront consists of a centered doorway that is two steps up from grade. The entry door has a large glass transom and framed by side display windows. At the sidewalk the two large windows with transom are framed by iron posts at the recess and painted brick piers at the building's outer edges. The bulkhead is composed of brick and basement window panels that are both covered with white paint. • The back elevation retains its fenestration openings on both levels, but the centered door and side windows on the upper level have infill panels and downsized windows and the upper story has lost its walkout balcony. There is a single utility door at grade.

History of Use

This building housed a meat market in 1889, followed by a dry goods and then general store until 1919 when it appears to have served as a lunch counter; Brisbane and Perrin Music Store (1914-1929) and a furniture store, shoe store and jeweler in the 1930's and 1940's. It reverted to a music store in 1950 and has housed the Waseca Music Company since 1970.

Present Use Commercial: Music Store

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey** WE-WSC-004

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **110 State Street South** City/Twp **Waseca/Woodville** County **Waseca**
PIN **17.100.0300/1** T-R-S Quarter-Quarter **T107N R22W Sec. 18 NE-NE**
USGSQuad **Waseca** UTM Zone **15** Coordinates **459370 4880606**
Legal **ORIGINAL PLAT Lot-006 Block-004/ORIGINAL PLAT Lot-007 Block-004**

Property InformationState Historic Context **Railroads and Agricultural Development, 1870-1940**Local Historic Context **City of Waseca Context 4 - Commerce and Industry**Date Constructed **1902**Historic Name **Unknown**Style **Italianate**Integrity **Fair**Condition **Fair****Description**

This turn of the 20th century Italianate two-story brick-faced structure was designed to house two businesses that were divided by a narrow, central bay that defines the access and stairway to the upper apartment level. A simple centered stone crop finial caps the center bay and, with the stone capping unites both major bays. At the base of the parapet wall a stone and figurative terra cotta tile belt course contains two stone nameplates, one centered in each of the major bays. On the 110 address bay is a nameplate that has lost most of its letters due to wear and deterioration, however the ghost letters may be: "____YER". Below the parapet and nameplates are bands of stone, corbelled brick, and decorative tile. When originally built both bays of this double block displayed very tall, projecting Oriel bay windows centered on the second story and flanked by side double-hung windows. At both addresses the projecting bays and side windows have been removed and the openings down-sized with brick that matches the original brick sheathing. The new, shorter window configuration includes a centered double-hung window set flanked by side windows. The infill windows at 110 are significantly shorter than the infill windows to the south at 112. • The storefront retains its framing brick and stone piers, and the decorative iron posts flanking the central doorway. The new signboard panels, entries and display windows of the two commercial bays are non-symmetrical in layout. The only unifying feature of the two storefronts is the use and design of the extruded aluminum framing. At 110 State Street the commercial door with transom is recessed and centered between flanking display windows that rest on brick bulkheads. • The back elevation displays a two-story wood frame covered porch with an open stair, and a mix of modified windows and doors.

History of Use

This multi-use building has a varied usage history. In 1895 Anthony Guyer bought the property. His name may have appeared on the parapet name stone. In the 1930s the building housed the C.L. Gill Daisy Shop and Holbrook Grocery and Meat Market, followed by Carlson Food Market, Sutton's Paint and Decorating and various television repair shops from the 1950s to 1980s; a hair salon (2007) and a karate studio (2010). In addition to the Golden Touch hair salon and National Tawkwondo Institute, Spotlight Communications is located in the building in 2012.

Present Use **Commercial: Offices**Property Type **Building**NR Status **Not listed**NR Recommendation **Recommended for designation as part of a historic downtown commercial district**



View looking west.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

WE-WS C-(4)

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME: M. Gray + A. Gruyer Bldg COUNTY: Waseca A150-782

CURRENT NAME: _____ CITY/TWP.: Waseca

LEGAL DESC.: _____ ADDRESS: State St. (West side)
T 1/4 R 1/4 Sec. 1/4 N of 2nd

CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THLME/S:
Building ☒	Excellent ☒	Local ☒	_____
Structure _____	Good ☒	State _____	_____
Object _____	Fair ☒	National _____	_____
District _____	Deteriorated _____		_____

OPEN TO THE PUBLIC: Yes ☐ No ☒ Restricted ☒ PRESENT USE: _____
VISIBLE FROM THE ROAD: Yes ☒ No ☐
OCCUPIED: Yes ☒ No ☐

DATE CONSTRUCTED: _____ ORIGINAL USE: _____

ORIGINAL OWNER: _____ ARCHITECT/BUILDER: _____

OWNER'S NAME AND ADDRESS: _____ ACREAGE: Less than one acre _____

LOCAL CONTACT/ORG.: _____

UTM REFERENCE: _____

FORM PREPARED BY: BWB
DATE: 9/81

*brick commercial buildings
altered infill
deteriorating decorative tiles*



04408

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-783

Also

Survey Name

City of Waseca Downtown Comprehensive Survey WE-WSC-004

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property Location

Address **112 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0310 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459370 4880604

Legal ORIGINAL PLAT Lot-007 Block-004

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1902

Historic Name Unknown

Style Italianate

Integrity Fair

Condition Fair

Description

This Italianate two-story brick-faced structure was designed with two businesses bays divided by a narrow, central bay that defines the access stairway to the upper apartment level. A simple centered stone crop finial caps the center bay and the stone capping unites both major bays. At the base of the parapet wall a stone and figurative terra cotta tile belt contains two stone nameplates, one centered on each bay. On the 112 address bay is a nameplate that has lost most of its letters due to deterioration, however the visible letters are: "M_____EY". Below the parapet and nameplates are bands of stone, corbelled brick, and decorative tile. When originally built both main bays displayed very tall, projecting Oriel bay windows centered on the second story and flanked by shorter double-hung windows. At both addresses the projecting bays and side windows have subsequently been removed and the openings infilled with brick that matches the original brick sheathing. At 112 the infill also included the installation of new stone to complete a stone belt that was originally interrupted by the Oriel window. The new, shorter window configuration, which is more horizontal in appearance, includes a centered double-hung window set flanked by side windows. The windows are 8/1 sash. The infill windows at 112 are significantly taller than the infill windows to the north at 110. • The storefront retains its framing brick and stone piers, and the decorative iron posts flanking the central doorway. The new signboard panels, entries and display windows of the two commercial bays are non-symmetrical in layout. The only unifying feature of the two storefronts is the use and design of the extruded aluminum framing. At 112 State Street the commercial door with transom is recessed and at the south end of the storefront opening. Tall display windows stretch along the sidewalk north to the central door set. The display windows rest on a short bulkhead. • The back elevation displays a two-story wood frame covered porch with an open stair, and a mix of modified windows and doors.

History of Use

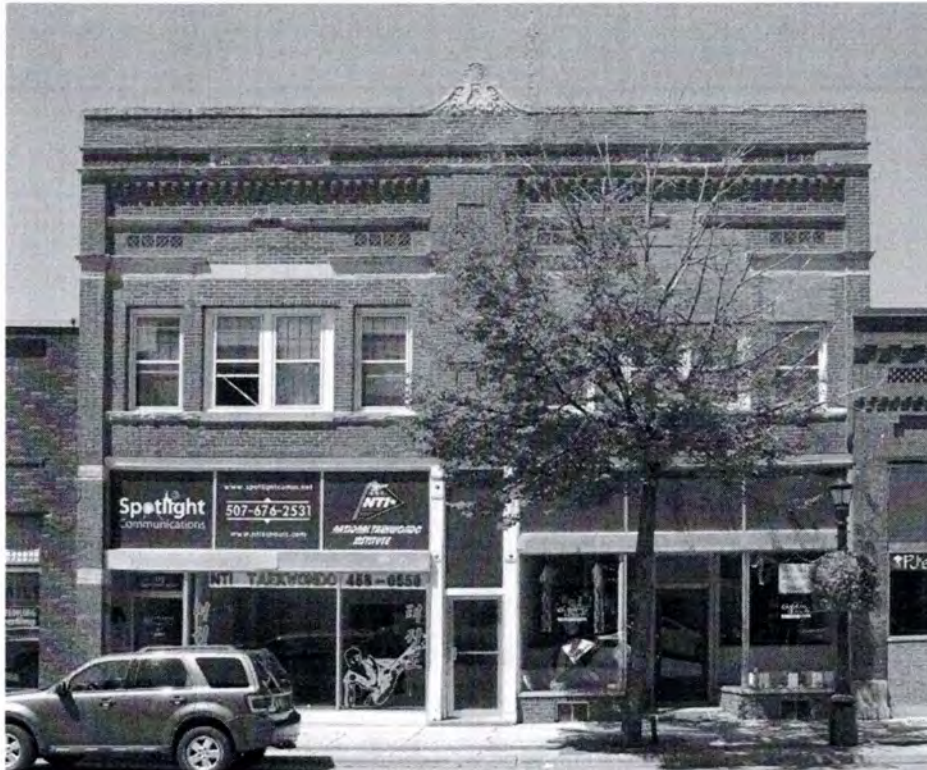
This building was owned by Matthew B. Keeley at the turn of the century. It was most likely his name that appeared on the parapet name stone. The Golden Touch hair salon is located in the building in 2012.

Present Use Commercial: Hair Salon

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property LocationAddress **114 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0320 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459370 4880602

Legal ORIGINAL PLAT Lot-008 Block-004

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed Unknown

Historic Name Unknown

Style Commercial Vernacular

Integrity Good

Condition Good

Description

This vernacular single-story commercial block has a red brick facade. The only ornamentation to this simple building are two recessed areas in the brickwork that have corbelled tops and were designed to add visual interest to a relatively blank surface. The original prism glass transoms remain above the display and entry set. The remainder of the storefront includes a modern entry door with transom flanked by display windows, all framed in anodized aluminum. The bulkheads display painted infill panels. • The back elevation displays one original infilled window opening and lean-to shed with utility door and a short storage addition or bin.

History of Use

In 1899 a restaurant was located here. By the 1930s this structure was occupied by the Ben Senske Grocery followed by the E.F. Johnson Office and then the Crevice Café in the 1950s. A Senior Citizen Center was located here in the 1970s or possibly 1980s. In 2007 the building became Tony Nails, which it remains today.

Present Use Commercial: Beauty Salon

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Also
WE-WSC-
786**Property Location**

Address **113 State Street South** City/Twp Waseca/Woodville County Waseca
PIN 17.100.1650 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE
USGSQuad Waseca UTM Zone 15 Coordinates 459374 4880677
Legal ORIGINAL PLAT LOT 7 EX N 6 IN BLK 9

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed Unknown

Historic Name Unknown

Style Italianate

Integrity Poor

Condition Fair

Description

This late 19th century two-story brick Italianate structure, like its neighbor at 110-112 State Street South, is a single brick block with two storefront bays that are divided in the center with an entrance to the vestibule and stair to the second story apartment. The center door is a metal paneled residential door with a tall transom above. The building appears to have lost a decorative cornice but retains a simple parapet wall with a corbelled brick band above decorative brick panels. Below the panels are five window openings with shallow arched brick crowns and stone sills. At the 113 address, two stock 1/1 windows with wood infill frames are fitted into the original window openings. Below both of the windows are decorative brick panels that reflect the brick panels and banding above the windows. The original large storefront opening is infilled with a lighter cream brick and displays a modern commercial door with transom, and double display windows that are all framed in extruded aluminum. The storefront door is located at the north end of the north bay. • The back facade suggests that 113 and 115 have two different owners. The northern half of the building (113) displays original exposed brick, while the southern half (115) has brick that has been painted over. At 113 there is an arched second story window that has been infilled above with a single-paned stationary window below. The other fenestration includes a small stair landing window and a first floor original window opening with infill above and a newer window below. There is access to 113 through a metal utility door that is on a deck five steps above grade.

History of Use

In the late 19th century the second floor of the building was used as a roller skating rink. The south side of the first floor (113) was a furniture store in the late 19th century. From the 1930's onward it housed, variously, an appliance store, a plumbing and heating company, an office supply store, Dokken's Furniture, Waseca Decorating and Paint Center. In 2007 the tenant became Smittin' with Knittin'.

Present Use Commercial

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-786

Also
WE-WSC-
784Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **115 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1660 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459375 4880683

Legal ORIGINAL PLAT LOT 8 & N 10 FT OF LOT 9 EX W 36 FT & EX N 10 FT OF E 47 FT OF LOT 9 & N 5 FT OF E 47 FT OF LOT 9 BLK 9

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed Unknown

Historic Name Unknown

Style Italianate

Integrity Fair

Condition Fair

Description

This late 19th century two-story brick Italianate structure, like its neighbor at 110-112 State Street South, is a single brick block with two storefront bays that are divided in the center with a entrance to the vestibule and stair to the second story apartment. The block appears to have lost a decorative cornice but retains a simple parapet wall with a corbelled brick band above decorative brick panels. Below the panels are five window openings with shallow arched brick crowns and stone sills. The center circulation bay window is similar in scale to the tall infill windows of 113 however it is still shorter in height. The two windows to the south that are in the 115 bay retain their brick crowns, but the top third of the window openings have been infilled with brick, the sills have been lowered, and short stock windows have been installed. The pattern of decorative brickwork panels that appear below the two 113 windows have been covered over with a metal sheet that is affixed to the brick. Like its neighboring bay at 113 the storefront opening in 115 has been infill with newer brick. The new front displays a signboard that is recessed into a banded brick frame. Below the signboard are two tall windows and an access door. All their openings display rounded arches and banded brick framing. The door and the two fixed windows also have half-circle, glass-filled transoms. The modern entry door is constructed of glass framed in extruded aluminum. • The back facade suggests that 113 and 115 have two different owners. The northern half of the building (113) displays original exposed brick, while the southern half (115) has brick that has been painted over. At 115 the second story displays a window that has been infilled above with a double-hung window below. At the upper level there is also a small balcony with a utility door that is partially enclosed in an original, centered window opening. The other fenestration includes two small newer windows. Access to 115 is provided through a metal and glass commercial utility door with transom that is on a deck seven steps up from grade.

History of Use

The north side (115) first floor housed a Masonic Hall in the 1880's. Beginning in the 1930's it then became an insurance company, furniture exchange and Waseca Savings and Loan. A Ward's Catalog Store occupied the space in the 1980s. In 2007 Horace Mann Financial occupied the space. Presently it appears to be for rent.

Present Use Commercial

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking east.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

002

Property LocationAddress **117 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1680 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459375 4880689

Legal Original Plat LOTS 9 & 10 EX N10FT OF LOT 9 EX W36FT THEREOF & EX E47FT THEREOF TOGETHER WITH N5FT OF E47FT OF LOT 9 7 EX BEG AT SE COR OF LOT 10; THENCE N TO A PT 5FT S OF NE COR OF LOT 9; THEN W44.5FT; THENCE S TO A PT 43FT W OF SE COR OF LOT 10; THENCE E42FT TO PT OF BERG BLK 9

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1883

Historic Name Sheridan House/Waverly Hotel Building

Style Georgian

Integrity Very Good Condition Very Good

Description

Known as the Old Waverly Hotel building, this three-story Georgian style brick structure was built as a hotel in the 1880's. The buildings most distinctive feature is its truncated hipped roof with bands of window dormers crowned with shallow gables. Below the roofline the tan-colored brick mass sits on an elevated rough-face stone basement. The major brick elevations along State Street and 2nd Avenue SE display bands of window openings of both the first and second floors. The windows in the brick facade facing State Street display segmental arched double brick crowns with stone keystones, and stone sills. The State Street first floor displays a slightly-recessed central glass and frame door with a fanlight transom that sits above the raised basement. The entrance set, like the State Street windows has a double brick crown with a keystone. Access to the door is provided by stone stone steps to the north and south of the raised stone entry porch. On each side of the entrance are two very tall 9/9 double-hung windows. • The windows along 2nd Avenue are less formal with single brick crowns and no keystones, but do have stone sills. Both facades retain their original basement window openings, and 2nd Avenue displays a side entrance and basement stair and entrance. The dormer windows and the windows below, including the basement windows are formally spaced and stacked. • The back alley elevation of this structure is primarily obscured by the 1960s building at 109 2nd Avenue SE. What can be viewed is a single dormer centered on the hipped roof and a second story arched window or door below.

