

United States Department of 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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Osceola Commercial Historic District
other names/site number N/A

2. Location

street & number	various, see inventory	N/A	not for publication
city or town	Osceola	N/A	vicinity
state Wisconsin	code WI	county Polk	code 95 zip code 54020

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Alicia L. [Signature]
Signature of certifying official/Title
Deputy State Historic Preservation Officer-WI

October 27, 2000
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Osceola Commercial Historic District
 Name of Property

Polk
 County and State

Wisconsin

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register.
 See continuation sheet.
 determined not eligible for the National Register.
 See continuation sheet.
 removed from the National Register.
 other, (explain:)

Robert H. Beall
 Signature of the Keeper

12/13/00
 Date of Action

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	16	6 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> structure		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site		structures
	<input type="checkbox"/> object		objects
		16	6 total

Name of related multiple property listing:
 (Enter "N/A" if property not part of a multiple property listing.)

N/A

Number of contributing resources is previously listed in the National Register

1

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
COMMERCE: specialty store	COMMERCE: specialty store
SOCIAL: meeting hall	GOVERNMENT: post office

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
Late 19th and Early 20th Century	Foundation CONCRETE
American Movements	walls BRICK
	STONE
	roof ASPHALT
	other WOOD

Narrative Description
 (Describe the historic and current condition of the property on one or more continuation sheets.)

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Section 7 Page 1 Osceola Commercial Historic District, Osceola, Polk County, Wisconsin

Section 7 - Description

The Osceola Commercial Historic District encompasses the central business district of the village of Osceola, Polk County, Wisconsin. Osceola, population 2,075 in 1995, is located on the east bank of the St. Croix River, approximately ten miles south of St. Croix Falls, Wisconsin, and approximately thirty miles north (up-river) from Stillwater, Minnesota. The commercial historic district spans approximately two blocks along North Cascade Street, and encompasses a total of twenty-three (23) buildings, seventeen (17) contributing and six (6) non-contributing to the historic integrity and character of the district.

The district spans from south to north, with the southern end at the bottom of an incline, terminating near what was historically the millpond for the non-extant Osceola Lumber Company and Osceola Mill and Elevator Company. On the west side of the lower end of the district is Osceola Creek, which features a small waterfall known locally as the Cascade. Archaeological remnants of the old mills still remain on either side of the creek near the district. The commercial district slopes uphill to the north, with the historic boundaries terminating at Third Street at the north end.

Nearly all of the commercial buildings in the Osceola Commercial Historic District were constructed in the commercial vernacular form, with none of them, with the exception of an Art Moderne style gas station, exhibiting a high style, which is more typical in larger towns and cities in the late nineteenth and early twentieth century. They are all either one or two stories tall, and feature a uniform set-back from the sidewalk. Though many of them have facades that have been somewhat altered since they were originally constructed, many of the altered storefronts were done so during the historic period, or prior to 1950. Despite the lack of variety in building styles, a wide variety of construction and cladding materials were used in the buildings of commercial Osceola, including stone, wood, brick, concrete, clay tile, and metal.

The first commercial building to be erected in Osceola was probably the boarding house constructed by William Kent in 1845 to house mill workers at Osceola's early milling industries; however, all of the early buildings from the 1840s through the 1860s in Osceola are no longer extant. The earliest extant commercial building in the boundaries of the district is the Geiger Building (now Dagwood's),

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at 201 N. Cascade Street, which was constructed in 1874. This building was individually listed on the National Register of Historic Places in 1985. It is a two story rusticated stone building, with its original storefront, featuring side display windows and a central, inset door, and three second story windows, with the middle one set lower into the facade than the two that flank it.

The only other extant building in the district which was built in the 1870s is the Bank of Osceola Building (now PY's) at 109 N. Cascade Street, constructed in 1879. It is a two story, brick building with an altered storefront which is clad in permastone, and the second story covered with stucco. The window hoods are segmental arches, and the cornice features a modest brick corbeled edge. This building is currently considered to be non-contributing because of the permastone and stucco wall covering.

Two buildings in the district were constructed in the 1880s. The Hillskotter Hardware Store building (now ReMax), at 111 N. Cascade Street, is a one story, wood frame building which has pressed metal cladding on the sides, and a new wood facade on the front. Built in 1881 as a hardware store, it has been considerably altered in recent years, and is non-contributing to the historic district.

