

RECEIVED 413

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

OCT 28 1994  
INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

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 Bailey, Philo C., House

other names/site number N/A

2. Location

street & number 401 2nd Ave. N.E.  not for publication N/A

city or town Waseca  vicinity N/A

state Minnesota code MN county Waseca code 161 zip code 56093

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.)  
[Signature] October 18, 1994  
Signature of certifying official/Title Ian R. Stewart Date  
Deputy State Historic Preservation Officer  
State of Federal agency and bureau Minnesota Historical Society

in my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)  
\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

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.  
 removed from the National Register.  
 other, (explain): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Edson H. Beall Entered in the National Register Date of Action 11-25-94

Bailey, Philo C., House  
Name of Property

Waseca County, Minnesota  
County and State

**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

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            |                 | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 1            | 0               | Total      |

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/ single dwelling

**Current Functions**  
(Enter categories from instructions)

VACANT/ not in use

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE VICTORIAN/ Italianate

**Materials**  
(Enter categories from instructions)

foundation limestone

walls brick

roof asphalt

other

**Narrative Description**

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

See Continuation Sheets

**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.)

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
- Politics/Government
- Social History

**Period of Significance**

1872-1907

**Significant Dates**

1872

**Significant Person**

(Complete if Criterion B is marked above)

Bailey, Philo C.

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**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 # \_\_\_\_\_

**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

Bailey, Philo C., House  
Name of Property

Waseca County, Minnesota  
County and State

### 10. Geographical Data

**Acreege of Property** less than one acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

|   |       |                       |                           |
|---|-------|-----------------------|---------------------------|
| 1 | 1   5 | 4   5   9   7   4   0 | 4   8   8   0   5   2   0 |
|   | Zone  | Easting               | Northing                  |
| 2 |       |                       |                           |

|   |      |         |          |
|---|------|---------|----------|
| 3 |      |         |          |
|   | Zone | Easting | Northing |
| 4 |      |         |          |

See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

#### Boundary Justification

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

### 11. Form Prepared By

name/title David C. Anderson, Ph. D.

organization \_\_\_\_\_ date April 28, 1994

street & number 169 Lundy Bridge Drive telephone (319) 382-3079

city or town Waukon state Iowa zip code 52172

#### 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 Waseca County Historical Society

street & number 315 Second Ave. NE, P.O. Box 314 telephone (507) 835-7700

city or town Waseca state MN zip code 56093

**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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Philo C. Bailey House  
Waseca County, Minnesota

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Description

The Philo Bailey House is a two-story brick residence located on Lots 9 and 10, Block 19, Original Plat, City of Waseca, Minnesota. The Original Plat dates from 1867 and is the oldest part of the city. The house, built in 1868, is decidedly Italianate in style. The Neo-Classical porch columns and balustrade may have been installed sometime after the house was built, but the date is unknown. A single-story gabled addition to the north wall was removed at an unknown date. The house is in good condition except for water damage in the second story ceiling and some deterioration of the cornice and soffit. The property exhibits a high degree of historic integrity, inside and out.

Located on the corner of Second Avenue and Fourth Street N.E., the Bailey House site includes the south 112 1/2 feet of Lot 10 and the south one-half of the west one-half of Lot 9 (Block 19). The lots in Block 19 measure 50 by 137 1/2 feet, so the overall dimensions of the site are 75 by 112 1/2 feet.

At the time of Bailey's death (1907), the site included all of Lots 9 and 10 plus Lot 1 and the south 33 feet of Lot 2 and the west one-half of Lot 8--a much larger parcel than today.<sup>1</sup> However, all but the current parcel was sold off and built upon over the years and no longer has any relationship to the Bailey House.

The house plan comprises two sections on a rough cut limestone foundation over a full basement. The basement is an undivided space with windows in the main section. A water cistern is located in the basement. The house does not have fireplaces and thimbles in the chimney indicate that the house was heated with stoves. The main or southernmost section of the house measures 23 by 30 feet and the kitchen wing to the north is 17 by 24 feet, excluding the porches. The house has a total of 13 rooms.