History of Use

Built as the Sheridan Hotel, by 1889 it had become the Stevens House; by 1894 The Hotel Ward; and by 1899 The Waverly Hotel. In the late 1930's it was purchased and converted to offices and apartments. Various physicians and dentists occupied the building from the 1940's until at least 1980. By 2007 it was an apartment building once again.

Present Use Residential Apartment

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking northeast.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

WE-WSC (2)
Also WE-WSC-787

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME: Sheridan House

COUNTY: Waseca

CURRENT NAME:

CITY/TWP.: Waseca

LEGAL DESC.: lot 9 + 10, blk 9, Orig Tr
T 1/4 R 1/4 Sec. part of lots 9 + 10, blk 9

ADDRESS: NE corner State St
+ 2nd

CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THLME/S:
Building <u>X</u>	Excellent <u> </u>	Local <u>X</u>	<u> </u>
Structure <u> </u>	Good <u>X</u>	State <u> </u>	<u> </u>
Object <u> </u>	Fair <u> </u>	National <u> </u>	<u> </u>
District <u> </u>	Deteriorated <u> </u>	<u> </u>	<u> </u>

OPEN TO THE PUBLIC:	Yes <u> </u> No <u> </u>	Restricted <u>X</u>	PRESENT USE:
VISIBLE FROM THE ROAD:	Yes <u>X</u> No <u> </u>		<u>dentist offices</u>
OCCUPIED:	Yes <u>X</u> No <u> </u>		

DATE CONSTRUCTED:	<u>1882</u>	ORIGINAL USE:	<u>hotel</u>
ORIGINAL OWNER:		ARCHITECT/BUILDER:	

OWNER'S NAME AND ADDRESS:	<u>William R. Beschneff Jr</u> <u>Waseca, Mn. 56093</u>	ACREAGE:	<u>Less than one acre</u>
		UTM REFERENCE:	

LOCAL CONTACT/ORG.:	
FORM PREPARED BY:	
DATE	

1884 Sanborn: Sheridan House
1889 " : Stevens House
(French roof specified)
1894 " : Hotel Ward
1899 Sanborn + ft : The Waverly Hotel

1937 purchased by F.J. Conway + converted
to offices + apts

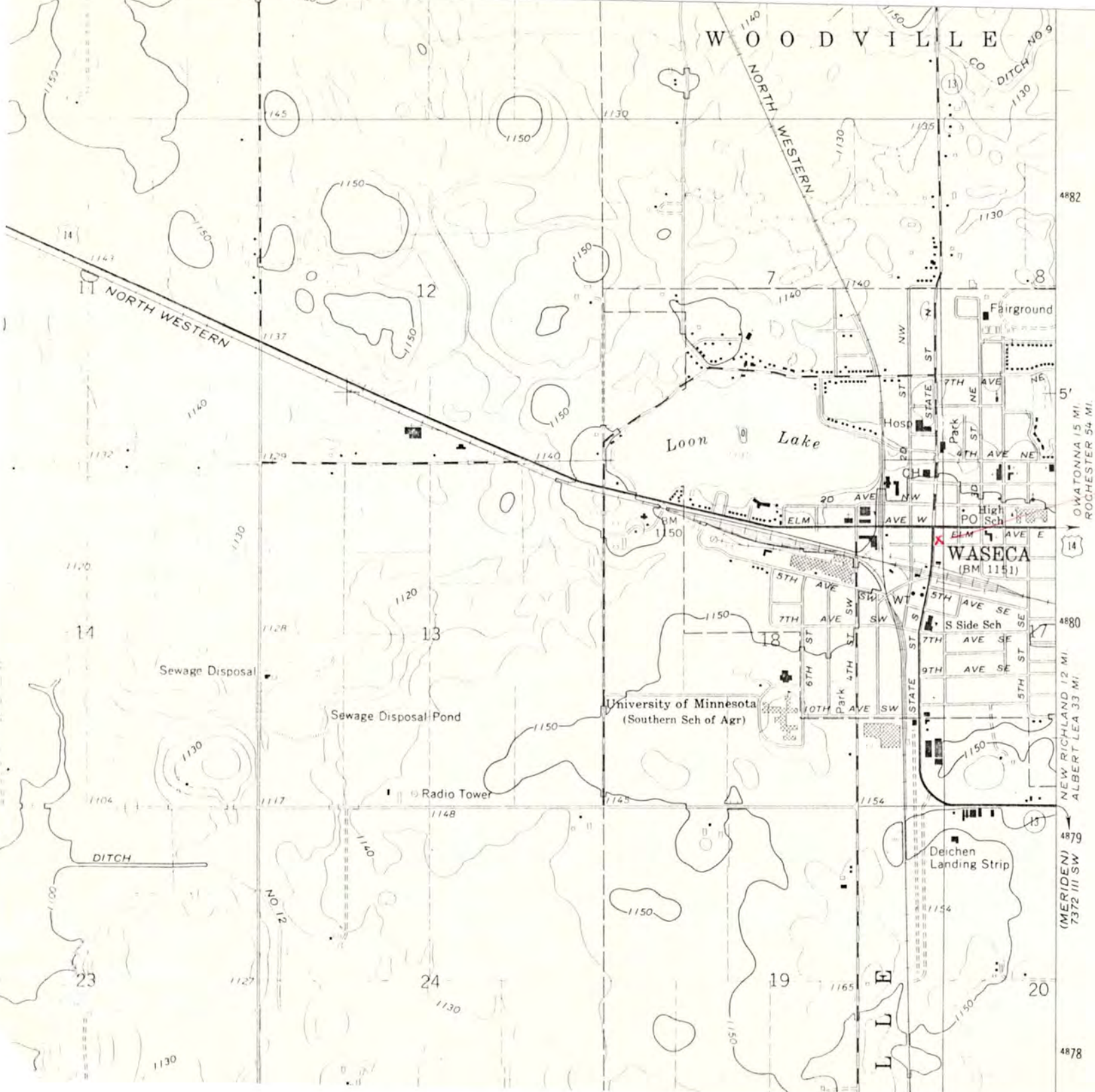
Legal { lot 9 ex N 10 ft of W 47 ft of E 94 ft +
ex N 5 ft of E 47 ft of lot 9 +
+ lot 10 ex E. 43 f block 9



04408



05062



Sheridan House

1884 / 1889 / 1894 / 1899 / 1904 / 1910 / 1919 / 1930

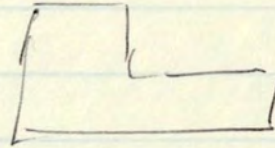
Warren 1884 Sanborns

NE cor Oak + 2nd



Sheridan House

3 fl. br. + bast



1889 : Stevens House

"French Roof" specified
wood porch

1894 Hotel Ward

brick roller mill appears on map

1899 →

1904 : The Waverly

1910

1930 ↗

W3

#04795

Sheridan House
Waseca City
Waseca, County





nd Street





14- Second Street



FROM THE COLLECTIONS OF THE
MINNESOTA HISTORICAL SOCIETY
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SHERIDAN HOUSE

As in the other towns in the county serviced by the railroad, the effect of significant transportation, commercial, and industrial activities has produced in Waseca a large number of commercial hotels. The most significant of these buildings is the Sheridan House.

Built by Patrick Moonan in 1882, the Sheridan House has had many owners, and in 1889 the hotel was known as the Steven House, ^(it was called) in 1894 the Hotel Ward, and in 1899 the building was given its last name as a guest house, the Waverly Hotel. In 1937 the Waverly was purchased by F. J. Conway who shortly thereafter converted the hotel into offices and apartments.¹

The Sheridan House was equipped with elegant lobby, full kitchen, and two stories of guest rooms.

One block from the Chicago & Northwestern depot and two blocks from the Minneapolis & St. Louis Railway depot, the Sheridan provided lodging, meals, and social context for many travelers, itinerant merchants, and workers brought to town by the two railroads.

The Sheridan House is the best preserved commercial hotel building in Waseca County. It is a representative index of the town's transportation, commercial and industrial activity. It is also the best preserved example of ~~S~~Second ~~E~~Empire commercial architecture in the county.

¹Gary McVey, "Hotel Has 100-Year History", Waseca Daily Journal, February 4, 1981, Perspective Section, p. 2.

SHERIDAN HOUSE

The Sheridan House is located on the northeast corner of State Street and Second Avenue S.E. in Waseca, Minnesota. Its proximity to the railroad depot suggests the convenience of the former hotel to travelers and railroad employees.

This ~~two-and-a-half~~^{three} story L-shaped building was constructed in 1882 of ~~tan~~ brick with a stone foundation forming a raised basement. The proportions and detailing are reminiscent of the Federal style of architecture.

The front entry is a single wide door with sidelights and a transom, topped by a brick arch with a keystone. The date "1882" is carved in the keystone. Windows on the west side of the first floor are tall and thin with stone sills, ~~a~~ brick ~~re-~~^{second} ~~relieving~~ arches and ~~a~~ contrasting keystone~~s~~. Second story windows on the west side are shorter, and also have stone sills, brick ~~relieving~~ arch~~s~~, but no keystone~~s~~. Pedimented dormer windows project from the low-pitched mansard roof.

A porch has been removed from the front, and the interior has been altered into office space and apartments.

Gebhard, David and Martinson, Tom. A Guide To The Architecture of Minnesota, University of Minnesota Press, Minneapolis, MN, 1977.

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **118 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0330 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459370 4880598

Legal ORIGINAL PLAT LOTS 9 & 10 BLK 4

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1912

Historic Name Lower Building

Style Commercial Vernacular

Integrity Good

Condition Very Good

Description

Originally a three-story building, this corner brick-faced commercial property was hit by lightning in 1960, causing a fire that destroyed the entire third floor. This early 20th century building now displays some replacement brick at the flat roofline with metal capping. Along State Street the second floor window openings are original with newer 1/1 sash. The second floor along 2nd Avenue SW is divided into six even bays, with each bay supporting three windows with 1/1 sash. A thin stone belt along the two major elevations serves as a sill for the upper story windows. • The first floor transoms on both elevations are covered with vertically ribbed metal panels, or replaced with newer infill glass panels. The northerly bay on State Street appears to have retained its original configuration with a recessed door flanked by large display windows, and an upper-story entry door opening to the north of the storefront. The fenestration on the south storefront on State Street and the pedestrian level openings along 2nd Avenue NW show a variety of modern, aluminum framed doors and windows. The pilasters flank the two State Street commercial bays and the central entry bay. Pilasters also define the six bays along 2nd Avenue SW. All the brick pilasters rest on stone bases. • The alley elevation displays some brick replacement along the roof line and as infill for a large centered opening at grade. The elevation retains most of its original window openings with concrete lintels and stone sills. The second story now has custom four-paned windows in the original openings. High window openings on the first floor have been infilled with black panels. There is a metal utility door cut into the infill brick at grade.

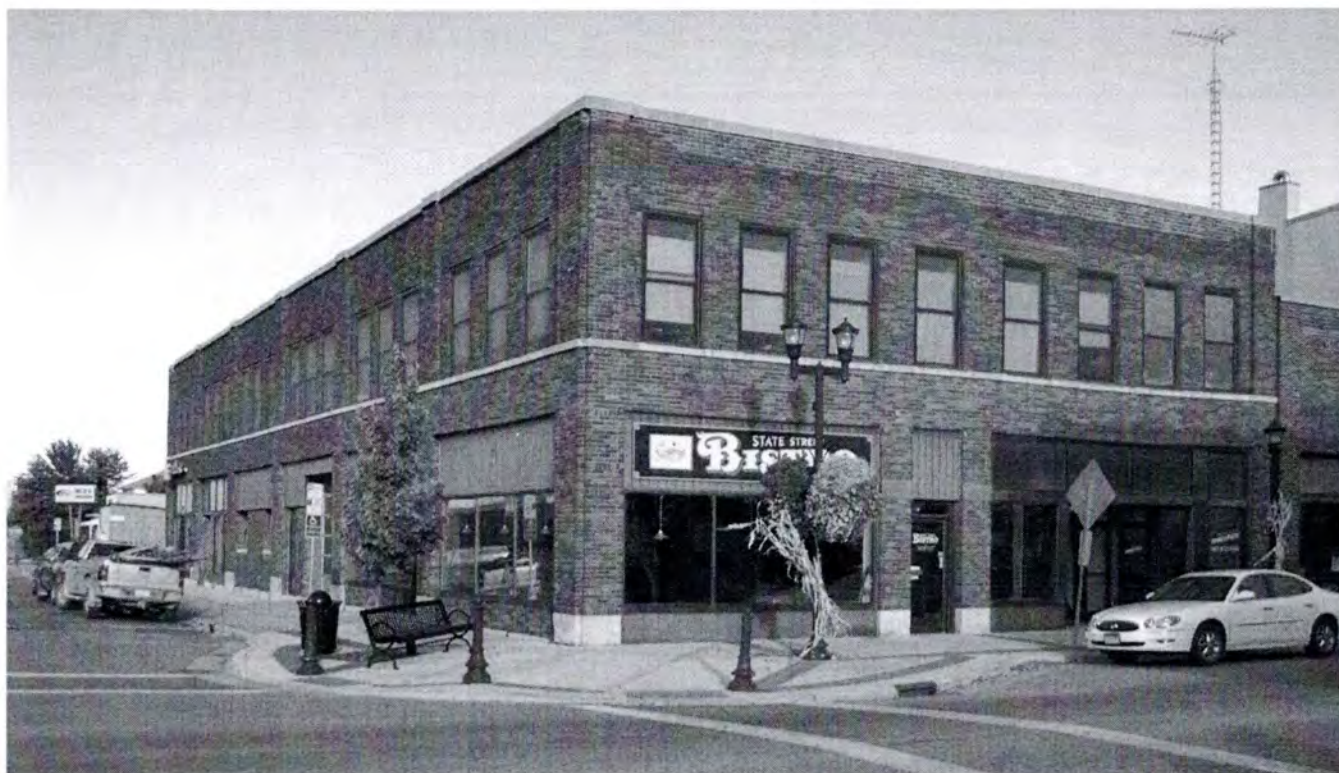
History of Use

The 1930s show the Crevice Café, Borgen Chevrolet Garage and a post office occupied this building. Auto sales took over in 1950s with Lewer Auto (through 1980) and Stav Motor Sales, as well as the Maid-Rite Café. The space at 116 State Street South was recently occupied by Donnelly Stucco. In 2007 118 State Street South became the home of the State Street Bistro.

Present Use Commercial: Bistro, Apartments Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking northwest.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **200 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.103.0010 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-SE

USGSQuad Waseca UTM Zone 15 Coordinates 459365 4880522

Legal AUDITOR'S PLAT OF BLK 1 BARNEY LOTS 1 2 & 3 BLK 1

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1917

Historic Name Rendezvous/Powell House

Style Commercial Vernacular

Integrity Poor

Condition Fair-Poor

Description

This parcel is composed of three distinct building blocks. The most prominent block is the two-story dark brick building at the southwest corner of State Street South and 2nd Avenue SW. Adjoining to the south along State Street is a simple two-story building that features the use of two distinct brick types and color. Next to the south is a newer, one-story infill building. • The corner block displays a stepped and stone capped parapet along State Street. The flat parapet along 2nd Avenue is covered in metal sheeting. The building retains all its original window openings and a thin stone belt that serves as a sill along both major facades. The windows that are in pairs are all modern 1/1 with anodized aluminum frames. The storefront has gone through at least two modernizations. After losing its original storefront an Arte Moderne face was introduced with plate glass windows framed in bright aluminum, flat surfaces clad in black Vitrolite, and corners defined with curving glass block. Subsequent changes include the application of a red brick veneer and a brightly colored rigid stationary vinyl awning. The 2nd Avenue elevation displays one bay of the Arte Moderne storefront. The original openings have all been infilled with brick and there is a single metal utility door as the west end of the facade. • The adjacent block's upper story displays two bays each with two 1/1 windows. The pilasters, roof band, and bands above and below the windows are composed of a dark cream-colored brick. The fill brick is an orange/red. The original storefront has been replaced with a modern shallow-sloped gable roof ridge over a flat limestone veneer. Two modern doors flank the applied stone wall. • The one-story infill commercial block is composed of a tiled brick parapet, a shallow ridge that extends from the building to the north, and a stone wall similar to the adjacent wall treatment. At the north end of the block is a metal utility door.

