

Minnesota Historic Preservation Office

Request for Removal from the National Register of Historic Places

Name of Property: Commercial Hotel (NR 80002146)

Address: 714 Main Street [SE corner Front & Main Sts. on NR nomination]

City/Township: Wabasso

County: Redwood

Reason for Removal: The property has ceased to meet the criteria for listing because the qualities which caused it to be listed have been lost or destroyed (36 CFR 60.15 (a)).

Dates and Nature of Change: Razed, circa 2010

Comments:

The Commercial Hotel's 1980 nomination to the National Register of Historic Places made note that the 1901 wood frame hotel was still operated as a hotel by the daughters of the 1908 owner and was in an "excellent state of preservation . . . uncommon among early frame commercial structures and . . . significant as a rare surviving example of the privately constructed small town frame railroad hotel."¹ In 1980, the hotel had even kept its original "common railroad hotel address of Front and Main Streets."¹

By October 2002, however, the building had been vacant and the water shut off for three years when it was purchased for \$50 by local bar and bowling alley owners Brad and Vicky Pitzl. The Pitzl's planned to refurbish it so that it "could become a hotel or restaurant again."² A year later, Ann C. Brey, who had previously contacted the Minnesota State Historic Preservation Office (MnHPO) about the hotel, wrote to MnHPO National Register Historian Susan Roth to say that "Mr. Pitzl . . . is trying to clean [the hotel] up and start with the foundation, etc. . . . [H]e is hoping for a grant to help him."³ Aerial photos show that the hotel was still standing in 2009 but gone by 2010.⁴ Available records do not indicate that it was demolished in 2009, so it is assumed that this took place sometime in 2010.

When it was listed in the National Register in 1980, the Commercial Hotel had the seven aspects of integrity (location, setting, design, workmanship, materials, feeling, and association) needed to be nominated. The integrity of the property's setting remains intact, including the 1903 brick commercial building noted in the nomination and other early commercial buildings that make up Wabasso's Main Street. The integrity of the property's *location, design, workmanship, materials, feeling, and association* with Wabasso's railroad history were lost, however, when the building was demolished.

References:

¹Gimmestad, Dennis. "Commercial Hotel," National Register of Historic Places Registration Form, 1980. Minnesota State Historic Preservation Office, Minnesota Historical Society, Saint Paul.

²Franklin, Robert. "Wabasso hotel steeped in history is sold and saved," *Star Tribune* [Minneapolis], 30 October 2001, B2.

³Brey, Ann C. Letter to Susan Roth (MnHPO), 8 October 2002. Inventory files. Minnesota State Historic Preservation Office, Minnesota Historical Society, Saint Paul.

⁴historicaerials.com. Accessed 27 June 2016.

Field Check By: Emily Ganzel, 30 May 2016.

Legal Description:

Wabasso Plat

Lot 8 (except the eastern 14 feet), Lots 9 & 10

Block 4

Amy Spong Date
Deputy State Historic Preservation Officer, MN Department of Admin





COMMERCIAL HOTEL REDWOOD COUNTY MN 30 MAY 2016 CAMERA FACING SE



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/17/2018 Date of Pending List: Date of 16th Day: Date of 45th Day: 1/31/2019 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