The exterior walls are constructed of a uniform soft red-brown brick except for a segment of the east wall (kitchen wing) and the front porch supports which are of brick with mixed light and dark red colors.

The west wall, main section, incorporates three evenly spaced windows at both floor levels. The south side exhibits the same arrangement except for the entrance. The east wall has three windows toward the rear. All windows in this section are double hung with a two over two sash configuration. The window openings are framed by segmental arches and limestone sills.

The windows in the story-and-a-half kitchen wing are of two different types and sizes, comprising fixed four light sash in the east and west walls of the upper half-story and four

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over four double hung windows in the north side peak and on either side of the kitchen entrance. The kitchen porch has three free-standing and two engaged rectangular posts with decorative braces which describe a curve-counter-curve pattern. There is a door and boarded-up window opening on the north end of the kitchen, and it is clear that a gable-roofed addition once abutted to the kitchen wing, but the dates of both construction and removal are unknown.

The main entrance (south side) is approached via a full width porch incorporating Neo-Classical fluted wooden columns. The only brackets on the house are placed under the porch overhang above these columns. There are engaged columns at each end of the porch, and the two outside corner columns have been temporarily replaced with four by four inch timbers, after having been forced out of position by vandals. The main section of the house is capped by a low pitched, flat-top hipped roof. There is no sign of a balustrade or cresting. The two chimneys are in their original locations but have been rebuilt with concrete and brick. The original cornice, soffit, and frieze are intact but somewhat deteriorated in places.

The current floor plan of the house is original. The main entrance opens to a hall that originally ran to a small library or study. A bathroom was built at the end of the hall under the stairs at an unknown date. There is an entrance to the parlor to the left of the hall which connects to a formal dining room. A staircase to the right of the hall leads to the second floor which is divided into four bedrooms. The walls in this section of the house are covered with several layers of wallpaper, but at least one room has stenciled patterns on plaster under the wallpaper. The floors and woodwork are of pine except for the main entrance door and the stair railing, which are oak.

The 17 by 24 foot story-and-a-half gable roofed section to the north is the service or kitchen wing. with a kitchen and small dining room on the ground floor and two bedrooms and a bath upstairs.

The basement is entered by stairs off the service wing dining room.

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1 Abstract of Title in possession of the Waseca County Historical Society.

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Philo C. Bailey House  
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Statement of Significance

The Bailey House is significant under National Register criterion B for its association with Philo C. Bailey, who lived there between 1872 and his death in 1907. The areas of significance are Politics/Government, Commerce, and Social History. Bailey was a pioneer resident of Waseca County, moving to the Village of Waseca in 1867 where he opened a hardware store the same year. The hardware store, which is no longer extant, was also the Bailey residence until he moved into the Bailey House in 1872. Philo Bailey was involved in an unusually broad range of commercial, civic, and social activities during the period of Waseca's original and early development (1867-1900). In addition to pursuing business interests, he helped organize the first Episcopal church congregation and was elected to the first Waseca school board. He was also active in politics at city, county, and state levels. Bailey's career and the history of Waseca also relate to the Minnesota state context: Railroads and Agricultural Development, 1870-1940.

In 1867 Ira Trowbridge platted parts of Sections 17 and 18, Woodville Township, Waseca County and named the town Waseca.<sup>1</sup> County records indicate that Lot 10, Block 19 was sold to Dayton "Date" Smith in May, 1868. The Waseca News (May 3, 1868) reported that Date Smith was building a residence on Wood St. Two years later the property went to Eliza Humiston and then to Bailey in 1872. Bailey later acquired the four lots adjacent to Lot 10 upon which the house stands, and the entire parcel was deeded over to Bailey's son-in-law shortly before his death in 1907.<sup>2</sup> The property was then sold the following year to H. F. Lewer and remained in the Lewer family until purchased by the Waseca County Historical Society (WCHS) in 1991. Aside from its connection with Dayton Smith, no evidence has been found as to the identity of either the designer or the builder of this house.

The original plat of Waseca shows the town platted to the north of the Winona and St. Peter railroad track which had arrived as the town was being laid out. The Bailey House is located on a corner lot in the main residential section of the original town, just east of the commercial sector (Second St.). Waseca has grown in all directions since then, and a second railroad went through town in 1877, but the original town remains what it was in the beginning: a commercial area flanked by residential property north of the railroad. The Bailey House neighborhood remains residential, with other early houses in the area. None is as early as the Bailey residence, however, which is the oldest house in Waseca with historic integrity.<sup>3</sup>

A brief history of Waseca's origins and early development (1867-1900) will provide the context for evaluating Bailey's significance.

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While Minnesota became a Territory in 1849, large scale settlement of southern Minnesota only began after Native American title to the land was extinguished by the Mendota Treaty in 1851. Waseca County was organized in 1857 and Minnesota became a State in 1858. The first settlers in what became Waseca County arrived in 1854.<sup>4</sup> The next year the townsite of Wilton was platted and in 1857 Philo Bailey arrived there and opened a hardware store with his partner Hiram West. In just two years Wilton had become a thriving community with perhaps some 20 business establishments at its peak. The advent of the railroad and the establishment of Waseca would spell the end for Wilton. Many people, including Bailey, moved to the more promising location, and within 30 years not a single business remained.<sup>5</sup> Today, only a sign marks the location of Wilton.

This story illustrates the importance of the railroad in the settlement patterns and economic development of the midwestern U.S., a story with many versions in this region. Established towns bypassed by the railroad either moved, as did neighboring Janesville, or declined.

The earliest transportation routes in Minnesota and adjacent areas were navigable waterways and roads. The first outposts of Euro-American presence were on waterways, including the Minnesota (St. Peter's), the Red River, and, above all, the Mississippi. The first railroads in Minnesota, such as the Winona and St. Peter, were routed to provide reliable transportation from south central parts of the state to the Mississippi. The Winona and St. Peter, on which construction began in 1862, ran from Winona on the Mississippi to St. Peter on the Minnesota and beyond. The Mississippi, in turn, provided farmers with access via steamboat to commercial markets in the eastern U.S. and abroad, as well as a transportation route for incoming settlers.

That Waseca was platted as the Winona and St. Peter tracks came through was of course no accident. Another Waseca pioneer, W. G. Ward, was chief design engineer for this railroad and he married a daughter of Ira Trowbridge, Waseca's founder, in 1867.<sup>6</sup> The Ward, Trowbridge, and Bailey families all had their origins in New York state. In fact a large number of Waseca pioneers were from the New England states.<sup>7</sup>

The development of Waseca occurred at such a pace that by the end of 1867 there were 82 buildings on the north side of the railroad and 20 on the south. The hardware store of Bailey and his partner G. W. Watkins was among this number and the first such business in town. The Baileys lived upstairs until moving into their house in 1872. The hardware store, which is no longer extant, housed the first church service in the village and was the first business to install electric lighting (1892), provided by a private power company at that time. Bailey became the sole proprietor of this business in 1886 and kept it in operation until his death.<sup>8</sup>

Waseca became the county seat in 1870 and a second railroad came through in 1877, a



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north-south line connecting Waseca with Minneapolis. Located in the midst of rich prairie soil, Waseca grew rapidly as an agricultural and commercial center until about 1900, when the first peak in population was reached (3103).<sup>9</sup> This was also the year in which wheat production reached its peak in Waseca County (1,251,860 bushels).<sup>10</sup> Wheat had been southern Minnesota's leading agricultural cash crop since 1860. This period coincides with the Waseca career of Philo Bailey, and it remains to detail the full range of his contribution to the civic and social life of the city.

Bailey had numerous business interests in addition to his hardware store, and he left an estate valued at \$11,786.75, not counting his house, when he died in 1907. He was a stockholder and Director of the Waseca County Bank, and was on the Board and served as Treasurer for two local insurance companies. A successor to one of these, the Waseca Mutual, is still in business today.<sup>11</sup>

Bailey was also briefly involved in the grain trade, building a grain warehouse near the Minneapolis and St. Louis railroad track in 1879. He also owned another grain warehouse for a short time between 1876 and 1878.<sup>12</sup> Bailey was also a leader in several efforts to promote the general economic growth of Waseca. In 1880 he led a petition drive to encourage the Chicago and Northwestern railroad to build roundhouse and shop facilities in Waseca. Bailey's campaign succeeded and the railroad, which had bought out the Winona and St. Peter, established their facilities on land donated by the city.<sup>13</sup>

Bailey's house is restrained in both the deployment of decorative elements and in its scale. The plan reflects the functional needs of a small family at a time when household chores were much more labor-intensive than today. In fact, there is no evidence that any of Bailey's contemporaries became fabulously rich or built lavish houses.<sup>14</sup> There is only one other house in Waseca from the 1870s with historic integrity. This is the G. R. Buckman House, which was perhaps somewhat more expensive to build than Bailey's but whose owner was not as important as Bailey in the early history of Waseca. It was the next and later generations which built houses representing wealth, achievement, and high community status. An example is the Roscoe P. Ward House (1896), built by the son of pioneer W. G. Ward and now listed on the National Register.

Efforts by Bailey to promote local social and cultural development included helping to organize the first school board, for which he served as a Director.<sup>15</sup> Bailey and his second wife were active in Episcopal church affairs, helping to organize the local Episcopal Society in 1868, with Mrs. Bailey serving on the first church Board.<sup>16</sup> And while he owned no farmland, Bailey was elected Vice President of the Waseca County Agricultural Society in 1871.<sup>17</sup>

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The list of local and state political offices held by Bailey is long and it begins with his election as Chairman of the Wilton Township Board of Commissioners at its first meeting.<sup>18</sup> In 1861 he became Chairman of the county Republican Party and attended at least one national party convention, as an alternate.<sup>19</sup>

At the state level, Bailey served in the House (16th District) in 1862 and in the Senate for two terms (1877-78). While in the Senate, Bailey was on the Railroad Committee when the Minneapolis and St. Louis railroad built a line through Waseca.

On the local level, Bailey served a two-year term as County Treasurer (1864-65), and four years on the Waseca Village Board of Trustees (1876-79). Three of these were as President. After Waseca was incorporated, Bailey served four years as City Treasurer and was on the City Council between 1893 and 1896, when he led the effort to build a municipal water and light plant.<sup>20</sup>

Bailey served two full and one partial terms on the Board of County Commissioners (1894-98). He was Chairman for two years and served on a special three-member courthouse committee, which was set up to plan for and supervise construction of that 1897 edifice, designed by Minneapolis architects Orff and Joralemon, and now listed on the National Register.<sup>21</sup>

Bailey's contribution to Waseca was significant for its broad range and it encompassed nearly all the possibilities for community involvement available at the time. It was pointed out in his obituary notices that while Bailey was prominently identified with all the material developments of the county, he "also took an active interest in public affairs and was many times honored by being elected to positions of trust."<sup>22</sup> Bailey was acknowledged as an "Old Settler" in Waseca, and when the first county history came out in 1887, he and Ira Trowbridge were responsible for revising and correcting the sections on the City of Waseca.<sup>23</sup>

Bailey no doubt saw himself as a "self-made man" and most likely paid to have a short biography included in the U.S. Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men in 1879, as was customary at the time. His Yankee pedigree is affirmed in this sketch, indicating that he was born in Onondaga County, New York and had a grandfather in the Revolution.<sup>24</sup>

Bailey's story brings to mind what historian Richard Hofstadter has described as an "indigenous Yankee Protestant political tradition (which) demanded the constant, disinterested activity of the citizen in public affairs."<sup>25</sup> The values and political ideas of the "rural Yankee" also embodied entrepreneurship and individual success.<sup>26</sup>

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There were of course others of Bailey's generation who were important for the growth and development of Waseca. Two of these have already been mentioned, namely G. W. Ward and Ira Trowbridge. Their contributions were decisive and laid the foundations for the community's subsequent history. Ward was also involved in several business ventures and served in the State Legislature.