History of Use

In 1919 this building housed a restaurant. By the Depression, in 1930, it was a saloon. Since that time it has been a restaurant in one form or another beginning with the F.J. Smith and Son Restaurant. Since then it has been the Rendezvous Bar and Café; Clayton and Nelson Tavern, the Powell House, China House, State Street Eatery, Old Town Eatery and, finally, El Taquila.

Present Use Commercial: Restaurant

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking southwest.



View looking southwest.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012 Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **201 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.151.0010 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-SE

USGSQaud Waseca UTM Zone 15 Coordinates 459365 4880522

Legal BARNEYS ADD N50FT OF LOTS 1,2 & 3 BLK 2 EX E3.4FT OF N50FT OF LOT 3

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1957 Historic Name Unknown

Style Modern Commercial Integrity Very Good Condition Very Good

Description

This simple one-story modern commercial block has a veneer of cream-colored modern flat-brick. The parapet is capped with cast stone and has a pattern of vertical-brick squares that are banded below the cap and above a stationary canvas awning. The State Street commercial elevation is composed of a centrally placed entry set made up of a glass door with transom and sidelights all framed in aluminum. Centered on the brick walls to either side of the entry set are large display window sets also framed in aluminum. At the easterly end of the 2nd Avenue SE elevation is a commercial use defined by a stationary awning over two display windows with a commercial glass and aluminum door with transom.

History of Use

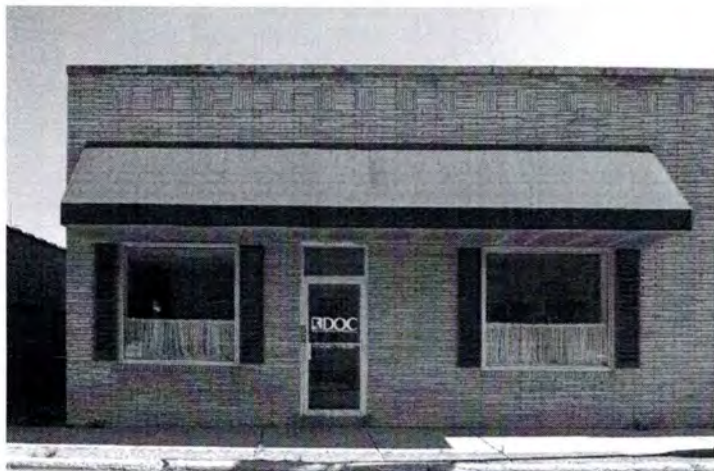
The property occupants are listed as follows: Lortis & Gedosch; Priebe Service Station; W. Brattrud Store 1930-40; Lortis Service Station 1950-60; Crawford Studio & Wayne J Studio 1970; Bertram Cooper Accounting 1980; Anderson Dentist, Dr. Reick Dentist 2000; Waseca Health Services 2007; gift store 2012.

Present Use Commercial: Antiques Store Property Type Building

NR Status Not listed NR Recommendation Not recommended



View looking east.



View looking south.



View looking northwest.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012 Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **205 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.151.0045 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-SE

USGSQuad Waseca UTM Zone 15 Coordinates 459364 4880520

Legal BARNEYS ADD LOTS 1,2 & 3 EX N50.42FT & EX E3.40FT OF LOT 3 BLK 2

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed Unknown Historic Name Unknown

Style Modern Commercial Integrity Very Good Condition Very Good

Description

This modern one-story brick commercial building displays a commercial elevation of alternating plate glass display windows with cast stone sills and glass and anodized aluminum commercial doors. • The south-facing and back elevations display window openings that have brick sills and have been infilled with glass block. There are two infilled doors and one south facing metal utility door.

History of Use

A paint store occupied this space in 1940. Quality Print is the current occupant of the building.

Present Use Commercial: Printing Property Type Building

NR Status Not listed NR Recommendation Not recommended



View looking east.



View looking northwest.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-792

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **206 State Street South** City/Twp Waseca/Woodville County Waseca

PIN 17.103.0040 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-SE

USGSQaud Waseca UTM Zone 15 Coordinates 459365 4880519

Legal AUDITOR'S PLAT OF BLK 1 BARNEY Lot-004 Block-001

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed Unknown

Historic Name Unknown

Style Modern Vernacular

Integrity Fair

Condition Good

Description

This early 20th century brick building once displayed a simple flat parapet with stone cap. Below and still visible is decorative brick and stonework. The commercial front retains its door and window openings that have modern door and window treatments of glass and anodized aluminum frames. A relatively recent shallow gabled roof structure had been placed over the original flat roof. • The south-facing elevation has been sheathed in artificial lap siding and displays a demonstration variety of door and window applications.

History of Use

In the late 19th-early 20th century this was the location for the Botsford Lumber Company. Following that it was the United Builders Lumber (1980's) and is now occupied by ProBuild.

Present Use Commercial: Office

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking west.



View looking northwest.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-795

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property Location

Address

203 2nd Street NE

City/Twp

Waseca/Woodville

County

Waseca

PIN

17.100.1220

T-R-S Quarter-Quarter

T107N R22W

Sec. 17

NW-NW

USGSQuad

Waseca

UTM Zone

15

Coordinates

459486 4880715

Legal

ORIGINAL PLAT N 27 2/3 FT OF E 50.1 FT OF LOT 13 & S 12 FT OF E 50.1 FT LOT 14
BLK 7

Property Information

State Historic Context

Railroads and Agricultural Development, 1870-1940

Local Historic Context

City of Waseca Context 4 - Commerce and Industry

Date Constructed

1954

Historic Name

Unknown

Style

Modern Commercial

Integrity

Very Good

Condition

Very Good

Description

This one-story commercial block is faced in brick and displays a tall metal cornice. There is a fixed awning that nearly spans the entire front elevation. Centered at the sidewalk is a modern commercial glass door that is flanked by sets of windows on cast stone sills. There is a no-contributing Infill structure to the south of this building that may share the same legal description.

History of Use

Currently serves as the office for Ameriprise Financial.

Present Use

Commercial: Office

Property Type

Building

NR Status

Not listed

NR Recommendation

Not recommended



View looking west.



View looking northwest.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **217 2nd Street NE** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1280 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459485 4880729

Legal ORIGINAL PLAT Lot-017 Block-007

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed circa 1860s, circa

Historic Name Odd Fellows Hall

Style Greek Revival

Integrity Good

Condition Fair-Good

Description

The pre-1900 Sanborn Insurance Maps show a residence and a Baptist Church on the site. The residence was on the alley facing Lake Avenue (3rd Avenue NE) and the church faced 3rd Street (2nd Street NE). The current structure may have expanded both east and west from the original church footprint. The expansion does not show up until the 1910 Sanborn. • The gabled frame structure sits on a high stone basement. The upper portion of the building is faced with thin lap siding with decorative shingles in the gables. The building displays banding of shuttered windows on the upper level. Many of the windows are 1/1 but the east-facing windows are 6/6. The east gable displays a new, fixed window in the peak. • The west-facing elevation has an entry on a raised, open porch and there is a flat-roofed, early 20th century two-story addition to the south off the southwest end of the building.

History of Use

After serving as the First Presbyterian Church of Waseca, the building was sold to the American Baptist Home Mission Society of New York City in 1873. In 1885 the Trustees of the "Waseca" Baptist Church purchased it. The building was sold to the Comee Lodge No. 25 Independent Order of Odd Fellows in 1905. Today there are apartments on the 2nd floor and a business on the 1st floor.

Present Use Apartments

Property Type Building

NR Status Not listed

NR Recommendation Requires more study as an individual site.



View looking west.



View looking northwest.



View looking east.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-805

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property Location

Address

111 Elm Avenue West

City/Twp

Waseca/Woodville

County

Waseca

PIN

17.100.0240

T-R-S Quarter-Quarter

T107N R22W

Sec. 18

NE-NE

USGSQuad

Waseca

UTM Zone

15

Coordinates

459359 4880614

Legal

ORIGINAL PLAT W 30 FT OF LOT 1 BLK 4

Property Information

State Historic Context

Railroads and Agricultural Development, 1870-1940

Local Historic Context

City of Waseca Context 4 - Commerce and Industry

Date Constructed

Circa 1950

Historic Name

Unknown

Style

Modern Commercial

Integrity

Very Good

Condition

Good

Description

This simple concrete block box is attached to the back, west side, of 100 State Street South. Its symmetrical facade displays a center commercial glass and aluminum door set with transom that is flanked by two picture windows.

History of Use

Built for a barber shop use.

Present Use

Commercial: Barber Shop

Property Type

Building

NR Status

Not listed

NR Recommendation

Not recommended



View looking south.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **110 2nd Avenue NE** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1300 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459388 4880716

Legal ORIGINAL PLAT E 42 FT OF LOT 1 BLK 8

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1900

Historic Name Unknown

Style Classical Revival

Integrity Good

Condition Good

Description

This turn of the century brick block on a raised stone foundation displays a shallow corbelled brick parapet, and a shallow raised center entry bay with a recessed modern glass and aluminum door at the top of four steps up from grade. The doorway is covered with a rigid waterfall awning. To either side of the entry are centered large plate glass windows with shallow brick arched headers and stone sills. The basement window openings have been infilled with newer stone. • The brick elevation at the alley has been stuccoed and supports a wall sign for the current business. The basement window has been infilled with rough-faced block and there is a basement access metal utility door.

History of Use

In 1904 this building was listed as a telephone company and remained so until it appears as the office of Harry G. Myers in 1933. By 1955 it was once again the Waseca Telephone Company, followed by Northwestern Bell Telephone in 1960. In 1979 it was Lord's Hair Salon and since 2007 has been Deb & Co. Hair & Massage.

Present Use Commercial: Hair Salon

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking south.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-808

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **111 2nd Avenue NE** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1150 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459389 4880716

Legal ORIGINAL PLAT E 30 FT OF LOT 12 BLK 7

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1893 est

Historic Name Unknown

Style Romanesque/Classical Revival Integrity Very Good Condition Very Good

Description

This late 19th century Romanesque single story commercial block has a brick façade that sits on a stone basement. There is a parapet with a stone cap below which is a cornice fitted with dentils and topped with projected stone banding. The recessed entry sits four steps up from grade below a rounded brick arch that is supported on brick pilasters with stone bases. To the east of the doorway is an original double window opening with a carved stone crown and a stone sill. It displays a window set of new glass with dark metal frames. To the west is a single window with similar detailing. • The side and back of the building have been stuccoed and the original openings have been infilled with stuccoed panels and glass block.

History of Use

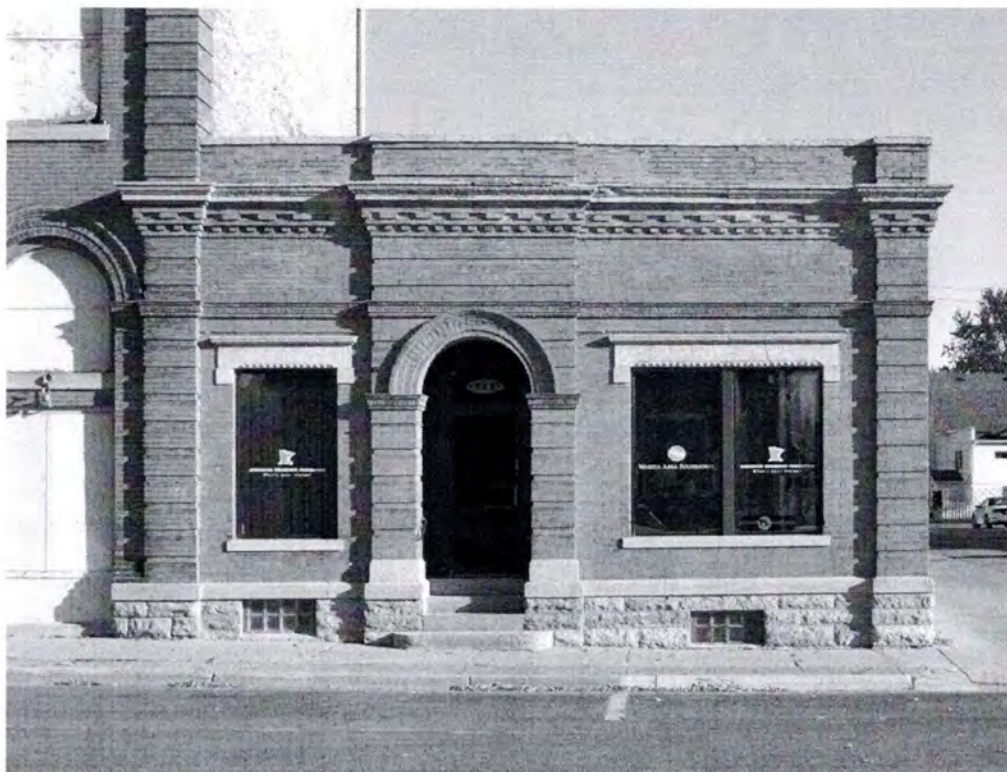
The building is presently occupied by the Waseca Area Foundation.

Present Use Commercial: Office

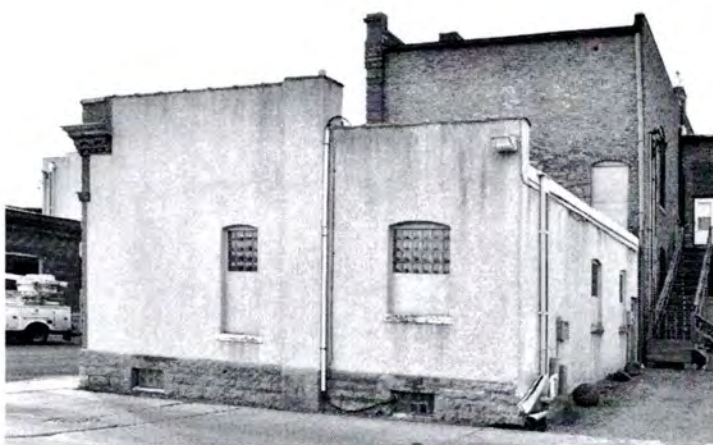
Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking north.



View looking west.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **117 2nd Avenue NE** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1190 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459396 4880716

Legal ORIGINAL PLAT W48.36FT OF E98.46FT OF LOTS 13 & 14 EX N43FT OF LOT 14 BLK 7

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1929

Historic Name Unknown

Style Commercial Vernacular

Integrity Good

Condition Good

Description

This is a 2-story vernacular red brick building with a plain stepped brick parapet capped with tile. The building displays two bays. Both bays display some subtle decorative banding above the storefronts and the west bay has a centered 2nd-story window opening with brick sill that supports three modern 1/1 windows. At the lower level both bays retain their original openings. The west bay displays an entry that is infilled with vertical panels that frame a wood entry door. To the west of the entry is a large tri-set display window with a signboard above and brick sill below. The east bay door opening is infilled with vertical paneling and the four-pane display window to the east has a signboard above and a brick sill. There are grates over the basement window openings that have been paneled from the back.

History of Use

At the time of construction, this building was Johnson's Woodwork Shop (1931), then Win-A-Mer Woodworking by 1960. From 1979 to the present it has been Katie O'Leary's (bar/restaurant).

Present Use Commercial: Bar/Restaurant

Property Type Building

NR Status Not listed

NR Recommendation Recommended for designation as part of a historic downtown commercial district



View looking north.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-812

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property Location

Address

123 2nd Avenue NE

City/Twp

Waseca/Woodville

County

Waseca

PIN

17.100.1210

T-R-S Quarter-Quarter

T107N R22W Sec. 18 NE-NE

USGSQaud

Waseca

UTM Zone

15

Coordinates

459404 4880727

Legal

ORIGINAL PLAT S 27 1/3 FT OF E 50.1 FT OF LOT 13 BLK 7

Property Information

State Historic Context

Railroads and Agricultural Development, 1870-1940

Local Historic Context

City of Waseca Context 4 - Commerce and Industry

Date Constructed

1924

Historic Name

Unknown

Style

Commercial Vernacular

Integrity

Good

Condition

Good

Description

This early 20th century single story yellow brick building has a plain flat roofline with tile capping. Three single bands of red brick cross the façade below a flat projecting stone lintel above the commercial front. Two sets of newer double casement windows sit on brick sills and flank the entry, which is one step above grade and placed slightly left of center.