The Heald & Thyng Building (now Osceola Sun/Cascade Bar) was built at 108-110 N. Cascade Street in 1884. It is a two story building with a brick facade and stone side walls. The first story has been somewhat altered with permastone, however, the second story features its original corbeled window hoods and corbeled cornice. The second story was originally built to house the Masonic Temple meeting rooms.

The only building in the district built in the 1890s is the Stoltzman and Johnson Building (now Osceola Antiques). Constructed in 1897 of stone, with a stone facade featuring stone arches on the front, the building was altered in 1928 to feature its current brick and glass facade.

Sometime in the first decade of the twentieth century, the frame buildings between 105 to 107 N. Cascade Street were constructed. The two facades are joined together, and apparently were connected this way during the historic period (at least fifty years ago). The building at 105 N. Cascade Street (now Old Mill Shops) was built circa 1901 for use as Dr. Combackers' office. The

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Ernest Dodd Building at 107 N. Cascade Street (now the Coffee Connection) was constructed of concrete block circa 1910 with a boomtown front, and small brackets at the cornice.

The C. W. Staples Drug Store building (now Mainstreeter Restaurant) was constructed at 121 N. Cascade Street in 1904. Built of masonry with a brick facade, this one story building features simple corbeling and the original corner entrance. The interior still exhibits the original pressed tin ceiling.

The two small buildings at 207 and 209 N. Cascade Street were both built sometime between 1900 and 1910. The Wilson Tailor Shop building (now American Family Insurance) at 207 Main Street was moved to this location in 1909. Both of these buildings are very small, one story tall, with virtually no ornamentation on either of them. 209 N. Cascade (currently Edina Realty), which is a concrete block building built circa 1910, was remodeled with a new stucco facade in 1940.

The Osceola State Bank building (now Unlimited Styling), located at 112 N. Cascade Street, was constructed in 1916. The one story brick building features a stepped cornice, with a name plate directly below. This simple building has been minimally altered with a newer storefront.

The largest building in the district is the Hotel Osceola (now Osceola Inn) built in 1917 at 105 Third Street, at the north end of the district. This three story brick building was constructed as a prominent hotel with a large lobby, a cafeteria and dining room that could seat one hundred people, as well as a total of 19 bedrooms. The exterior is simple, with red brick accented with concrete string courses. A porch wrapped around the southeast corner. Minor alterations include altered windows and a different porch.

Also constructed in 1917 was the Zorn Auto Building at 213 N. Cascade Street. This one story brick structure was utilitarian, as it functioned as both an automobile retail location as well as an auto garage. The center featured an arched garage door, with plate glass show windows flanking either side.

The Ford Garage building (now Heritage Studios), constructed circa 1917, is located at 217 N. Cascade Street. This building is a simple brick design, with a pedimented and corbeled cornice, and a decorative brick diamond pattern at the pediment peak. The storefront was probably altered

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Osceola Commercial Historic District, Osceola, Polk County, Wisconsin

sometime in the last twenty years.

In 1925 the Farmers' Mutual Telephone Company building (now the Dental Office) was constructed at 215 N. Cascade Street. This one story brick building has a name and date plate on the front, and is very intact, with only replaced or covered windows. A small addition is set back and built to the north side of the building.

Two buildings constructed in 1930 include the Spanish Garden Theater (now Osceola Interiors) at 116 N. Cascade Street, and the Osceola Dental Building, at 114 N. Cascade Street. These two buildings were apparently built at the same time. The Spanish Garden Theater is a simple two story brick building on the exterior, with a stepped facade and tile accent which framed the facade. The interior, according to historic descriptions, was far more elaborate, with hammered gold lobby doors and a decorative water fountain in the lobby, and the walls of the theater were covered with three dimensional replicas of a Spanish town illuminated with indirect lighting and a domed ceiling which mimicked the night sky. This interior is not extant. The Dr. George Fienne Building (now Downtown Dental) at 114 N. Cascade Street is a one story brick building with a clay barrel tile roof edge at the cornice. This modest building continues to be a dental office today.

The most recent contributing building within the boundaries of the district is the Standard Oil Company of New York Station (now Point of Entry). Located at 202 N. Cascade Street, this building was constructed in 1947. It was designed in the Art Moderne style with its curved facade, and curved walls flanking either side of its lots. During its history it has also been a Skelly gas station and has been remodeled for current use as a gift shop.

Overall, the buildings within the boundaries of the Osceola Commercial Historic District are simple, typical commercial buildings which represent the commercial history of Osceola, spanning at least seven decades of architectural history in Osceola. The non-contributing buildings are too new or too altered.

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The following table represents all buildings within the boundaries of the Osceola Commercial Historic District. C = contributing to the district and N = non-contributing to the district.

Address	Historic Name	Current Name	Historic Status	Construction Date
102 N. Cascade St.	Carlson Building	Carlson Building/Evergreen Realtors	N	1999/2000
105 N. Cascade St.	Dr. Combackers' Office	Old Mill Shop	C	1909
106 N. Cascade St.	Osceola Lanes	Osceola Lanes	N	1959
107 N. Cascade St.	Ernest Dodd Building	Coffee Connection	C	1909
108-110 N. Cascade St.	Heald & Thyng Building/Masonic Lodge	Osceola Sun Newspaper/Cascade Bar	C	1884
109 N. Cascade St.	Bank of Osceola	PY's Bar	N	1879
111 N. Cascade St.	Hillskotter's Hardware	ReMax on the River/ Living Waters Church	N	1881

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112 N. Cascade St.	Osceola State Bank	Unlimited Styling	C	1916
113 - 117 N. Cascade St.	Stoltzman and Johnson Building	Osceola Antiques	C	1897
114 N. Cascade St.	Dr. George Fienne Dental Building	Downtown Dental	C	1930
116 N. Cascade St.	Spanish Garden Theater	Osceola Interiors	C	1930
119 N. Cascade St.	Bank of Osceola	Osceola Post Office	N	1917, rem. ca. 1980
120 N. Cascade St.	Bill Olson's Store	Osceola Pharmacy	C	ca. 1940
121 N. Cascade St.	C.W. Staples Drug Store	Mainstreeter Restaurant	C	1904
201 N. Cascade St.	Geiger Building	Dagwood's	C	1874 *
202 N. Cascade St.	Standard Oil Company of New York	Point of Entry	C	1947
205 N. Cascade St.	Dr. C. F. Mitchell Building	Prairie Marsh Carvers	N	ca. 1909
207 N. Cascade St.	Wilson Tailor Shop	American Family Insurance	C	ca. 1901
209 N. Cascade St.	Lynn Law Office	Edina Realty	C	ca. 1910 rem. 1940

*previously, individually listed on NR

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213 N. Cascade St.	Zorn Auto Building	vacant	C	1917
215 N. Cascade St.	Farmers' Mutual Telephone Company	Dr. Schletty Office	C	1925
217 N. Cascade St.	Ford Garage	Heritage Studios	C	ca. 1917
105 Third Ave.	Hotel Osceola	Osceola Inn	C	1917

8. Statement of Significance

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

Property is:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

COMMERCE
ARCHITECTURE

Period of Significance

1874-1950
1874-1947

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

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Section 8 - Statement of Significance

The Osceola Commercial Historic District in Polk County, Wisconsin is significant under Criterion C for its assemblage of locally significant examples of commercial buildings which reflect various periods of Osceola's commercial development. Wood frame, boomtown fronts, stone facades, and small, simple commercial buildings make up this district. Additionally, the district is significant under Criterion A as representing the history of Osceola's commercial hub. Characterized by mid to late nineteenth and early twentieth century buildings, reflecting a number of uses typical of a developing small Midwestern town, Osceola's commercial historic district is made up of a total of twenty-three (23) buildings, seventeen (17) of which are contributing to the historic character of the district. This is the only concentration of commercial buildings in Osceola. The periods of significance span from 1874, the earliest extant building in the district, to 1950, the end of the historic period for commerce and to 1947 the date of the last contributing building for architecture.

Historical Background

Osceola is located in west-central Polk County, on the eastern bank of the St. Croix River. Polk County was originally part of Crawford County, Michigan, which later became part of Crawford County, Wisconsin, and by 1840 became part of St. Croix County, Wisconsin. In 1853 it split from St. Croix County to be organized as Polk County, in honor of James K. Polk, the eleventh President of the United States.¹

¹ Easton, Augustus B., *History of the St. Croix Valley*, Vol. II. (Chicago: H.C. Cooper, Jr. & Co., 1909), 974.

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The first permanent settlement by whites in present-day Polk County was founded in 1837 at the location of where St. Croix Falls now stands. However, extensive settlement did not occur in the county until after 1866 when larger numbers of permanent settlers came to the fertile lands of the St. Croix Valley, in part due to the promotional efforts of local residents. The population of Polk County in 1855 was 547. By 1865 it had risen to 1,677, by 1880 it was 10,018 and by 1900 it was 17,801. The earliest Euro-American population in the county was primarily Scandinavian, followed in numbers by Americans, Germans and Irish.²

During Osceola's early history, the main mode of freight transportation was river boat traffic. Steamboats first landed in Osceola at its founding, in 1844, and continued to stop at the village until the early 1900s. The first steamboat to be built at Osceola was in 1854. After that, up to ten boats were constructed in Osceola, most of which ran on the St. Croix River. However, by 1883, the Minneapolis and St. Croix Railroad company was formed, and by 1887, the railroad had reached Osceola. This marked the beginning of the end for river boat transportation on the St. Croix River.³

The earliest commercial ventures in the fledgling community of Osceola were a series of mills for both lumber and grist.

Commerce:

The Geiger Building is the oldest commercial building in the district. Constructed in 1874, the basement and first level cost \$3,500 to build of the local stone. Veit Geiger had the building constructed as an outlet for his beer, which he brewed in a building at the south end of town. He finished the second story in 1877, after having roofed over the first story for a few years. In 1882 the county rented the building for use as the Polk County Courthouse. The basement was converted

² Easton, Augustus B., *History of the St. Croix Valley*, Vol. II.. (Chicago: H.C. Cooper, Jr. & Co., 1909), 974, 981, 985.

³ Osceola Historical Society. *Osceola, A Village Chronicle* (Osceola, WI: Osceola Historical Society, 1994), 27-31, 46.

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to a four-bed jail. The Geiger family owned the building for over seventy years, after which it housed Jogenson's Saloon, Bonnie's Billiard Parlor, Genevieve's Dress Shop, the New Directions Dress Shop, a futon shop, as well as other businesses. It currently houses a restaurant.⁴

The building at 108 N. Cascade Street, historically known as the Heald & Thyng Building, was constructed in 1884. It featured limestone walls with a brick facade. Its original use was as a store, with the Masonic Lodge on the upper story. By 1933, the building was occupied by the Sun newspaper, while the upstairs was vacated by the Masons, and the American Legion began renting the space in 1939.⁵

The Osceola Mercantile Building, also known in its early history as the Stoltzman & Johnston Building, constructed at 115 N. Cascade Street in 1897, is a two story stone building with a brick facade. When under construction, it was referred to as "the largest building in the St. Croix Valley", being 74 x 100 feet. The building was constructed and ready to move in by September of that year, and made a great impression when it was installed with a gas light system. By 1902 the building was modified to allow three rooms and two front entrances to accommodate the extra businesses. Then, in 1928, the facade of the building was modified, and a second story added.⁶

Financial Institutions:

Osceola has had a number of financial institutions throughout its history. The earliest bank in Osceola was organized in 1894 as a private bank, called the Bank of Osceola, opening in the Filzen Building at 110 Cascade Street. By 1907 it had outgrown its location and by circa 1910 they had constructed a new building at 119 N. Cascade Street. The attractive brick edifice burned in 1980,

⁴ Osceola *Sun*, 11 March 1998.

⁵ Osceola *Sun*, 4 April 1929.

⁶ Osceola *Sun*, 15 May 1897; 11 September 1897; 2 October 1897; 11 December 1897; 14 May 1903; 26 April 1928.

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and was extensively remodeled to house the current U.S. Post Office.⁷

A second bank was organized in Osceola in 1916, with the construction of their new building at 112 N. Cascade Street. The one-story Osceola State Bank was constructed of Twin City wire cut brick, with a large plate-glass window and fireproof design. Both the Bank of Osceola and the Osceola State Bank decided, for the benefit of the public and their stockholders, to consolidate in November of 1932. Equipment and assets were moved to the Bank of Osceola Building, and the bank survived the Great Depression. The Osceola State Bank building went on to support other business, most notably the Blue Lantern Café, a popular restaurant.⁸

Entertainment/Hotels

Osceola had a number of hotels in the late nineteenth century, however, all either burned or failed as business ventures. By 1914 there were no hotels in Osceola. However, local business people realized that a hotel was needed to bring the increasing tourism traffic to town. A group of local investors formed a stock company in 1916 to build the Hotel Osceola. To avoid the catastrophe of fire, the building was constructed of brick and concrete with fireproof measures built into its design. It featured a first floor kitchen and cafeteria, with a dining room capable of seating one hundred guests, two living rooms and a large lobby with a ladies' waiting room. The second and third floors featured nineteen rooms, two of which had private baths. The grand opening for the Osceola Hotel was held on 25 May 1917, with a gourmet meal and a live orchestra. The building functioned as a hotel until the mid 1950s, when the main dining area was converted to apartments, and by the mid 1960s, the entire building was converted to apartments.⁹

⁷ Osceola Historical Society. *Osceola, A Village Chronicle* (Osceola, WI: Osceola Historical Society, 1994), 123.

⁸ Osceola Historical Society. *Osceola, A Village Chronicle* (Osceola, WI: Osceola Historical Society, 1994), 123, 126.

⁹ Osceola Historical Society. *Osceola, A Village Chronicle* (Osceola, WI: Osceola Historical Society, 1994), 61-65.

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The Spanish Garden Theater opened in the fall of 1931 on Cascade Street. The building was designed to look like a Spanish courtyard garden, with hammered gold walls and doors, three dimensional replicas of Spanish type buildings on the theater walls, and little lights that made the ceiling appear as if the stars were in the sky. Red velour covered seats and ushers dressed in Spanish costumes completed the scene. After World War II, the Spanish garden theme of the building was eliminated, and it was known as the Start Theater, until it finally closed as a theater in the late 1950s. It is now occupied by Osceola Interiors, 116 Cascade Street.¹⁰

Transportation:

The site for the Zorn Auto Company building was purchased by Zorn from F. O. Nagler in 1916. Zorn secured local contractors Dodd and Churchill to construct the 75 x 120 foot building. Constructed in 1917 at 213 N. Cascade Street, the side and rear walls were constructed of 8-inch fireproof tile. The interior was lit with three skylights. The new building featured concrete flooring, and a brick facade. The building was designed so that automobiles could drive through the front entrance, and exit through a rear door. Emil Zorn built the building, then turned the business over to his brother Ernest. By 1930, the business was purchased by three of the company's employees. The company sold Fords, then later Buicks and Chevrolets, as well as Graham trucks.¹¹

The Ford Garage was built at 217 N. Cascade Street in circa 1925. This one story building also

¹⁰ Osceola Historical Society. *Osceola, A Village Chronicle* (Osceola, WI: Osceola Historical Society, 1994), 94-5.

¹¹ Osceola Historical Society. *Osceola, A Village Chronicle* (Osceola, WI: Osceola Historical Society, 1994), 53.; *Osceola Sun*, 29 May 1916.

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featured fireproof design and a brick facade, with a central door which was large enough for cars to drive through.

Also related to the transportation theme is the former Standard Oil of New York Station at 202 N. Cascade Street. This 1947 Art Moderne gas station represents the increasing importance of the automobile in the downtowns of Wisconsin's small cities and villages.

Utilities:

Osceola did not expand upon its utilities until the early part of the twentieth century, however then they quickly modernized their little village with electricity and a municipal sewer system. Osceola first had city wide electricity in 1908.

Osceola got its first telephone company in 1906, when the Farmers' Mutual Telephone Company opened on 10 March 1906. It was first located in a frame building at 215 Cascade Street, however in 1925, a brick building was constructed at the same site. The telephone system required live operators until 1954, when it was gradually switched over to a manual system. In 1965 the local company was sold to North American Telephone System, until it was eventually purchased by Century Telephone in 1989. The telephone company finally moved out of this building when a new one was constructed in 1976, and the building is now Schletty Dental.¹²

In 1917 the village voted to issue bonds for \$30,000 to construct Osceola's first water and sewer system.¹³

¹² Osceola Historical Society. *Osceola, A Village Chronicle* (Osceola, WI: Osceola Historical Society, 1994), 121-123.

¹³ Osceola Historical Society. *Osceola, A Village Chronicle* (Osceola, WI: Osceola Historical Society, 1994), 101.

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Architecture:

The buildings of Osceola's downtown represent the styles found in Wisconsin's small cities and villages in the late nineteenth and early twentieth centuries. The majority of buildings in the district fall under the category of commercial vernacular. These are brick faced, simply designed commercial buildings with minimal decorative features. While commercial vernacular buildings in other communities are often two stories, the majority of examples in Osceola are of a single story. The Osceola examples tend to have raised front parapets or gabled parapet facades treated with decorative brickwork. More typical of the finer commercial vernacular buildings elsewhere in the state are the two story, brick faced, 1884 Heald and Thyng Building at 108-110 N. Cascade, and the two story, stone construction, 1874 Geiger Building at 201 N. Cascade (listed on the NRHP). The Geiger Building features pedimented window hoods, while the building at 108-110 has elongated second story openings traced by projecting, brick window hoods topped by a brick keystone. The commercial vernacular on a large scale is seen at 105 Third Street at the brick and concrete construction Hotel Osceola. Built in 1917, the building's brick facade, simple cornice and concrete stringcourses recall elements of Prairie School design.

Also found in Osceola is the boomtown front, an applied flat facade that rises above the roofline of the building. As in the commercial vernacular, the boomtown has simple second story window treatments and a simple cornice. The district also contains a single example of an Art Moderne gas station at 202 N. Cascade. The style, characterized by rounded corners and streamlining, is devoid of historical references; its modernity and implied movement made it suitable to the new age of the automobile.

Criteria Consideration:

111 N. Cascade Street now houses ReMax and Living Waters Church. This building was historically the Hillskotter Hardware Store and is a much altered non-contributing building.

Archaeological Potential:

Osceola is situated on the Mississippi River and at least two know large sites are located outside Osceola and the presence of historic archaeological remains may be worth exploring. However building activity and the development of Osceola for over 150 years would have disturbed or destroyed historic remains.

Conclusion

Osceola's commercial district began in service to the local lumber and grist mill owners and workers, providing shelter, food and goods; however, as the economy shifted to more diverse businesses, and the population grew, downtown Osceola served the greater southern Polk County vicinity with general retail, financial, transportation and utility needs as well. The functions and styles of the buildings represent the growth of Osceola's commercial historic district during the late nineteenth and early twentieth centuries.

Osceola Commercial Historic District
Name of Property

Polk
County and State

Wisconsin

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- 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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

Osceola Hist. Soc. & Lib.

10. Geographical Data

Acreage of Property 7 acres

UTM References (Place additional UTM references on a continuation sheet.)

1	<u>1/5</u>	<u>5/2/3/0/0/0</u>	<u>5/0/1/8/3/2/0</u>	3	<u>1/5</u>	<u>5/2/3/1/2/0</u>	<u>5/0/1/8/5/5/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>1/5</u>	<u>5/2/3/0/9/0</u>	<u>5/0/1/8/3/0/0</u>	4	<u>15</u>	<u>5/2/3/0/5/0</u>	<u>5/0/1/8/5/6/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Barbara Kooiman	date	2/2000
organization	Mississippi Valley Archaeology Center	telephone	608/785-6783
street & number	1725 State St.	city or town	La Crosse
city or town	La Crosse	state	WI
		zip code	54601

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Section 9 Page 1 Osceola Commercial Historic District, Osceola, Polk County, Wisconsin

Section 9 - Major Bibliographical References

Baker Land & Title Company. *Polk County, Wisconsin: A Souvenir*. Milltown, WI: Baker Land & Title Co., 1919.

Cushing, Caleb. *Choice Farming Land in the St. Croix Valley, Polk County, Wisconsin, for sale to Settlers*. Madison, WI: Atwood & Calver, Printers and Stereotypers, 1875.

Easton, Augustus B., ed. *History of the Saint Croix Valley.*, Vol. II. Chicago: H. C. Cooper, Jr. & Co., 1909.

Harding, May Benjamin. *Of Men and a River*. N.P., 1961. (Manuscript located at Osceola Public Library).

Neill, Rev. Edward D. *History of Washington County and the St. Croix Valley, including the Explorers and Pioneers of Minnesota*. Minneapolis: North Star Publishing Co., 1881.

Osceola Historical Society. *Osceola: A Village Chronicle*. Osceola, WI: Osceola Historical Society, 1994.

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Sanborn Fire Insurance Company. *Map of Osceola, Wisconsin*, 1910, 1926. New York: Sanborn Fire Insurance Company, 1910, 1926.

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Section 10 Page 1

Osceola Commercial Historic District, Osceola, Polk County, Wisconsin

Section 10 - Geographical Data

Legal Boundary Description:

Beginning at the southeast corner of 105 N. Cascade Street (which is at the intersection of N. Cascade Street and First Avenue), proceed east, across Cascade Street, along the south side of 102 N. Cascade Street to the alley, turn north and continue north for one block, along the east side of the rear of the lots for 102 through 120 N. Cascade Street, continue to the intersection of the alley and Second Avenue, continue across Second Avenue, continue along the rear lot line of 202 N. Cascade Street, then turn west along the north lot line of 202 N. Cascade Street to N. Cascade Street, continue across the street, then turn north at the sidewalk curb of N. Cascade Street and continue north to the intersection of N. Cascade Street and Third Avenue, cross Third Avenue, then continue along the east (side) lot line of 150 Third Avenue to the northeast corner of the lot, then turn west, and continue along the north lot line of 105 Third Avenue to the alley, then turn south, and continue along the west (side) lot line of 105 Third Avenue to Third Avenue, cross the street, then continue south, along the west (rear) lot lines of 217 through 201 N. Cascade Street, then cross Second Avenue, then continue south along the west (rear) lot lines of 121 through 105 N. Cascade Street until reaching the southwest corner of the lot of 105 N. Cascade Street, then turn east and continue east to the southeast corner of the lot line for 105 N. Cascade, which is the point of beginning.

Boundary Justification:

The Osceola Commercial Historic District's boundaries encompass the historic central business district of Osceola, Wisconsin. Though a few commercial buildings fall outside the boundaries of this district, the boundaries were chosen because of the cohesiveness of the historic integrity of this grouping of buildings. Nearly all of the buildings within the district boundaries retain their historic architectural character. As such, they represent the earliest extant commercial buildings in Osceola. Commercial buildings which were left out of the boundaries do not retain their historic architectural character. The district is bounded by non-contributing buildings to the south, Osceola Creek and the modern hospital to the west, non-contributing buildings and non-commercial buildings to the north, and non-contributing buildings to the east.

Osceola Commercial Historic District
Name of Property

Polk
County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	Various		
organization		date	
street&number		telephone	
city or town	state	zip code	

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
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Section Photos Page 1 Osceola Commercial Historic District, Osceola, Polk County, Wisconsin

Photographs

Osceola Commercial Historic District
Osceola, Polk County, Wisconsin
Photographs by Barbara Kooiman, Mississippi Valley Archaeology Center (MVAC)
October 1999
Negatives at the State Historical Society of Wisconsin

The above information applies to all of the following photographs:

Photo # 1 of 21

West side Cascade Street, facing northwest, including 105, 107, 109 and part of 111 Cascade Street (left to right).

Photo #2 of 21

West side Cascade Street, facing northwest, including 107 and 109 Cascade Street.

Photo #3 of 21

West side Cascade Street facing northwest, including 111, 113-117 and 119 Cascade Street.

Photo #4 of 21

West side Cascade Street facing northwest, including 119 and 121 Cascade Street.

Photo #5 of 21

West side of Cascade Street, facing southwest.

Photo #6 of 21

West side of Cascade Street, facing southwest, including 121 Cascade Street.

Photo #7 of 21

West side of Cascade Street, facing northwest, including 201, 205 and 207 Cascade Street (left to right).

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Section Photos Page 2 Osceola Commercial Historic District, Osceola, Polk County, Wisconsin

Photo #8 of 21

West side Cascade Street, facing northwest, including 205 and 207 Cascade Street.

Photo #9 of 21

West side Cascade Street, facing northwest, including 207, 209, 213 and 217 Cascade Street.

Photo #10 of 21

West side Cascade Street, facing northwest, including 207 and 209 Cascade Street.

Photo #11 of 21

West side Cascade Street, facing northwest, including 215 Cascade Street.

Photo #12 of 21

West side Cascade Street, facing west, including rear portion of 217 Cascade Street.

Photo #13 of 21

West side Cascade Street, facing northwest, including part of 215 and 217 Cascade Street.

Photo #14 of 21

Northwest corner of Cascade Street and Third Avenue (featuring 105 Third Avenue).

Photo #15 of 21

East side Cascade Street, at northeast corner of Cascade Street and Second Avenue (202 Cascade Street).

Photo #16 of 21

East side Cascade Street, facing southeast, including 120, 116, 114, 112 and part of 108-110 Cascade Street (left to right).

Photo #17 of 21

East side Cascade Street, facing southeast, including 116 and 114 Cascade Street.

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Section Photos Page 3 Osceola Commercial Historic District, Osceola, Polk County, Wisconsin

Photo #18 of 21

East side of Cascade Street, facing northeast, including 120, 116, 114 and part of 112 Cascade Street.

Photo #19 of 21

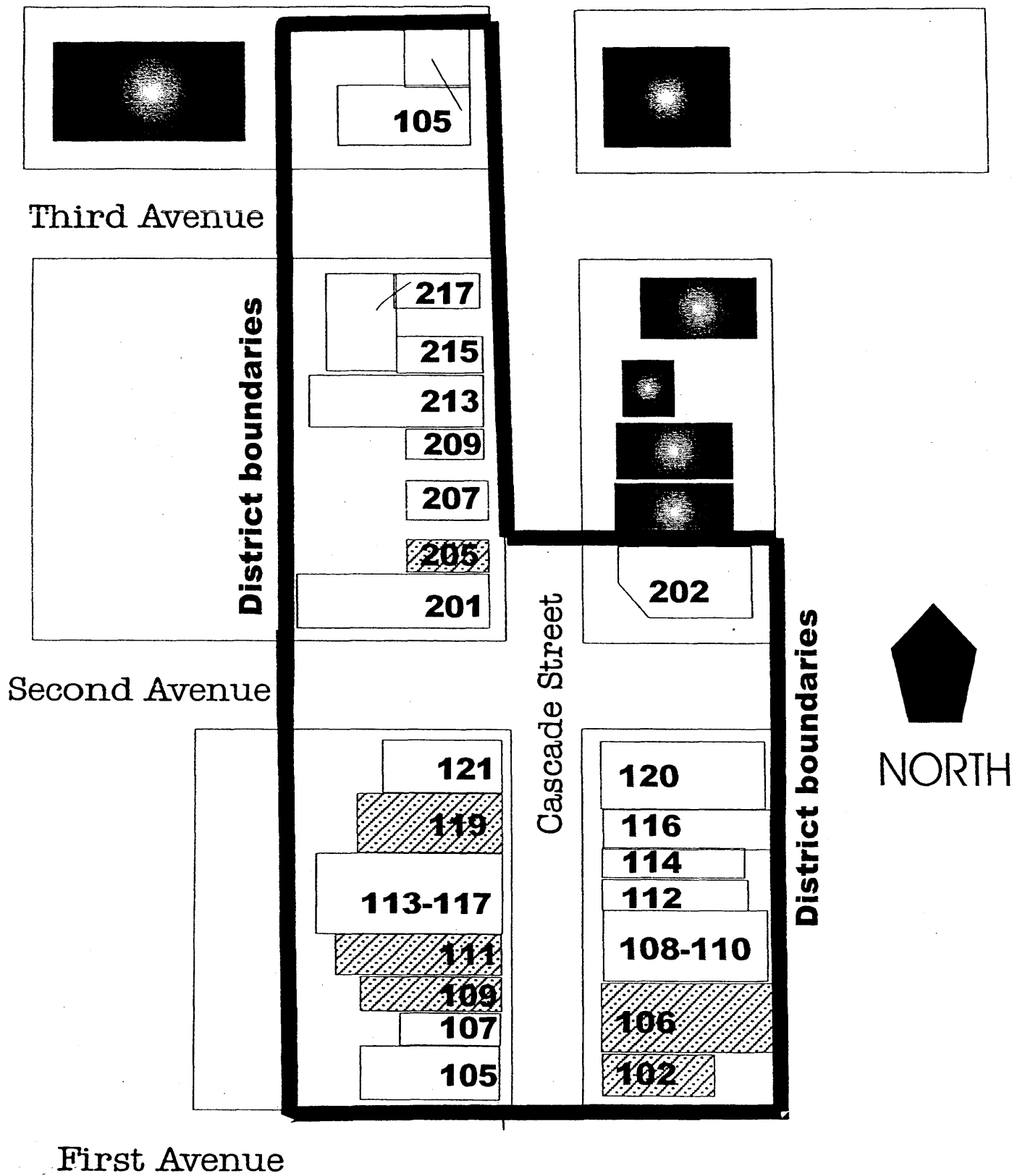
East side of Cascade Street, facing northeast, including 114 and 112 Cascade Street.

Photo #20 of 21



East side of Cascade Street, facing northeast, including 108-110 Cascade Street.

Photo #21 of 21

East side of Cascade Street, facing northeast, including 106 and 108-110 Cascade Street (right to left).



Osceola Commercial Historic District
Osceola, Polk County, Wisconsin

-  = contributing
-  = noncontributing

Map not to scale
January 2000 (MTAC)