But neither Ward nor Trowbridge nor anyone else in the early period of Waseca's history who has so far come to light was involved in the same wide range of business, political, civic, and social activities pursued by Bailey. And there are no extant properties with historic integrity which can be associated with either Ward or Trowbridge.<sup>27</sup>

Because of its close association with Philo Bailey and its high degree of historic integrity, the Bailey House represents not only Bailey's importance to Waseca, but also the contributions of Waseca's pioneer generation as a whole.

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- 1 This plat is in the Waseca County Historical Society (WCHS) Collection.
- 2 See Abstract of Title, WCHS.
- 3 This assessment is based on research undertaken by the WCHS. See also the  
Waseca County File, SHPO MN.
- 4 Child, Chapter Two.
- 5 *ibid.*
- 6 WCHS, Working on the Railroad, p. 2.
- 7 See biographies on Child.
- 8 History of Steele and Waseca Counties, pp. 702 and 704.
- 9 Population figures for Waseca County, 1860-1970. SHPO MN History/Architec-  
ture Inventory File.
- 10 Robinson, Table XIII.
- 11 WCHS, Bailey File.
- 12 History of Steele and Waseca Counties, p. 718.
- 13 MINUTES (7-12-80), Waseca Village Board Record Book, p. 260.
- 14 This is the assessment of Margaret Sinn, Director of the WCHS.
- 15 Child, p. 197.
- 16 History of Steele and Waseca Counties, p. 728.
- 17 Child, p. 240.
- 18 On May 4, 1858. WCHS, Bailey File.
- 19 *ibid.*
- 20 Child, pp. 449-450.
- 21 Child, p. 471, pp. 482-483.
- 22 Waseca Radical, 12-11-07. See also the Waseca Herald and Janesville Argus,  
12-11-07.
- 23 "Certificates from Old Settlers in Waseca County," History of Steele and  
Waseca Counties.
- 24 Minnesota Volume, pp. 135-136.
- 25 Hofstadter, Richard. The Age of Reform (NY: 1959). p. 9.
- 26 *ibid.*
- 27 Assessment of Margaret Sinn. See also SHPO MN History/Architecture Inven-  
tory File for Waseca County.

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Child, James E. Child's History of Waseca County, Minnesota. Waseca: Privately Published, 1905.

History of Steele and Waseca Counties, Minnesota. Chicago: Union Publishing Co., 1887.

Janesville Argus. December 11, 1907.

Robinson, Edward Van Dyke. Early Economic Conditions and the Development of Agriculture in Minnesota. Minneapolis: University of Minnesota, 1915.

The U.S. Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men. Minnesota Volume. New York & Chicago, 1879.

Waseca County Historical Society. Working on the Railroad. Waseca, MN, 1980.

Waseca News. May 3, 1868.

Waseca Radical. December 11, 1907.

Other Sources:

Interviews with Margaret Sinn, Director, Waseca County Historical Society. October 22, 1993 and March 15, 1994.

Minnesota State Historic Preservation Office. History/Architecture Files. Waseca County.

Waseca County Historical Society. Bailey File. This is a compilation of material on P. C. Bailey assembled by Eric Wood and others.

Bibliography (continued)

Waseca County Probate Court Files. Final Decree, Estate of P. C. Bailey. January 28, 1909.

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Waseca County Recorder's Office: Book C of Deeds, p. 431. Book J of Deeds, pp. 278, 725. Book L of Deeds, p. 302. Book 14 of Deeds, pp. 354, 523. Book D of Mortgages, p. 639.

Waseca Village Record Books. City Hall, Waseca.

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Philo C. Bailey House  
Waseca County, Minnesota

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Verbal Boundary Description

The nominated property is the south one hundred twelve and one-half (112 1/2) feet of the west half of Lot Nine (9), and the south one hundred twelve and one-half (112 1/2) feet of Lot Ten (10), all in Block Nineteen (19), Original Plat, City of Waseca, Minnesota.

Verbal Boundary Justification

The above description includes all the land which now comprises the Bailey House property. At the time of Bailey's death (1907), the site included all of Lots 9 and 10 plus Lot 1 and the south 33 feet of Lot 2 and the west one-half of Lot 8. All but the current parcel was sold off and built upon over the years and no longer has any relationship to the Bailey House.