History of Use

Nothing is known of this building's history until 1949 when it housed Draheim's Dairy. In 1960 it was the Golden Dairy, but by 1961 had become Donahue Real Estate. In 2007 it became Miller Hair Hut which it remains today.

Present Use

Commercial: Barber

Property Type

Building

NR Status

Not listed

NR Recommendation

Requires more study.



View looking north.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-813

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address

108 2nd Avenue NW

City/Twp

Waseca/Woodville

County

Waseca

PIN

17.100.0880

T-R-S Quarter-Quarter

T107N R22W Sec. 18 NE-NE

USGSQaud

Waseca

UTM Zone 15

Coordinates

459366 4880718

Legal

ORIGINAL PLAT W 24 FT OF LOTS 10, 11 & 12 BLK 6

Property Information

State Historic Context

Railroads and Agricultural Development, 1870-1940

Local Historic Context

City of Waseca Context 4 - Commerce and Industry

Date Constructed

1949

Historic Name

Unknown

Style

Art Deco

Integrity

Good

Condition

Very Good

Description

This simple commercial block continues the Art Deco detailing of its adjoining building at 201 State Street North. This one-story structure has a stepped parapet and is sheathed in smooth finished stone. It displays a framed metal signboard above a five-set window and adjacent glass door with transom. The windows and door are framed in anodized aluminum.

History of Use

This building was listed as the location for the Lower Liquor Store in 1960 and as Haefner Accounting from 1990-2012.

Present Use

Commercial: Office

Property Type

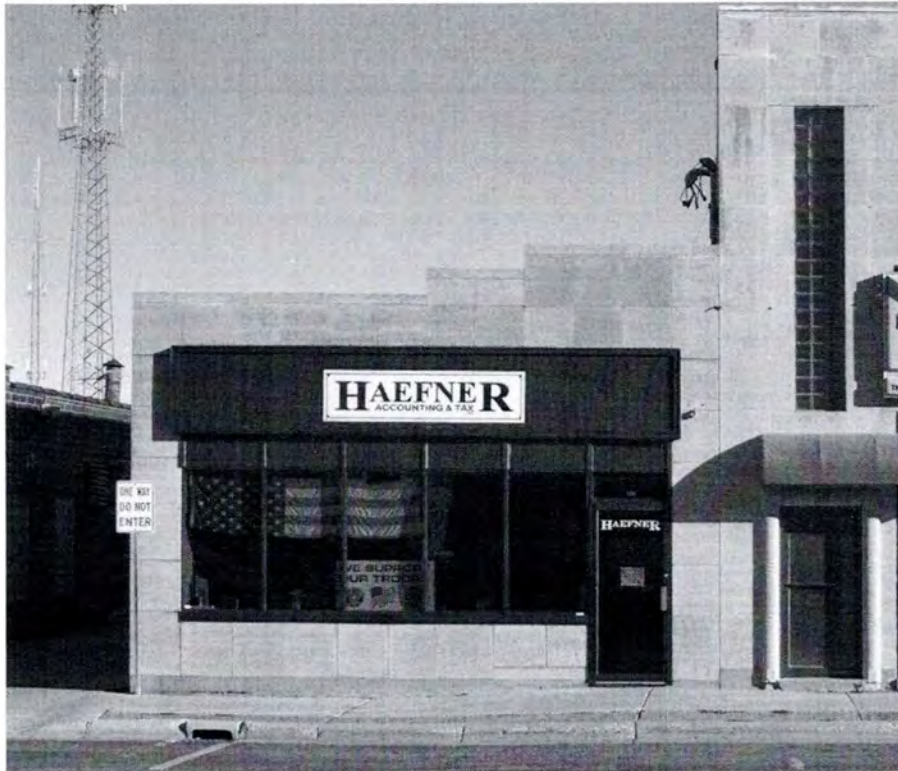
Building

NR Status

Not listed

NR Recommendation

Recommended for designation as part of a historic downtown commercial district



View looking north.

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-814

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property Location

Address

110 2nd Avenue NW

City/Twp

Waseca/Woodville

County

Waseca

PIN

17.100.0900

T-R-S Quarter-Quarter

T107N R22W

Sec. 18

NE-NE

USGSQaud

Waseca

UTM Zone

15

Coordinates

459364 4880718

Legal

ORIGINAL PLAT E 30 FT OF LOTS 13 & 14 BLK 6

Property Information

State Historic Context

Railroads and Agricultural Development, 1870-1940

Local Historic Context

City of Waseca Context 4 - Commerce and Industry

Date Constructed

1937

Historic Name

unknown

Style

Commercial Vernacular

Integrity

Poor

Condition

Fair

Description

This simple one-story, two-bay brick block displays a large plywood and aluminum frame signboard over the framing for a stationary awning. The frame is attached to the building over the original signboard. The original display window sills have been raised with infill brick and each support double pane windows with extruded aluminum frames. The two entry doors sit adjacent to a center brick pier. The commercial doors are glass in aluminum frames.

History of Use

This building was the home of Frederick Cleaners from 1948-1962, followed by Wally's Cleaners from 1965-2007.

Present Use

Commercial: Dry Cleaning Plant

Property Type

Building

NR Status

Not listed

NR Recommendation

Requires more study.



View looking north.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **114 2nd Avenue NW** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0950 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQuad Waseca UTM Zone 15 Coordinates 459359 4880718

Legal ORIGINAL PLAT W31FT OF E61FT OF LOT 13 & W31 FT OF E61FT OF S32.50FT OF LOT 14 BLK 6

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1900

Historic Name Unknown

Style Commercial Vernacular

Integrity Fair

Condition Very Good

Description

This 2-story turn of the century block is covered with decorative metal panels. It has a plain parapet capped in metal. The two 2nd-story windows may be in original openings and display newer 1/1 sash. The entire façade on the first story is covered with a stationary waterfall awning. On the storefront there are 3 large display windows separated by 4 pilasters. The building entryway sits on the east end of the main facade. The bulkhead is cream-colored stucco.

History of Use

In the beginning of the 20th century this building was a garage and then housed a plumbing company (1931 -1960 Carl Knutson Plumbing and Heating). In the 1970s Waseca Office Supply occupied the space. Since 2007 it has been the home of La Prechel Hair and Massage.

Present Use Commercial: Salon Spa

Property Type Building

NR Status Not listed

NR Recommendation Requires more study.



View looking north.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **116 2nd Avenue NW** City/Twp Waseca/Woodville County Waseca

PIN 17.100.0970 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459357 4880718

Legal ORIGINAL PLAT W 22 FT OF E 83 FT OF LOTS 13 & 14 BLK 6

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1951

Historic Name Unknown

Style Commercial Vernacular

Integrity Good

Condition Very Good

Description

This single story mid-20th century building has an unadorned flat roofline and is faced with a skim coat. The centrally located entryway is recessed and flanked by a large display window set at an angle on either side. The door and windows are glass and anodized aluminum. The bulkhead has two large cream-colored frames below each window. The end piers are quoined.

History of Use

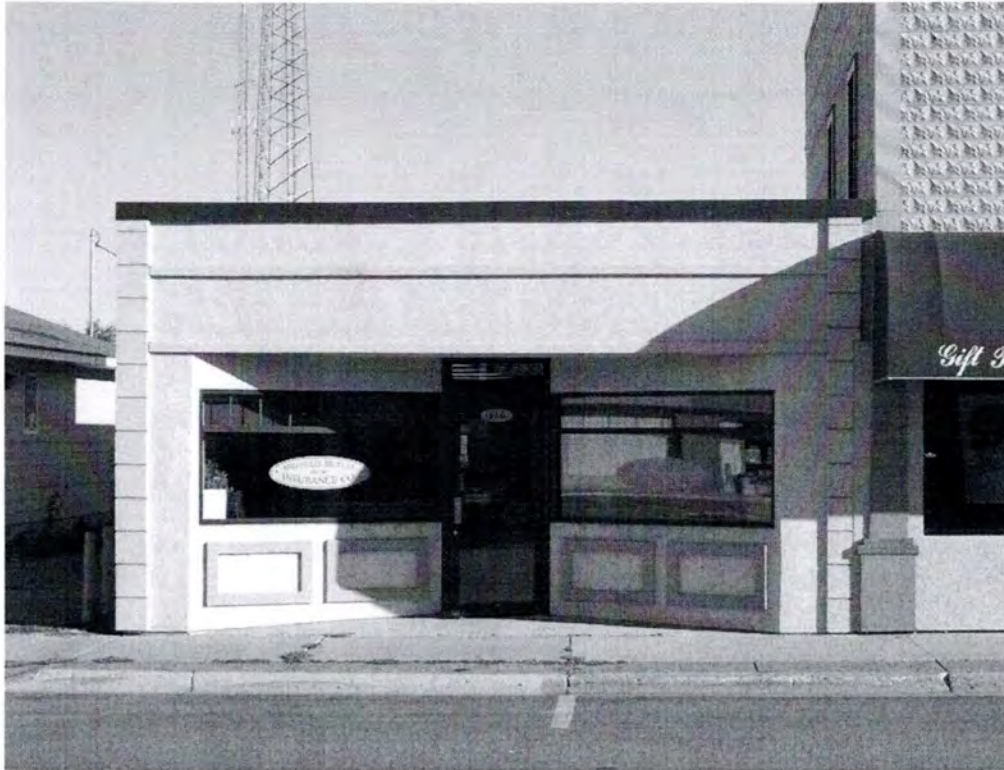
In 1955 this building was the home of Western States Utilities Company, followed in 1960 by Central Natural Gas Company. Currently it houses Mid State Mutual Commercial Property.

Present Use Commercial: Office

Property Type Building

NR Status Not listed

NR Recommendation Requires more study.



View looking north.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Survey Name **City of Waseca Downtown Comprehensive Survey**

Survey Date Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property LocationAddress **108 2nd Avenue SE** City/Twp Waseca/Woodville County Waseca

PIN 17.151.0080 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459375 4880523

Legal BARNEYS ADD N 50 FT OF LOT 4 & THAT PART OF LOT 5 WEST OF A LINE BEG 2.30 FT EAST ON NORTH LINE OF S1/2 OF BLK 2 TO A PT 4.60 FT EAST OF NW COR OF LOT 5 BLK 2

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed Circa 1960

Historic Name Unknown

Style Commercial Vernacular

Integrity Good

Condition Good

Description

This appears to be an extension of its neighbor at 110. This building shares the same brick as 110 2nd Avenue SE and its neighbor to the west at 201 State Street South, however it displays a hanging canopy over the centered door. The canopy and the framing of the glass door and large glass picture windows is made of extruded aluminum.

History of Use

Built as a commercial block this simple building now serves as a liquor store.

Present Use Commercial: Liquor Store

Property Type Building

NR Status Not listed

NR Recommendation Not recommended



View looking south



View looking north.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-819

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **109 2nd Avenue SE** City/Twp Waseca/Woodville County Waseca

PIN 17.100.1700 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459376 4880523

Legal ORIGINAL PLAT E44.5FT OF LOT 9 EX N5FT & E43 FT OF LOT 10 BLK 9

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed 1960

Historic Name Unknown

Style Commercial Vernacular

Integrity Very Good

Condition Very Good

Description

This structure is a simple 1-story brick block with end gables on a shingled roof. The front elevation fenestration includes a modern commercial door with window, and 2 picture windows flanked by inoperable shutters. A backlit signboard is attached to the exterior wall west of the entry.

History of Use

This simple, utilitarian structure now serves as a hair salon.

Present Use Commercial: Hair Salon

Property Type Building

NR Status Not listed

NR Recommendation Not recommended



View looking north.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-820

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by Thomas R. Zahn & Associates LLC

Property Location

Address **110 2nd Avenue SE** City/Twp Waseca/Woodville County Waseca

PIN 17.151.0110 T-R-S Quarter-Quarter T107N R22W Sec. 18 NE-NE

USGSQaud Waseca UTM Zone 15 Coordinates 459378 4880523

Legal BARNEYS ADD THAT PART OF LOTS 5, 6 & 7 BLK 2:BEG .37FT E OF NW COR OF LOT 7; THENCE S100.19FT TO A PT 1.52FT E OF SW COR OF LOT 7 THENCE W40.20FT TO A PT 5.92FT E OF SW COR OF LOT 5;THENCE N 100.25FT TO N LINE OF LOT 5; THENCE E40.05FT TO PT OF BEG

Property Information

State Historic Context Railroads and Agricultural Development, 1870-1940

Local Historic Context City of Waseca Context 4 - Commerce and Industry

Date Constructed circa 1957

Historic Name Unknown

Style Modern Commercial

Integrity Very Good

Condition Very Good

Description

This mid-20th century, single-story brick building displays similar brick and detailing to the building at 201 State Street South. The 2nd Avenue elevation displays a central door-set of glass and extruded aluminum framing. Centered on either side of the central doorway are double window sets each with aluminum framing.

History of Use

Office

Present Use Commercial: Office

Property Type Building

NR Status Not listed

NR Recommendation Not recommended



View looking south.



View looking north.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Minnesota Architecture-History Inventory Form

Inventory # WE-WSC-821

Survey Name

City of Waseca Downtown Comprehensive Survey

Survey Date

Fall 2001-Spring 2012

Prepared by

Thomas R. Zahn & Associates LLC

Property Location

Address

117 2nd Avenue SE

City/Twp

Waseca/Woodville

County

Waseca

PIN

17.100.1720

T-R-S Quarter-Quarter

T107N R22W

Sec. 17

NW-NW

USGSQuad

Waseca

UTM Zone

15

Coordinates

459386 4880523

Legal

ORIGINAL PLAT LOTS 11 & 12 EX N 30 FT OF W 90 FT BLK 9 FIRE HALL

Property Information

State Historic Context

Railroads and Agricultural Development, 1870-1940

Local Historic Context

City of Waseca Context 4 - Commerce and Industry

Date Constructed

1969

Historic Name

Waseca Fire Station

Style

Modern Utilitarian Block

Integrity

Very Good

Condition

Very Good

Description

Located at the corner of 2nd Avenue SE and 2nd Street SE, the Waseca Fire Station is composed to two brick-faced blocks. The shorter block serves as office and living quarters and displays evenly-spaced tall dark fixed glass windows with stone sills. The taller box is the garage for the fire engines. Faux Mansard roof structures project above each of the engine's overhead door bay and above the office entry door.

History of Use

Built as Fire Station.

Present Use

Fire Station

Property Type

Building

NR Status

Not listed

NR Recommendation

Not recommended



View looking northwest.

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

HISTORIC INVENTORY

Inventory Number **WE-WSC-835** PIN Scanned ☐

County **Waseca** City/Township **Waseca**

Record:

Property Name **Brown Electric**

Address **211 State St N**

Category **Commerce** Type **commercial building** Linear Feature: Length of Linear Feature: (m)

NRHP ☒ CEF ☐ DOE ☐ SEF ☐ StReg ☐ NPS Certified ☐

CNEF ☐ CNEF Date Locally Designated ☐ SHPD Letter Date:

Historic Context Photos

Survey Date Location Confidence ☐ Acreage Entry Date Update Date:

Awaiting Form ☒ Contact Contact Company Date Requested **1/22/2020**

Tax Project ☐ Tax Project Number File in Archives ☐ Tax File Archives Date Tax file Archive Box No

Comments **Waseca Commercial Historic District - non-contributing**

Description

histTRS

107
 22
 W
 18
 NE-NE

NE
 NE
 Waseca

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Waseca Commercial Historic District

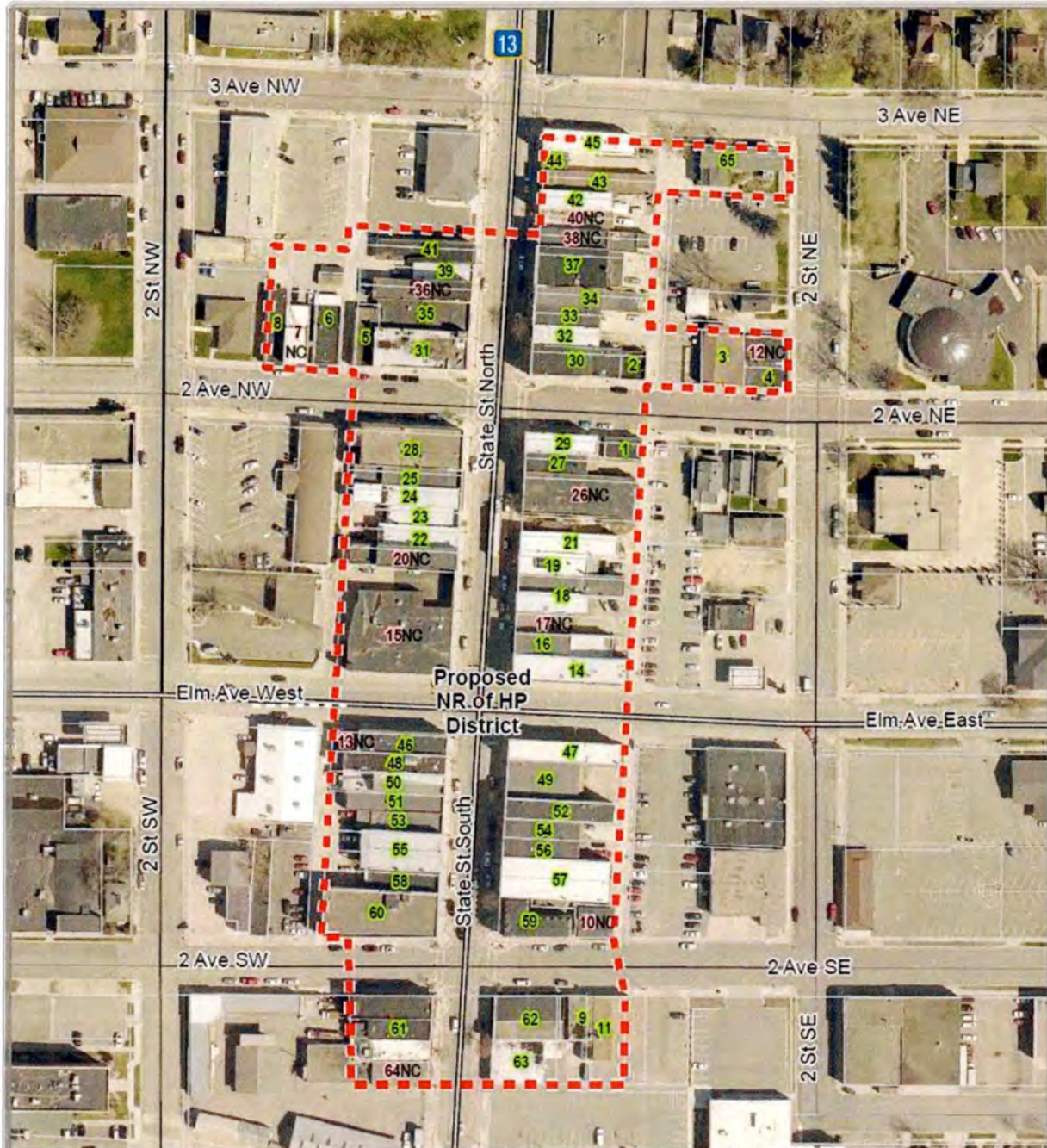
Name of Property

Waseca, Minnesota

County and State

Name of multiple listing (if applicable)

Section number 8 Page 11



Disclaimer: The data represented on this document is neither a
guarantee nor a warranty. The information presented has not been verified and
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is not to be used for any other purpose without the written consent of the City of Waseca. The data
presented here was created through the use of aerial photography, maps, and other data sources.
For specific information regarding this map, or to report errors or
omissions, contact the City of Waseca Engineering Department.

Proposed National Register of Historic Places District



Proposed District

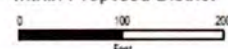


ID for Contributing Properties
within Proposed District



ID for Non-Contributing Properties
within Proposed District

Projection: Waseca County, MN Coordinates - Units: Feet - NAD83



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Waseca Commercial Historic District

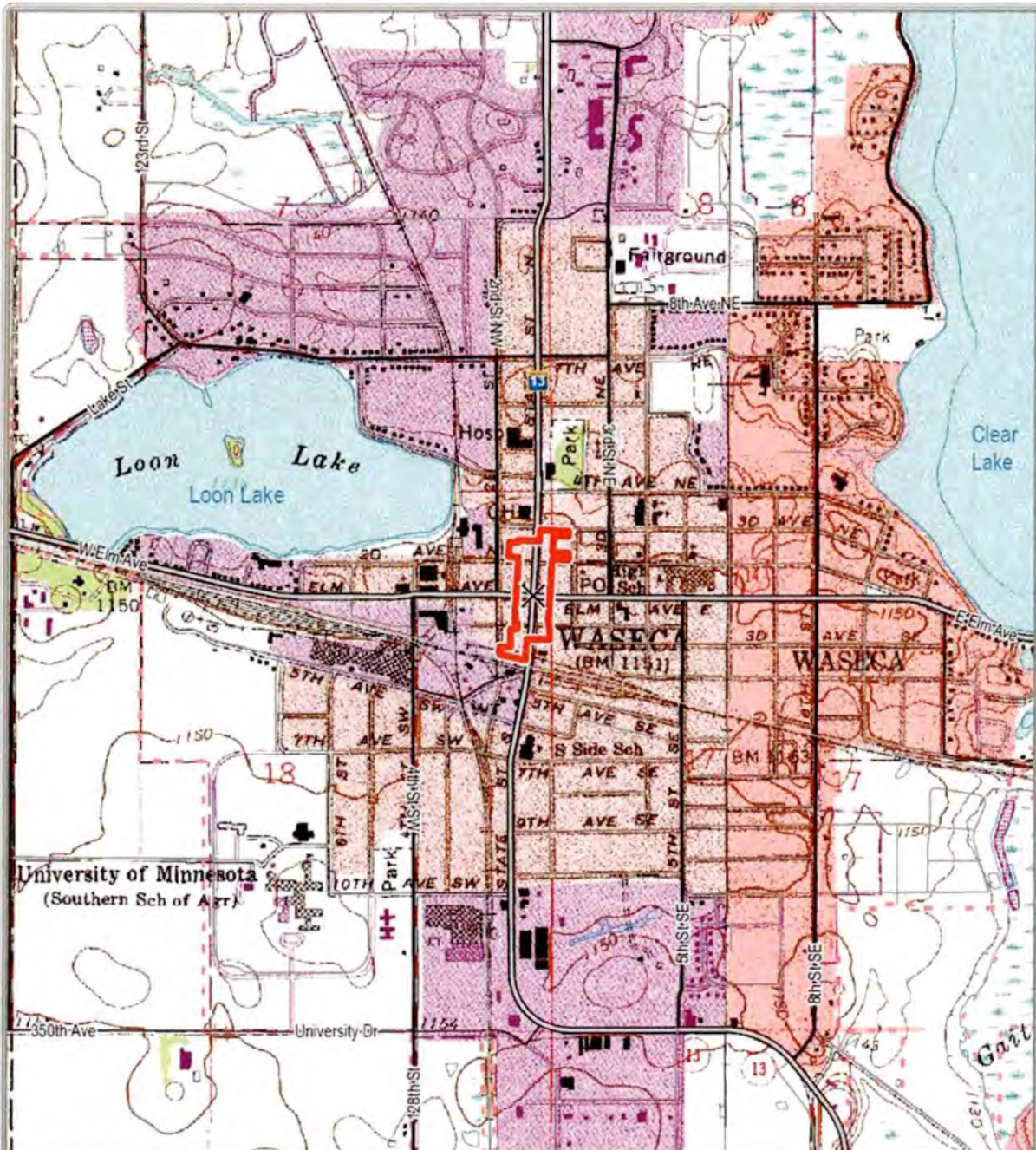
Name of Property

Waseca, Minnesota

County and State

Name of multiple listing (if applicable)

Section number 8 Page 12



Disclaimer: The data represented on this document is neither a legally recorded map nor a survey, and is intended for reference purposes only. The information depicted has not been verified and neither the City of Waseca, nor its employees or agents make any representation to the accuracy of the features and data presented hereon. This map was created through the use of several city, county, state and federal data sources. For specific information regarding this map, or to report errors or omissions, contact the City of Waseca Engineering Department.

Proposed National Register of Historic Places District

X Coordinate Data

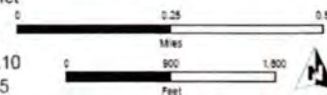
(Intersection of State Street and Elm Avenue)

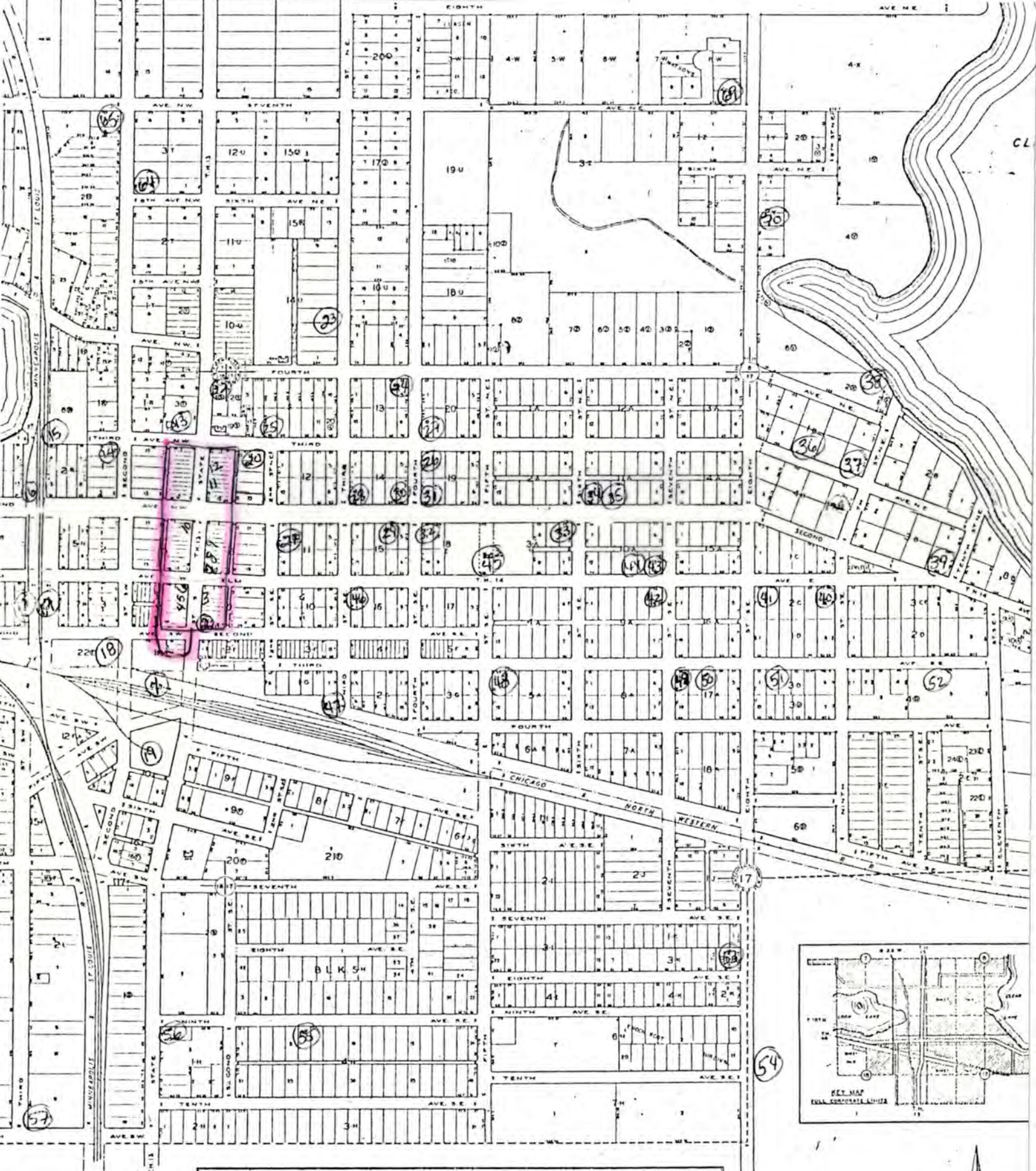
Proposed District

Projection: Waseca County, MN Coordinates - Units: Feet - NAD83

County Coordinates-- X Easting: 344735.72 Y Northing: 189390.10

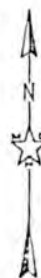
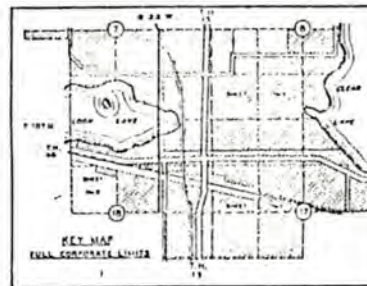
Decimal Degrees-- X Decimal: -93.507448 Y Decimal: 44.077565





KEY TO ADDITIONS & PLATS

- 1-20 ORIGINAL TOWN
- A FIRST ADDITION
- B LAKESIDE ADD.
- C WARD'S ADD.
- D LAKESIDE ADD.
- E GOODSPED'S ADD.
- F BARNES' ADD.
- G WINDON & ST. PETER LAND CO. ADD.
- H BROOKWICKS ADD.
- I DAN PARK ADD.
- J SOUTH SIDE ADD.
- K SMOUL & WARD'S SUBDIVISION - BLK 7-10 SITE ADD.
- L AUDITOR'S PLAT - WARD'S ADD.
- M N. P. WARD'S ADD.
- N N. P. WARD'S SECOND ADD.
- O N. P. WARD'S THIRD ADD.
- P SOUTH ADD.
- Q WINDON'S ADD.
- R AUDITOR'S PLAT - WARD'S EAST - 11TH ST.
- S AUDITOR'S PLAT - BLK 8-10-11-12 - CLEAR LAKE CITY
- T AUDITOR'S PLAT - UNPLATTED LAND IN NE 1/4 - SEC 18
- U AUDITOR'S PLAT - N. W. 1/4 - SEC 7
- V AUDITOR'S ADD TO LAKESIDE
- W AUDITOR'S ADD TO GOODSPED'S ADD.
- X AUDITOR'S REPLAT - BLK 1 - BARNES' ADD. & ADD TO BARNES'
- Y AUDITOR'S REPLAT - SOUTH 1/2 - BLK 18 - BARNES' ADD.
- Z 20-21-22-23 AUDITOR'S ADD TO BARNES' ADD.
- AA AUDITOR'S PLAT - N. W. 1/4 - SEC 7
- AB AUDITOR'S PLAT - 3/4 - SEC 7
- AC AUDITOR'S PLAT - N. E. 1/4 - SEC 7
- AD SURVIVISION - BLK 17 - JENNINS' ADD.
- AE SURVIVISION - BLK 15 - 30 - 8TH AVE - JENNINS' ADD.
- AF SURVIVISION - BLK 15 - 40 - 8TH AVE - JENNINS' ADD.
- AG JENNINS' SECOND ADD.
- AH BLK 1 - TROWBRIDGE'S ADD WEST - 2ND AVE.
- AI 20-21-22-23 AUDITOR'S ADD TO BLK 1 - TROWBRIDGE'S ADD.
- AJ 20-21-22-23 AUDITOR'S REPLAT - TROWBRIDGE'S 3RD ADD.



24 - C

16 - NC

8 - ?