☒ Accept ☐ Return ☐ Reject 1/31/2019 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Historic Name: Commercial Hotel		County: Redwood
Common Name: Wabasso Hotel		Community: Wabasso
Owner's Name and Address: Elda and Hattie Bjorkman Wabasso, MN 56293		Address/Legal Desc.: Front and Main Streets (SE corner)
Classification:		Acreage: Less than one acre
Building <input checked="" type="checkbox"/> Structure _____ Object _____ District _____		
Condition:		Verbal Boundary Desc.:
Excellent _____ Good <input checked="" type="checkbox"/> Fair _____ Deteriorated _____		Wabasso Plat Lot 8 (ex. E. 14') Lots 9, 10 Block 4
Open to the Public:	Visible from the road:	
Yes <input checked="" type="checkbox"/> No _____ Hotel Guests Only	Yes <input checked="" type="checkbox"/> No _____	
Occupied:	Present Use:	
Yes <input checked="" type="checkbox"/> No _____	Hotel	
History:		UTM Reference:
Date Constructed: 1901	Original Owner: Thomas Walton	15/320290/4918760
Architect/Builder: Unknown	Original Use: Hotel	Wabasso Quad. 7.5
Description: The Commercial Hotel in Wabasso, with the common railroad hotel address of Front and Main Streets, is located adjacent to a section of track which originally joined two branch lines of the Chicago and Northwestern. The two and one-half story 24-room frame structure has a hipped roof with broad eaves and exterior walls sheathed in clapboard. Prominent features are eight gabled dormers with returns and a wide freize board with brackets. The original open front porch has been replaced by a smaller entrance canopy and a small one-story addition has been made to the rear. These alterations have not significantly affected the overall impression of the building. The interior retains original features including a safe bearing the name of Thomas Walton, the original owner. The trackside location also retains an 1899 Minnesota line grain elevator diagonally opposite the hotel and, (see continuation sheet)		Level of Significance:
		Local <input checked="" type="checkbox"/> _____ State _____ Nation _____
		Status:
		Survey _____ Date _____ Local _____ 1977 State _____ Nat'l. Reg. _____ Nat'l. Land. _____ HABS/HAER _____
Significance: The Commercial Hotel was constructed in 1901, two years after Wabasso was platted and the same year the second railroad line reached the site. The Commercial was the largest of several frame hotels built in the nine Redwood County communities platted by the Western Town Lot Company in 1899-1902. Erected by Thomas Walton, and known for a short time as the Walton House, the hotel changed hands nine times between 1901 and 1908, in a manner characteristic of many businesses established at new townsites. Swan Bjorkman traded his Garvin, Minnesota farm for the hotel in September, 1908, and it remains in operation by his daughters. They have entrusted the physical maintenance of the building to a contractor from nearby Lucan since the 1930s. The Commercial Hotel's excellent state of preservation is uncommon among early frame commercial structures, and it is significant as a rare surviving example of the privately constructed small town frame railroad hotel.		Theme/s:
		Primary <u>Commerce</u> Secondary _____ Other _____
		Local Contact/Org.: County Center Historical Society, Wabasso
		Prepared by and date: Dennis A. Gimmetstad September 1978
		32010489100014

Description:

directly across Main Street, a 1903 brick commercial building and the 1902 Wabasso City Hall (much remodeled).

RECEIVED
DEC 12 1978
NATIONAL
REGISTER

Significance:





Redwood Co. Multiple Resource Area

Commercial Hotel

Main and Front Streets

Wabasso, MN

Dennis Gimmestad

1978

Minnesota Historical Society, 690

Cedar Street, St. Paul, MN 55101

Perspective from NE

02522/17

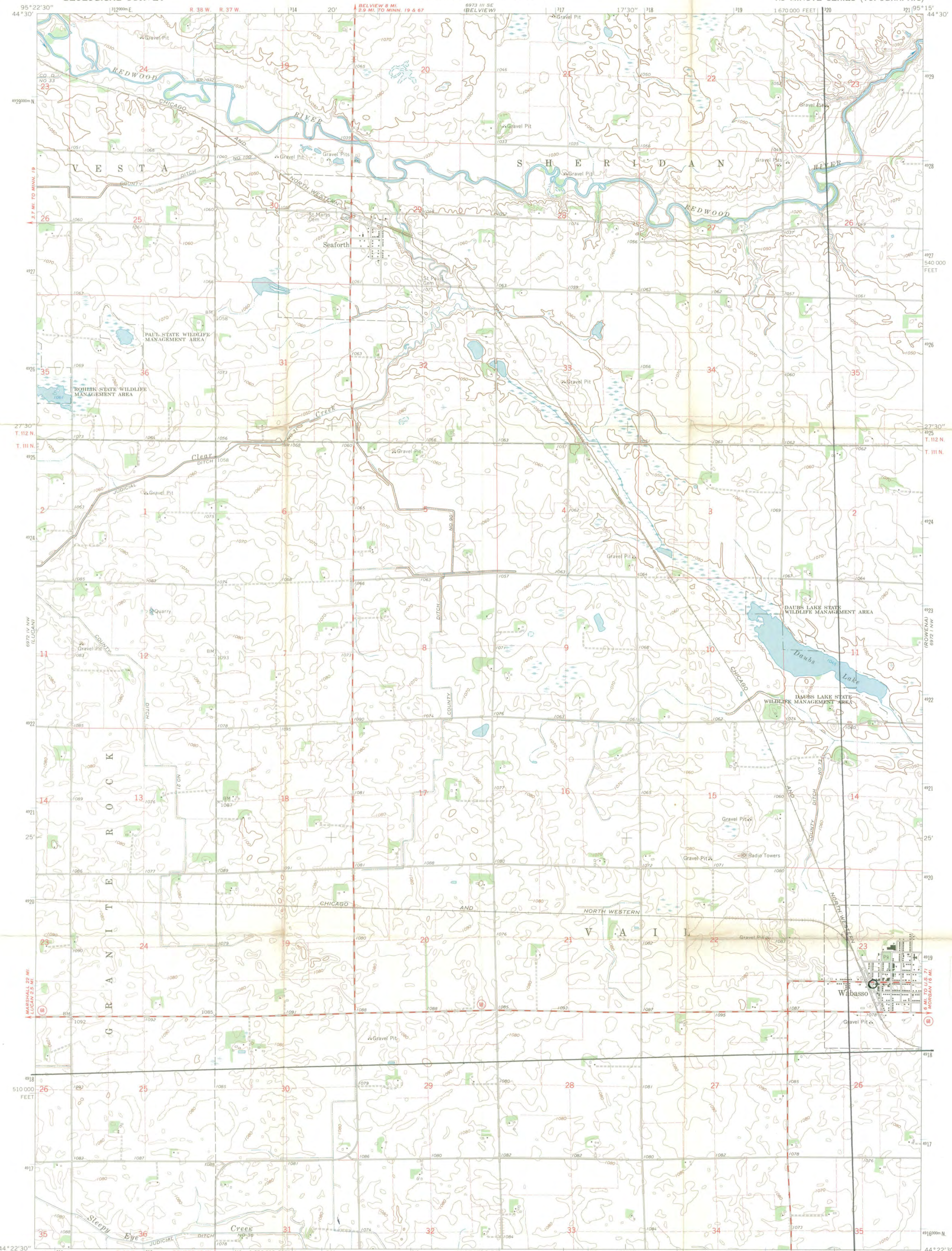
AUG 11 1980

DEC 12 1978

6/28

FROM THE COLLECTIONS OF THE
MINNESOTA HISTORICAL SOCIETY
THIS PHOTOGRAPH IS FOR REFERENCE USE
ONLY. IT MAY NOT BE REPRODUCED OR
SOLD WITHOUT WRITTEN PERMISSION.

NOTICE: This material may be protected
by copyright law (Title 17 U. S. Code).



Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1966. Field checked 1967

Polyconic projection. 1927 North American datum 10,000-foot grid based on Minnesota coordinate system, south zone 1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

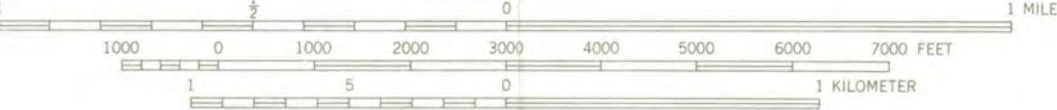
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs
This information is unchecked



1°33' 29 MILS

71° 133 MILS

UTM GRID AND 1967 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL



ROAD CLASSIFICATION

Medium-duty ——— Light-duty ———

Unimproved dirt ———

State Route ———

WABASSO, MINN.
N4422.5—W9515/7.5

1967

AMS 6972 IV NE-SERIES V872

Commercial Hotel
Wabasso, Minnesota
UTM References
15/320290/4918760



National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

State

MN (Redwood)

Working Number

TECHNICAL

Photos

28-5

Maps

12

level of significance

CONTROL

HISTORIAN

ARCHITECTURAL HISTORIAN

Hdd
O'Connell
1/11/80

ARCHEOLOGIST

see attached sheets - O'Connell 1/28/79
Well-written nomination covering a range of different
kinds of properties: archaeological sites, both prehistoric and historic,
farms, houses, railroad stations, churches, civic and commercial buildings,
and engineering structures. All properties are eligible; in fact, selection process has
probably been excessively stringent. (Continuation sheet acknowledges that further eligible
resources may be identified.) County history is well-organized, identifies major historical
themes represented by various resources. Add for further archaeological data - see
below

Archaeological sites held for more information... Holmberg Site
Pump Creek Site
Telling Site
and Engle's House Site

Archaeological sites returned 7/31/80; remaining properties can
be listed. Accept, noting historical resources only
- O'Connell 8/6/80

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up

Federal Register Entry

2.3.81

Send-back

9-16-80

Re-submit

Entered

AUG 11 1980

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

Historic Name: Commercial Hotel		County: Redwood
Common Name: Wabasso Hotel		Community: Wabasso
Owner's Name and Address: Elda and Hattie Bjorkman Wabasso, MN 56293		Address/Legal Desc.: B4, L8(ex.E14'), 9, 10
Classification: Building <input checked="" type="checkbox"/> Structure _____ Object _____ District _____		Acreage: Less than one acre
Condition: Excellent _____ Good <input checked="" type="checkbox"/> Fair _____ Deteriorated _____		Verbal Boundary Desc.:
Open to the Public: Yes <input checked="" type="checkbox"/> No _____ Hotel Guests Only	Visible from the road: Yes <input checked="" type="checkbox"/> No _____	
Occupied: Yes <input checked="" type="checkbox"/> No _____	Present Use: Hotel	
History: Date Constructed: 1901 Architect/Builder: Unknown		
Description: The Commercial Hotel in Wabasso, with the common railroad hotel address of Front and Main Streets, is located adjacent to a section of track which originally joined two branch lines of the Chicago and Northwestern. The two and one-half story 24-room frame structure has a hipped roof with broad eaves and exterior walls sheathed in clapboard. Prominent features are eight gabled dormers with returns and a wide frieze board with brackets. The original open front porch has been replaced by a smaller entrance canopy and a small one-story addition has been made to the rear. These alterations have not significantly affected the overall impression of the building. The interior retains original features including a safe bearing the name of Thomas Walton, the original owner. The trackside location also retains an 1899 Minnesota line grain elevator diagonally opposite the hotel and, (see continuation sheet)		UTM Reference: 15/320290/4918760 Wabasso Quad. 7.5
Significance: The Commercial Hotel was constructed in 1901, two years after Wabasso was platted and the same year the second railroad line reached the site. The Commercial was the largest of several frame hotels built in the nine Redwood County communities platted by the Western Town Lot Company in 1899-1902. Erected by Thomas Walton, and known for a short time as the Walton House, the hotel changed hands nine times between 1901 and 1908, in a manner characteristic of many businesses established at new townsites. Swan Bjorkman traded his Garvin, Minnesota farm for the hotel in September, 1908, and it remains in operation by his daughters. They have entrusted the physical maintenance of the building to a contractor from nearby Lucan since the 1930s. The Commercial Hotel's excellent state of preservation is uncommon among early frame commercial structures, and it is significant as a rare surviving example of the privately constructed small town frame railroad hotel.		Level of Significance: Local <input checked="" type="checkbox"/> State _____ Nation _____ Status: Survey _____ Date _____ Local _____ 1977 State _____ Nat'l. Reg. _____ Nat'l. Land. _____ HABS/HAER _____ Theme/s: Primary <u>Commerce</u> Secondary _____ Other _____ Local Contact/Org.: County Center Historical Society, Wabasso Prepared by and date: Dennis A. Gimmetstad September 1978 32010489100014