State Bet. Elm & 2nd Ave SW Westside
5 contrib, 2 non contrib, 1 questionable

State ~~Bet~~ at 2nd Ave SW Westside
2 contrib

State Bet Elm & 2nd S.W East side
5 contrib 2 non contrib

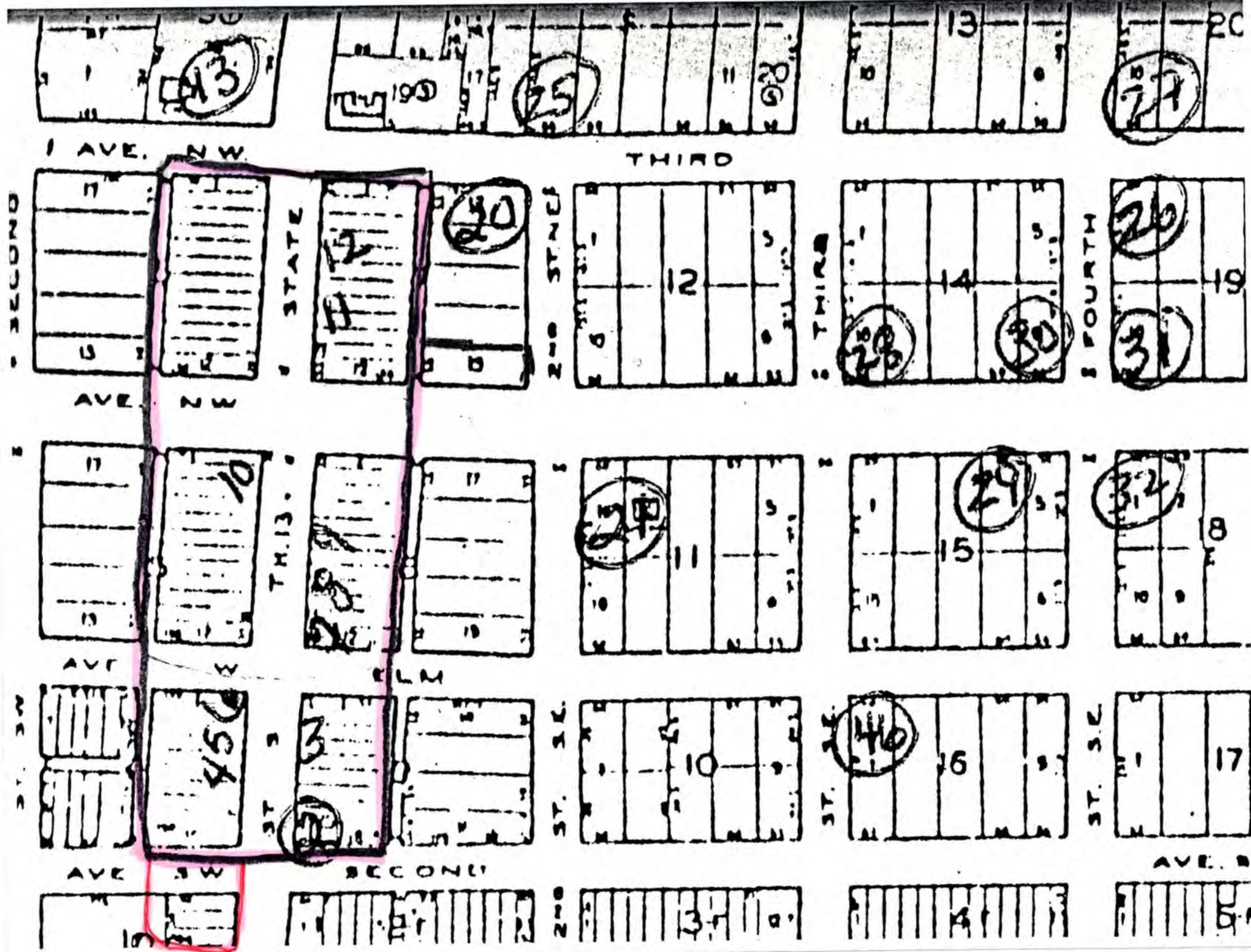
State Bet Elm & 2nd
3 contrib 4 questionable 4 non contrib

State Bet 3rd & 2nd E side
6 contrib - 2 non contrib - 2 questionable

State Bet 3rd & 2nd West side
1/2 Block - no demo'd

(Hist) State Farmers mutual Ins Co - needs Research
1 contrib, 1 questionable & InsCO needs Research

State Bet 2nd & Elm/14 West side
1 contrib Bldg - 4 non contrib
1 contrib Bldg Behind "Mex" store on 2nd



Reconnaissance Survey of Three of the City's Oldest Residential Neighborhoods and Comprehensive Survey of Waseca's Historic Central Business District Final Report

Prepared for the City of Waseca Minnesota
Prepared by Thomas R. Zahn & Associates, LLC
August 2012

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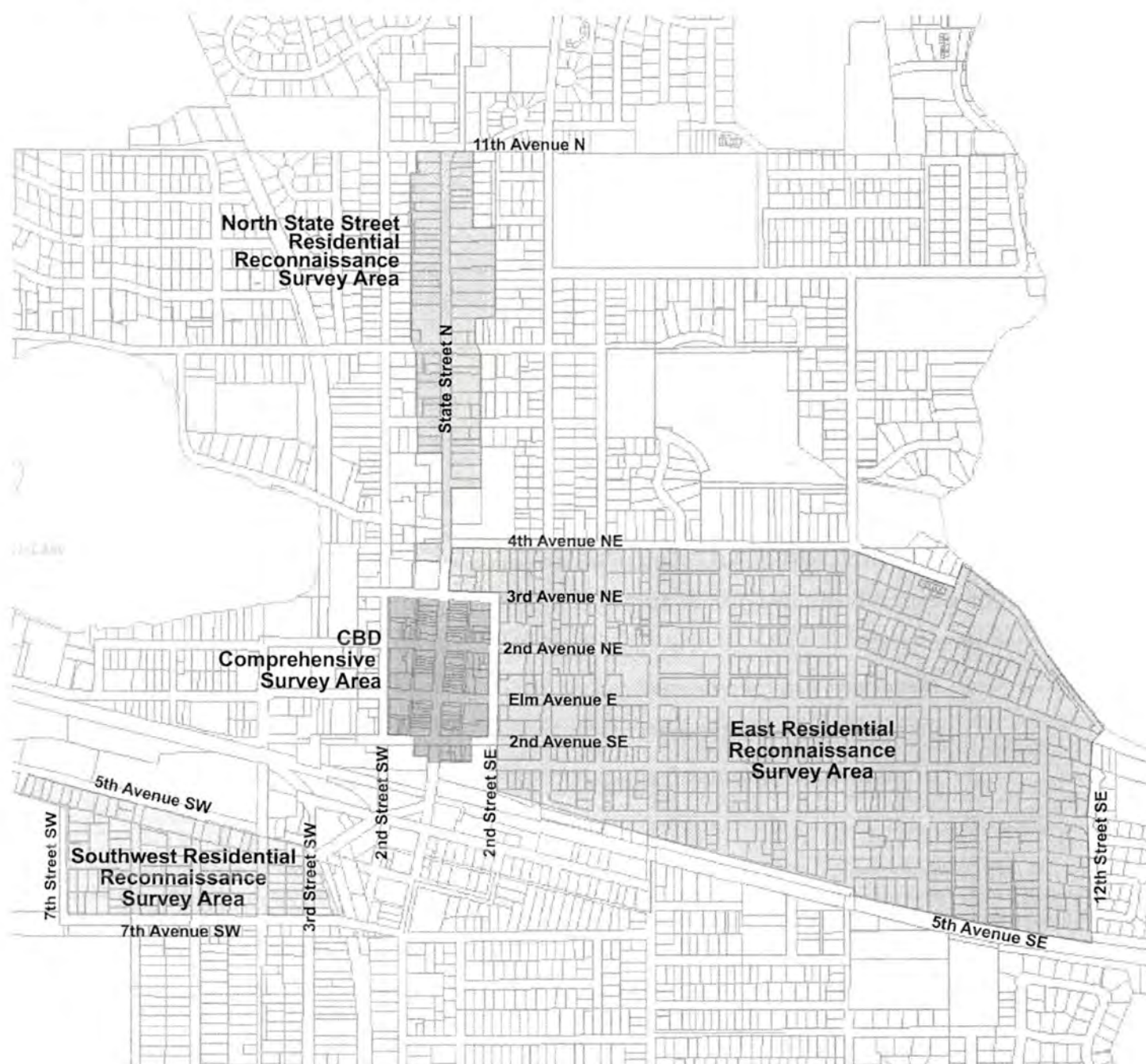
This project was fully funded by grants. A grant from the Federal Government, passed through the State Historic Preservation Office, in the amount of \$18,555 paid for 75% of the project. The remaining 25% of the project, \$6,330, was paid for with generous donations from the EF Johnson Foundation of the Minnesota Community Foundation, Waseca Area Foundation of Minnesota Community Foundation, Itron, and Wal-Mart. The Waseca Heritage Preservation Commission appreciates the support of these generous donors.

This program receives Federal assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of Interior prohibits discrimination on the basis of race, color, national origin, age or handicap in its federally assisted programs. If you believe you have been discriminated against in any program activity, or facility as described above, or if you desire further information, please write: Office of Equal Opportunity, U.S. Department of the Interior, Washington D.C. 20240

In the summer of 2011, the City of Waseca requested the services of a qualified consultant team to assist in preparing reconnaissance surveys for two historic residential areas and an intensive survey for the City's historic central business district. Building upon the *City of Waseca Historic Context Study* completed in 2010 by THOMAS R. ZAHN & ASSOCIATES, LLC, the ASSOCIATES were selected to provide planning services in the completion of the proposed survey projects.

In the late spring of 2012, the City expanded the survey scope to include a reconnaissance survey of the residential structures that lined State Street North from 3rd Avenue to 11th Avenue. The four survey areas are shown on the following map.

Survey Areas Map



Introduction

Waseca County was first settled in 1854, when the Sutlief brothers placed the first claim in what would become Wilton Township. The area became known for its lakes, timber, and fertile soil. Though it remained primarily agricultural, small communities did spring up, including the Clear Lake Settlement. In 1867, the Winona & St. Peter Railroad announced plans to run a line through the area, and land speculator and Waseca founder Ira Trowbridge convinced railroad executive W.G. Ward and surveyor J.H. Jenkins that the best path for the railroad ran just south of Clear Lake and Loon Lake. These three men (later united as a family when one of Trowbridge's two daughters married Ward and the other Jenkins in a double wedding) became the town founders of Waseca, which literally grew up around the railroad. The town expanded quickly, adding a second railroad line in 1877 and becoming the County seat in a highly contested 1870 election. Waseca, the city created from the early vision and determination of Ira Trowbridge, soon became the dominant economic force of the area.

The Central Business District

Beginning as it did, as a land speculator's town centered around a rapidly expanding railway, Waseca was designed to be commercially successful. While the farms of the area created valuable commodities, and the railways ran a transportation network, commerce and industry provided the "third leg of the stool" — goods and services that residents and visitors needed, from dry goods stores for farm families to hotels for visitors. The strong business community is what made Waseca into a thriving city, rather than merely a railroad junction.

When the railroad went through town in 1867, the town's commerce and industry sprang up literally overnight, in order to meet the needs of the influx of settlers and workers. The town was platted with Second Street (renamed State Street in 1928) as the Main Street, with four blocks at the town's center providing a planned downtown core. The street was open at both ends to farmland, enticing area farm families into town on their way to and from the train station, cementing the relationship between agriculture, transportation and commerce.

While the first buildings along Second Street were wooden, multi-purpose structures, as the railroads expanded and the town got busier in the early 1860s, they were replaced by Waseca's characteristic brick 2-3 story buildings. The properties generally had glass storefronts below, with offices or apartments above. Following an extensive fire in 1881, the downtown expanded exponentially, and public services including street paving were developed. Though there was another large fire in 1899, the central historic core of the City mainly dates from the 1880s-early 1900s. Even today Waseca displays a relatively well-preserved downtown core along State Street.

The Residential Neighborhoods

As in most communities, Waseca's residential neighborhoods grew out in all directions from the community's early settlement commercial and industrial core. Some of the community's oldest and most architecturally interesting residences are located within a few blocks of the downtown. The Augenbaugh House at 831 3rd Avenue NE, the Philo C. Bailey House at 401 2nd Avenue NE, the Roscoe F. Ward House 804 East Elm Avenue, and the William R. Wolf House at 522 2nd Avenue NE are residences that represent four of Waseca's six National Register-designated properties.

Historic Preservation in Waseca

Since its inception in 2001, the Waseca Heritage Preservation Commission (HPC) has been extremely active. The HPC is charged with creating a comprehensive historic preservation program, promoting the historical resources of the City, reviewing alterations to historic properties, and designating additional historic sites. The Commission works closely with the Waseca County Historical Society. Waseca became a Certified Local Government (CLG) in 2009 providing a potential funding source for future preservation planning initiatives.

Waseca has several structures on the National Register of Historic Places. It appears that the City was one of the last in the State to be surveyed by the State Historic Preservation Office in the 1980s before that program was

discontinued due to funding cuts. These surveys led to several successful National Register nominations, as well as several more Register-eligible sites.

All but one of Waseca's National Register listings were completed in 1982 by Peggy Korsmo-Kennon and Jan Brown of the Waseca County Historical Society, following up upon the 1981 SHPO survey.



The following is a listing of current properties on the Register (date added is in parentheses following the building name):

- | | |
|--|------------------------|
| 1. John W. Aughenbaugh House/Masonic Temple (1982) | 831 3rd Avenue NE |
| 2. Philo C. Bailey House (1994) | 401 2nd Avenue NE |
| 3. W.J. Armstrong Company Wholesale Grocers (1982) | 202 2nd Street SW |
| 4. Roscoe P. Ward House (1982) | 804 East Elm Avenue |
| 5. Waseca County Courthouse (1982) | 307 North State Street |
| 6. William R. Wolf House (1982) | 522 2nd Avenue NE |

In addition, there are several sites currently considered Register-eligible:

- | | |
|---|------------------------|
| 7. EACO Mill (owner opposed) | 212 3rd Avenue NW |
| 8. Minneapolis and St. Louis Depot | 231 West Elm Avenue |
| 9. Railroad storage structure/freight depot | South of the MSL depot |
| 10. Historic central business district | along State Street |

Initiating a preservation planning process in 2009, the City became a Certified Local Government (CLG), and the newly-empowered Heritage Preservation Commission (HPC) began work on a number of preservation priorities. The HPC applied for and received a CLG grant through the State Historic Preservation Office (SHPO) of the Minnesota Historical Society to develop the *City of Waseca Historic Context Study*, which was published in the spring of 2010.

With the completion of the Historic Context Study, Waseca took the important step of joining preservation to planning, promoting a vibrant future for the community by building on the resources of its past. The historic contexts defined and developed in the report provide a framework within which the City can evaluate its resources and plan for future development, while continuing to secure the unique character and spirit inherent in Waseca's history.

Included within the Context Study's many findings were recommendations to complete survey work for Waseca's architecturally rich downtown area and the older residential neighborhoods that surround it.

The Surveys

Previously, the only survey activities in Waseca were through part of the Minnesota Historical Society's statewide survey in 1986. That survey focused almost exclusively on the downtown core and some scattered sites. The HPC, in conjunction with the Historical Society, had identified some locally significant homes, but there was no local designation process. The need to better catalog, recognize, and preserve residential resources emerged as a key recommendation of the City's recent Context Study. This concern was reinforced by recent threats to some of the most prominent resources along Elm Avenue.

The Residential Surveys

Correspondingly, the HPC applied for, and was granted, a CLG grant to do a reconnaissance-level survey for some of the City's inner-core residential concentrations. These residential neighborhoods were prioritized due to two factors: they are the oldest neighborhoods in the City, and as such they hold the bulk of the most significant historic residential resources. In some cases, they hold the most threatened properties.

The larger residential district, referred to as the East Residential Survey area, is defined by the downtown district to the west, the center line of 4th Avenue NE to the north, 5th Avenue SE to the south and 12th Street SE to the east. It is composed of approximately 520 properties ranging in construction dates from 1865 (614 3rd Avenue SE) to as recent as 2008 (615 2nd Avenue NE).



While 614 3rd Avenue SE, believed built in 1865, may be the oldest remaining home in the East Residential Survey area, it has lost much of its original appearance with "down-sized" modern windows, a modified entry and artificial siding.

A smaller residential area, referred to as the SouthWest Residential Survey area is located in the City's southwest neighborhood defined by 5th Avenue SW to the north, the Dakota, Minnesota and Eastern/Canadian Pacific rail line to the east, 7th Avenue SW to the south and 7th Street SW to the west. This area is composed of approximately 90 homes ranging in date of construction from an 1878 Homestead "cottage" design at 609 4th Street SW to a circa 1995 split-level house at 613 6th Avenue SW.



609 4th Street SW retains most of its 1865 charm with its original wood lap siding and original window and door placement.

The SouthWest residential district was selected for survey because the easterly part of that neighborhood was within the original Clear Lake City plat.



In April 2012, per the consultants' suggestion, the HPC decided to expand the scope of the reconnaissance survey area to residential properties north of the downtown core. Following approval of the expanded scope, in May 2012, the consultants performed an additional reconnaissance survey of the residential structures that line North State Street from 3rd Avenue to 11th Avenue.

The North Residential Survey area is made up of approximately 54 homes ranging in age from an 1868 structure at 511 State Street North to the 1990 modern home at 600 State Street North.



Built in 1916, the Moonan/Driessen House at 610 State Street North is a Tudor Revival Mansion that retains good integrity and is in very good condition.

The Residential Survey Deliverables

The deliverables of the reconnaissance surveys included individual property survey forms that will also be filed with the Minnesota State Historic Preservation Office (SHPO). These forms include:

1. Location information including address, TRS Quarter-Quarter, USGS Quad, UTM Coordinates and Legal Descriptions;
2. Property Information including Architectural Style, Date Constructed (when available), Historic Contexts, and Use;
3. A brief description of each property;
4. Integrity rating;
5. Condition rating;
6. Current digital photographs of each property;
7. Historic designation status; and
8. Historic designation recommendations where needed.

The Central Business District Survey

The consultants have long felt that Waseca's core downtown area, the blocks along North and South State Street, was a significant historic resource. The area is congruent, maintains good integrity, and although there are some vacant storefronts, is a relatively active commercial area. The survey confirmed this assertion.

The Central Business District Survey Deliverables

The deliverables of the comprehensive survey included individual property survey forms that will also be filed with the Minnesota State Historic Preservation Office (SHPO). These forms included:

1. Location information including address, TRS Quarter-Quarter, USGS Quad, UTM Coordinates and Legal Descriptions;
2. Property Information (when available) including Architectural Style, Date Constructed, Historic Contexts, Historic designation status, and Use;

3. A description of each property;
4. A history of use and ownership (as available);
5. Integrity information;
6. Condition assessment;
7. Current digital photographs of front and back; and
8. Historic designation recommendations where needed.

The Survey Methodology

As stated above, the neighborhoods chosen for survey were identified as likely to hold the highest concentration of historic residences, and also to have the most potential threat to the properties. In addition, the HPC was interested in determining if there were any individual sites or residential historic districts that might be locally significant and/or eligible for listing on the National Register of Historic Places.

The consultants began field work on the residential reconnaissance survey and the downtown comprehensive survey primarily in September 2011. Both field work and form compilation continued through the spring of 2012. The fieldwork for both the residential and downtown surveys included field notes taken on each property, as well as one or more digital photograph(s) per property. The fieldwork was compiled into a database of the properties surveyed.

The Inventory Form

The database, in turn, led to the creation of individual inventory forms for each property. The inventory form is based on the Minnesota Architecture-History Inventory form guidelines issued by the Minnesota SHPO, as revised after the consultants met with SHPO staff. The forms for both the residential and downtown properties include the following information:

Address: Current street address of the property. Please note that street names in the city were changed to a quadrant-based, numeric system in March 1928, presumably to increase postal efficiency and ease of location. Only Elm Avenue retained its name. The addresses cited are the current addresses on this system.

Inventory Number: Inventory numbers were added to the forms, as assigned by the Minnesota SHPO.

Property Identification Number (PIN), Legal Description: The PIN and legal descriptions were compiled by HPC members from County records. The consultants verified this information when it was unclear. Due to the change in street names/numbers noted above, this information is especially important in accurately identifying property locations.

TRS Quarter, USGS Quad and UTM Coordinates: This information was collected by the consultants through standardized GPS systems.

Style: The building style was determined by the consultants, based on standard architectural terminology. The industry standard for determining architectural style is *A Field Guide to American Houses* by Virginia and Lee McAlester, though other sources were utilized as well.

Date Constructed: Construction dates were collected by the HPC Chair from County Assessor notebooks. In many cases, the construction dates were unclear, as these records are incomplete. In these cases the field is marked "nd" for "no date." Often it appears that these dates may have been estimated. Where this appears to be the case, or where the date is missing, the style of the house can give a clue to the date range; for example, one can be reasonably sure that an Italianate dates from between 1865-1900.

Description: Property descriptions were written from field notes, with photo verification. In general, the description strives to provide an accurate verbal description of the house, including any further explanation of style needed, description of materials, and a summary of the most visible alterations made to the home.

Integrity: Each property was ranked for its historic integrity, with a summary assessment of “Very Good,” “Good,” “Fair,” “Poor,” or “Very Poor” historic integrity. It should be noted here that integrity is a very subjective evaluation, based on the close relationship between a property’s historical significance, period of significance, and its ability to convey that significance based on its current physical situation. In general, the homes with higher integrity manage to successfully demonstrate their original sense of place, regardless of subsequent alterations. In most cases, the more substantial the change to the house (e.g. significant additions, wholesale fenestration changes, entrance alterations), the lower the integrity. Integrity should NOT be confused with condition; a house with very low integrity may be extremely well-cared for, or a house may be unchanged from its original construction but in very poor condition. The integrity rankings were delineated as follows:

Very Good: Virtually unchanged from their original configuration. Original features, such as doors, windows, and ornamentation, are in place. There are no significant additions or alterations. Materials are original. The house presents an excellent sense of place.

Good: The house has been changed, but the original sense of place is evident. Often, changes have been made (again, usually in additions, windows and entrances — and almost always in materials), but these changes have usually been thoughtful and are sometimes early in the home’s history. One still gets a sense of the house and its history.

Fair: Alterations have been made, usually to several aspects of the home. These changes are more evident than the home’s original construction materials and configuration. Despite the loss of original features, the overall massing and form of the original building are apparent.

Poor: Significant alterations have been made to the property, stripping it of most of its architectural integrity. While some original window and door openings may remain, they may have been infilled or downsized with modern, standardized replacements. Significant material changes have been made.

Very Poor: In many cases, the home is all but indistinguishable from its original construction. It has been added onto, divided, or otherwise structurally altered. Windows and doors are not original. Significant material changes have been made, including new siding, new windows, new detailing, and concrete foundations. In many cases, the integrity is so poor that the original architectural style is masked or completely hidden.

Condition: Condition is another subjective evaluation, and is often not included in Minnesota Architecture-History Inventory forms. In this case, the consultants opted to utilize it because they found so many cases that condition and integrity did not match up, which seemed to be a significant threat to the residential housing resources. It should be cautioned, however, that condition assessments are only cursory descriptions as evidenced at the property during fieldwork. They should not be construed as definitive assessments of work needed. Conditions were listed as follows:

Very Good: Extremely well-maintained; no visible work needed.

Good: Close to Excellent, but some minor work required.

Fair: Generally well cared-for, but repairs or maintenance work needed.

Poor: Notable work needed; sometimes only deferred maintenance and sometimes more comprehensive.

Very Poor: bad condition, with significant damage and many issues.

Digital Photos: Each form includes a digital image of the property, as taken in Fall 2011 or Spring 2012.

In addition to the above listed inventory form fields, the downtown comprehensive survey also included:

History of Use: Information on the original owners and businesses (when found), and a chronology of business uses through time.

Physical Description: This provides a listing of the various architectural features and fenestration on the primary facade or facades that help define a building’s “style” and visual interest.

The Residential Reconnaissance Survey Recommendations

The consultant team feels that the survey was a successful compilation of data for nearly 670 residential properties and just over 80 commercial properties. This kind of survey, even at a reconnaissance level, provides invaluable data about a city's residential stock, and assists with setting preservation priorities.

The consultants recommend the following in preparation for potential National Register nominations, that:

- Full surveys be done of 106 4th Avenue NE (Trowbridge House); 505 3rd Avenue NE (the "First Electric House"); and 825 3rd Avenue NE (Augenbaugh's daughter's house).

- Properties in the East Residential Survey area needing further study due to architectural interest and integrity include:

110 4 th Avenue NE	203 9 th Street NE
610 4 th Avenue NE	300 9 th Street NE
219 3 rd Avenue NE	310 9 th Street NE
316 3 rd Avenue NE	204 10 th Street NE
409 3 rd Avenue NE	403 Elm Avenue E
607 3 rd Avenue NE	6700 3 rd Avenue SE
615 3 rd Avenue NE	801 3 rd Avenue SE
621 3 rd Avenue NE	812 3 rd Avenue SE
922 3 rd Avenue NE	822 3 rd Avenue SE
312 2 nd Avenue NE	908 3 rd Avenue SE
402 2 nd Avenue NE	517 4 th Avenue SE
601 2 nd Avenue NE	400 9 th Street SE
717 2 nd Avenue NE	

- Properties in the East survey area that merit further study due to age and integrity include:

202 3rd Avenue NE
302 3rd Avenue NE
602 3rd Avenue NE
809 3rd Avenue NE
402 2nd Avenue NE
607 2nd Avenue NE
708 Elm Avenue E
711 3rd Avenue SE
206 6th Street SE

- Properties in the Southwest survey area that merit further study due to age, architecture and integrity include:

604 3rd Street SW

610 3rd Street SW

609 4th Street SW

- Properties in the North survey area that merit further study due to architectural interest and integrity include:

329 State Street North

331 State Street North

500 State Street North

610 State Street North

614 State Street North

617 State Street North

621 State Street North

907 State Street North

- Properties in the North Residential Survey area that merit further study due to age and integrity include:

802 State Street North

815 State Street North

904 State Street North

- A full survey be done of Elm Avenue properties as a potential historic district. The consultants recommend a district that runs from the 600 to 1000 block of East Elm Avenue (601 to 1009 on the north side, 608 to 900 on the south side).

- The cluster of Italianates in the 300/400 blocks of 2nd Avenue NE and nearby be fully surveyed as a possible group nomination. This may be difficult, as a group nomination is generally a kind of use (e.g.: schools), rather than an architectural style. In addition, some of the houses are in relatively poor condition. This collection of Italianates, however, is a remarkable feature in the town's architectural history.

In addition, the consultants recommend that the HPC:

- Continue and expand the surveyed property file system created by Staff at the Historical Society, with additional help from the Waseca Abstract Company. Each house should have a file that, at minimum includes its inventory form, and that can be used to collect additional historical information as it is discovered. In the future, these files might be digitized.

- Develop simple outreach information for homeowners, giving basic information about appropriate care and maintenance of their historic homes. Ideally, each home surveyed would receive a copy of their inventory form and some basic preservation/maintenance information.

- Hold a series of events that helps people understand their house style, its history, and appropriate preservation techniques. The information referred to above could be distributed at these events. Perhaps a "Preservation Housing Fair" could introduce homeowners to contractors and other home service providers with an emphasis on preservation.

- Utilize the local newspaper to start a periodic “What Style Is It?” column. That column could include information on the various housing styles, including photos of local examples, and give preservation tips.
- Expand the local designation process in order to protect historic resources that may not be National-Register eligible, but are otherwise significant. Several of the houses surveyed may be locally significant. Local districts may also be possible.
- Create relatively simple design guidelines for residential properties. Before doing so, the HPC should decide the extent to which the guidelines should be applied through City ordinance.
- Plans for additional survey work that covers additional neighborhoods, either throughout the city or in additionally determined, more contained areas.

The Central Business District Survey Recommendations

The primary study recommendation is that the City of Waseca designate the historic downtown core as a commercial historic district, and pursue National Register designation for the district. The district would include the City blocks that line State Street between 2nd Street East and 2nd Street West, 3rd Avenue North, and the rail line to the south.

Such a designation would have significant benefits, including:

- **Downtown revitalization:** Such a designation would encourage downtown revitalization. Waseca already has several examples of historic commercial properties — Zinnia’s in the old depot, the Armstrong-Miller building, and the Daily Grind in a former bank — that demonstrate successful adaptive use.
- **Federal Tax Credits:** Federal historic tax credits provide a 20% tax credit for significant rehabilitation done on income-producing properties. Such properties must be National Register listed, either individually or as part of a district. In some cases, these credits can be transferred and/or used by non-profits.
- **State Tax Credits:** The Minnesota tax credit is new as of last year. It provides an additional 20% tax credit, which can piggyback on the federal tax credit as the requirements are substantially the same. In some cases, the Minnesota program offers a grant in lieu of a credit.
- **Historic Tourism:** According to the National Trust for Historic Preservation, cultural heritage tourism is defined as “traveling to experience the places and activities that authentically represent the stories and people of the past and present.” Heritage tourism has become big business, directly contributing approximately \$8 billion to the U.S. economy annually. Of these tourists, 81% classified themselves as cultural heritage travelers. Visitors to historic sites and cultural attractions typically stay longer and spend more than other tourists — \$623 per trip average compared to \$457. It is also a growing field, up more than 10% annually even during recent economic circumstances. The most important effect, however, is that this kind of travel is unique to a community’s specific circumstances, organically building upon its diversity and focusing on its unique sense of place.
- **Strengthening the local economy:** Downtown stores are local stores, and have a big impact on the local economy. For every \$100 spent at a community business, \$68 returns to the community in taxes, payroll, and other expenditures. This compares to only \$43 spent at a national chain, and of course, \$0 for online purchases. Organizations such as The 3/50 Project and even American Express’ shop local campaign are helping small businesses compete with larger entities.

• The Preservation Alliance of Minnesota recently re-launched their competitive Minnesota Main Streets program. Minnesota Main Streets offers communities accepted into the program assistance with the training, tools, information, networking, and other resources needed to maximize revitalization efforts. There are four main points: design, economic restructuring, promotion, and organization. In 2011, the first full year of the program, the five communities accepted (Brainerd, Faribault, New Ulm, Red Wing, and Wilmar) have had fantastic results, netting 24 new businesses, 61 new full-time jobs, and 47 building rehabs, for a total of \$3 million in private and \$1.1 million in public investment. The consultants feel that Waseca could be a good fit for the program. Cities are accepted on a rolling basis.

In tandem with a National Register District nomination, the City of Waseca should also consider developing design guidelines for the downtown area. Such guidelines provide invaluable assistance to property owners in appropriately rehabilitating their properties. As businesses in the downtown core complete renovations, they could follow the design guidelines to the best of their ability, creating a sense of cohesion and increasing the property values by adding to their integrity and aesthetics. As well as providing resources, strong guidelines also provide visual references.

In addition, the consultants recommend that the HPC:

- Continue and expand the file system created by Staff of the Historical Society for surveyed properties. Each historic commercial property should have a file that at minimum includes its inventory form, and that can be used to collect additional historical information as it is discovered. In the future, these files might be digitized.
- Develop outreach programs to downtown business owners to assist them with preservation projects. Examples of such efforts include:
 1. having a City staffperson serve as liaison to assist with tax credit issues
 2. holding workshops and events regarding preservation and rehabilitation
 3. creating visual (mainly photographic) displays in store windows
- Utilize the local newspaper to feature a column on prominent downtown commercial buildings.

Minnesota Architecture-History Inventory Form Inventory # WE-WSC-129

City of Waseca Residential Reconnaissance Survey

SouthWest Residential Area Survey Date Fall 2011

Property Location

Address **610 3rd Street SW** City/Twp **Waseca/Woodville** County **Waseca**
PIN **17.151.1230** T-R-S Quarter-Quarter **T107N R22W Sec. 18 NE-SE**
USGS Quad **Waseca** UTM Zone **15** Coordinates **459106 4880225**
Legal **BARNEYS ADD LOT 9 BLK 14 & E1/2 OF ADJACENT VACATED ALLEY**

Property Information

State Historic Context **Railroads and Agricultural Development, 1870-1940**
Local Historic Context **City of Waseca Context 8—Residential—1867-1960s**
Date Constructed **1920** Historic Name **Unknown**
Style **Craftsman**
Description **Early 20th-century 2½-story Craftsman with end gables and original fenestration; sheathed in stucco/decorative brickwork. Altered entry porch. Detached garage to south/back of house.**
Integrity **Good** Condition **Good** Property Type **Building**
Historic Use **Residential** Present Use **Residential**
NR Status **Not Listed** NR Recommendation **Merits further research due to architectural integrity.**
References **City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012**

View looking west



Appendix II • Central Business District Survey Form Sample

Minnesota Architecture-History Inventory Form Inventory # WE-WSC-007

Survey Name **City of Waseca Downtown Comprehensive Survey**
Survey Date **Fall 2001-Spring 2012** Prepared by **Thomas R. Zahn & Associates LLC**

Property Location

Address **100 State Street North** City/Twp **Waseca/Woodville** County **Waseca**
PIN **17.100.1420** T-R-S Quarter-Quarter **T107N R22W Sec. 18 NE-NE**
USGSQuad **Waseca** UTM Zone **15** Coordinates **459366 4880608**
Legal **ORIGINAL PLAT S 30 FT OF LOT 12 BLK 8**

Property Information

State Historic Context **Railroads and Agricultural Development, 1870-1940**
Local Historic Context **City of Waseca Context 4 - Commerce and Industry**
Date Constructed **1903** Historic Name **First National Bank**
Style **Renaissance Revival** Integrity **Good** Condition **Very Good**

Description

This turn of the 20th century 2-story Renaissance Revival commercial block is sheathed in cream brick and stone. The classically detailed building is crowned with a parapet balustrade. Decorative brick banding surrounds the structure below the roofline on the two major facades, facing State Street and Elm Avenue. The second story of the State Street facade displays four Roman-arched windows with brick crowns and stone sills. • The Elm Avenue second story windows have flat stone lintels and sills. The first floor is sheathed with stone and displays a columned and pedimented entry door on State Street flanked by two large window openings. A newer oval plaque is affixed to the building between the entrance and the southerly window that reads "1903". • The Elm Avenue facade has a similar window treatment with stone lintels and sills. The back, stuccoed facade displays shallow arched window openings and entry.

History of Use

This building housed the First National Bank from its construction with a barbershop in the basement with a public library in the back. By 1919 bank offices had replaced the library and by 1930 the barbershop had been replaced with a retail store. The bank occupied the space until 1971. The Waseca Emporium was in place along with the Central Natural Gas Company and a travel service in the 1970s. The second floor also housed an optometrist and beauty center. In 2007 the main space became the Daily Grind coffee shop.

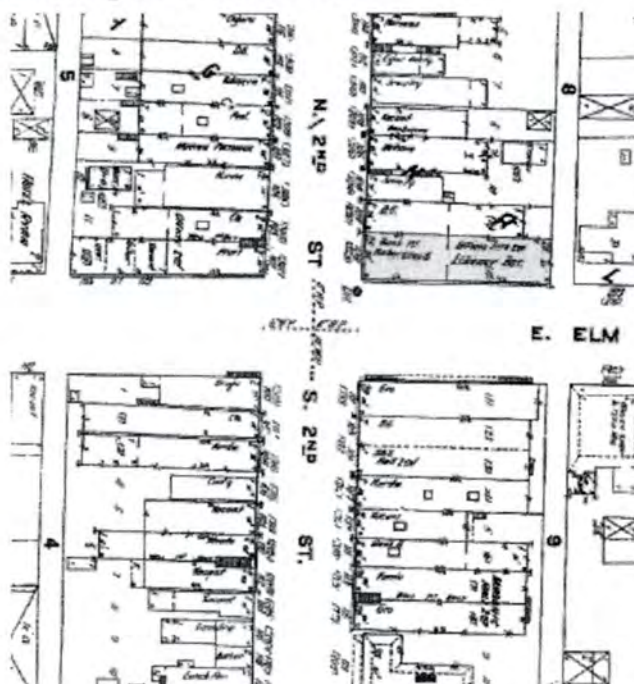
Present Use **Commercial: Coffee Shop** Property Type **Building**
NR Status **Not listed** NR Recommendation **Recommended for designation as part of a historic downtown commercial district**



Front elevation along State Street North looking to the east/northeast



Back elevation looking to the west/southwest



The 1910 Sanborn Map shows the bank and library

Resources City of Waseca Historic Context Study, Spring 2010
Waseca County Historical Society survey files, 2011-12
Waseca County Assessor tax records, 2012

Appendix III • Historic Tax Certification Program Information

While there are many reasons to preserve, restore, rehabilitate, and recycle older buildings, financial incentives can be the most tangible. Financial incentives for rehabilitation have been developed on the local, state, and national levels. With the implementation in 2010 of the Minnesota rehabilitation program, improvements to historic commercial properties has never been more feasible for the property owner.

Historic Preservation Tax Credit Program Benefits

The Historic Preservation Tax Credit Program benefits the owner, the occupants, and the community by:

- Encouraging protection of landmarks through the promotion, recognition, and designation of historic structures
- Increasing the value of the rehabilitated property and returning underutilized structures to the tax rolls
- Upgrading downtowns and neighborhoods and often increasing the amount of available housing within the community.

Federal Historic Preservation Tax Credit Program

Historic Preservation Tax Credits are available to building owners interested in substantially rehabilitating historic buildings. Commercial, industrial and rental residential structures that are listed on the National Register of Historic Places or within a National Register district qualify for a 20% investment tax credit.

Federal Program Provisions

To qualify for the Investment Tax Credit, a property owner must:

- Have a certified historic structure. To be certified, the building must be listed individually on the National Register of Historic Places or be a contributing part of a historic district that is either listed on the National Register or certified as eligible for the National Register
- Use the building for an income-producing purpose such as rental-residential, commercial, agricultural, or industrial
- Rehabilitate the building in accordance with the Secretary of the Interior's "Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings." The National Park Service (NPS), with advice from the Minnesota State Historic Preservation Office, determines whether a project meets the standards.
- Spend an amount greater than the building's adjusted basis (roughly the current depreciated value of the building not including land value) on the approved rehabilitation project
- Complete the work in a timely manner. Projects must meet the minimum expenditure test within a two-year measuring period, but applicants may take up to five years to complete a phased project if the plans and specs are approved in advance of construction.
- Pay a fee to the NPS; the fee shall be no less than \$250 and no greater than \$2,500 and shall be based upon the qualifying rehabilitation expenditures.

Minnesota Historic Preservation Tax Credit Program

In 2010, the State of Minnesota enacted a 20% historic preservation tax credit program. Minnesota's State historic preservation tax credit will allow a state income tax credit equal to 20 percent of the cost of rehabilitating a qualifying historic property. The program mirrors the federal rehabilitation tax credit, a provision that has been in place since 1976. Projects are eligible to claim the State credit if they are allowed the federal credit, a program which requires properties to be listed in the National Register of Historic Preservation to qualify. Minnesota currently has over 1,600

listings in the National Register representing almost 7,000 individual properties. Projects must be income-producing to use the credit, therefore, homesteaded residential projects are not eligible. Our law also creates innovation in the tax credit market by allowing a developer to choose either a certificated, refundable credit or a grant, which will stimulate nonprofit use of the incentive, and also can be used against the insurance premium tax widening the investor pool.

The Minnesota program allows the project proposers to choose either the tax credit or grant option. The State grant, like the tax credit, comes at the completion of the project, and is equal to 90 percent of the allowable federal rehabilitation tax credit. The grant option may have some advantages in the syndication of tax credits, and allows participation by individuals, teams, and/or non-profit organizations as a partner in the rehabilitation of historic structures program.

Minnesota Program Provisions

The State provisions are the same as the federal provisions, with the exception that the tax credit would be available for a property that is any of the following:

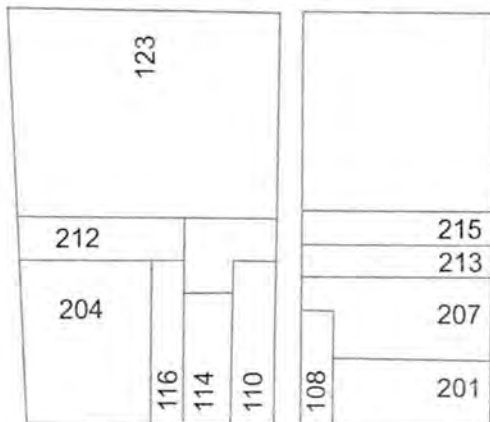
- Listed on the National Register of Historic Places.
- Certified as a contributing element of a National Register Historic District.
- Certified as historic by local heritage preservation commission or Certified Local Government.

Minnesota Architecture-History Inventory

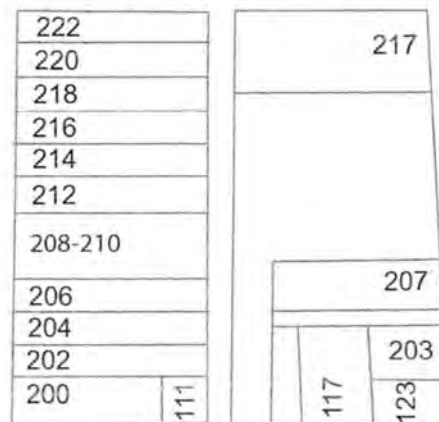
City of Waseca Downtown Comprehensive Survey Map

Prepared by Thomas R Zahn & Associates LLC
August 2012

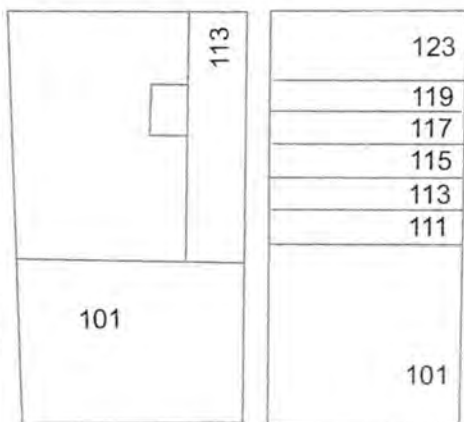
3rd Avenue NW



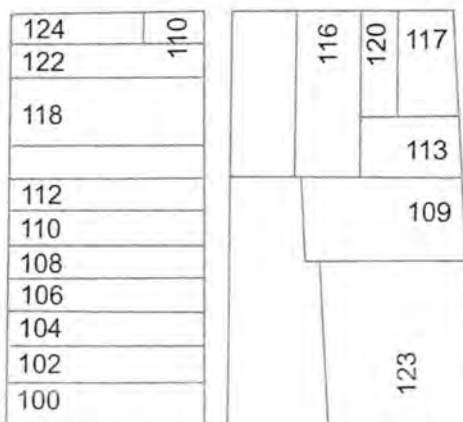
3rd Avenue NE



2nd Avenue NW



2nd Avenue NE



2nd Street NW

State Street North

2nd Street NE

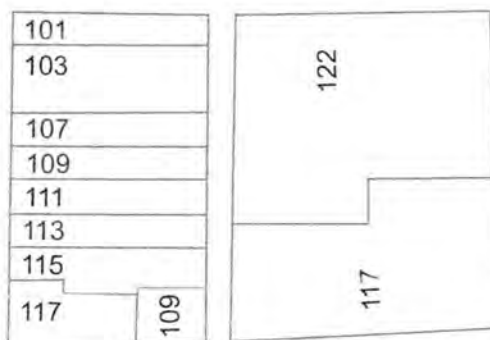
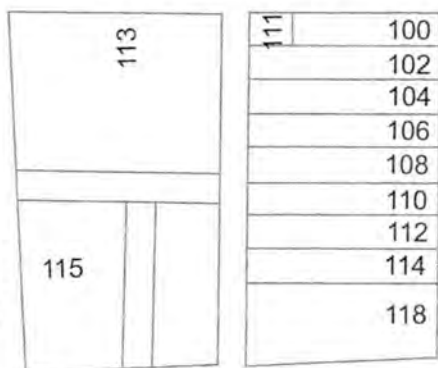
Elm Avenue West

Elm Avenue East

2nd Street SW

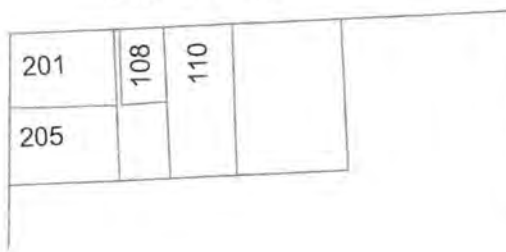
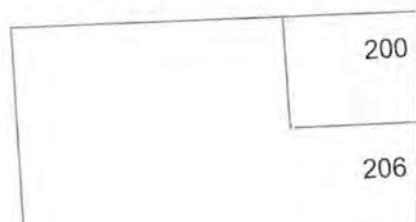
State Street South

2nd Street SE



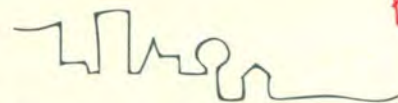
2nd Avenue SW

2nd Avenue SE



North

Waseca Commercial
Historic District



PETTIPIECE ASSOCIATES, LLC



To: Dennis Gimmestad
State Historic Preservation Officer

From: Diane DuChene Pettipiece

Diane

Date: April 25, 2003

RE: Pictures – Downtown Area of Waseca, MN

Dennis –

Per your request, enclosed with this memo are pictures of the downtown area of Waseca.

The following table identifies the photos by number and block number. If you need further information, please call.

Photo Number	Location
105, 106, 107, 109	300 Block South State Street going North
108, 110, 111, 112, 115	100 Block South State Street going North
113, 114, 116, 117, 118, 119, 121	100 Block North State Street going North
120, 122, 123, 124, 125, 126, 127, 128, 129	200 Block North State Street going North
130, 131, 132, 133, 135	200 Block North State Street going South
134, 136, 137, 138, 140, 141	100 Block North State Street going South
139, 142, 143, 144, 145, 147	100 Block South State Street going South
146, 148, 149	200 Block South State Street going South

If you need bigger pictures, I can email them to you.

5/29 SR & SJB Field
Visit to Waseca,
determined that there
is no eligible downtown/
commercial district

7/10/04
DAG
eligible district

TEL: 507.625.6076 FAX: 507.625.4731

MN- Waseca County- Waseca Commercial Historic District- 0001



MN - Waseca County - Waseca Commercial Historic District - 0002



MN - Waseca County - Waseca Commercial Historic District - 0003



MN - Waseca County - Waseca Commercial Historic District - 0004



mn. waseca County - Waseca Commercial Historic District - 0005



MN- Waseca County - Waseca Commercial Historic District - 0006



MN - Waseca County - Waseca Commercial Historic District - 0007



MN_Waseca County_Waseca Commercial Historic District_0008



mN - Waseca County - Waseca Commercial Historic District - 0009



MN-Waseca County- Waseca Commercial Historic District- 0010



MN-Waseca County - Waseca Commercial Historic District - 0011



MN - Waseca County - Waseca Commercial Historic District - 0012



MN - Waseca County - Waseca Commercial Historic District - 0013



MN_Waseca County - Waseca Commercial Historic District - 0014



MN - Waseca County - Waseca Commercial Historic District - 0015



MN - Waseca County - Waseca Commercial Historic District - 2016



MN - Waseca County - Waseca Commercial Historic District - 0017



MN - Waseca County - Waseca Commercial Historic District - 0018



3RD AVE SW

M



P4210149.JPG



P4210148.JPG



P4210146.JPG

STATE STREET

N

2ND AVE SW



P4210105.JPG



P4210106.JPG



P4210107.JPG

E

222 220 218 216



P4210129.JPG

228 226 218 216



P4210128.JPG

214 212



P4210127.JPG

210 208 206



P4210123.JPG

204 202 200



P4210122.JPG
P4210124.JPG

200



P4210120.JPG

STATE STREET



3RD AVE NW

2ND AVE NW

P4210130.JPG



Lot MC

P4210131.JPG



215 213

P4210132.JPG



209 207

P4210133.JPG



207 205

P4210135.JPG





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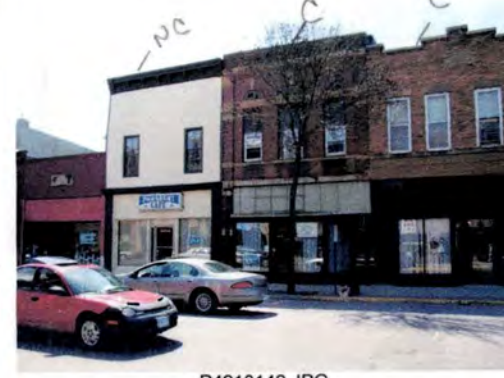
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P4210144.JPG



P4210143.JPG



P4210142.JPG



P4210139.JPG

STATE STREET



P4210108.JPG



P4210110.JPG



P4210111.JPG



P4210112.JPG



P4210115.JPG

ELM AVE / T.H. 14

2ND AVE SW



P4210141.JPG



P4210140.JPG



P4210138.JPG



P4210136.JPG



P4210137.JPG



P4210134.JPG

ELMST. H. H. 14

2ND AVE NW

N

STATE STREET



P4210113.JPG



P4210114.JPG



P4210116.JPG



P4210117.JPG



P4210118.JPG



P4210121.JPG