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM -- Commercial Hotel

Description:

directly across Main Street, a 1903 brick commercial building and the 1902 Wabasso City Hall (much remodeled).



Significance:

Property **Redwood County Multiple Resource Area**

State **Minn.**

Working Number **12.12.78.4725**

TECHNICAL

Photos 24

Maps 12

average level

CONTROL

12.13.78

Initially, there are several technical problems: ① no photos of archeo. sites, ② Train Depots are both moved structures, ③ level of significance not indicated. Moreover I have problems w/ this as an adequate MR nom. Everything nominated is a "best representative example" of chosen to fit pre-identified historical themes of County's development.

In accepting this nomination we would gain properties in this County

but we would probably lose an equal number.

ARCHITECTURAL HISTORIAN

- Agree with Brad - they may have omitted eligible properties ~~with~~ contained within historic districts. However, info on each survey sheet is adequate - completely to the point. - acreage unless clarifying on grain elevators. - I can basically accept -

Bradham 3.22.79

With regard to the 4 archeological properties: information is minimal - for 3 prehistoric sites boundaries appear arbitrary and unjustified, little or no information on sub-surface (or sub-plowzone) remains, no info on what work done at site, etc. For the Anglo-historic site, no ^{specific} discussion of archeological potential - leans more toward historical association.

ARCHEOLOGIST

Joy Ash 4-3-79 Conference?

The area significance ~~does not~~ statement does not provide enough ~~specific~~ site-specific reference. Sources as though survey methodology made deliberate attempt to come out with the kind of results necessary to permit predictive statements, but none are made. Also question ^{really} only 4 of 57 sites in county ~~was~~ for possess information potentially sufficient to warrant listing. If they were excluded because not enough yet known,

OTHER

should have statement to that effect. Also need discussion of "adequateness" - or else risk false impression that all archeological resources in county are ~~now known~~. For the four sites nominated - probably could get most of info (with possible exception of boundaries) with phone calls.

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Return for questions raised by archeologist

Return Franklin 4.20.79

BRANCH CHIEF

KEEPER

National Register Write-up _____

Federal Register Entry _____

Send-back 5.3.79

Re-submit 11/4.79

Entered _____

MN Department of Administration
MN State Historic Preservation Office
50 Sherburne Avenue, Suite 203, St. Paul, MN 55155
651.201.3292

TO: Joy Beasley, Keeper
National Register of Historic Places

FROM: Denis P. Gardner

DATE: 12/10/2018

NAME OF PROPERTY: Commercial Hotel

COUNTY AND STATE: Redwood County, Minnesota

SUBJECT: National Register:
☐ Nomination
☐ Multiple Property Documentation Form
☐ Request for determination of eligibility
☒ Request for removal (Reference No. 80002146)
☐ Nomination resubmission
☐ Boundary increase/decrease (Reference No.)
☐ Additional documentation (Reference No.)

DOCUMENTATION:

- ☐ Original National Register of Historic Places Registration Form
- ☐ Multiple Property Documentation Form
- ☐ Continuation Sheets
- ☒ Removal Documentation
- ☒ Photographs
- ☒ CD w/ image files
- ☐ Original USGS Map
- ☐ Sketch map(s)
- ☐ Correspondence
 - ☐ Owner Objection
 - The enclosed owner objections
 - Do ☐ Do not ☐ constitute a majority of property owners

STAFF COMMENTS: