



## RECONNAISSANCE SURVEY OF DOWNTOWN PRINCETON

Princeton, Minnesota

prepared for the  
**CITY OF PRINCETON**

December 2012

By



**SMITH & MAIN, LLC**

400 South Fourth Street, Suite 712  
Minneapolis, Minnesota 55415  
Telephone 612.767.6533

and



**MACDONALD & MACK**  
ARCHITECTS

400 South Fourth Street, Suite 712  
Minneapolis, Minnesota 55415  
Telephone 612.827.7825

**RECONNAISSANCE SURVEY  
PRINCETON, MINNESOTA  
PROJECT INFORMATION**

**Location:**

The Reconnaissance Survey covers Princeton's downtown. The actual boundaries are shown on page vi.

**National Register  
of Historic Places:**

Dunn, Robert C. House: Colonial Revival brick residence (1902) designed by Louis Lockwood for newspaper publisher active in state/local government and Good Roads Movement.

Gile, Ephriam C. House: Gothic Revival house of brick from town's first brickyard, with scrollwork and other pattern-book ornamentation, built ca. 1872 for physician Gile.

Great Northern Depot: Queen Anne/Jacobean passenger/freight depot of local brick with sandstone trim, built in 1902 to handle shipment of bricks and agricultural commodities.

**Methodology:**

Field investigations were conducted in October and November of 2012 to document the existing conditions of each building in the subject area.

Historic photographs and information on Princeton obtained from the City were also consulted.

**Participants:**

Under the direction of Carie Fuhrman at the City of Princeton, Patrick Smith of Smith & Main and Amy Meller of MacDonald & Mack Architects performed the on-site investigations and research, and prepared the survey forms.

## Table of Contents

Title Sheet .....	i
Table of Contents .....	ii
Acknowledgements .....	iv
Introduction .....	v
Reconnaissance Survey Boundaries .....	vi
Historical Overview .....	vii
302 Rum River Drive N. ....	1
301 Rum River Drive N. ....	4
212 Rum River Drive N. ....	7
211 Rum River Drive N. ....	10
209 Rum River Drive N. ....	13
208 Rum River Drive N. ....	16
205 Rum River Drive N. ....	19
201 – 203 Rum River Drive N. ....	22
202 Rum River Drive N. ....	25
135 Rum River Drive N. ....	28
133 Rum River Drive N. ....	32
131 Rum River Drive N. ....	35
125 – 127 Rum River Drive N. ....	38
119 Rum River Drive N. ....	41
115 – 117 Rum River Drive N. ....	44
114 Rum River Drive N. ....	47
111 Rum River Drive N. ....	50
101 Rum River Drive N. ....	53
101 – 105 Rum River Drive S. ....	56
104 Rum River Drive S. ....	60
107 – 111 Rum River Drive S. ....	63
112 Rum River Drive S. ....	66
115 - 119 Rum River Drive S. ....	69
121 – 123 Rum River Drive S. ....	72
129 Rum River Drive S. ....	75
202 Rum River Drive S. ....	78
205 Rum River Drive S. ....	81
206 Rum River Drive S. ....	85
207 Rum River Drive S. ....	88
208 Rum River Drive S. ....	91
209 Rum River Drive S. ....	94
210 Rum River Drive S. ....	97
304 Rum River Drive S. ....	100
308 Rum River Drive S. ....	103
112 6 <sup>th</sup> Street N. ....	106
111 6 <sup>th</sup> Street N. ....	109
101 6 <sup>th</sup> Avenue N. ....	113
101 – 103 6 <sup>th</sup> Avenue S. ....	117
102 6 <sup>th</sup> Avenue S. ....	120

105 6 <sup>th</sup> Avenue S. ....	123
105 ½ 6 <sup>th</sup> Avenue S. ....	126
107 6 <sup>th</sup> Avenue S. ....	129
108 6 <sup>th</sup> Avenue S. ....	132
109 6 <sup>th</sup> Avenue S. ....	135
110 6 <sup>th</sup> Avenue S. ....	138
112 7 <sup>th</sup> Avenue N. ....	141
508 2 <sup>nd</sup> Street N. ....	144
401 1 <sup>st</sup> Street ....	147
403 1 <sup>st</sup> Street ....	150
405 1 <sup>st</sup> Street ....	153
501 1 <sup>st</sup> Street ....	156
506 1 <sup>st</sup> Street ....	159
507 1 <sup>st</sup> Street ....	162
510 1 <sup>st</sup> Street ....	165
511 1 <sup>st</sup> Street ....	168
513 1 <sup>st</sup> Street ....	171
514 1 <sup>st</sup> Street ....	174
516 1 <sup>st</sup> Street ....	177
519 1 <sup>st</sup> Street ....	180
520 1 <sup>st</sup> Street ....	184
521 1 <sup>st</sup> Street ....	187
523 1 <sup>st</sup> Street ....	190
601 1 <sup>st</sup> Street ....	193
602 1 <sup>st</sup> Street ....	196
604 1 <sup>st</sup> Street ....	199
605 1 <sup>st</sup> Street ....	202
606 1 <sup>st</sup> Street ....	205
610 1 <sup>st</sup> Street ....	208
502 2 <sup>nd</sup> Street S. ....	212
Interior Lot ....	215
501 2 <sup>nd</sup> Street S. ....	218
203 4 <sup>th</sup> Avenue S. ....	221
Bibliography ....	224

## Acknowledgments

The authors wish to express their appreciation to the City of Princeton, and in particular to Carie Fuhrman, Princeton Community Development Director, who helped throughout the project.

This Reconnaissance Survey has been made possible by the Arts and Cultural Heritage Fund through the vote of Minnesotans on November 4, 2008, and administered by the Minnesota Historical Society. Please note, the contents and opinions do not necessarily reflect the views or policies of the Minnesota Historical Society, nor does the mention of trade names or commercial projects constitute endorsement or recommendation by the Minnesota Historical Society.



## INTRODUCTION

Established in 1855, Princeton started as a logging town, taking advantage of the vast forest of white pine. Princeton's early economy diversified in the 1890's with the emergence of agriculture and brickmaking. This diversified economy led to a significant number of notable historic buildings being built throughout the town. However, over the years, many of these historic buildings have been destroyed by fires, razed or altered from their original designs.

The City of Princeton plans to complete a Façade Improvement Study to demonstrate how some of its historic buildings could be improved, returning them back to their original grandeur. Prior to completing the Façade Improvement Study, however, the City wanted to complete a Reconnaissance Survey of all the buildings in its downtown to better understand the composition of the buildings that exist. A principle goal of the Historic Survey is to provide an historic architectural perspective of every building in the downtown in order to provide background information to the community as they select buildings for the Façade Improvement Study.

This Reconnaissance Survey was commissioned by the City of Princeton to describe the following aspects of every property in the downtown:

- Approximate construction date
- Architectural style
- Number of stories
- Roof shape/material
- Window type/material
- Exterior siding
- Any alterations (additions, window modifications, siding, porch enclosures, etc.)
- An assessment of the integrity of each building
- Photograph(s) of the buildings

The Reconnaissance Survey was conducted in six phases – architectural field survey of the 72 properties located in Downtown Princeton, general historic research, site-specific historic research, evaluation and analysis of historic research and field survey data, preparation of survey forms, and preparation of a survey publication.

The field survey consisted of evaluating the exterior of each building. Interiors of buildings were not evaluated. Structural systems, foundation, and architect/contractor are identified in the survey forms when visible or known, otherwise, the entries have been eliminated from the survey forms.

Princeton Downtown Architectural Survey:  
Approximate Boundaries



## Historical Overview

This brief sketch of Princeton's historical development highlights the events, people, geography, and events that shaped the city's downtown (the subject of this survey) during its first century.

Explorers first came to the Princeton area in 1847 in search of wood to use for construction lumber and found a vast forest of white pine. Timber crews followed and the logging business began, taking advantage of the juncture of the two branches of the Rum River. The arrival of the St. Paul, Minneapolis and Manitoba Railroad in 1886 enabled Princeton's economy to diversify by providing a means to ship local products. In 1889 brickyards were established two miles north of Princeton. By 1900 agriculture had become the mainstay of the community with potatoes taking a lead role. As the potato industry dwindled through the 1920s, dairying became the most significant industry for the area for the next 50 years.

The below table illustrates the population growth of Princeton during its first century. The largest periods of growth occurred between 1880 and 1910 with the community growing close to 300%. This period of expansion coincided with the coming of the railroad and the growth of the brick, potato, and dairy industries, and was greater than the post war baby boom period of the 1940s and 50s.

	1870	1880	1890	1900	1910	1920	1930	1940	1950	1960
<b>Population</b>	400	587	816	1319	1555	1685	1636	1865	2108	2353
<b>% Change</b>			39%	61.6%	17.9%	8.4%	-2.9%	14.0%	13.0%	1.6%

## Geography

Beautifully located at the juncture of the east and west branches of the Rum River, Princeton is located 50 miles north of Minneapolis/St. Paul and 40 miles south of Mille Lacs Lake. The geography of the Princeton area enticed explorers and lumbermen to this area and helped establish a town on the Rum River. Princeton is located on the southern edge of a vast forest of white pine stretching to Mille Lacs Lake. To the south of the village were chiefly deciduous trees. The sought-after white pines were from 100 to 200 feet in height and from 30 inches to five feet in diameter.

The Rum River traverses the length of Mille Lacs County and flows from Mille Lacs Lake through this vast forest of white pine. The river empties into the Mississippi River where Anoka is now located. Both branches of the river and its tributaries provided a means of moving the timber to the mills located at the confluence of the two branches (Princeton) or to the larger mills farther south located at St. Anthony Falls. Most of the logs cut above Princeton went through the village down to the mills at Minneapolis and farther south (Princeton Centennial p. 9).

For 35 years, the village was the headquarters of the lumbermen who established their camps along Rum River and its tributaries.

## Logging

Daniel Stanchfield was the first white man to explore the Rum River for white pine. In 1847, Stanchfield and his two mixed-blood companions, Severre Bottineau and Charles Manock, set out in a canoe from

St. Anthony Falls with the intention of canoeing up the Mississippi River and exploring the Rum River all the way to Mille Lacs Lake. For over 75 miles no tracts of pine were found along the Rum River until the exploring party reached a tributary of the Rum River, now called the West branch. From this point (the future location of Princeton) both the Rum River and the West branch were heavily timbered with white pine for miles.

Just a year from the date that Stanchfield discovered the pine forest north of the confluence of the Rum River and its West branch, the first sawmill at St. Anthony Falls began operating, and by 1852, 22 logging firms were operating along the Rum River (Princeton Centennial p. 5).

Nine years after Stanchfield's discovery, in 1856, William F. Dunham built the first steam sawmill in Princeton. The mill, however, burned four years after it was erected. The next mill was built by Samuel Ross in 1858 and was operated with water power. Eleven years later a third mill in the village was built by Benjamin Soule. It was operated by a 40-horsepower engine (Princeton Union, June 4, 1981).



*Saw Mill, Princeton, 1916 (MHS)*

Growth of the timber industry and the town of Princeton was greatly influenced by a treaty with the Chippewa signed on July 29, 1837, that ceded to the United States a large tract of land including the Rum River valley. Lumber companies did not need to deal with the Indians in purchasing the pine trees before they were harvested, as they did farther north in the area around Leech Lake.

Lumbering grew to be the most important industry in northern Minnesota. In commenting on the value of the pine timber, Stanchfield stated, "the first gold mine of the Northwest was its pine timber, which was taken from the red man almost without compensation. From the upper Mississippi region above the falls of St. Anthony it has yielded 12 billion feet of lumber, having a value at the places where it was sawn of not less than \$75,000,000. This great lumber industry, more than all other resources, built up

the cities and towns on the upper Mississippi and its tributaries, at these (St. Anthony) falls and northward” (Princeton Centennial p. 6).

By 1900 much of the forest had been logged and timber became very short in supply. The cleared land was then converted into farming and agricultural purposes.

In those early days Princeton’s economy depended nearly entirely on the lumbering industry. Unlike towns located on the prairie, the availability of lumber and a saw mill enabled the Princeton to grow without the presence of a train. However, it was not until the railroad made its appearance in 1886 that the village became a thriving business center (Princeton Union, December 30, 1926).

### **Princeton Becomes a Village**

The first house was built in this area in 1849. Located under a big elm on the river bank northeast of the present 1<sup>st</sup> street and 4<sup>th</sup> avenue, the shanty was used as a stopping place. The village of Princeton was laid out and platted in the winter of 1855 by Samuel Ross, James W. Gillam, Dorilius Morrison, John S. Prince, and Richard Chute. The plat of Princeton was recorded the following year, on April 19, 1856. Princeton is named in honor of John S. Prince, one of the founders of the village.

Religion and education were important to the pioneers as the first church was organized that same year as well as the first school house being erected. Samuel Ross was very busy that first year, as he is credited for establishing the first post office, opening the first hotel made of logs in 1856 and opening the first blacksmith shop. Later in 1869, he built the North Star hotel.

When the village was platted in 1856, Princeton was located in Benton County. The act that created Mille Lacs County in 1857 provided for a temporary county seat at Hanover, an Indian trading post at the source of the Rum River at Mille Lacs Lake. When Mille Lacs County was officially organized in 1860, the county seat was established in Princeton, where it remained until 1920 when it was moved to Milaca (Princeton Centennial p. 3).

By 1870, Princeton had three stores with over \$40,000 annual sales, two large hotels, two steam sawmills, one flouring mill, one lawyer, two preachers, one carriage stop, four blacksmith shops, two shoe shops, two carpenter shops, and the only post office in the area. However, the significant growth of the community during the 1890’s and the first decade of the 1900’s did not occur until the arrival of the railroad.

### **Railroad**

Early travel to and from Princeton consisted of stagecoach, wagon, or foot. It was not until November 24, 1886, that regular railroad service began. In its issue of March 4, 1886, the Union announced that James J. Hill, president of the St. Paul, Minneapolis and Manitoba Railroad Company, had agreed to build a railroad from Elk River to Milaca through Princeton if the County of Mille Lacs passed bonds to aid in the construction of his railroad. The railroad proposition carried by a vote of 430 to 66 in Mille Lacs County. Princeton village cast 241 votes for the proposition and not a single ballot against it. The last rail was laid at Milaca on November 13, and two weeks later, on November 26, a ball was given at the Palace Rink to celebrate the opening of the railroad (Princeton Union, December 30, 1926).

The first depot constructed was a wood building comparable in design and size to those in villages of similar size to Princeton. By 1900, train service had increased to two trips each day, and the first depot became insufficient. In 1902, the present building was constructed. Separate men's and women's waiting rooms, ample storage space and Jacobean styling led it to be referred to as the grandest depot between Duluth and the Twin Cities at that time.



Great Northern Depot, Princeton, Minn.

*Great Northern Depot, Princeton, ca. 1905 (MHS)*

It was not until the arrival of the railroad that two of Princeton's most significant industries, bricks and potatoes, were established. The railroad also provided passenger service and supplied the village with products from other parts of the country. Rapid settlement of the county also occurred after the advent of the railroad in Princeton.

With the increase in the number of cars and trucks, travel on the train grew less frequently and the service deteriorated. So much so, that in the summer of 1930, the mail was finally taken off the Great Northern and dispatched from the Princeton post office by trucks.

### **Brick Industry**

A. W. Woodcock established the first brick yard in Brickton, two miles north of Princeton, under the company name of Woodcock & Oakes. Mr. Woodcock came to Princeton 1878 and started a logging business, which he discontinued in 1898. While in the logging business he started making bricks 1889. Three years later, the Princeton Brick Company began production in 1892. A third company, Kuhn Bros., established a brick yard in 1896. Finally, the Cream Brick Co. and Farnham Brick Co. both established brickyards in 1900.

Within 15 years there were a total of five companies making bricks with an annual combined production averaging 20 million bricks. As one of the largest brick manufacturing towns in the state, the brick industry was formative in the growth and prosperity of Princeton. About 150 men were employed during the brick making season and paid good wages. The need for great quantities of wood to fire the kilns also provided income to nearby farmers, who sold wood after clearing their land to the brick yards (Princeton Commercial Club).

In 1926, the brick industry was still producing as many as 4 million bricks a year. As train service diminished, however, the industry faded as the railroad service faded. After making bricks for 40 years, the last yard closed in 1929.

The brick industry also left a physical impression on Princeton and the surrounding country side, as nearly all the business establishments in Princeton and many of the better homes in the village and surrounding farming community were built of Princeton brick.

### Potato Industry

In 1890, agriculture began taking the place of lumber as the most important industry of Princeton. Up to that time very few potatoes had been raised in this vicinity as wheat was grown extensively in the Princeton area. Farmers soon discovered that the soil here was well adapted to the cultivation of potatoes, and it was not long before potatoes were being raised on an extensive scale.



*Potato Farmers near Princeton, ca. 1920 (MHS)*

During this time nearly every farmer had quite a few rejected potatoes in his crop for which he could receive only a small price, if anything, on the market. It became apparent that there was a need of a starch factory in this village to use these rejected potatoes. Both Anoka and Elk River had such factories. In its issue of May 16, 1889, the Union commented on the need of a starch factory:

*If we are going to have a starch factory, creamery or anything else here in Princeton, the business men – when we say business men we don't mean storekeepers only – and property owners must take hold of the matter, Princeton must do the same. If a bonus is to be raised, let a meeting be*

*called, and let each contribute according to his or her means. Something must be done to liven up the town. A man in business can afford to give liberally; by so doing he will help the town and his own private interests as well. A man that owns a dozen lots can afford to give away three of them in order to enhance the value of the remaining nine. We do not believe in giving aid at present, but we do believe in offering some inducement to start new enterprises. Let a meeting be called without delay, and see what can be done (Princeton Centennial p. 15-17).*

The Princeton Starch factory incorporated in 1889 by some of the leading businessmen in Princeton: T. H. Caley, N. E. Jesmer, C. H. Rines, C. H. Pierce, Robert C. Dunn, and Frank Hense. The object was to make potato starch and the farmers were encouraged to raise the potatoes to supply the factory. The owners erected a building east of Rum River Drive and north of First Street. Potatoes came in rapidly and the starch factory ran day and night. Later a second starch factory was erected and operated until the 1920s. The original factory later became the Odegard Garage and Ford Dealership. It was razed when the Riverside Plaza mall was built in 1982 (see Survey Sheet on p. 47).

By 1901, potatoes became the most important crop produced, and Princeton grew to be the largest market in the Midwest. As an example of the amount of potatoes being grown during this period, on November 22, 1901 a trainload of 52 cars of potatoes was shipped from this village.

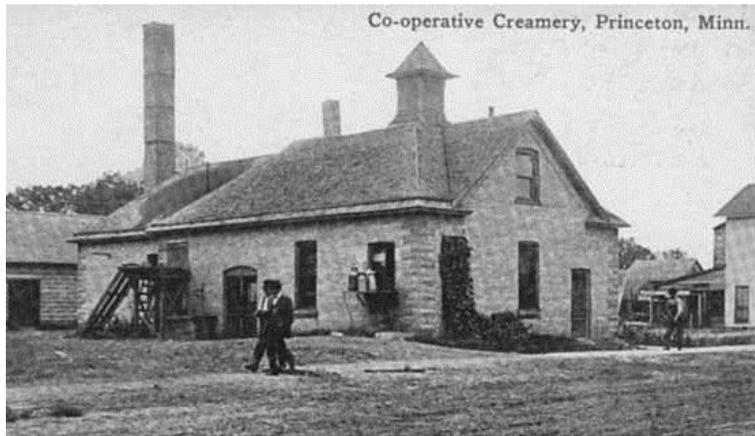
Later the industry declined as the soil became exhausted, but was reborn under O. J. Odegard who farmed an area called "the bog". During the 1930s, Odegard was the largest employer at the time and the amount of potatoes produced was so great that two thousand train carloads were shipped annually, not including the rejected potato being processed at the starch factories.

By 1939, the potato industry came to an end, and the last starch factory in Princeton became obsolete. In December of that year it was leveled by Works Progress Administration (WPA) workers.

### **Dairy Industry**

Beginning in 1908, with the creation of the Princeton Co-operative creamery, dairying became an important industry in the Princeton area. By 1920, it was recognized as the most important industry in Princeton and held that position for over a half of a century, until the late 1970s.

A privately-run creamery had been operating in Princeton, but in 1908 local businessmen offered \$1,500 to farmers to help build the first cooperative creamery. The new cooperative creamery opened on June 30<sup>th</sup> of that year. In 1910, 206,124 pounds of butter were made at the creamery, and the amount paid for butterfat to farmers was \$49,149.



*1908 Co-operative Creamery- ca. 1915 (MHS)*

By 1922, 557,604 pounds of butter were made at the creamery, and the amount paid for butterfat to farmers was \$182,002. The dairy business increased so dramatically during the first 14 years of the Princeton Co-operative's existence that it was decided at the annual meeting in January 1922 to erect a new building. The contract for this building was awarded to A. O. Egge of Princeton (see Survey Sheet on p. 134).



*Princeton Co-operative Creamery – 1922 (MHS)*

The brick creamery structure was 65'x65' and two stories high. In 1943, a one-story addition was built on the east side of the creamery for a receiving room. A warehouse was constructed in 1953, north of the creamery (see Survey Sheet on p. 128). By 1955, the Princeton Co-operative creamery paid its patrons a most significant sum of \$761,862. The creamery produced butter under the Land O' Lakes label for many years and then under the Lake Land label until it closed in 1979.

## Downtown Businesses

Early business buildings were wood-frame construction and were more functional than fashionable. Merchants and businessmen were more interested in establishing shelter for their products or services than architectural design. However, major fires destroyed many of the frame buildings in the downtown area. But they were quickly rebuilt, better than ever, mostly in brick and some in stone – believed at the time to be fireproof materials.



*Early Businesses of Wood-Frame Construction (City of Princeton)*

By the late 1880s Princeton was a thriving village of approximately 800 residents. In 1889, the Union listed the following business establishments in the village:

- Four general merchandise stores with the largest being operated by N. E. Jesmer in a large two-story brick building
- Dry goods store operated by R. B. Newton
- Bakery conducted by Douglas and Patchen
- Confectionery stand operated by Joe and Fred Ross
- Pioneer Drug store operated by C. A. Jack & Co.
- City Drug store conducted by J. Hickman
- Three meat markets operated by Buck and Pratt, Herdliska and Martinek, and Samuel Miller
- Harness shop
- Blacksmith and wagon shop
- Hardware store operated by T. H. Caley
- Three hotels: Commercial, North Star and Manitoba
- Livery stable
- Three doctors: Dr. Gile, Dr. Cooney, and Dr. Tarbox
- Four saloons and one temperance billiard hall
- One shoe shop
- A large saw mill and lumber yard owned by C. H. Rines
- Two feed mills, one owned by Harry Head, and the other by Mr. Turner

- Two churches owned by Methodists and Congregationalists
- One Masonic lodge of forty or fifty members and one G. A. R. Post.



*View Looking North on Rum River Dr. from 2<sup>nd</sup> Street (MHS)*

### **General Merchandise**

The Mark family operated one of the longest continuing merchandise businesses in Princeton. A. S. Mark first opened a store in 1899. Three years later, Mr. Mark purchased the stock of Sam Carew shortly after Mr. Carew's death, and moved his store into the impressive, two-story Carew building that stood on the northeast corner of 1<sup>st</sup> and Rum River Drive. The store was in operation until the 1960s, and the building stood until the Princeton Mall was built in 1982. Mr. Mark's son, Aaron, owned a grocery store in Princeton; another son, Bert, owned a clothing store. A third son, Joe, owned an old Dodge truck and would haul supplies up from Minneapolis to Aaron's and Bert's stores. Mark Park is named in honor of the many years the Mark's family was in business in Princeton (Papenhausen, p. 7).



*Marks Building (City of Princeton)*

The Byers building on the northwest corner of Rum River Drive and 2<sup>nd</sup> Street North, was originally a general store owned by R. D. Byers, then a hatchery owned and operated by the Lund family. They would buy fertile eggs from the local farmers and hatch thousands of baby chicks. They sold the chicks throughout the five state area. Many of the chicks were delivered by Parcel Post with rural mail carriers delivering them to the farms (Papenhausen, p. 12).

### **Hardware**

Two of the most influential citizens of Princeton owned hardware stores. E.K. Evens was engaged in the hardware business in Princeton for 35 years in the one-story building located on the southwest corner of

Rum River Drive and Second Street North. Mr. Evens gave generously of his time in public service in various capacities. He served for three terms on the village council and for three consecutive terms on the Water, Light and Building Commission. Mr. Evens' building is now divided into three separate tenant spaces (see Survey Sheets on p. 28-38).



*Evens Hardware - 1900 (MN Digital)*

Thomas H. Caley came to Princeton in 1869 and started a tin shop with his brother, Daniel, under the firm name of Caley Bros. In 1873, Thomas Caley bought his brother's share of the business and started selling general hardware and farm machinery. Mr. Caley was known as a public-spirited citizen who participated in nearly every constructive business enterprise in Princeton in its early days. The hardware store was located at the southeast corner of Rum River Drive and 1<sup>st</sup> Street. At the time of the centennial (1956) it was the oldest commercial building in the city. However, on October 8, 1956, the original building burned, leaving the 1903 brick addition on 1<sup>st</sup> Street (see Survey Sheet on p. 149).

### ***Community organizations***

People volunteering in community organizations have often made a positive and lasting impact on communities. Princeton had several community organizations in the beginning of the 1900s, including: Masonic, Eastern Star, Odd Fellows, Encampment, Rebekah's, K. P. Rathbone Sisters, K. O. T. M. (Knights of the Maccabees), L. O. T. M. (Ladies of the Maccabees), Uniform Rank, Good Samaritans, G. A. R. (The Grand Army of the Republic (GAR) was a fraternal organization composed of veterans of the Union Army, US Navy, Marines and Revenue Cutter Service who served in the American Civil War.) S. of V. I. O. G. T. and Aid societies.

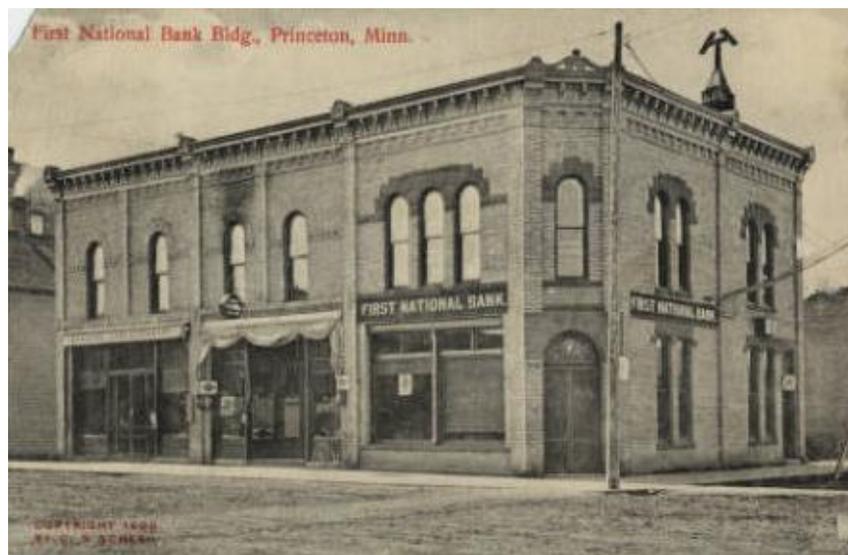
The building constructed for the Odd Fellows is regarded as the largest building still standing in which Princeton brick was used, and is what was known as the Odd Fellows Block. The Odd Fellows Block contained the offices of C.C. Mitchel, Attorney at Law and was elected as a State Representative, and R. C. Angstman, another long-time attorney and very active citizen in Princeton (see Survey Sheet on p. 44).

A description of the building when it was completed in January 1902 follows: "It is a three-story solid brick structure, imposing in appearance, substantial and enduring, higher than any building between Minneapolis and Duluth. It is made from the famous cream-colored Princeton brick. The foundation is sandstone granite; the basement is ten feet deep" (Princeton Centennial p. 17).

## **Banks**

Princeton's first bank, the Mille Lacs County bank, was established in 1887 by Frank Hense, Charles Erickson, and L. P. Thyberg. The building stood on the present site of the Horstman Meat market and was of brick veneer construction. It was a private bank and not subject to any supervision whatsoever by state or federal officers. A large number of banks in Minnesota at that time were private banks.

The Mille Lacs County bank became a national bank in 1892 and was incorporated as the First National Bank. On August 3, 1893, the bank was caught in the fire that swept the entire block on the west side of Rum River Drive, north of First Street.



*First National Bank – 1909 (MN Digital)*

About a year before this fire the Citizen's State Bank had been established. The two banks combined in 1902 in the Citizen's State Bank Building (see Survey Sheet on p. 56). The bank continued to operate as the Citizen's State Bank until 1905 when an application was made for a national charter. Through the assistance of influential friends in Washington the bank officials were able to obtain and reinstate the old title of the First National Bank. The Citizen's State Bank building is the one in which the First National bank is today being conducted (Princeton Union, December 30, 1926).

The Bank of Princeton was founded in 1896, with the building on 1<sup>st</sup> Street constructed at the turn of the century (see Survey Sheet on p. 161). Private banking was discontinued in Minnesota in 1907. That year the Bank of Princeton was reorganized as the Princeton State Bank. In 1934, Princeton State Bank took over First National Bank and conducted business out of the Citizen's State Bank building on the southwest corner of Rum River Drive and 1<sup>st</sup> Street.

The Citizen's State Bank building has played an important part in the history of Princeton. Upstairs, over the bank, was the Northwestern Bell Telephone Company office and switchboard. The switch board operators were responsible for alerting the fire department of fires in town. They had a list of all the firemen. One long ring at home or place of business notified them of a fire. Also, located on the outside of the building was a red light that the operator would turn on to alert the police to call her for the information (Papenhausen p.18).

## Hospitals

Dr. H. C. Cooney is one of the more influential pioneers of Princeton. The existence of a hospital in Princeton is largely credited to Dr. Cooney. He graduated from the college of Physicians and Surgeons of Chicago in 1887 and first came to Princeton in March 1888. After remaining here for 10 years, he returned to Chicago for two years and took postgraduate work in surgery. In 1900 he returned to Princeton and opened a private hospital, which at first had five or six beds. It was the first hospital to be opened in Princeton and, even on that small scale, rendered a great service to this community and the surrounding territory. Six months later the capacity of the hospital was increased to 10 or 12 beds, and it was reorganized under the name of the Northwestern Hospital.

In 1909, the Northwestern Hospital relocated to its present quarters and was enlarged until today it has a capacity of 35 beds, and employed from 10 to 12 nurses (Princeton Union December 30, 1926, p. 7).

## Newspapers

Princeton's first newspaper was the Princeton Appeal, first printed in December 1873 and published by William Quigley. In May 1875 J. S. Brocklehurst purchased it. The Appeal was discontinued the following the spring of 1876.

That year, Robert C. Dunn began publishing the Princeton Union and it has been published continuously since. Besides publishing the Princeton Union for 42 years, Mr. Dunn was very influential with the development of Princeton. Mr. Dunn was born in Ireland, and when he was 15 years old he came to American with an older cousin. Together they went to stay with his uncle, Samuel Dunn, who lived on a farm at Rocky Run, Wisconsin. In 1876 (at age 21) he moved to Princeton to help cure his partial paralysis.

Mr. Dunn was the Mille Lacs County Attorney from 1884-88. In 1889 he was chosen representative to the state legislature. He was returned again in 1893, and became a leader in the lower house. He was chosen State Senator in 1910. His fight for the school lands of the state brought him into prominence, and in the campaign of 1894 he was nominated as the Republican candidate for state auditor. And four years later was renominated unanimously. During the last 25 years of his life Mr. Dunn devoted a large portion of his time and energies to state affairs, including campaigning for good roads and the bridge crossing the West Branch Rum River (Princeton Union, December 30, 1926, p. 1).



Robert C. Dunn (MHS)

## Fires

Princeton, as practically all other pioneer towns, has had its rash of destructive fires that wiped out the early wood-framed buildings in the business district. Practically all of them were replaced by the brick structures, many of the Princeton cream-colored brick. During the period of 11 months from March 1893 to January 1894 the business section of Princeton was visited by four serious fires which leveled

not only the old wooden structures erected early in the 1880's but also some of the brick business blocks. The first big fire was on March 3, 1893. It destroyed the new brick Townsend building on the northwest corner of Rum River Drive and First Street. It housed A. Rines' dry goods store, Marshall's harness-maker shop on the first floors, and Dr. Cooney's office and the I.O.G.T. Hall on the second floor.

The second fire of that year, which occurred on August 3, has been described as the worst fire in the history of Princeton (Princeton Volunteer Fire Department). It swept the entire block on the east side of Main Street immediately north of First Street. Six buildings were destroyed including the North Star Hotel, First National Bank, and the Brayton building. The fire was so immense that the community was nervous that the fire would jump over Main Street (Rum River Drive) and destroy the western half of downtown. As a good result of the fire, the City prohibited wooden structures from being built in the downtown.

A third fire in 1893 completely destroyed the large store of C. H. Rines on September 19<sup>th</sup>. On January 3, 1894, a fire destroyed Mr. Jesmer's fine department store and five other buildings.



*N. E. Jesmer's store is the first building on the left, the building on the right was the A. S. Marks store that was razed for the construction of the Riverside Plaza Mall – 1907 (MN Digital)*

In 1894 N. E. Jesmer buildings built the Opera House in the middle of the block on Rum River Drive between 1<sup>st</sup> Street and 2<sup>nd</sup> Street N. The building was constructed with heavy fire walls made of brick. On February 2, 1907, a fire destroyed the Jesmer Opera House. Without these fire walls, however, the fire would have spread to the adjacent buildings. The Opera House was located on the second floor of the building, and the Banner Cash store, the most spacious mercantile establishment in town, was located on the first floor (Princeton Volunteer Fire Department). A similar style building was constructed in 1907 to replace the Jesmer Opera House. This building was also ruined by a fire in the 1970s.

Fires continued to reshape Princeton's downtown into the mid-1900s. The Olson Meat Market was gutted by fire on September 24, 1951; the area is still a vacant lot. On October 9, 1956, a fire destroyed a Princeton landmark: the Our Own Hardware and Red & White Store, which was the T. H. Caley hardware store and, at the time, the oldest business structure in the city. The new building still stands and is occupied by Princeton Insurance Agency (see Survey Sheet on p. 60).

For the third time, a fire destroyed the buildings on the northwest corner of Rum River Drive and 1<sup>st</sup> Street. On January 16, 1963, seven businesses were lost, including Skogmo's department store, Peterson's Barber shop, Harry's Café, Laura's Beauty Shop, Boik's Jewelry, Dr. L. C. Hohl, chiropractor, and Bill Mix's Mens and Boys Wear. This lot was redeveloped with 101 Le Grande building (see Survey Sheet p. 53).

### ***Princeton Fire Department***

On June 2, 1881, Princeton adopted a constitution to organize its first volunteer fire company. In 1888, Princeton constructed a new City Hall and Fire House. The Village Council purchased a hook and ladder truck, Princeton Truck No. 1, in 1895.



*Princeton City Hall and Fire Department, ca. 1916 (MHS)*

An addition to the Fire House and City Hall was later constructed which also contained the light plant for a number of years. A brick water tower was built to the east in 1895 and later replaced by a steel tower in 1917. In 1968, Princeton built a new fire station on Fourth Avenue (see Survey Sheet p. 221). The Fire House and City Hall building was demolished in 1974 in order to build a new City Hall.

## Conclusion

Princeton is a thriving community whose development pattern has been influenced by a number of factors: geography (Rum River, white pine, fertile soil), coming of the railroad, entrepreneurial leaders (Caley, Jesmer, Odegaard, Woodcock, Dunn, Dr. Cooney, Mark, and Evens to name just a few), important community organizations (IOOF, Masons), and the community strategically supporting essential businesses (creamery and starch factory). The remaining historic buildings reflect the impact these various influences have had on Princeton.

Most of Princeton's historic gems that have been lost were due to fires (Jesmer's Opera House, Caley's hardware store, the First National Bank building, North Star Hotel, and the Commercial Hotel), while a few of the historic buildings have been razed for redevelopment (the 1888 Village Hall and Fire House and A. S. Mark building).

Wanting to preserve the City's history and the historic resources that remain, the City of Princeton is taking steps to document the historic resources in its downtown and complete a Façade Improvement Study to demonstrate how some of its historic buildings could be improved, returning them back to their original grandeur. The Survey Forms on the following detailing the physical characteristics of all the buildings in Princeton's downtown is the City's first step in documenting and preserving its remaining historical resources.



*Rum River Drive Looking South from 1<sup>st</sup> Street, Caley Hardware is First Building on Left  
(City of Princeton)*

Building information			
Address	302 Rum River Drive N.		
Owner's name and address	Mark & Donna Walsh, Princeton, MN		
Present use	Vacant first floor/occupied resident underground		
Historic use	Office first floor/resident back portion		
Date of construction	Ca. 1950s		
General condition	Good		
Style	Modern		
Approximate dimensions	30 x 75		
Plan type	Rectangular		
Number of stories	One story with basement walkout		
Foundation	Concrete block		
Cladding	Stone veneer and stucco		
Roof type and materials	Flat roof – membrane roof – faux wood shingle hip		
Chimneys, dormers, etc.	None		
Openings, fenestration	Service door on side, residence accessed from rear, main entrance faces side. Fixed windows.		
Notable exterior features	Faux wood shingle hipped roof		
Additions and alterations	Rear portion		
Orientation, general setting	Corner lot abuts a city park on two sides, Rum River in back		
Outbuildings	None		
Landscape features	Two off street parking spaces		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

Property address: 302 Rum River Drive N.



**Property address:** 302 Rum River Drive N.



View from Rum River Drive



View from south

Building information			
Address	301 Rum River Drive N.		
Owner's name and address	HyTech Real Estate Holdings, Princeton, MN		
Building common name	HyTech Auto		
Present use	Automotive garage		
Date of construction	1979		
General condition	Good		
Approximate dimensions	40x108		
Plan type	T		
Number of stories	1		
Foundation	Slab on grade		
Structural system	Concrete block		
Cladding	Painted concrete block, brown brick veneer, 8" aluminum siding		
Roof type and materials	Flat roof with parapet		
Chimneys, dormers, etc.	None		
Openings, fenestration	Modern storefront glazing at service area, garage doors		
Notable exterior features	Sided parapet, brick veneered reception area		
Additions and alterations	None		
Orientation, general setting	East		
Outbuildings	Metal-clad pole garage		
Landscape features	N/A		
Significance/comments	None		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 301 Rum River Drive N.



**Property address:** 301 Rum River Drive N.



Building information			
Address	212 Rum River Drive N.		
Owner's name and address	Harmon Place Properties, LLC, St. Cloud, MN		
Building common name	Auto Value Auto Parts		
Present use	Auto parts		
Date of construction	1990		
General condition	Good		
Style	"Big Box"		
Approximate dimensions	60 x 75		
Plan type	Nearly a square		
Number of stories	1		
Foundation	Slab on grade		
Structural system	Concrete block		
Cladding	Rock faced block		
Roof type and materials	Flat roof, metal trusses with metal parapet		
Chimneys, dormers, etc.	None		
Openings, fenestration	Modern storefront glazing. One door facing the parking lot and one facing the street and sidewalk		
Notable exterior features	Mostly block wall with one window		
Additions and alterations	None		
Orientation, general setting	Adjacent to sidewalk with large parking lot on side and parking in rear, backs up to park and Rum River		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

Property address: 212 Rum River Drive N.



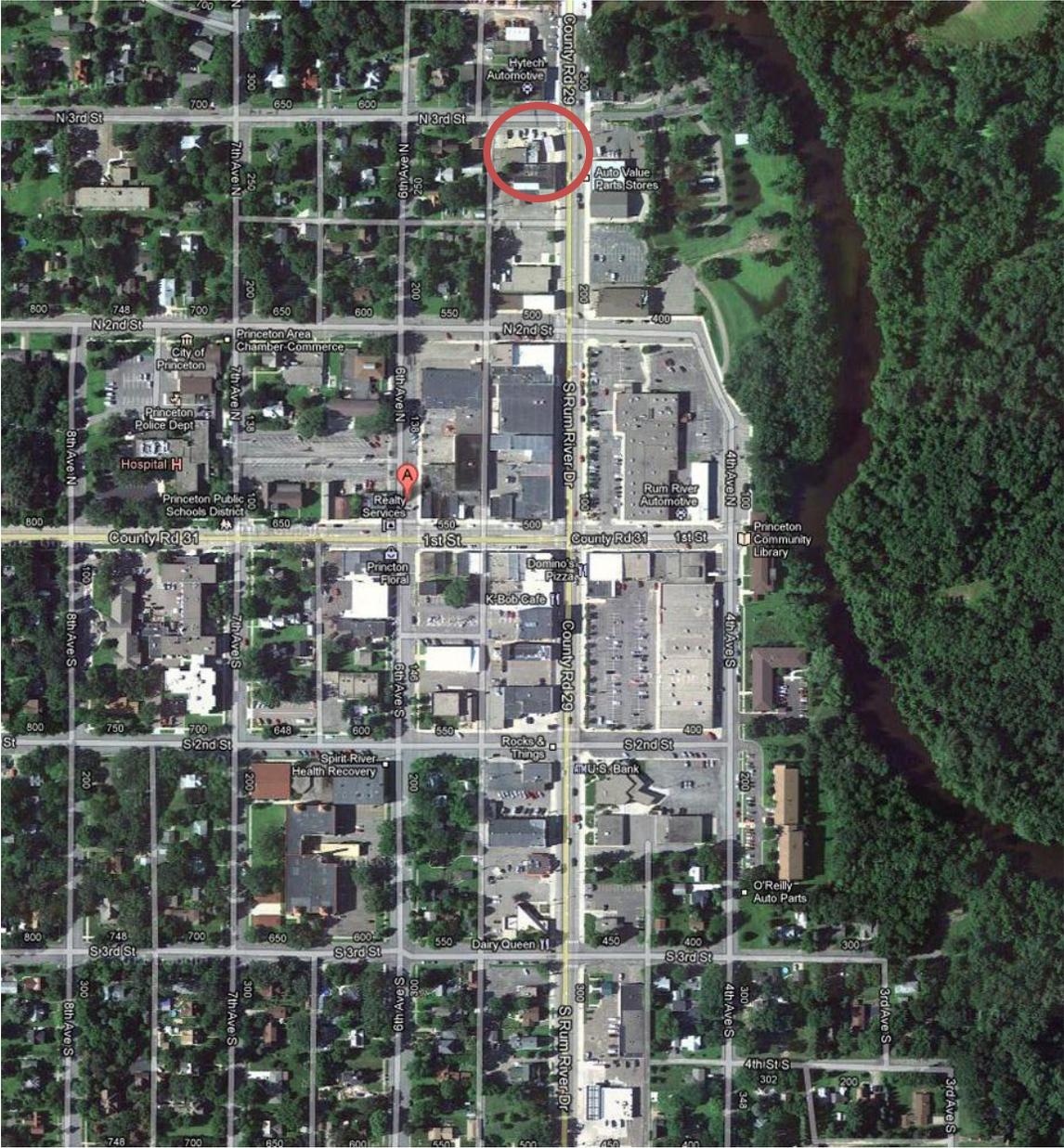
**Property address:** 212 Rum River Drive N



View from Rum River Drive

Building information			
Address	211 Rum River Drive N.		
Owner's name and address	Princeton Townmart LLC, Brooklyn Park, MN		
Present use	Gas station (vacant)		
Historic use	Gas station		
Date of construction	1979		
General condition	Fair		
Approximate dimensions	46 x 74		
Plan type	Rectangle		
Number of stories	1		
Foundation	Slab on grade		
Structural system	Concrete block walls with steel roof framing		
Cladding	8" aluminum siding, sheet metal parapet		
Roof type and materials	Flat roof with EPDM membrane		
Openings, fenestration	Modern storefront glazing, entrance doors, 2 garage doors		
Notable exterior features	Metal canopy over gas pumps		
Additions and alterations	None		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	Concrete paving		
Significance/comments	None		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 211 Rum River Drive N.



**Property address:** 211 Rum River Drive N.



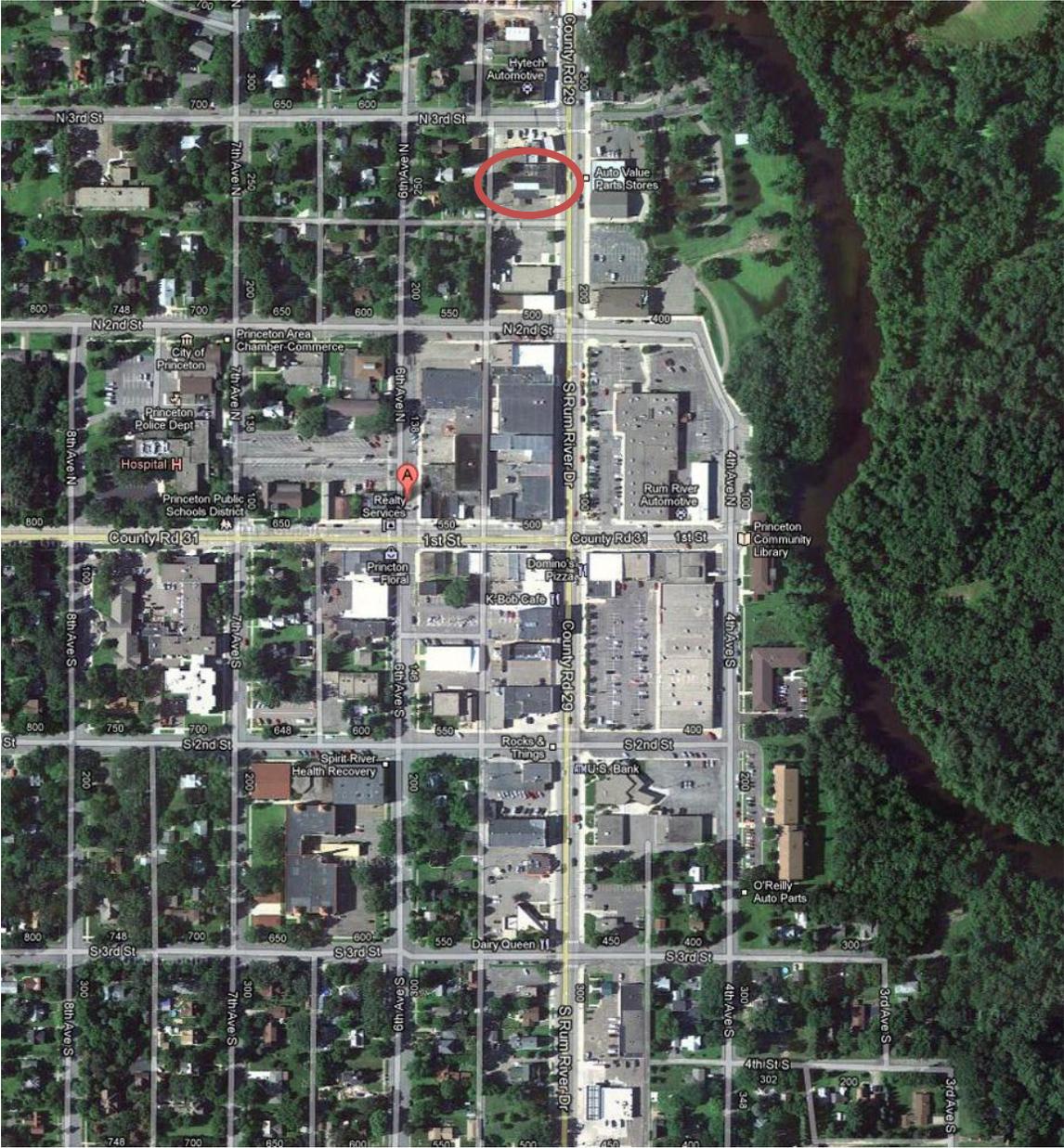
View from N. Rum River Drive



View from N. 3<sup>rd</sup> Street

Building information			
Address	209 Rum River Drive N.		
Owner's name and address	Go Properties, Elk River, MN		
Building common name	Osborne Law Office, Back & Neck Clinic, Tax time Tax Services, and Parson Massage Therapy		
Present use	Office building		
Date of construction	Ca. 1920s		
General condition	Fair		
Approximate dimensions	52 x 78		
Plan type	Rectangle		
Number of stories	2		
Cladding	Stucco with wood siding at window infill		
Roof type and materials	Flat with built-up roofing; gambrel with built-up roofing		
Chimneys, dormers, etc.			
Openings, fenestration	Picture windows (1 <sup>st</sup> floor); wood double-hung (2 <sup>nd</sup> floor)		
Notable exterior features	Wood porch along south façade		
Additions and alterations	Stucco finish; 1 store addition to south; large metal shed and 1 story addition to west with carport		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	N/A		
Significance/comments	None		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 209 Rum River Drive N.



**Property address:** 209 Rum River Drive N.



View from N. Rum River Drive



View from south parking lot

Building information			
Address	208 Rum River Drive N.		
Owner's name and address	Arnold & Joanne Alferness, Princeton, MN		
Present use	Multi-tenant office – Princeton Union-Eagle, Town&Country, ECM Publishers		
Historic use	Office		
Date of construction	1982		
General condition	Good		
Approximate dimensions	60 x 90		
Plan type	Rectangular		
Number of stories	One story with basement walkout		
Foundation	Concrete block		
Cladding	Brick veneer on front, stucco on other three sides		
Roof type and materials	Low pitched gable roof, metal		
Chimneys, dormers, etc.	None		
Openings, fenestration	Main entrance faces street and serves all tenants. Fixed windows with arched brick headers.		
Notable exterior features	Three picture windows facing street		
Additions and alterations	None		
Orientation, general setting	Parking in rear, service alley on side with double doors		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

**Property address: 208 Rum River Drive N.**



**Property address:** 208 Rum River Drive N.



View from Rum River Drive

Building information			
Address	205 Rum River Drive N.		
Owner's name and address	Waymar Properties Partners, Ramsey, MN		
Building common name	United States Postal Service, Princeton MN 55371-9998		
Present use	Post office		
Historic use	Post office		
Date of construction	1979		
General condition	Fair		
Style	Modern		
Approximate dimensions	46 x 90		
Plan type	Rectangle		
Number of stories	1		
Foundation	Slab on grade		
Structural system	Concrete block		
Cladding	Brick, vertical wood board siding, horizontal wood siding		
Roof type and materials	Flat		
Chimneys, dormers, etc.	NA		
Openings, fenestration	Horizontal ribbon windows		
Orientation, general setting	East		
Landscape features	None		
Significance/comments	None		
Surveyor	Amy Meller	Date	Oct. 22, 2012

**Property address:** 205 Rum River Drive N.



**Property address:** 205 Rum River Drive N.



View from N. Rum River Drive



View from north parking lot

Building information			
Address	201-203 Rum River Drive N.		
Owner's name and address	Val & Josephine Carver c/o MN Lapidary Supply, Princeton, MN		
Building common name	Minnesota Lapidary Supply		
Historic name	Byers Building		
Present use	Commercial with residential above		
Historic use	Commercial with residential above		
Date of construction	Ca. 1890s		
General condition	Fair		
Style	Late 19 <sup>th</sup> Century Commercial		
Approximate dimensions	28 x 120		
Plan type	Rectangle		
Number of stories	2		
Structural system	Masonry		
Cladding	Yellow brick, vinyl siding		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.	Brick chimney		
Openings, fenestration	Picture windows, recessed entrance, single double-hung windows at 2 <sup>nd</sup> floor		
Notable exterior features	Corbelled brick detailing at parapet		
Additions and alterations	Storefront infilled and covered with vinyl siding. 1 story painted concrete block addition to west with gabled roof clad in asphalt shingles		
Orientation, general setting	East		
Significance/comments	Built as a general store by R. D. Byers, it was a hatchery and laundromat for many years. Built of local brick.		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 201-203 Rum River Drive N.



**Property address:** 201-203 Rum River Drive N.



View from N. Rum River Drive



*Historic view – 1905 (MN Digital)*



View from N. 2<sup>nd</sup> Street

Building information			
Address	202 Rum River Drive N.		
Owner's name and address	TDI 1, LLC, Rodgers, MN		
Building common name	Steven's Restaurant		
Present use	Restaurant/catering		
Historic use	Restaurant		
Date of construction	1982		
General condition	Good		
Style	Modern		
Approximate dimensions	60 x 90		
Plan type	Rectangular		
Number of stories	One story with tuck-under storage		
Cladding	Brick veneer facing street, stucco other three sides, and lap siding		
Roof type and materials	Low-pitched gable, asphalt shingles		
Chimneys, dormers, etc.	Shed clerestory dormer facing south		
Openings, fenestration	Main door facing street, service door in rear. Fixed windows.		
Notable exterior features	Three round windows in front, large dormer facing south		
Additions and alterations	None		
Orientation, general setting	Corner lot. Service drive on north separates building from parking lot. Walkout lot abuts Rum River to the rear.		
Outbuildings	None		
Landscape features	Flag pole and small foundation plantings in front		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

Property address: 202 Rum River Drive N.



**Property address:** 202 Rum River Drive N.



View from corner



View from rear

Building information			
Address	135 Rum River Drive N.		
Owner's name and address	Jerome & Joyce Mueller, Princeton, MN		
Building common name	Napa Auto Store		
Historic name	Princeton Hardware Building/Evens Hardware (also contains VFW and NAPA Auto Parts)		
Present use	Commercial		
Historic use	Hardware store		
Date of construction	1899		
General condition	Fair		
Style	Late 19 <sup>th</sup> Century Commercial		
Approximate dimensions	36 x 80		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Yellow brick, sheet metal		
Roof type and materials	Low-slope shed		
Openings, fenestration	Aluminum storefront with recessed entrance, infilled openings on side street		
Notable exterior features	Brick panels and details at parapet		
Additions and alterations	Sheet metal cladding above storefront		
Orientation, general setting	East		
Significance/comments	This one story building was built for Princeton Hardware but now contains two storefronts, and was constructed of local brick.		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 135 Rum River Drive N.



Property address: 135 Rum River Drive N.



View from Rum River Drive N.



Historic view (City of Princeton)



View from 2<sup>nd</sup> Street N.



Historic View, ca. 1915

Building information			
Address	133 Rum River Drive N.		
Owner's name and address	VFW Post 6843, Princeton, MN		
Building common name	VFW		
Historic name	Princeton Hardware Building/Evans Hardware (also contains VFW and NAPA Auto Parts)		
Present use	VFW		
Historic use	Hardware Store		
Date of construction	1899		
General condition	Good		
Style	Late 19 <sup>th</sup> Century Commercial		
Approximate dimensions	24 x 135		
Plan type	Rectangular		
Number of stories	One		
Structural system	Masonry		
Cladding	Princeton brick, stucco below storefront windows		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.	None		
Openings, fenestration	Aluminum storefront with recessed entrance.		
Notable exterior features	Extensive brick detailing above awning		
Additions and alterations	Changed lower portion of front façade – put stucco over brick and could have decreased size of windows		
Orientation, general setting	Abuts sidewalk		
Outbuildings	None		
Landscape features	None		
Significance/comments	This one story building was built for Princeton Hardware but now contains two storefronts, and was constructed of local brick.		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

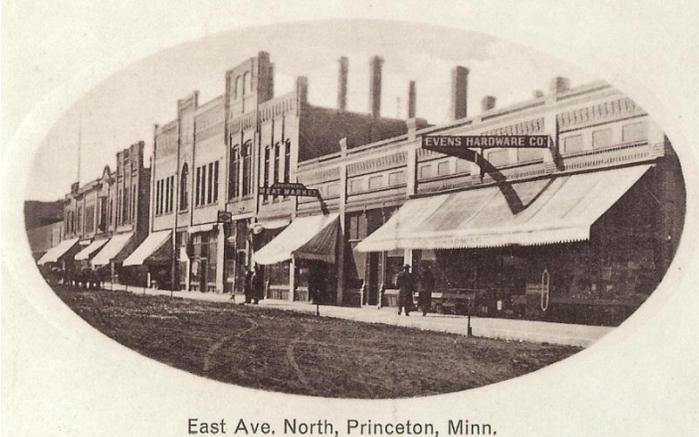
Property address: 133 Rum River Drive N.



**Property address:** 133 Rum River Drive N.



View from Rum River Drive



East Ave. North, Princeton, Minn.

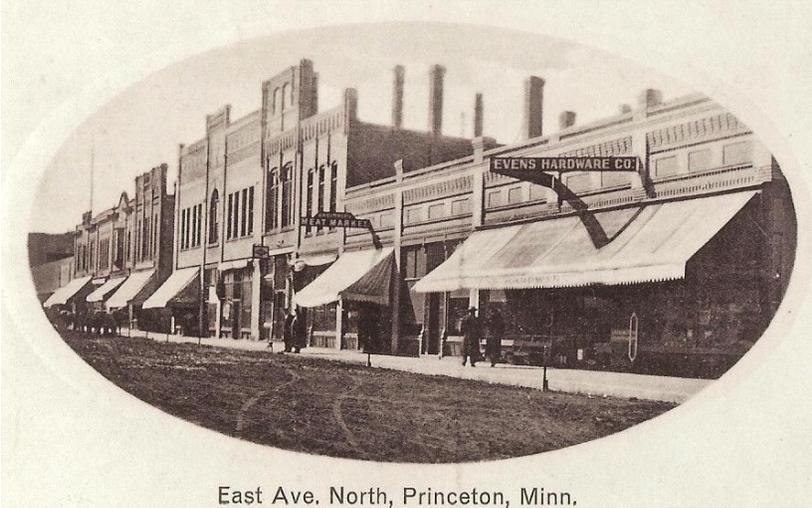
Historic View, ca. 1915

Building information			
Address	131 Rum River Drive N.		
Owner's name and address	Ni Chun & Kong Zhong Ni c/o New China Buffet, Princeton, MN		
Building common name	New China Buffet		
Historic name			
Present use	Restaurant		
Historic use	Meat market		
Date of construction	1899		
General condition	Fair		
Approximate dimensions	18 x depth unknown		
Plan type	Rectangular		
Number of stories	1		
Cladding	Red and white mixed brick blend, stucco		
Roof type and materials	Low-slope shed		
Openings, fenestration	Door w/ solid side panels, 4-window unit		
Notable exterior features	Parapet detailing with decorative fan and flared edge		
Additions and alterations	Newer brick veneer and stucco façade		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	Constructed of local brick.		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 131 Rum River Drive N.



Property address: 131 Rum River Drive N.

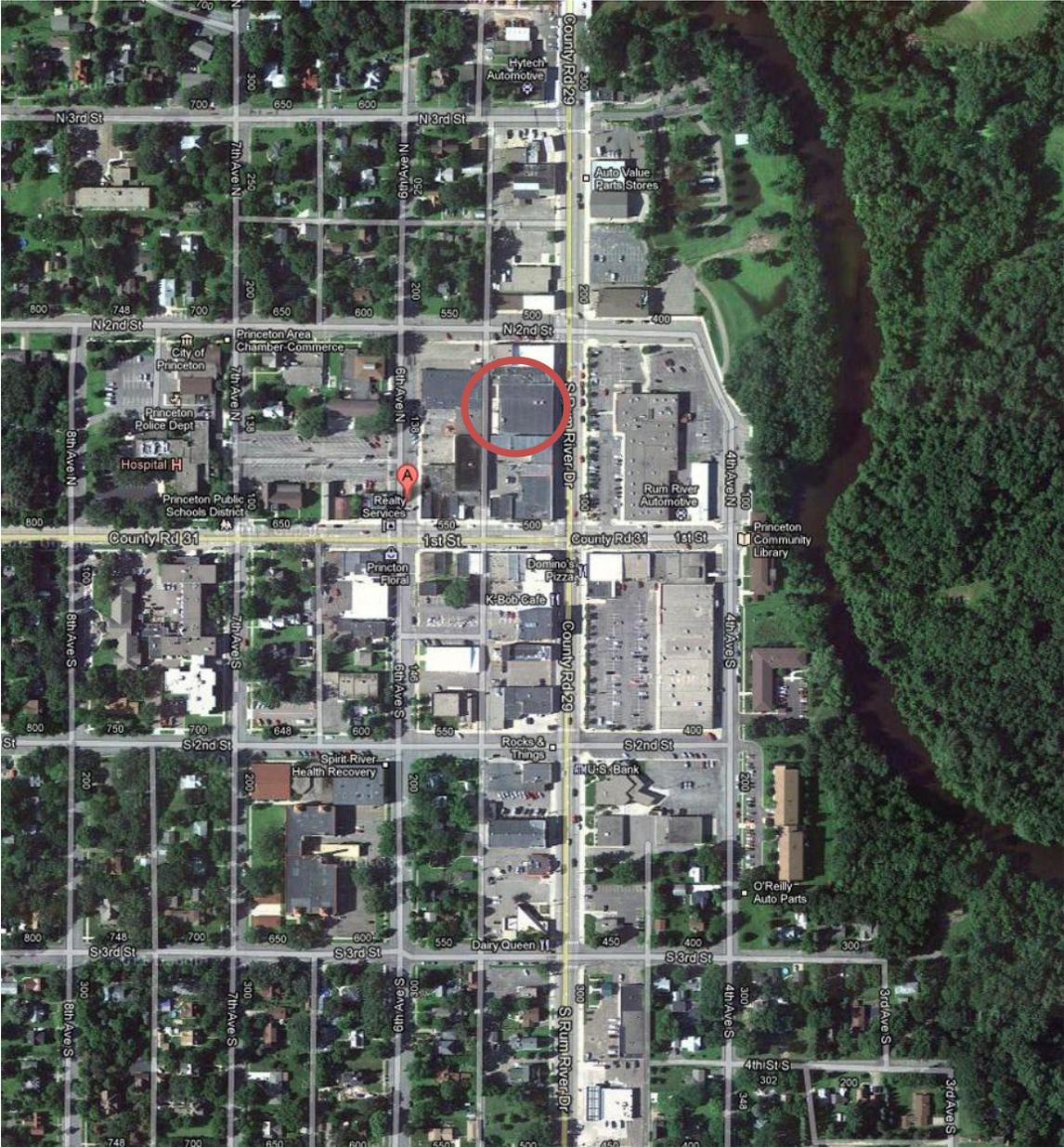


East Ave. North, Princeton, Minn.

Historic View, ca. 1915 (City of Princeton)

Building information			
Address	125-127 Rum River Drive N.		
Owner's name and address	Woodlands National Bank, Onamia, MN		
Historic name	Ben Franklin's		
Present use	Commercial (vacant)		
Historic use	Commercial		
Date of construction	1976		
General condition	Fair		
Style	Modern		
Approximate dimensions	100 x depth unknown		
Plan type	Rectangle		
Number of stories	1		
Cladding	Brown brick and stucco		
Roof type and materials	Low-slope shed		
Openings, fenestration	Modern storefront glazing with recessed side entrances		
Notable exterior features	Angled walls to either side of main entry, metal canopy		
Additions and alterations	None		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	One of the largest stores in Princeton was built on this site in 1895; the second floor contained an opera house that held many performances, graduations and dances. This building burned in 1907 and was replaced with a similar building, which burned in the 1970's and was replaced with the present building, which housed the Ben Franklin Store.		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 125-127 Rum River Drive N.



**Property address:** 125-127 Rum River Drive N.



Building information			
Address	119 Rum River Drive N.		
Owner's name and address	Hobert Princeton LLC, Cambridge, MN		
Building common name	Gifts and Cards		
Historic name	A. E. Allen Building		
Present use	Retail – apartments above		
Historic use	Retail – apartments above		
Date of construction	Ca. 1890's		
General condition	Good		
Style	Late 19 <sup>th</sup> Century Commercial		
Approximate dimensions	26 x depth unknown		
Plan type	Rectangular		
Number of stories	2		
Structural system	Masonry		
Cladding	Red brick, corrugated aluminum cladding added on lower level		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.	None		
Openings, fenestration	Three bays divided by brick piers. Pair of double-hung windows flanked by single double hung windows at 2 <sup>nd</sup> floor. Aluminum storefront with recessed entrance.		
Notable exterior features	Brick detailing at parapet, blue awnings over first and second floor windows		
Additions and alterations	Storefront		
Orientation, general setting	Adjacent to sidewalk		
Outbuildings	None		
Landscape features	None		
Significance/comments	Used as a general store for many years. Later became the Ben Franklin Store.		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

Property address: 119 Rum River Drive N.



**Property address:** 119 Rum River Drive N.



Historic view (City of Princeton)

Building information			
Address	115-117 Rum River Drive N.		
Owner's name and address	Hobert Princeton LLC, Cambridge, MN		
Building common name	Thrifty White Pharmacy		
Historic name	Old Pioneer Drugstore Building		
Present use	Pharmacy with residential above		
Historic use	Pharmacy with residential above		
Date of construction	1895		
General condition	Fair		
Style	Late 19 <sup>th</sup> century commercial		
Approximate dimensions	26 x depth unknown		
Plan type	Rectangular		
Number of stories	2		
Structural system	Masonry bearing walls		
Cladding	Yellow brick, sheet metal panels		
Roof type and materials	Low-slope shed		
Openings, fenestration	Aluminum storefront with recessed entrance; pair of double-hung windows flanked by single double hung windows at 2 <sup>nd</sup> floor		
Notable exterior features	Three bays with side bays set back from center; brick and stone detailing at top of building		
Additions and alterations	Original 2 <sup>nd</sup> floor arched window openings reconfigured and infilled to house standard double-hung windows		
Orientation, general setting	East		
Outbuildings	N/A		
Landscape features	N/A		
Significance/comments	One of the first drug stores in town. Frank Pharmacy was the first tenant, then the Old Pioneer Drug Store owned by J. A. Jack, then Boik's Gift Shop. Built of local brick.		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 115-117 Rum River Drive N.



**Property address:** 115-117 Rum River Drive N.



The Thrifty White Pharmacy is the building with no canopy in this picture (City of Princeton)

Building information			
Address	114 Rum River Drive N.		
Owner's name and address	Multiple ownership		
Building common name	Riverside Plaza		
Present use	Multi-tenant office/retail/bank/restaurant		
Historic use	Multi-tenant office/retail/bank/restaurant		
Date of construction	1982		
General condition	Good		
Style	Strip Mall		
Approximate dimensions	130 x 300		
Plan type	Interior mall with bank attached to north end		
Number of stories	1		
Structural system	Concrete block		
Cladding	Raked concrete block on front and south side, block on north and rear		
Roof type and materials	Flat roof		
Chimneys, dormers, etc.	None		
Openings, fenestration	Bank has separate entrance; six entrances for multi-tenant mall		
Notable exterior features	Boxed signs		
Additions and alterations	None		
Orientation, general setting	Corner lot, 60-foot two bays of parking in front; parking on north and rear of building. South side of building abuts sidewalk.		
Outbuildings	None		
Landscape features	Wrought-iron fence between sidewalk and parking lot. Broken up with concrete pillars. Perennials and understory trees along fence. Four-sided, antique clock at corner.		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

**Property address:** 100 Rum River Drive N.



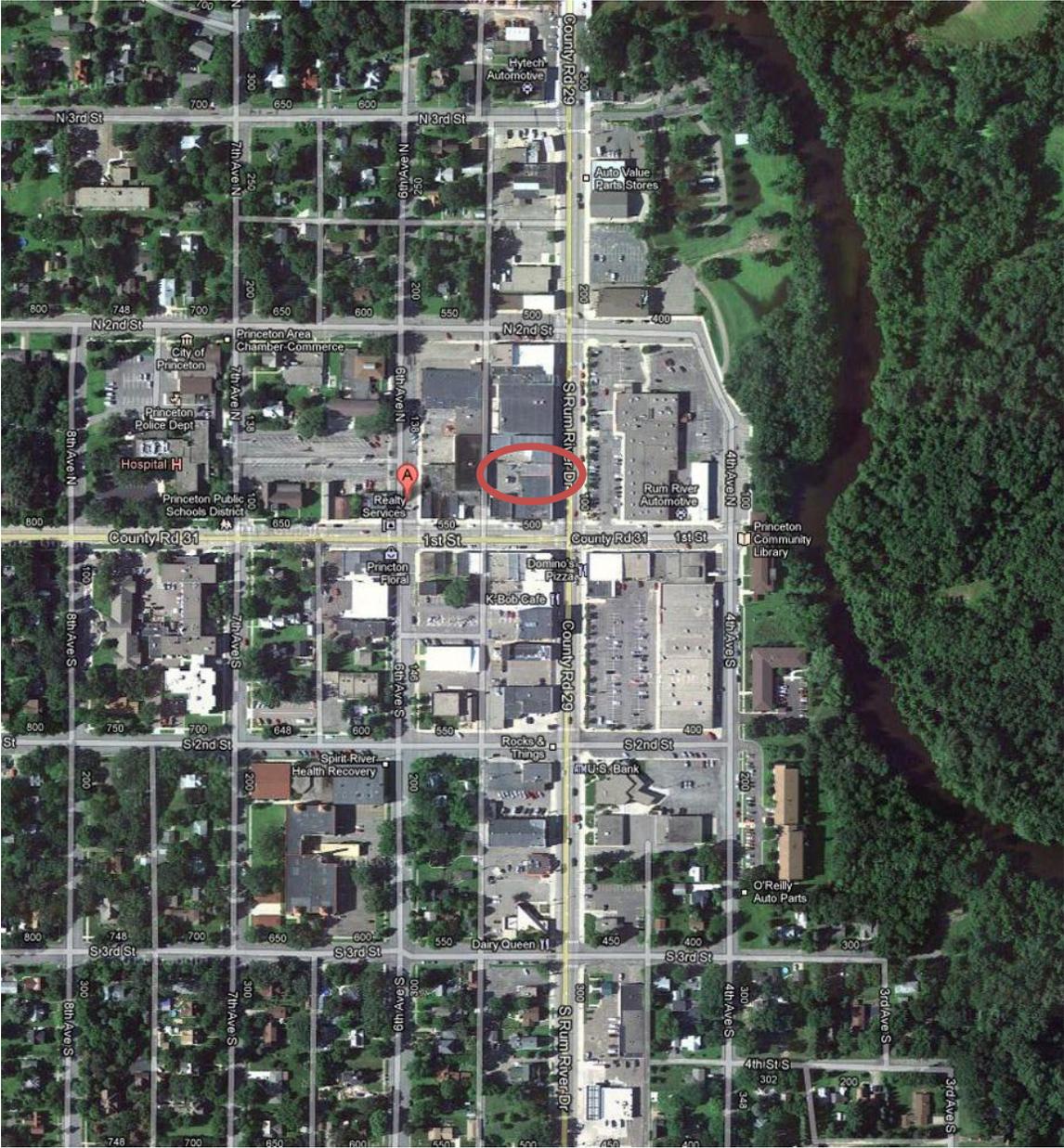
**Property address:** 100 Rum River Drive N.



Rear of building

Building information			
Address	111 Rum River Drive N.		
Owner's name and address	Jason Janes, Princeton, MN		
Building common name	Andy and Teri's Second Chance Pets		
Historic name	Brier's Pool Hall		
Present use	Pet store with residential above		
Historic use	Pool hall with residential above		
Date of construction	Ca. 1890s		
General condition	Fair		
Approximate dimensions	20 x depth unknown		
Plan type	Rectangular		
Number of stories	2		
Structural system	Masonry		
Cladding	Brick and sheet metal		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.			
Openings, fenestration	Aluminum storefront with recessed entry; wood double-hung windows		
Additions and alterations	Stacked brick veneer at 1 <sup>st</sup> floor with corrugated sheet metal cladding at 2 <sup>nd</sup> floor		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	Built of local brick		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 111 Rum River Drive N.

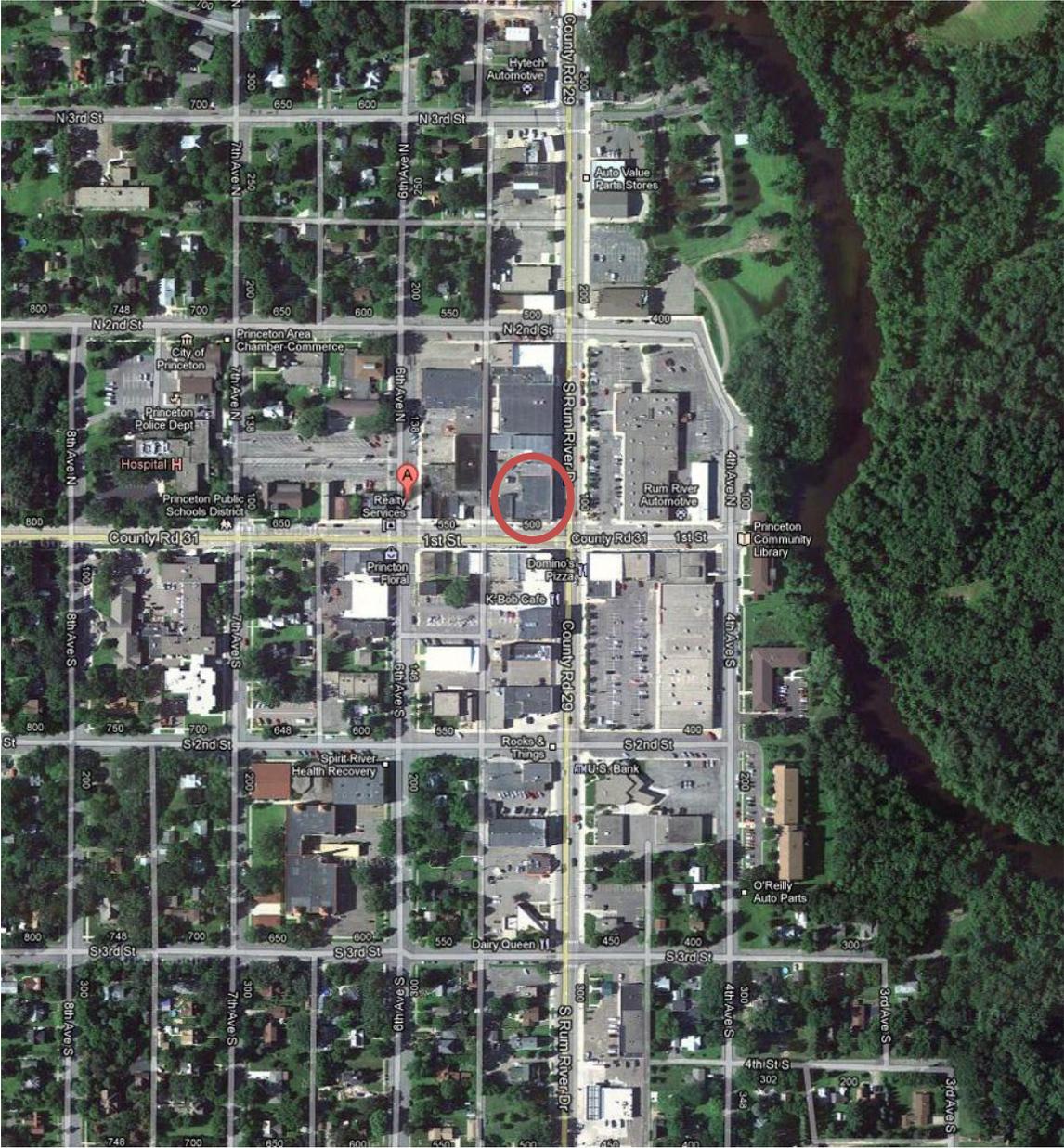


Property address: 111 Rum River Drive N.



Building information			
Address	101 Rum River Drive N.		
Owner's name and address	Dolores Boik, Princeton, MN		
Building common name	101 Le Grande		
Present use	Retail/service		
Historic use	Retail/service		
Date of construction	1963		
General condition	Good		
Style	Modern		
Approximate dimensions	104 x 126		
Plan type	Rectangular		
Number of stories	1		
Structural system	Metal framing with steel trusses		
Cladding	Brick columns, large display windows, metal paneling parapet, stucco		
Roof type and materials	Flat, medal parapet		
Chimneys, dormers, etc.	None		
Openings, fenestration	Two doors facing Rum River Drive, one at corner and two facing 1 <sup>st</sup> Street. Aluminum display windows on both sides.		
Notable exterior features	Flat metal awning on both sides		
Additions and alterations	None		
Orientation, general setting	Corner building, both sides adjacent to sidewalk		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

Property address: 101 Rum River Drive N.



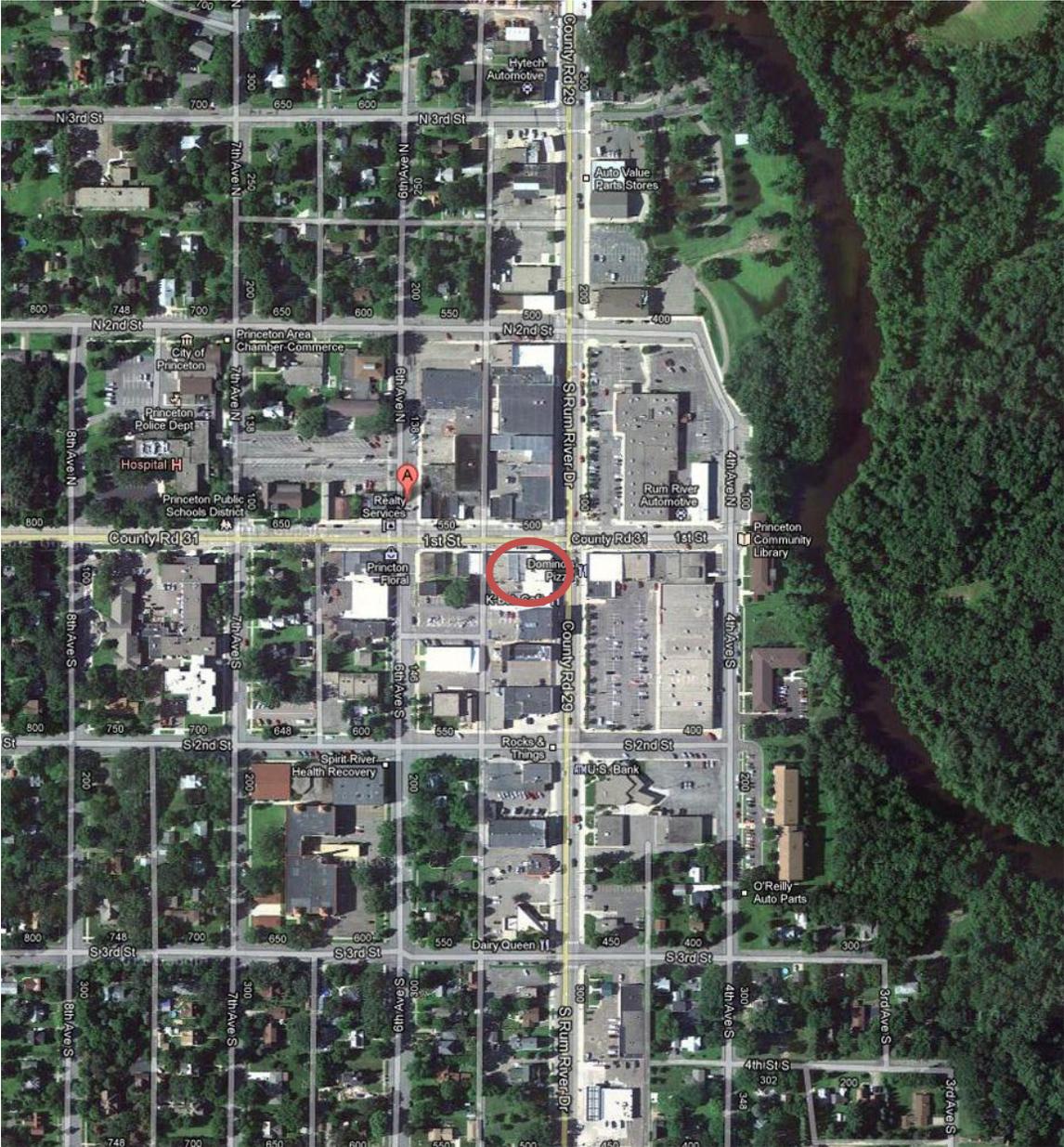
**Property address:** 101 Rum River Drive N.



View from Rum River Drive

Building information			
Address	101-105 Rum River Drive S., 502 1 <sup>st</sup> Street		
Owner's name and address	Michael & Toni Williams, Princeton, MN		
Historic name	First National Bank Building		
Present use	Commercial with residential above		
Historic use	Banking with residential or commercial above		
Date of construction	Ca. 1880s		
General condition	Fair		
Style	Italianate		
Approximate dimensions	52 x 36		
Plan type	Rectangular w/ diagonal corner		
Number of stories	2		
Structural system	Masonry		
Cladding	Painted brick, red brick veneer, stone veneer		
Roof type and materials	Flat with parapet		
Openings, fenestration	Fixed display windows and non-historic storefront at corner store (1 <sup>st</sup> floor), arch-top window openings with rectangular double-hung replacement windows (2 <sup>nd</sup> floor)		
Notable exterior features	5-bay division of façade with corbelled brick dentils and brick details		
Additions and alterations	1950s stacked brick and stone veneer storefront at 1 <sup>st</sup> floor; window replacement at 2 <sup>nd</sup> floor, removal of decorative parapet above brick corbelling		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	This building was constructed in the early 1880's, and has served as a bank well into the 1950's.		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 101-105 Rum River Drive S.



**Property address:** 101-105 Rum River Drive S.



View from S. Rum River Drive



View from 1<sup>st</sup> Street



Historic view (left side of image), ca. 1916



Historic view (City of Princeton)

Building information			
Address	104 Rum River Drive S.		
Owner's name and address	Soule Properties, Princeton, MN		
Building common name	Princeton Insurance Agency/Princeton Dental Specialists		
Present use	Office		
Historic use	Office		
Date of construction	1975		
General condition	Good		
Style	Modern		
Approximate dimensions	70 x 85		
Plan type	Rectangular		
Number of stories	1		
Foundation	Concrete block		
Structural system	Concrete block		
Cladding	Brick veneer on front façade		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Main entrance facing Rum River Drive, aluminum display windows running length of front façade until addition		
Notable exterior features	Awning running length of façade		
Additions and alterations	40 x 55 on South side		
Orientation, general setting	Corner lot		
Outbuildings	None		
Landscape features	Perennials and shrubs on south side of building		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

**Property address: 104 Rum River Drive S.**



**Property address:** 104 Rum River Drive S.



View from Rum River Drive

Building information			
Address	107-111 Rum River Drive S.		
Owner's name and address	E.A.T. Inc., Princeton, MN; Stephen & Teri Tou and Allan & Catherine Tou, Princeton, MN		
Building common name	K-Bob Café and Windstream Phone/Internet/Cable		
Present use	Restaurant and commercial		
Historic use	Restaurant and commercial		
Date of construction	Ca. 1930		
General condition	Good		
Approximate dimensions	54 x depth unknown		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Brick, metal "shingles"		
Roof type and materials	Flat or low-slope shed		
Chimneys, dormers, etc.	Brick chimney		
Openings, fenestration	Picture windows at restaurant bays; aluminum storefront with recessed entrance at commercial bay		
Notable exterior features	Divided into three bays with corbelled tapestry brick parapet. Only the first bay remains in somewhat original configuration		
Additions and alterations	2 of the 3 bays altered: Red and brown mix brick veneer with 3 arched openings added to 3rd bay; white brick veneer used as infill at 2 <sup>nd</sup> bay; both bays have faux "mansard roof" installed below original parapet. 1 <sup>st</sup> bay may have had transom now covered with canvas awning. May have originally had a 2 <sup>nd</sup> floor (see photo?)		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 107-111 Rum River Drive S.

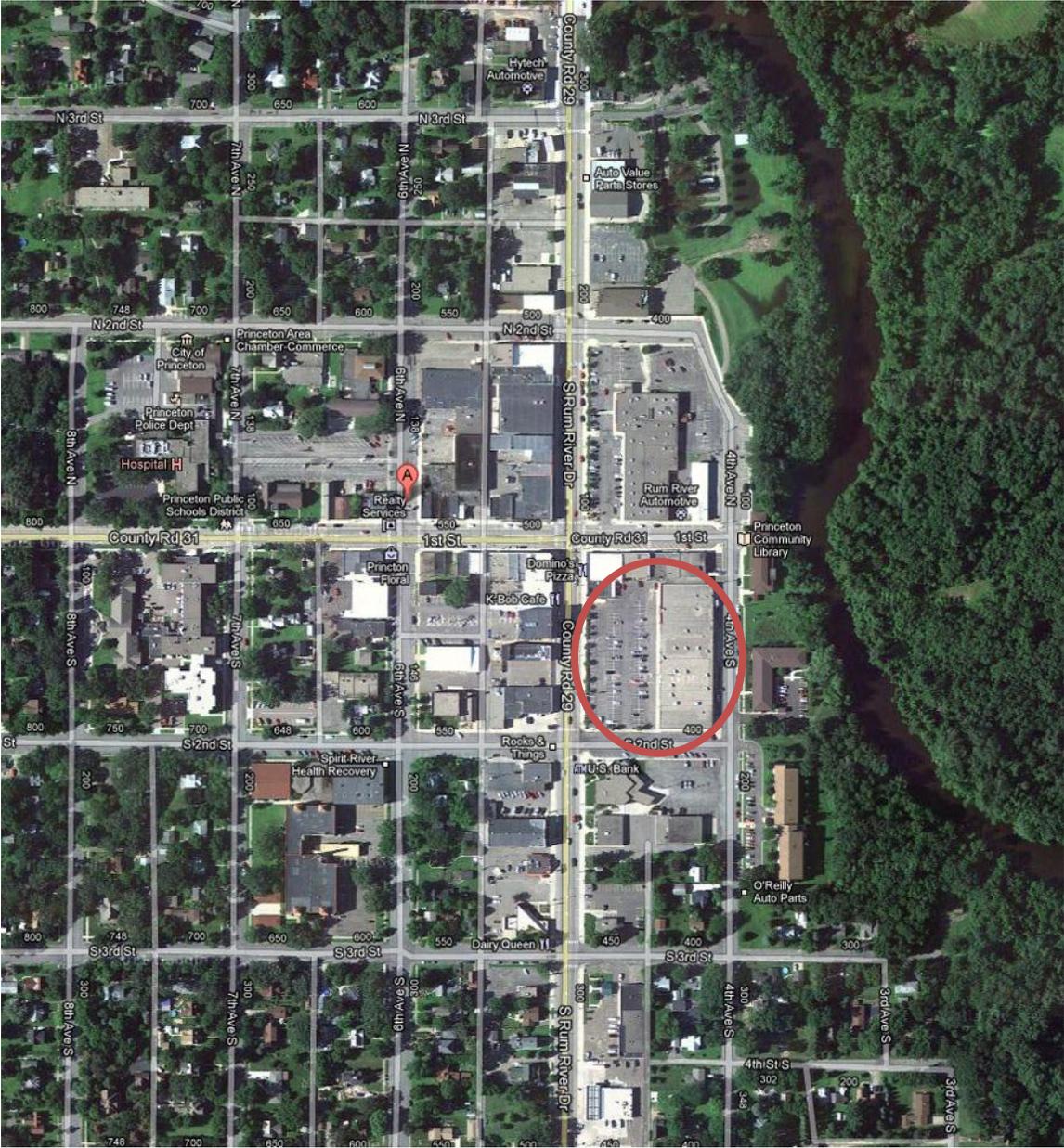


**Property address:** 107-111 Rum River Drive S.



Building information			
Address	112 Rum River Drive S.		
Owner's name and address	Soule Properties, LLC, Princeton, MN		
Building common name	Princeton Mall		
Historic name	Princeton Mall		
Present use	Retail/service		
Historic use	Retail/service		
Date of construction	1982		
General condition	Good		
Style	Strip mall		
Approximate dimensions	135 x 375		
Plan type	Rectangular		
Number of stories	1		
Foundation	Slab on grade		
Structural system	Concrete panels		
Cladding	Brick veneer on front; painted brick veneer at RadioShack location (north tenant space)		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	One main entrance; five entrance are available for direct access to tenants; windows are sporadic in size and spacing		
Notable exterior features	None		
Additions and alterations	None		
Orientation, general setting	Rear of building faces 4 <sup>th</sup> Ave, and contains service doors and loading docks; building setback approximately 140 feet from Rum River Dr.; five rows of parking in front of building		
Outbuildings	None		
Landscape features	Understory trees and perennials along wrought iron fence; fence broken up by concrete pillars		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

Property address: 112 Rum River Drive S.



**Property address:** 112 Rum River Drive.



View from Rum River Drive



View from rear of building

Building information			
Address	115-119 Rum River Drive S.		
Owner's name and address	NC Johnson Properties, LLC, St. Cloud, MN		
Building common name	Villa Manor		
Historic name	I.O.O.F.		
Present use	Retail (1 <sup>st</sup> floor), apartments (2 <sup>nd</sup> and 3 <sup>rd</sup> floor)		
Historic use	Odd Fellows Lodge		
Date of construction	1901		
General condition	Good		
Style	Late 19 <sup>th</sup> Century Commercial		
Approximate dimensions	52 x depth unknown		
Plan type	Rectangular		
Number of stories	3		
Structural system	Masonry		
Cladding	Yellow brick		
Roof type and materials	Flat		
Openings, fenestration	Historically appropriate storefronts and double doors with arched glass transom (1 <sup>st</sup> floor); paired window openings with arched windows above (2 <sup>nd</sup> and 3 <sup>rd</sup> floor)		
Notable exterior features	Original iron columns at store fronts, polychrome red brick detailing at parapet with decorative brackets above center bay		
Additions and alterations	Replacement storefront glazing (appropriate), replacement windows at 2 <sup>nd</sup> and 3 <sup>rd</sup> floor (replaced double-hung windows with smaller sliding windows)		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	Possibly the largest Brickton brick building constructed in town. When built it had two storefronts, several offices on the second floor, and a large meeting room on the third floor for the local Odd Fellows Organization.		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 115-119 Rum River Drive S.



**Property address:** 115-119 Rum River Drive S.



Historic view (MN Digital)

Building information			
Address	121-123 Rum River Drive S.		
Owner's name and address	Daryl & Monica Bronniche, Princeton, MN		
Building common name	Bauer & Associates Ltd.		
Historic name	Strand Theater Building		
Present use	Office with residential above		
Historic use	Theater		
Date of construction	Ca. 1910-1920		
General condition	Fair		
Style	Art Deco		
Approximate dimensions	28 x depth unknown		
Plan type	Rectangular		
Number of stories	2 stories (3 stories at rear of building for backstage)		
Structural system	Masonry		
Cladding	Tapestry brick, 8" wood siding		
Roof type and materials	Flat at entrance and backstage, gabled at building center		
Openings, fenestration	3-leaf door with non-historic fixed window unit (1 <sup>st</sup> floor), square window openings with sliding aluminum windows (1 <sup>st</sup> floor north side and 2 <sup>nd</sup> floor)		
Notable exterior features	Wood-clad canopy or marquee, square window openings, rectangular brick panel below parapet		
Additions and alterations	1 <sup>st</sup> floor storefront altered with non-historic windows and doors and infilled with wood siding		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	Princeton's original movie house that was retired after the malls were built.		
Surveyor	Amy Meller	Date	Oct. 22, 2012

**Property address: 121-123 Rum River Drive S.**



**Property address:** 121-123 Rum River Drive S.



View from S. Rum River Drive



View from north "alley"

Building information			
Address	129 Rum River Drive S.		
Owner's name and address	Unknown		
Historic name	Co-op Grocery Store		
Present use	Commercial or office		
Historic use	Commercial		
Date of construction	Ca. 1890-1900		
General condition	Fair		
Approximate dimensions	26 x depth unknown		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Painted brick and corrugated metal		
Roof type and materials	Low-slope shed		
Openings, fenestration	Glass entrance door w/ sidelight, non-historic aluminum storefront		
Notable exterior features	Brick basket weave panels and corbelled brick parapet		
Additions and alterations	Non-historic storefront w/ corrugated sheet metal transom		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	Co-op grocery store with a hardware store in the back.		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 129 Rum River Drive S.



**Property address:** 129 Rum River Drive S.



Historic view (City of Princeton)

Building information			
Address	202 Rum River Drive S.		
Owner's name and address	Bremer Bank, Minneapolis, MN		
Building common name	Bremer Bank		
Historic name	Bremer Bank		
Present use	Bank		
Historic use	Bank		
Date of construction	1975		
General condition	Good		
Style	Contemporary		
Approximate dimensions	110 x 120		
Plan type	Irregular		
Number of stories	1		
Structural system	Concrete panels		
Cladding	Hardiboard		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Fixed windows		
Notable exterior features	Drive thru on the east side of building		
Additions and alterations	None		
Orientation, general setting	Setback 25' from sidewalk along Rum River Drive; drive thru at southeast corner of building, away from street corner		
Outbuildings	None		
Landscape features	Lawn between building and sidewalk; shrubs scattered; pylon sign matching building with electronic message board; pylon sign and flagpole both located at corner of 2 <sup>nd</sup> St and Rum River Drive; small plaza with wooden picnic table		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 202 Rum River Drive S.



**Property address:** 202 Rum River Drive S.



View from North

Building information				
Address	205 Rum River Drive S.			
Owner's name and address	2 Trojans Inc., Princeton, MN			
Building common name	Williams Dingmann Family Funeral Homes			
Historic name	Princeton Armory			
Present use	Funeral home			
Historic use	Armory			
Date of construction	1912			
General condition	Good			
Approximate dimensions	50 x 104, addition 30 x 20			
Plan type	Rectangular			
Number of stories	2 stories at front, 1-1/2 story at rear			
Cladding	Brick and stucco (EFIS?)			
Roof type and materials	Flat at 2-story portion, gabled above 1-1/2 story portion, flat EPDM at 1-story addition			
Openings, fenestration	Fixed, faux divided lite entrance w/ double doors, sidelights and transom and square windows at entrance; double-hung windows w/ fixed transom above at main façade (1 <sup>st</sup> and 2 <sup>nd</sup> floor); arched windows at 1-1/2 story and above main entry			
Notable exterior features	"Greek" entry vestibule with broken pediment, "C" emblem at parapet			
Additions and alterations	Newer/remodeled entry vestibule, parapet modifications, stuccoed base, and 1-story addition on north façade			
Orientation, general setting	East			
Outbuildings	None			
Landscape features	None			
Significance/comments	The Armory was home to Company G of the National Guard. The building was often used for large gatherings such as graduations, basketball games, plays and concerts. At times when the school was short on space, classes were held here. Built of local brick.			
Surveyor	Amy Meller		Date	Oct. 22, 2012

Property address: 205 Rum River Drive S.



**Property address:** 205 Rum River Drive S.



View from S. Rum River Drive



View from north parking lot



Historic view, ca. 1940

Building information			
Address	206 Rum River Drive S.		
Owner's name and address	Lakedale Link, LLC, Big Lake, MN		
Building common name	Berry Law Offices		
Present use	Office		
Historic use	Office		
Date of construction	1980		
General condition	Good		
Style	Modern		
Approximate dimensions	63 x 75		
Plan type	Rectangular		
Number of stories	1		
Foundation	Concrete block		
Structural system	Concrete block		
Cladding	Brick with stucco cornice		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Two service doors in rear; central entrance with two windows on either side; symmetrical		
Notable exterior features	None		
Additions and alterations	None		
Orientation, general setting	Building setback 30' from sidewalk; parking lot on south and rear of building		
Outbuildings	None		
Landscape features	Two flag poles on either side of entrance; two shrub planters in lawn area; foundation plantings		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

**Property address:** 206 Rum River Drive S.



**Property address:** 206 Rum River Drive S.



View from SW

Building information			
Address	207 Rum River Drive S.		
Owner's name and address	Unknown		
Building common name	Dairy Queen		
Present use	Restaurant		
Date of construction	Ca. 1980s		
General condition	Fair		
Style	Contemporary		
Approximate dimensions	34 x 40		
Plan type	Rectangular		
Number of stories	1		
Foundation	Slab on grade		
Cladding	Red brick mix		
Roof type and materials	Flat deck with faux metal-shingled hipped parapet		
Openings, fenestration	Plexi-glass sunroom on northeast corner of building, fixed windows, drive through on south façade		
Orientation, general setting	East		
Significance/comments	None		
Surveyor	Amy Meller	Date	Oct. 22, 2012

**Property address:** 207 Rum River Drive S.



**Property address:** 207 Rum River Drive S.



Building information			
Address	208 Rum River Drive S.		
Owner's name and address	Civic Betterment Club, Princeton, MN		
Building common name	Civic Betterment Club		
Present use	Marketing space for the Civic Betterment Club		
Date of construction	1990s/early 2000s		
General condition	Good		
Style	Gothic Revival		
Approximate dimensions	10 x 12		
Plan type	Rectangular		
Number of stories	1		
Foundation	Slab on grade		
Structural system	Wood		
Cladding	Wood clad		
Roof type and materials	Steep-sloped gable roof with asphalt shingles and scalloped fascia on gable end		
Chimneys, dormers, etc.	None		
Openings, fenestration	Door and window facing Rum River Dr.		
Notable exterior features	None		
Additions and alterations	None		
Orientation, general setting	Setback 30 feet from sidewalk; small building on large vacant lot		
Outbuildings	None		
Landscape features	Two crabapples and one large pine; lawn; large silver maple in rear yard		
Significance/comments	Temporary building – no significance		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

**Property address:** 208 Rum River Drive S.



**Property address:** 208 Rum River Drive S.



View from Rum River Dr.

Building information			
Address	209 Rum River Drive S.		
Owner's name and address	Peoples Bank of Commerce, Cambridge, MN		
Building common name	Peoples Bank of Commerce		
Present use	Bank		
Date of construction	1977		
General condition	Good		
Style	Contemporary		
Approximate dimensions	58 x 50		
Plan type	2 intersecting triangles		
Number of stories	1		
Cladding	Red and brown brick mix, stucco (EFIS?), and sheet metal		
Roof type and materials	Flat with parapets		
Openings, fenestration	Fixed windows		
Notable exterior features	Triangle closest to Rum River Drive several feet lower than rear triangle and contains majority of glazing with metal parapet above. Rear triangle capped with stucco parapet		
Orientation, general setting	South		
Significance/comments	None		
Surveyor	Amy Meller	Date	Oct. 22, 2012

**Property address:** 209 Rum River Drive S.



**Property address:** 209 Rum River Drive S.



View from S. Rum River Drive



View from 3<sup>rd</sup> Street S.

Building information			
Address	210 Rum River Drive S.		
Owner's name and address	First Bank Maple Grove, Minneapolis, MN		
Building common name	US Bank		
Present use	Bank		
Historic use	Bank		
Date of construction	1975		
General condition	Good		
Style	Modern		
Approximate dimensions	45 x 75		
Plan type	Rectangular		
Number of stories	1		
Foundation	Building has a basement		
Structural system	Concrete block and beam		
Cladding	Stone veneer		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Large fixed windows on three sides, drive-thru on the fourth side; main entrance facing north parking lot		
Notable exterior features	None		
Additions and alterations	None		
Orientation, general setting	One drive thru at rear, east side; corner lot; setback 35' from sidewalk along Rum River Dr.; 30 feet from 3 <sup>rd</sup> St; parking lot on rear and north side		
Outbuildings	None		
Landscape features	Lawn between building and sidewalk; two overstory trees (Ash); pylon sign; foundation plantings; column arborvitaes and flag pole near entrance		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

**Property address: 210 Rum River Drive S.**



**Property address:** 210 Rum River Drive S.



View from Rum River Drive

Building information			
Address	304 Rum River Drive S.		
Owner's name and address	Henchens, Henchens & Henchens, Princeton, MN		
Building common name	Mille Lacs County Development Achievement Center		
Present use	Office		
Historic use	Office		
Architect/engineer/contractor	Henchens		
Date of construction	1968		
General condition	Fair		
Style	Strip Mall		
Approximate dimensions	180 x 60		
Plan type	Rectangular		
Number of stories	1		
Foundation	Concrete block		
Structural system	Concrete block		
Cladding	Brick veneer; metal paneling cornice		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Loading dock on north side; fixed-narrow windows on front facade (west); one door (west)		
Notable exterior features	None		
Additions and alterations	None		
Orientation, general setting	Large parking lot in front (approx. 80'); small lot north side of building		
Outbuildings	None		
Landscape features	25'x25' patio with shed; concrete pavers; planters form a little landscaping square at NW corner of site; black fence between sidewalk and parking lot along Rum River Dr. with four crab apple trees		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 304 Rum River Drive S.



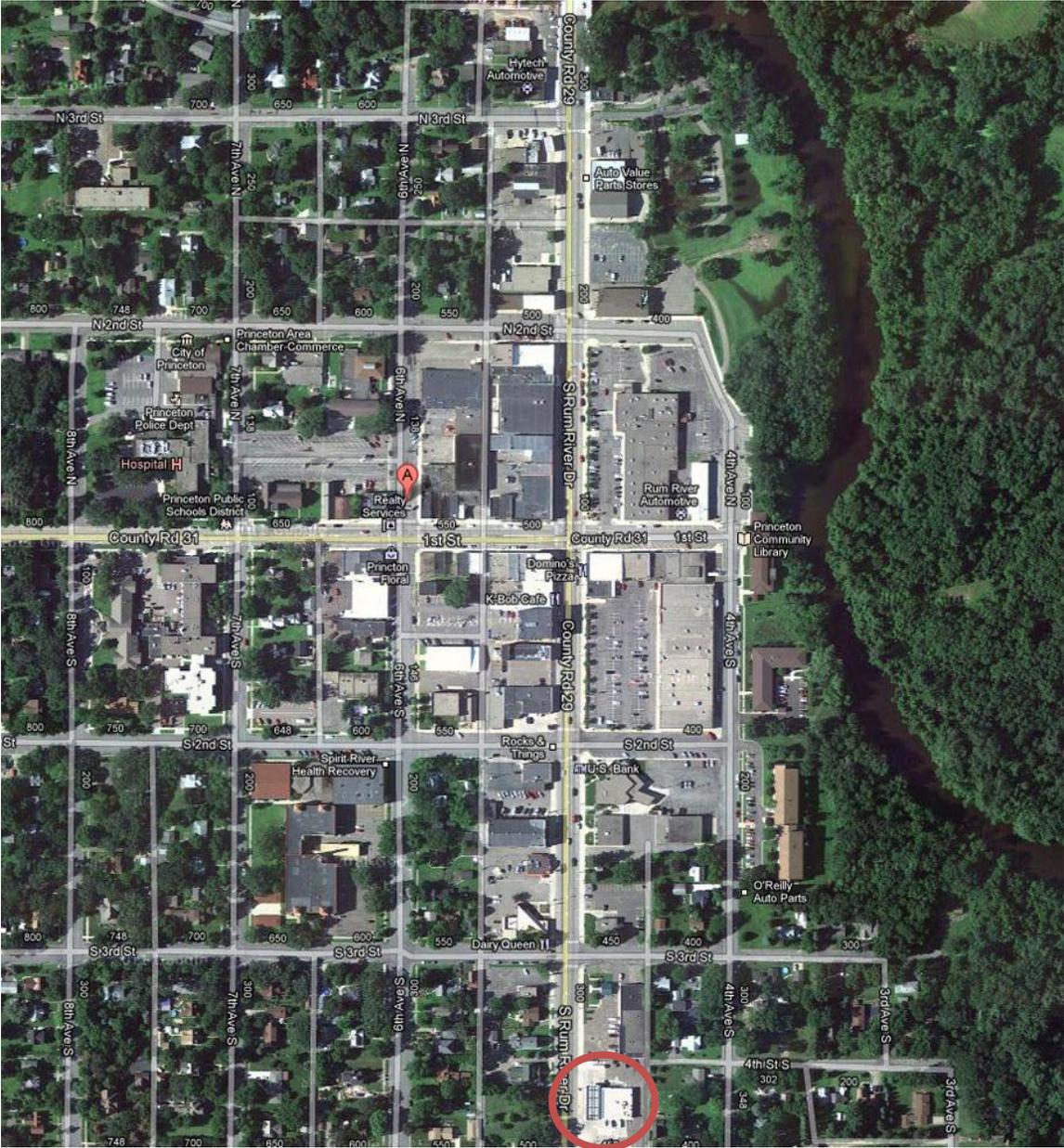
**Property address:** 304 Rum River Drive S.



View from Rum River Drive

Building information			
Address	308 Rum River Drive S.		
Owner's name and address	Holiday Station Stores Inc, Bloomington, MN		
Building common name	Holiday Gas Station		
Historic name	Holiday Gas Station		
Present use	Gas station		
Historic use	Gas Station		
Date of construction	1987		
General condition	Good		
Style	Gas Station		
Approximate dimensions	65 x 75		
Plan type	Rectangular		
Number of stories	1		
Foundation	Slab on grade		
Structural system	Concrete block and steel		
Cladding	Brick veneer on front; metal cornice		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Two front doors; Fixed-aluminum windows on front; no windows on north side or rear		
Notable exterior features	Canopy over gas pumps; canopy on building supported by four angled pillars		
Additions and alterations	None		
Orientation, general setting	Corner lot, 57' from SW; 25' from 4 <sup>th</sup> St		
Outbuildings	None		
Landscape features	Pylon sign		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 308 Rum River Drive S.



**Property address:** 308 Rum River Drive S.



View from Rum River Drive



Building information			
Address	112 6 <sup>th</sup> Avenue N.		
Owner's name and address	Unknown		
Building common name	Trinity Crossings		
Present use	Community gatherings		
Historic use	Commercial		
Date of construction	1960s – 1970s		
General condition	Good		
Style	Big Box		
Approximate dimensions	90 x 150		
Plan type	L-Shaped		
Number of stories	1		
Structural system	Concrete block		
Cladding	Painted exposed concrete block; brick veneer front		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Loading dock on northeast corner; foyer in front with doors on both sides; only windows on building are on front foyer		
Notable exterior features			
Additions and alterations	24' section south of front door looks like an addition – different shad of brick; 60' x 60' addition on south side houses day care center		
Orientation, general setting	Rear of building abuts alley; 60' parking lot on north side with two rows of parking; play structure for day care center in blacktop courtyard		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 112 6<sup>th</sup> Avenue N.



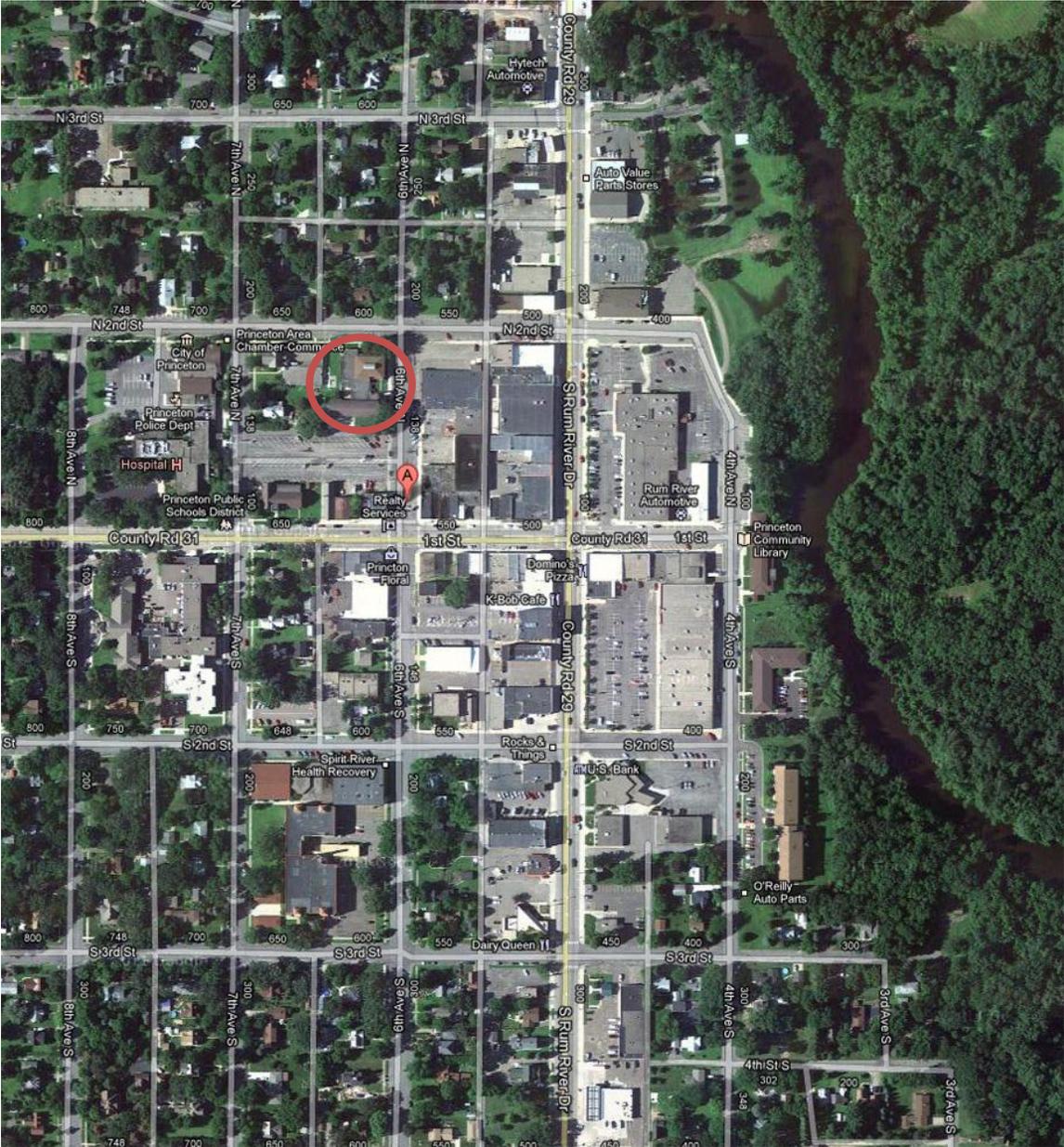
**Property address:** 112 6<sup>th</sup> Avenue N.



View from 6<sup>th</sup> Avenue

Building information			
Address	111 6 <sup>th</sup> Avenue N.		
Owner's name and address	Trinity Evangelical Lutheran Church		
Building common name	Trinity Lutheran Church		
Present use	Religious		
Historic use	Religious		
Date of construction	Ca. 1960s-1970s		
General condition	Good		
Style	Modern		
Approximate dimensions	126 x 108		
Plan type	H		
Number of stories	1 story (sanctuary and connector), 2 stories (educational wing)		
Cladding	Red brick blend, stucco		
Roof type and materials	Hipped roof (sanctuary), flat (connector), gabled (educational wing). Hipped and gable roofs clad with asphalt shingles		
Chimneys, dormers, etc.	Skylight penthouse above sanctuary		
Openings, fenestration	Art glass rose window and fixed ribbon windows (sanctuary), stacked awning (educational wing)		
Notable exterior features	Freestanding arch marking building entrance, art glass rose window		
Orientation, general setting	East		
Outbuildings	2 small storage sheds		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 111 6<sup>th</sup> Avenue N.



**Property address:** 111 6<sup>th</sup> Avenue N.



View from 6<sup>th</sup> Avenue N.



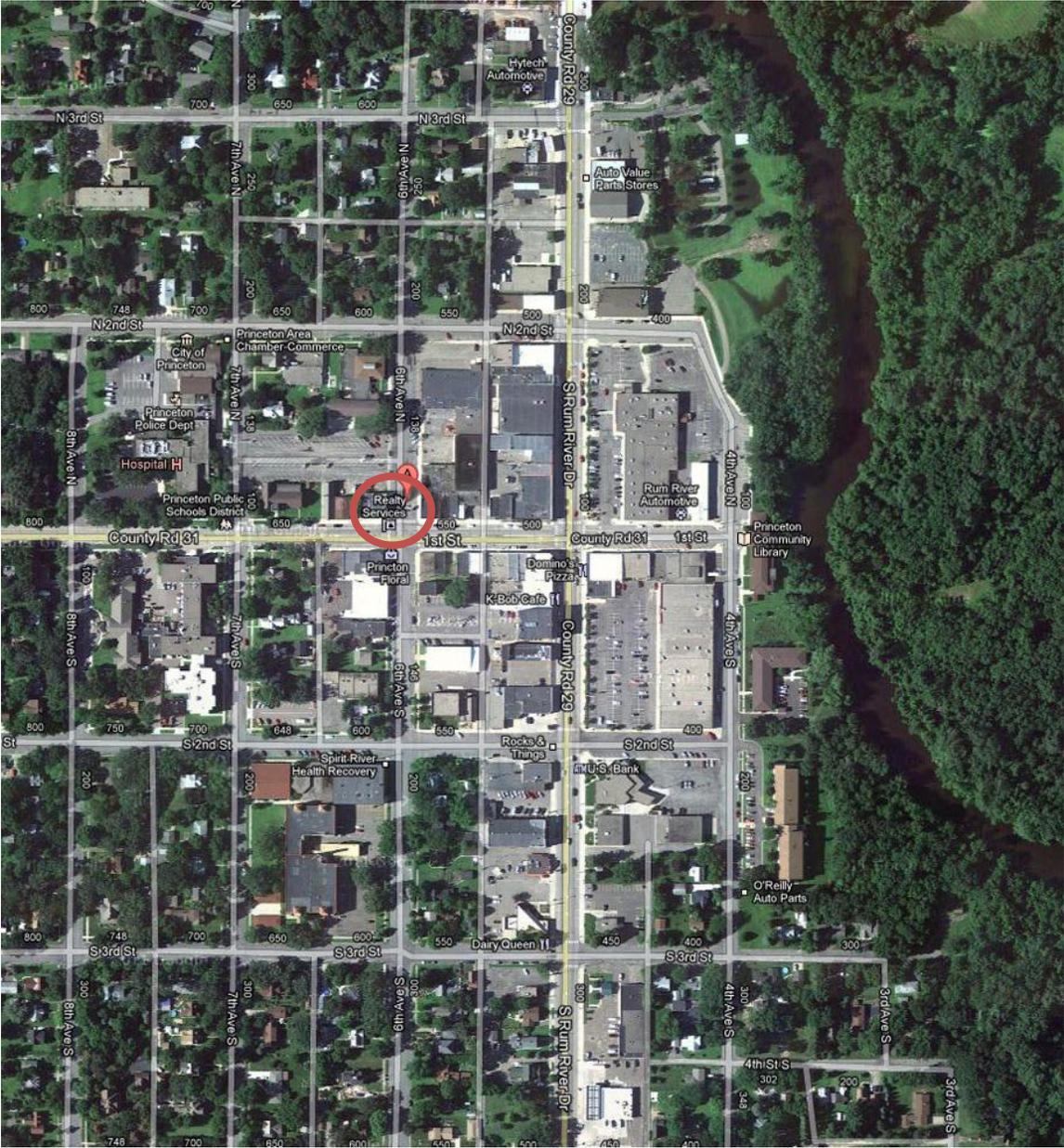
View from south parking lot



View from 2<sup>nd</sup> Street N.

Building information			
Address	101 6 <sup>th</sup> Avenue N.		
Owner's name and address	Masonic Lodge #92		
Building common name	Masonic Lodge		
Historic name	Security State Bank/Masonic Lodge		
Present use	Fraternal lodge		
Historic use	Bank/Fraternal lodge		
Date of construction	Ca. 1890s		
General condition	Fair		
Approximate dimensions	26 x 48		
Plan type	Rectangular		
Number of stories	2		
Structural system	Masonry		
Cladding	Stucco		
Roof type and materials	Low-slope shed		
Openings, fenestration	Glass block, metal fire escape from 2 <sup>nd</sup> floor		
Notable exterior features	Corner entry with carved stone column		
Additions and alterations	Original masonry stuccoed over or painted		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	Housed a bank that was forced to close in the early years of the depression. Built of local brick. Stucco covers beautiful brick work. Still an active Masonic Lodge		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 101 6<sup>th</sup> Avenue N.



**Property address:** 101 6<sup>th</sup> Avenue N.



View from 6<sup>th</sup> Avenue N.



Historic view (City of Princeton)



View from 1<sup>st</sup> Street



Carving on stone corner column

Building information			
Address	101-103 6 <sup>th</sup> Avenue S.		
Owner's name and address	Railside LLC, Princeton, MN		
Building common name	Hearing Center and Erickson Estates		
Present use	Commercial with residential on part of first floor and all of second floor		
Historic use	Commercial with residential above or hotel		
Date of construction	Ca. 1960s – 1970s		
General condition	Fair		
Approximate dimensions	74 x 72		
Plan type	Square		
Number of stories	2		
Cladding	Stucco		
Roof type and materials	Low-slope gable with shed roof over side entry		
Openings, fenestration	Vinyl double-hung windows		
Notable exterior features	Keyed soffit between the first and second floor		
Additions and alterations	Side entry		
Orientation, general setting	East		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 101-103 6<sup>th</sup> Avenue S.

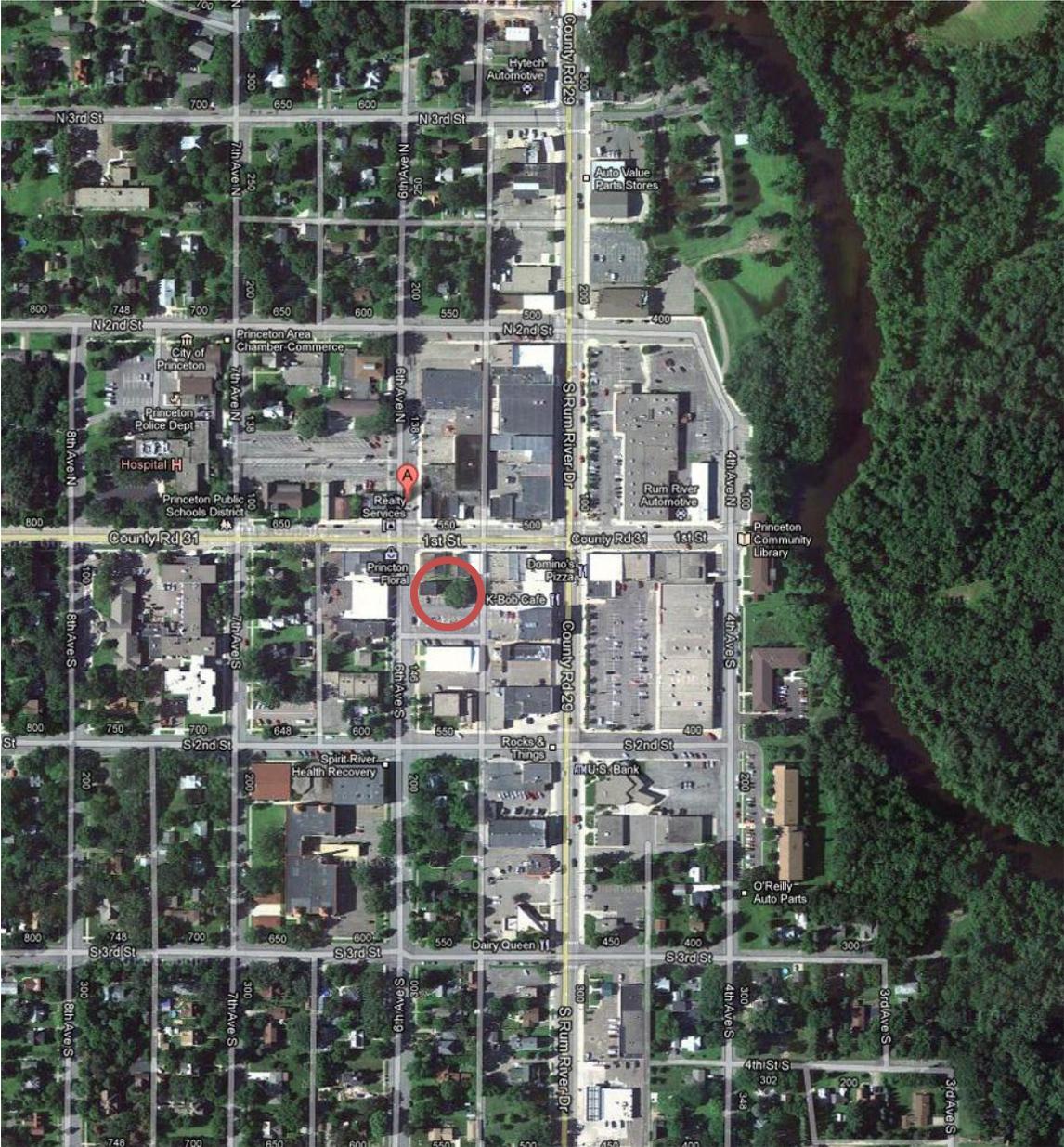


**Property address:** 101-103 6<sup>th</sup> Avenue S.



Building information			
Address	102 6 <sup>th</sup> Avenue S.		
Owner's name and address	Legacy Group, Zimmerman, MN		
Building common name	Deluxe Apartments		
Present use	Apartments		
Historic use	Apartments		
Date of construction	1890s/early 1900s		
General condition	Good		
Style	Unknown due to alterations		
Approximate dimensions	30 x 40		
Plan type	Rectangular		
Number of stories	3		
Cladding	Steel lap siding		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.	None		
Openings, fenestration	Vinyl double-hung windows		
Notable exterior features	Brickfaced cornice on top; steel shutters; wood emergency exit/deck on rear; stone entrance similar to 1930 Tudors		
Additions and alterations	8" siding over 2 <sup>nd</sup> and 3 <sup>rd</sup> stories (1950s or later)		
Orientation, general setting	Adjacent to SW in front; 60' wide parking lot to south		
Outbuildings	None		
Landscape features	Small rear yard with arborvitae and silver maple tree		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 102 6<sup>th</sup> Avenue S.

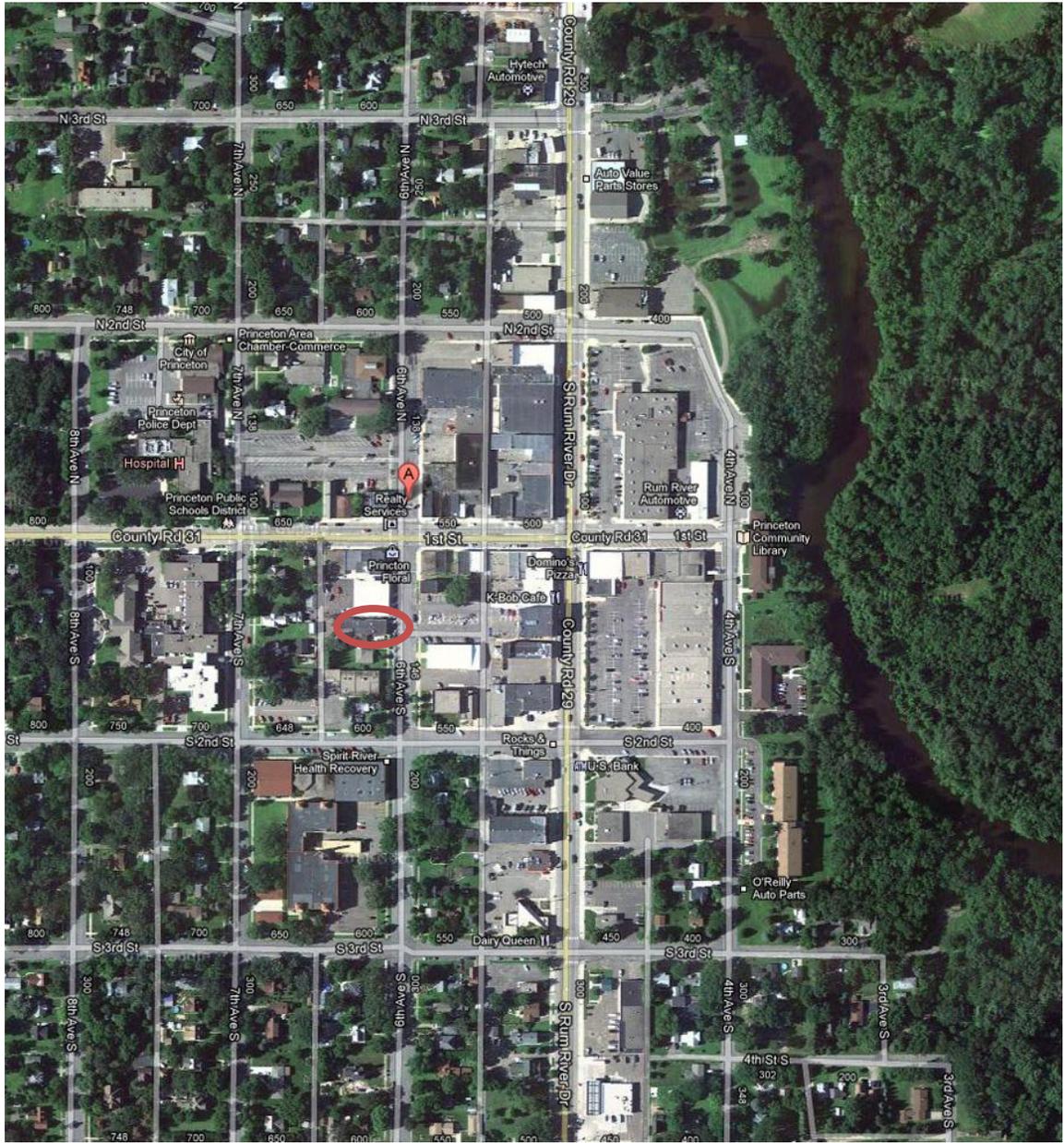


**Property address:** 102 6<sup>th</sup> Avenue S.



Building information			
Address	105 6 <sup>th</sup> Avenue S.		
Owner's name and address	JJ&B Properties Princeton LLC, Princeton, MN		
Building common name	Re/Max Reliance Inc.		
Present use	Commercial		
Historic use	Commercial		
Date of construction	Ca. 1900		
General condition	Good		
Approximate dimensions	28 x 40		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Red brick		
Roof type and materials	Low-slope shed		
Openings, fenestration	Recessed main entry, fixed display windows		
Notable exterior features	Brick arch detailing over original entrances		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 105 6<sup>th</sup> Avenue S.

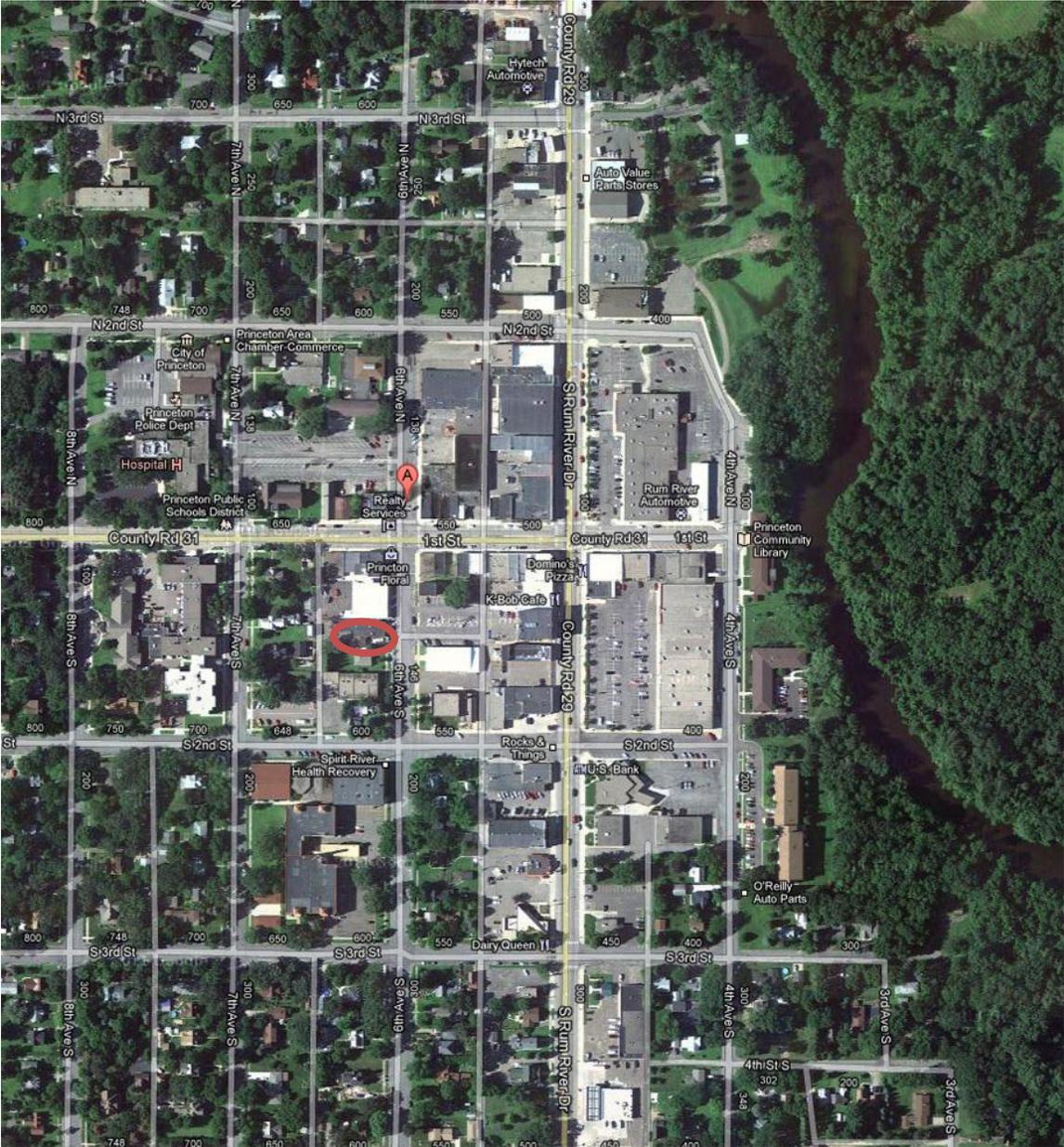


Property address: 105 6<sup>th</sup> Avenue S.



Building information			
Address	105 ½ 6 <sup>th</sup> Avenue S.		
Owner's name and address	JJ&B Properties Princeton LLC, Princeton, MN		
Building common name	Summit Equipment Leasing LLC		
Present use	Commercial		
Date of construction	Ca. 1990s		
General condition	Good		
Approximate dimensions	20 x 30		
Plan type	Rectangular		
Number of stories	1		
Structural system	Wood frame		
Cladding	Vinyl siding		
Roof type and materials	Gable with asphalt shingles		
Chimneys, dormers, etc.	Low-slope gable dormer over entrance		
Openings, fenestration	Casement windows		
Additions and alterations	Garage addition to rear, attached to 105 6 <sup>th</sup> Avenue S.		
Orientation, general setting	East		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 105 1/2 6th Avenue S.



**Property address:** 105 ½ 6<sup>th</sup> Avenue S.



Building information			
Address	107 6 <sup>th</sup> Avenue S.		
Owner's name and address	Thomas and Charlotte Meinz		
Building common name	Thomas J. Meinz Law Office		
Present use	Law office (and possibly residence)		
Historic use	Residence		
Date of construction	Ca. 1975		
General condition	Good		
Style	Ranch		
Approximate dimensions	24 x 28		
Plan type	L		
Number of stories	1		
Structural system	Wood frame		
Cladding	8" aluminum siding		
Chimneys, dormers, etc.	Intersecting gable with asphalt shingles		
Openings, fenestration	Picture windows, sliding windows		
Orientation, general setting	North		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012



**Property address:** 107 6<sup>th</sup> Avenue S.



Building information			
Address	108 6 <sup>th</sup> Avenue S.		
Owner's name and address	Charles Muller, Princeton, MN		
Building common name	Superior Painting Graphics		
Present use	Manufacturing		
Historic use	Warehouse for creamery		
Date of construction	1953		
General condition	Fair		
Style	Utilitarian		
Approximate dimensions	61 x 100		
Plan type	Rectangular		
Number of stories	1		
Structural system	Concrete block painted light blue		
Cladding	None		
Roof type and materials	Arched bowstring roof with corrugated metal		
Chimneys, dormers, etc.	None		
Openings, fenestration	Four square windows in front (glass-block); service door between the four windows turned into two pedestrian doors. Glass-block windows on both sides.		
Notable exterior features	Stepped parapet on both ends of building; arched roof		
Additions and alterations	21' x 60' addition to rear, made of concrete block		
Orientation, general setting	Setback 15' from sidewalk with concrete driveway going to original service door in front		
Outbuildings	None		
Landscape features	None		
Significance/comments	Warehouse for creamery		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 108 6<sup>th</sup> Avenue S.



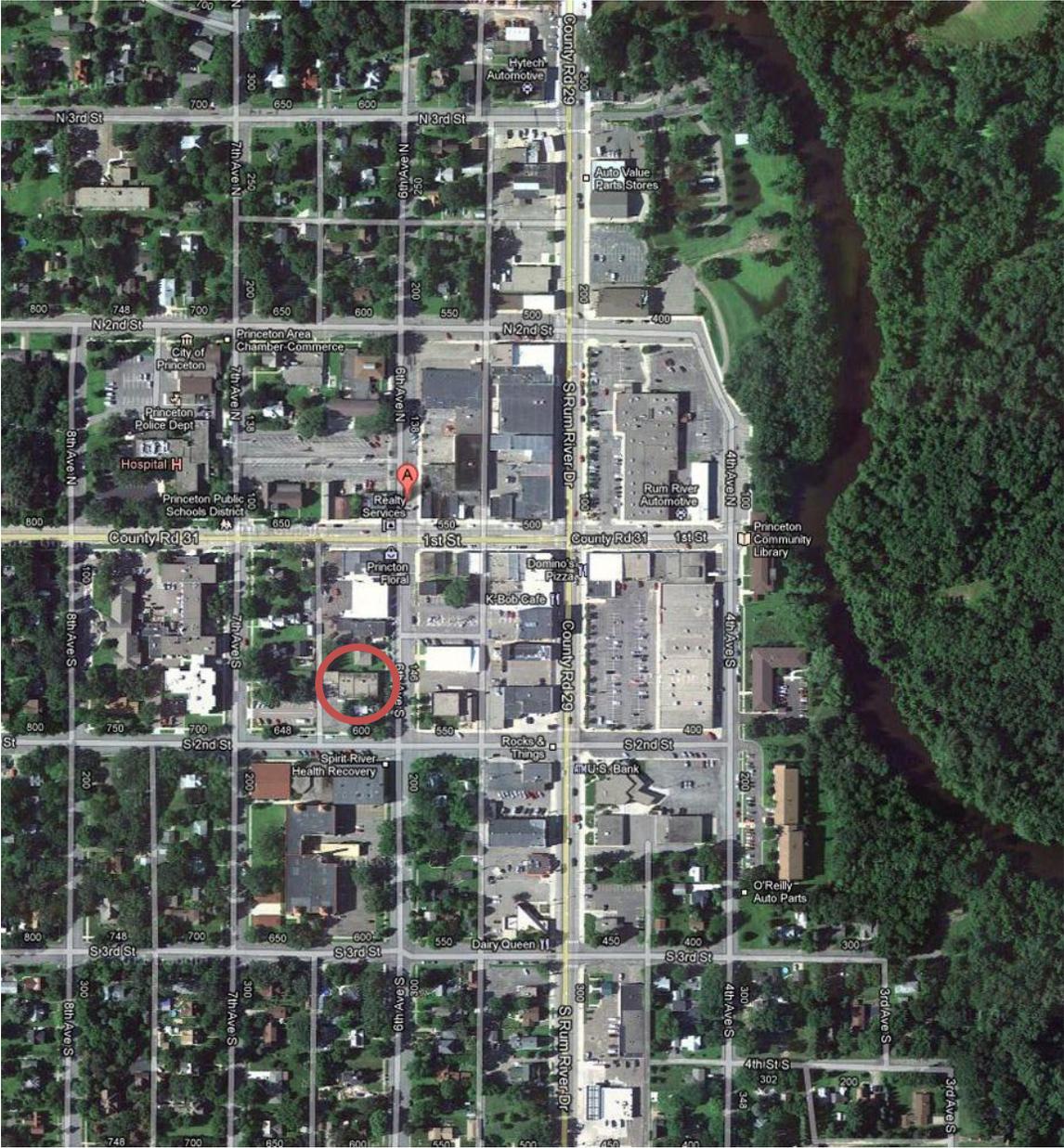
**Property address:** 108 Sixth Avenue S.



View from 6<sup>th</sup> Avenue

Building information			
Address	109 6 <sup>th</sup> Avenue S.		
Owner's name and address	Northwestern Bell Tele Co and Century Link		
Building common name	Century Link		
Present use	Utility company		
Historic use	Utility company		
Date of construction	1965		
General condition	Good		
Style	Modern		
Approximate dimensions	48 x 108		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry and concrete block		
Cladding	Red brick and cream-colored stone panels		
Roof type and materials	Flat		
Openings, fenestration	Recessed glass entrance, fixed window units		
Notable exterior features	Material massing (glazing, stone, brick)		
Additions and alterations	2-stall garage at rear of building		
Orientation, general setting	East		
Landscape features	Red brick planter at sidewalk		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 109 6<sup>th</sup> Avenue S.



**Property address:** 109 6<sup>th</sup> Avenue S.



Building information			
Address	110 6 <sup>th</sup> Avenue S.		
Owner's name and address	Robert and Andrea Soule, Princeton, MN		
Building common name	Creamery Professional Building		
Historic name	Princeton Creamery		
Present use	Office		
Historic use	Creamery – produced butter until it closed in 1979.		
Architect/engineer/contractor	A. O. Egge		
Date of construction	1922; 1943 addition		
General condition	Good		
Style	1920's commercial style		
Approximate dimensions	60 x 90		
Plan type	Rectangular		
Number of stories	2		
Structural system	Masonry		
Cladding	Face Brick with limestone trim		
Roof type and materials	Flat		
Chimneys, dormers, etc.	Large smoke stack part of east addition		
Openings, fenestration	Façade facing Second St – six windows on top and eight on 1 <sup>st</sup> floor		
Notable exterior features	Three bays per façade with Arts & Crafts style detailing on brick piers above second floor. Large overhand on addition – canopy for deliveries.		
Additions and alterations	30' x 75' one-story addition to west side built for receiving milk; north side of building has a different color brick on lower portion as if an addition was removed at some point. Window replacement.		
Orientation, general setting	Setback 30' from sidewalk along 6 <sup>th</sup> Ave and 33' from sidewalk along 2 <sup>nd</sup> St		
Outbuildings	None		
Landscape features	None		
Significance/comments	Excellent integrity and is a symbol of the importance of the dairy industry to Princeton. As area dairy production grew the old creamery building became inadequate, and this building was constructed in 1922. The creamery produced butter under the Land O' Lakes label for many years and then under the Lake Land label until it closed in 1979.		
Surveyor	Patrick Smith	Date	Nov. 2, 2012



**Property address:** 101 6th Avenue S.



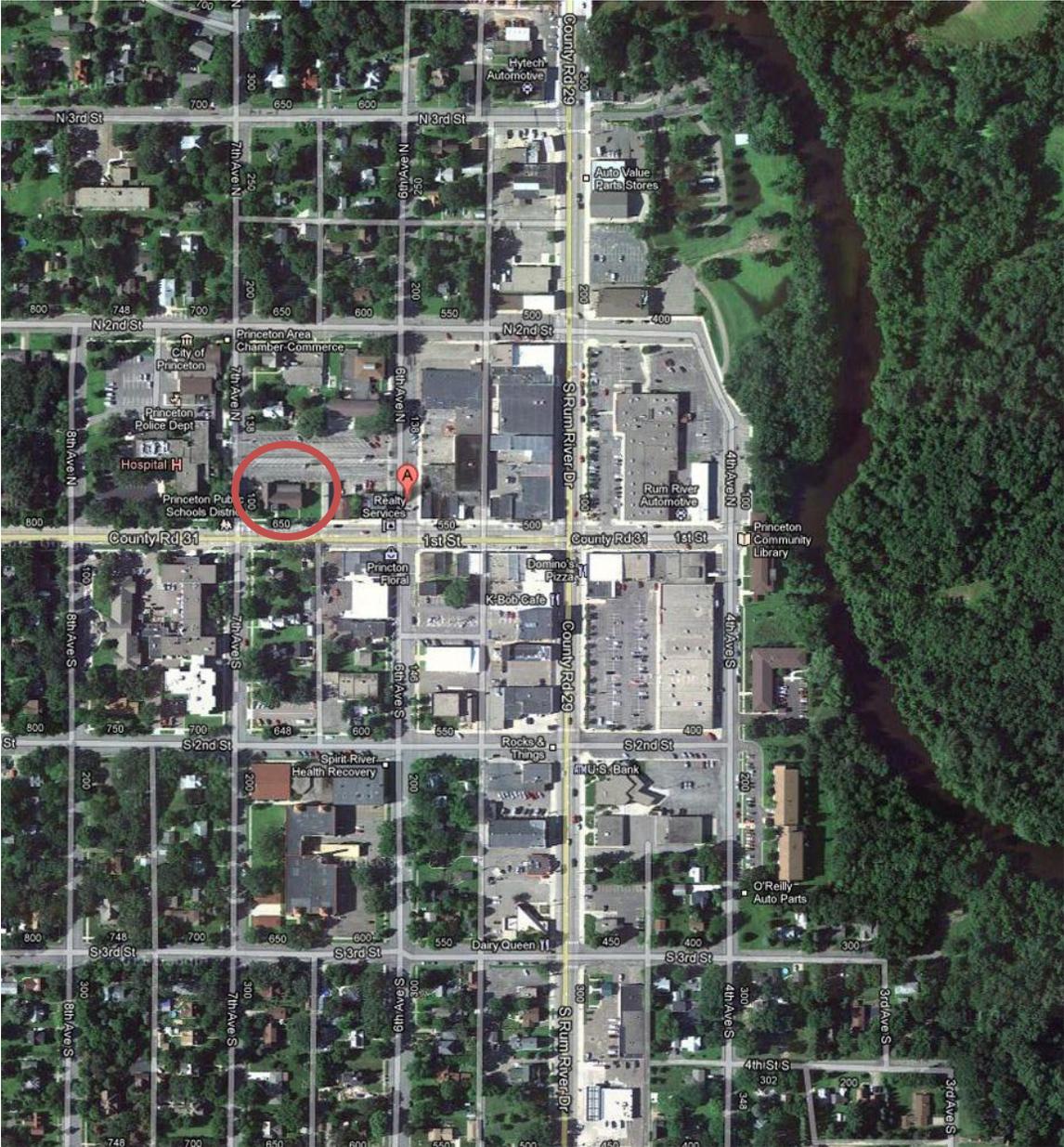
View from 2<sup>nd</sup> Street



Historic view

Building information			
Address	112 N. 7 <sup>th</sup> Avenue		
Owner's name and address	Princeton United Methodist		
Building common name	Freshwaters United Methodist Church		
Historic name	United Methodist Church		
Present use	Religious		
Historic use	Religious		
Date of construction	1902 (original construction); ca. 1950-1970 additions		
General condition	Good		
Style	Gothic Revival with modern additions		
Approximate dimensions	42 x 50; additions 80 x 74		
Plan type	T with two rectangular additions		
Number of stories	1 plus basement in original church		
Structural system	Masonry		
Cladding	Yellow brick		
Roof type and materials	Gable with asphalt shingles; flat with eaves (additions)		
Openings, fenestration	Goth arch and rose art-glass, glass block, fixed transom, and 3-part awning windows		
Notable exterior features	Corner entry tower		
Additions and alterations	2 1-story, flat roof building wings		
Orientation, general setting	West		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 112 N. 7th Avenue

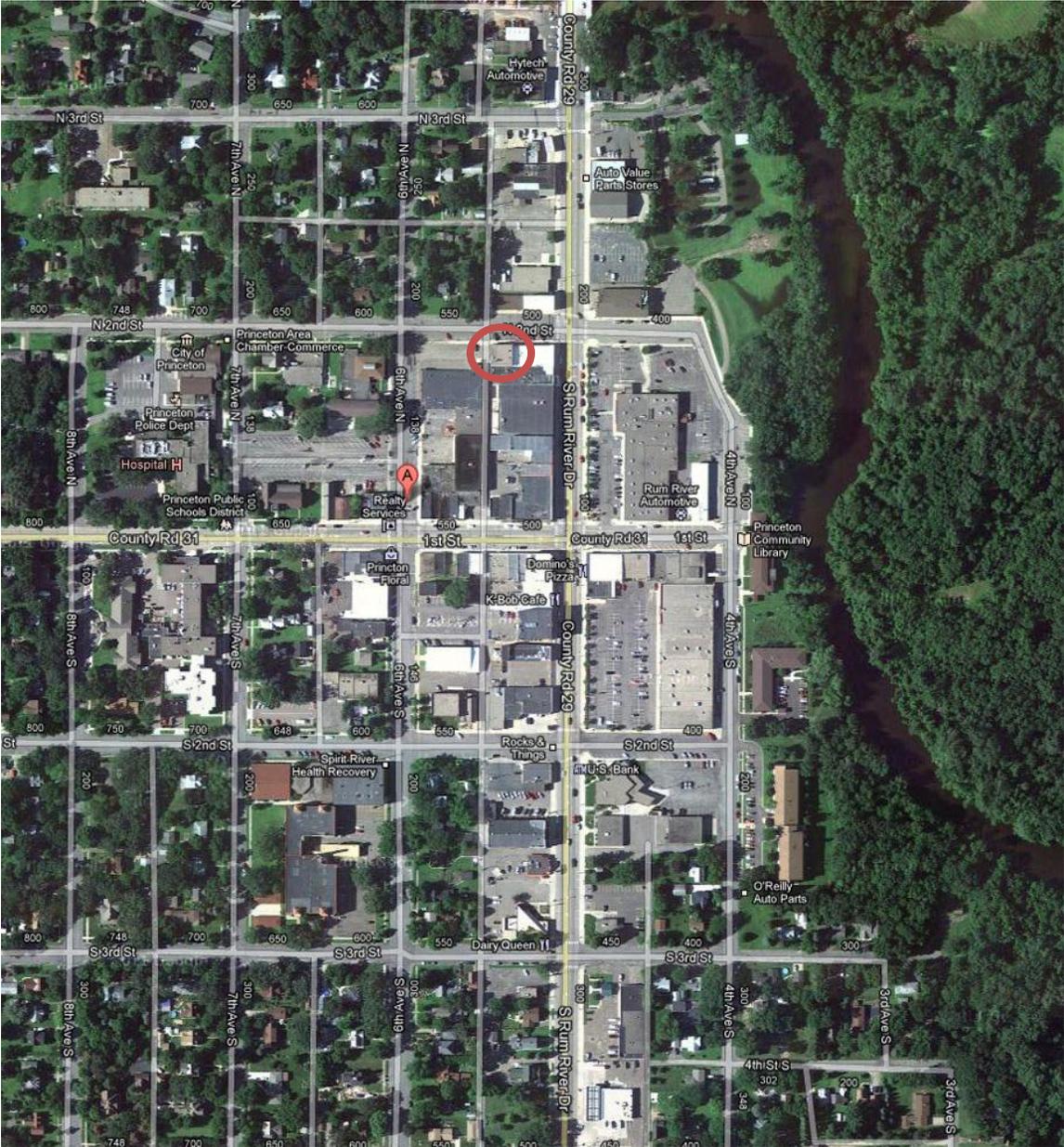


**Property address:** 112 N. 7<sup>th</sup> Avenue



Building information			
Address	508 2 <sup>nd</sup> Street N		
Owner's name and address	Bernice Moody, Princeton, MN		
Building common name	VFW		
Present use	VFW		
Historic use	Commercial		
Date of construction	1890s		
General condition	Fair		
Style	19 <sup>th</sup> Century Commercial		
Approximate dimensions	54 x 51		
Plan type	Square		
Number of stories	2		
Structural system	Masonry		
Cladding	Stucco on west side facing alley		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.	None		
Openings, fenestration	Three bays, one window on second floor for each bay.		
Notable exterior features	Brick detailing at cornice		
Additions and alterations	Wood-clad shed in front, to side of blocked-in original center entrance. First floor windows and main entrance boarded up. Entrance moved.		
Orientation, general setting	Side street behind a one-story Princeton brick building		
Outbuildings	None		
Landscape features	None		
Significance/comments	Historic two-story, Princeton brick building		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

Property address: 508 2<sup>nd</sup> Street N.



**Property address:** 508 Second St N.



View from 2<sup>nd</sup> Street

Building information			
Address	401 1 <sup>st</sup> Street		
Owner's name and address	Brian & Cindy Hoffies, Princeton, MN		
Building common name	A+ Restaurant Equipment and More		
Present use	Retail/Service		
Historic use	Commercial		
Date of construction	1977		
General condition	Average		
Style	Modern		
Approximate dimensions	63 x 80		
Plan type	Rectangular		
Number of stories	1		
Structural system	Concrete block		
Cladding	Stucco		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Two doors facing street; service door and dock facing 4 <sup>th</sup> Avenue		
Notable exterior features	None		
Additions and alterations	None		
Orientation, general setting	Corner lot with small parking lot for six cars on east side		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 401 1<sup>st</sup> Street



Property address: 401 1<sup>st</sup> Street



Building information			
Address	403 1 <sup>st</sup> Street		
Owner's name and address	Richard & Anne Scharwitz, Princeton, MN		
Present use	Vacant		
Historic use	Retail/office		
Date of construction	1984		
General condition	Good		
Style	Strip Mall		
Approximate dimensions	42 x 70		
Plan type	Rectangular		
Number of stories	1		
Structural system	Concrete block		
Cladding	Brick veneer		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Two doors for the two buildings. Fixed display windows.		
Notable exterior features	Concrete ramp in front of the two buildings		
Additions and alterations	33' x 70' addition		
Orientation, general setting	Abutting sidewalk with concrete ramp leading up to the two doors to the two businesses		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 403 1<sup>st</sup> Street



Property address: 403 1<sup>st</sup> Street



View from 1<sup>st</sup> Street

Building information			
Address	405 1 <sup>st</sup> Street		
Owner's name and address	Unknown		
Building common name	Princeton Book and Bible		
Historic name	Caley Hardware		
Present use	Retail		
Historic use	Hardware store – brick addition to the original Caley Hardware store (made of wood, constructed in 1870 and burned in 1956)		
Date of construction	1903		
General condition	Good		
Style	Early 20 <sup>th</sup> Century Commercial		
Approximate dimensions	72 W x 77 D		
Plan type	Almost square		
Number of stories	1		
Structural system	Masonry		
Cladding	Princeton brick		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.	None		
Notable exterior features	Extensive brick detailing		
Additions and alterations	One window filled in with brick		
Orientation, general setting	Abutting sidewalk		
Outbuildings	None		
Landscape features	None		
Significance/comments	Historic building constructed of Princeton brick with ornamental detailing. Originally, built as a tin shop in 1870 by Daniel Caley, it became Caley Hardware, which operated for many years. The original building burned in 1956 leaving the 1903 brick addition.		
Surveyor	Patrick Smith	Date	Oct. 22, 2012

Property address: 405 1<sup>st</sup> Street



Property address: 405 1<sup>st</sup> Street



View from 1<sup>st</sup> Street

Building information			
Address	501 1 <sup>st</sup> Street		
Owner's name and address	Unknown		
Present use	Hayes K-9 Grooming first floor, apartment on second floor		
Historic use	Commercial on first floor, apartment on second floor		
Date of construction	Early 1900s		
General condition	Average but rain leaks through roof (per adjacent resident)		
Style	Art Deco		
Approximate dimensions	24 x unknown depth		
Plan type	Rectangular		
Number of stories	2		
Structural system	Masonry		
Cladding	Brick		
Roof type and materials	Low-sloped shed		
Openings, fenestration	Door offset; historic location of door and display windows; second story windows made smaller		
Notable exterior features	Transom above display window; awning		
Additions and alterations	Window replacement		
Orientation, general setting	Abuts sidewalk		
Outbuildings	None		
Landscape features	None		
Significance/comments	Historic – two-story, retail/residence. Only Art Deco designed building downtown.		
Surveyor	Patrick Smith	Date	Nov. 22, 2012

Property address: 501 1<sup>st</sup> Street



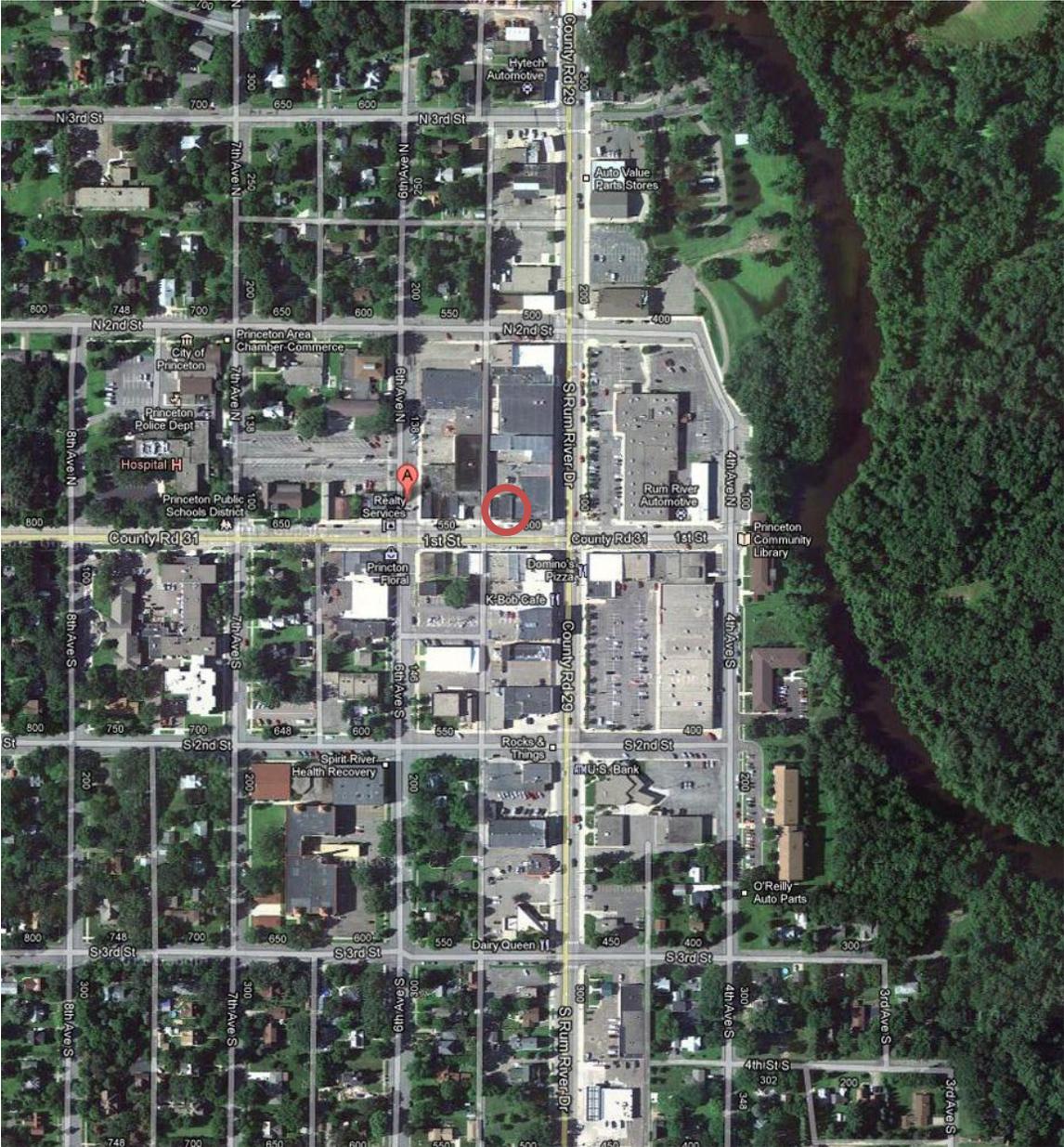
Property address: 501 1<sup>st</sup> Street



View from 1<sup>st</sup> Street

Building information			
Address	506 1 <sup>st</sup> Street		
Owner's name and address	Unknown		
Present use	First floor used as dentist office for adjacent dentist building; two apartment units on second level		
Historic use	Commercial on first floor, apartments or office on second floor		
Date of construction	Unknown		
General condition	Good		
Style	Modern		
Approximate dimensions	30 x 60		
Plan type	Rectangular		
Number of stories	2		
Cladding	Brick bottom and steel second story		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Door off set with two large windows in front. Two windows on second floor differentiate it from the adjacent one-story commercial building.		
Notable exterior features	Canopy		
Additions and alterations	Historic building made to look like the 1970's building that it's adjacent to – same brick, columns, canopy and steel on second story		
Orientation, general setting	Abuts sidewalk		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 506 1<sup>st</sup> Street



**Property address:** 506 1<sup>st</sup> Street



Building information			
Address	507 1 <sup>st</sup> Street		
Owner's name and address	Bank of Elk River, Elk River, MN		
Present use	Vacant/commercial space		
Historic use	Commercial		
Date of construction	1890s – 1900s		
General condition	Good		
Style	North Woods		
Approximate dimensions	45 x 66		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Faux stone/half-timber veneer		
Roof type and materials	Low-slope shed		
Openings, fenestration	Large display window expands width of building; recessed entrance; one building divided into two store fronts		
Notable exterior features	Faux stone foundation/half-timber above windows		
Additions and alterations	None		
Orientation, general setting	Abuts sidewalk		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 507 1<sup>st</sup> Street



Property address: 507 1<sup>st</sup> Street



View from 1<sup>st</sup> Street

Building information			
Address	510 1 <sup>st</sup> Street		
Owner's name and address	Dr. Philip Lingle, Princeton, MN		
Historic name	Princeton State Bank/Mille Lacs County Land Office		
Present use	Dr. Philip Lingle General Dentistry		
Historic use	Bank/Land Office		
Date of construction	Ca. 1900's		
General condition	Good		
Style	Greek Revival		
Approximate dimensions	27 x 50		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Pressed brick on front		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.	None		
Openings, fenestration	Four large windows on side bricked up to be smaller; central door with two large windows on either side		
Notable exterior features	Greek portico supported by four fluted columns		
Additions and alterations	No exterior evidence of an addition, but the current dentistry tenant has expanded into the adjacent building to the east. Window replacement.		
Orientation, general setting	Abuts sidewalk; unlike many buildings in downtown Princeton that are at the same grade as the adjacent sidewalk, the bank was built two steps above sidewalk		
Outbuildings	None		
Landscape features	None		
Significance/comments	The bank was founded in 1896, with this building constructed at the turn of the century. The bank later merged with First National Bank in 1934 and moved into the building on the corner. The Mille Lacs County Land Office was started in 1884 and sold thousands of acres in the County and surrounding area.		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 510 1<sup>st</sup> Street

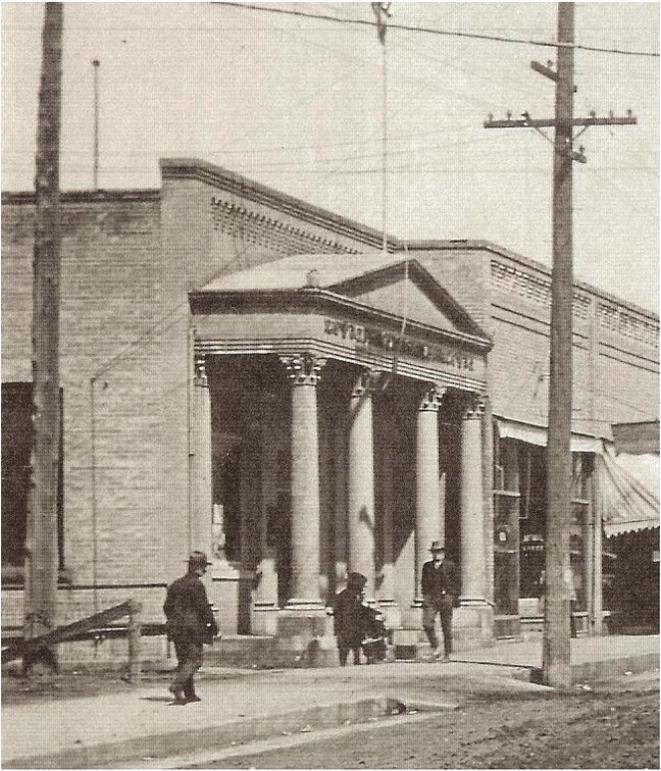


Property address: 510 1<sup>st</sup> Street



State Bank Building, Princeton, Minn.

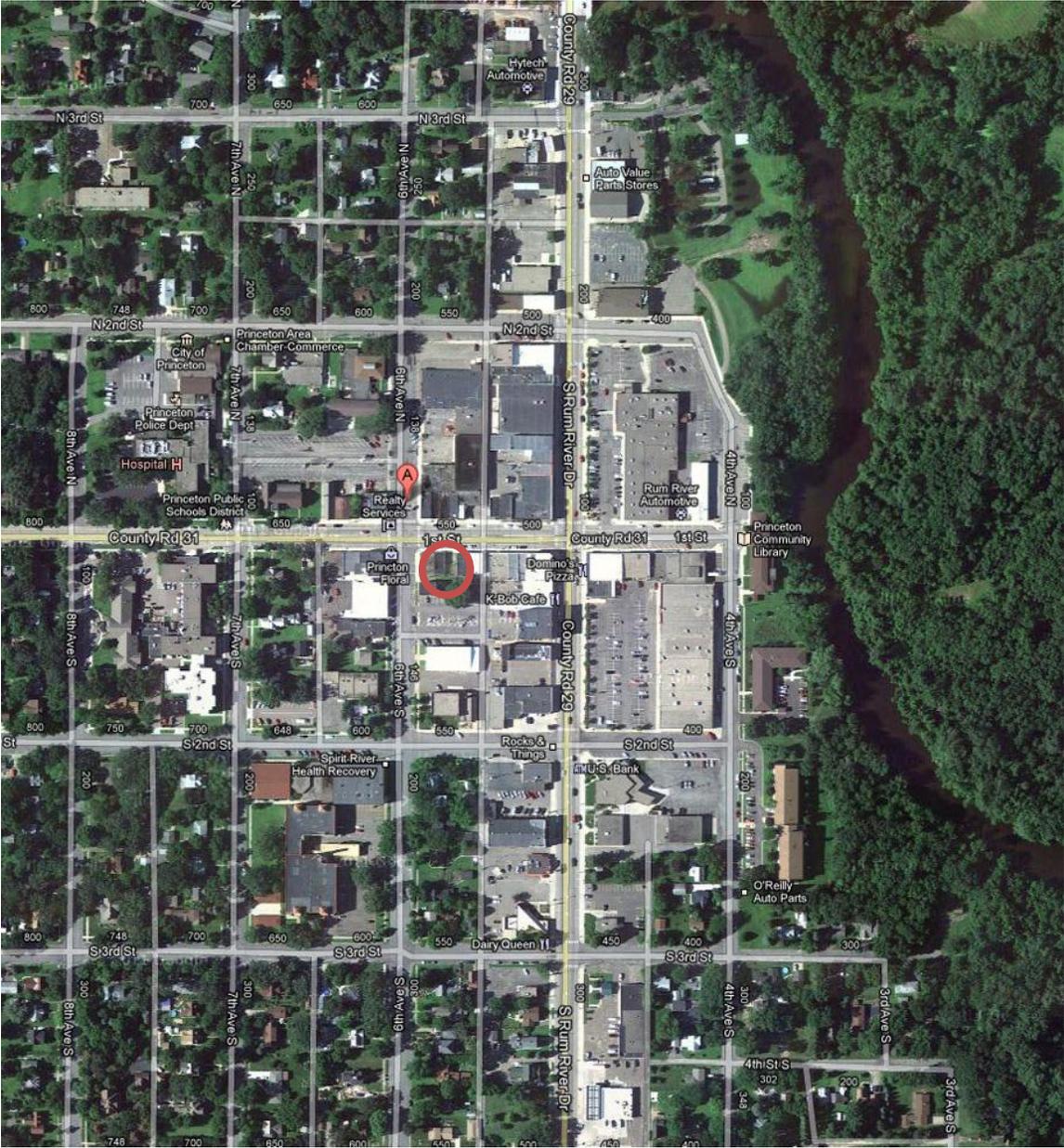
*Historic view – 1909 (MN Digital)*



*Historic View (City of Princeton)*

Building information			
Address	511 1 <sup>st</sup> Street		
Owner's name and address	Daniel and Cathleen Santa Lucia, Milaca, MN		
Present use	It's Your Store – Santa Lucia's Ice Cream		
Historic use	Commercial		
Date of construction	1890s – 1900s		
General condition	Average		
Style	Remodeled store front		
Approximate dimensions	48 x 66		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Face split stone below sign; stucco above; brick on side and rear has been painted white		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.	Chimney in rear		
Openings, fenestration	Two main doors – one recessed, the other flat with display windows; large display windows, run length of building; four windows adjacent to alley have been filled with brick		
Notable exterior features	Building steps down five times alongside abutting alley		
Additions and alterations	Two separate buildings made to look like one – interior doorway shows floors at different levels		
Orientation, general setting	Abuts sidewalk in front, alley on side, and parking lot in rear; deliveries in rear		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 511 1<sup>st</sup> Street



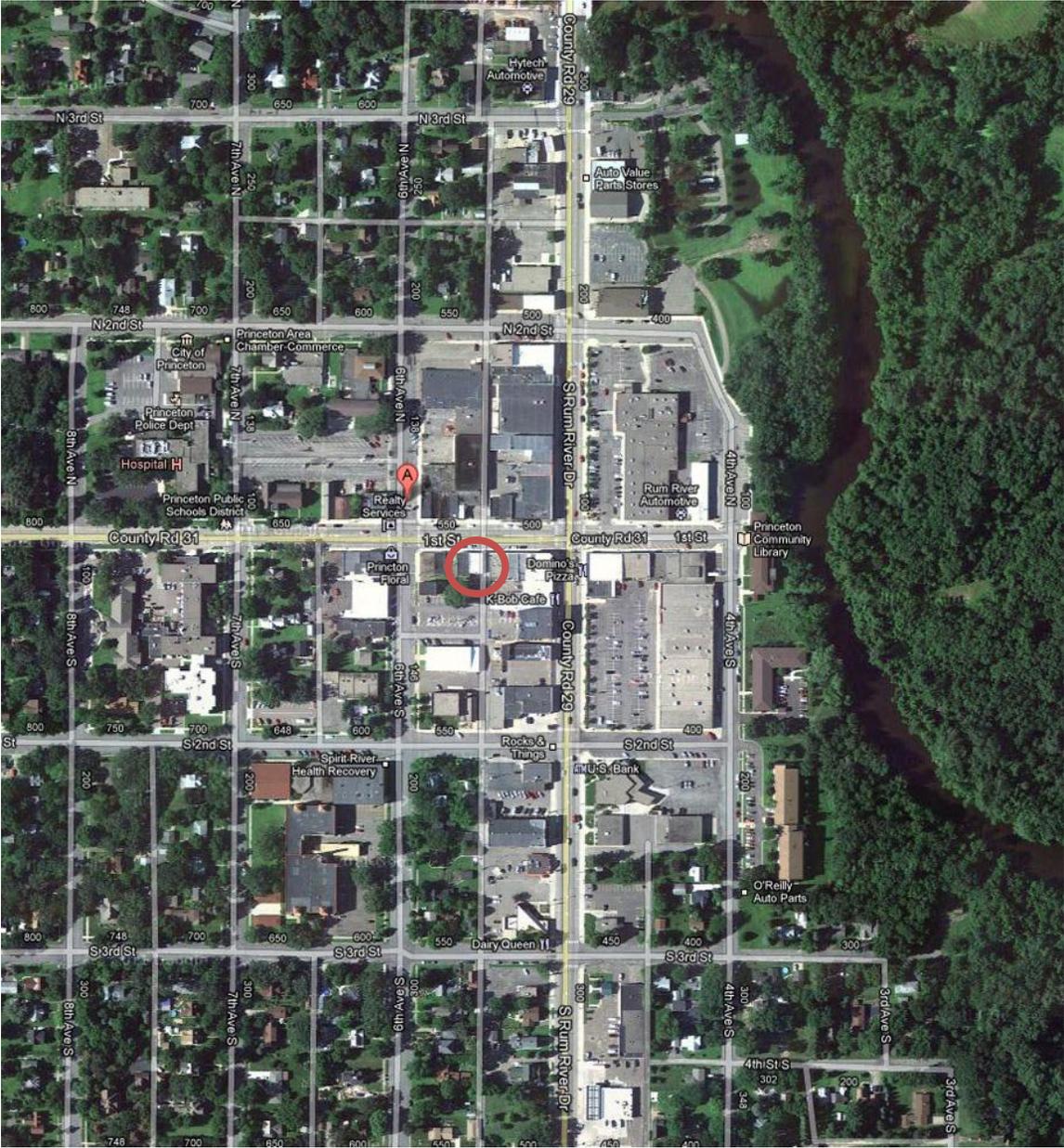
Property address: 511 1<sup>st</sup> Street



View from 1<sup>st</sup> Street

Building information			
Address	513 1 <sup>st</sup> Street		
Owner's name and address	Lorraine Mullen, Princeton, MN		
Building common name	The Insurance Shoppe		
Present use	Office with residential above		
Historic use	Commercial with residential above		
Date of construction	Ca. 1890s		
General condition	Fair		
Approximate dimensions	24 x 40		
Plan type	Rectangular		
Number of stories	2		
Structural system	Masonry		
Cladding	Painted stucco over brick		
Roof type and materials	Low-slope shed		
Openings, fenestration	Aluminum storefront with recessed entrance; replacement double-hung windows		
Notable exterior features	Corner pilasters		
Additions and alterations	Stucco coating over brick and replacement windows		
Orientation, general setting	North		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 513 1<sup>st</sup> Street

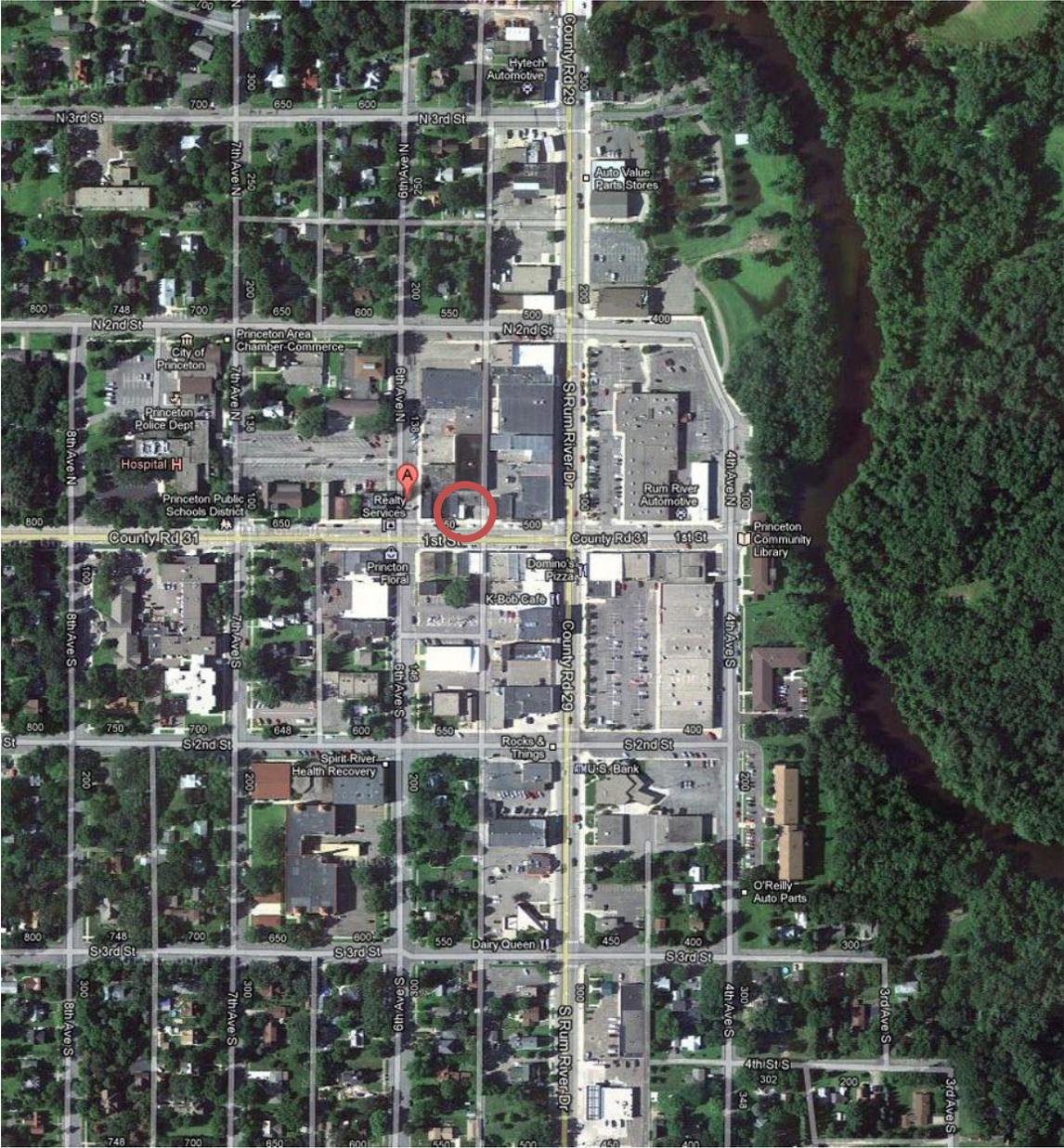


Property address: 513 1<sup>st</sup> Street



Building information			
Address	514 1 <sup>st</sup> Street		
Owner's name and address	Bank of Elk River, Elk River, MN		
Present use	Part of adjacent bakery		
Historic use	Radio repair shop		
Date of construction	Ca. 1890's		
General condition	Average		
Style	Late 19 <sup>th</sup> century commercial		
Approximate dimensions	18 x 35		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Brown pressed brick		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.	None		
Openings, fenestration	Historic location of doors and windows, recessed entrance		
Notable exterior features	Indentation of brickwork where sign would go		
Additions and alterations	bricked up a doorway on east side where it would join an adjacent building on the interior. Newer windows, transom and door.		
Orientation, general setting	Abuts sidewalk		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 514 1<sup>st</sup> Street



Property address: 514 1<sup>st</sup> Street



View from 1<sup>st</sup> Street



View from east

Building information			
Address	516 1 <sup>st</sup> Street		
Owner's name and address	Bank of Elk River, Elk River, MN		
Present use	Bakery – takes up all three store fronts		
Historic use	Bakery		
Date of construction	Ca. 1890's		
General condition	Fair		
Style	Late 19 <sup>th</sup> century commercial		
Approximate dimensions	Three store front buildings each 18' wide, 70' deep		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Brick – lower section has newer brick that matches the brick used to cover opening of building on west side.		
Roof type and materials	Low-slope shed		
Chimneys, dormers, etc.	None		
Openings, fenestration	Aluminum storefront with recessed entrance		
Notable exterior features	Awning spans building width; parapet with detailed brick work		
Additions and alterations	Has incorporated building on both sides for the bakery		
Orientation, general setting	Abuts sidewalk		
Outbuildings	None		
Landscape features	None		
Significance/comments	Historic building still being used for its original purpose		
Surveyor	Patrick Smith	Date	Nov. 2, 2012



**Property address:** 516 1<sup>st</sup> Street



View from 1<sup>st</sup> Street



Building information			
Address	519 1 <sup>st</sup> Street		
Owner's name and address	Denise Frank, Princeton, MN		
Building common name	Rum River Promotions		
Present use	Commercial		
Historic use	Commercial		
Date of construction	Ca. 1900; ca. 1950 addition		
General condition	Fair		
Approximate dimensions	24 x 48; 14 x 22 addition		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry; concrete block addition		
Cladding	Corrugated sheet metal, painted CMU		
Roof type and materials	Low-slope shed; flat roof		
Openings, fenestration	Aluminum entry door with transom, fixed picture windows		
Notable exterior features			
Additions and alterations	Small garage addition to west, sheet metal cladding		
Orientation, general setting	North		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 519 1<sup>st</sup> Street



**Property address:** 519 1<sup>st</sup> Street



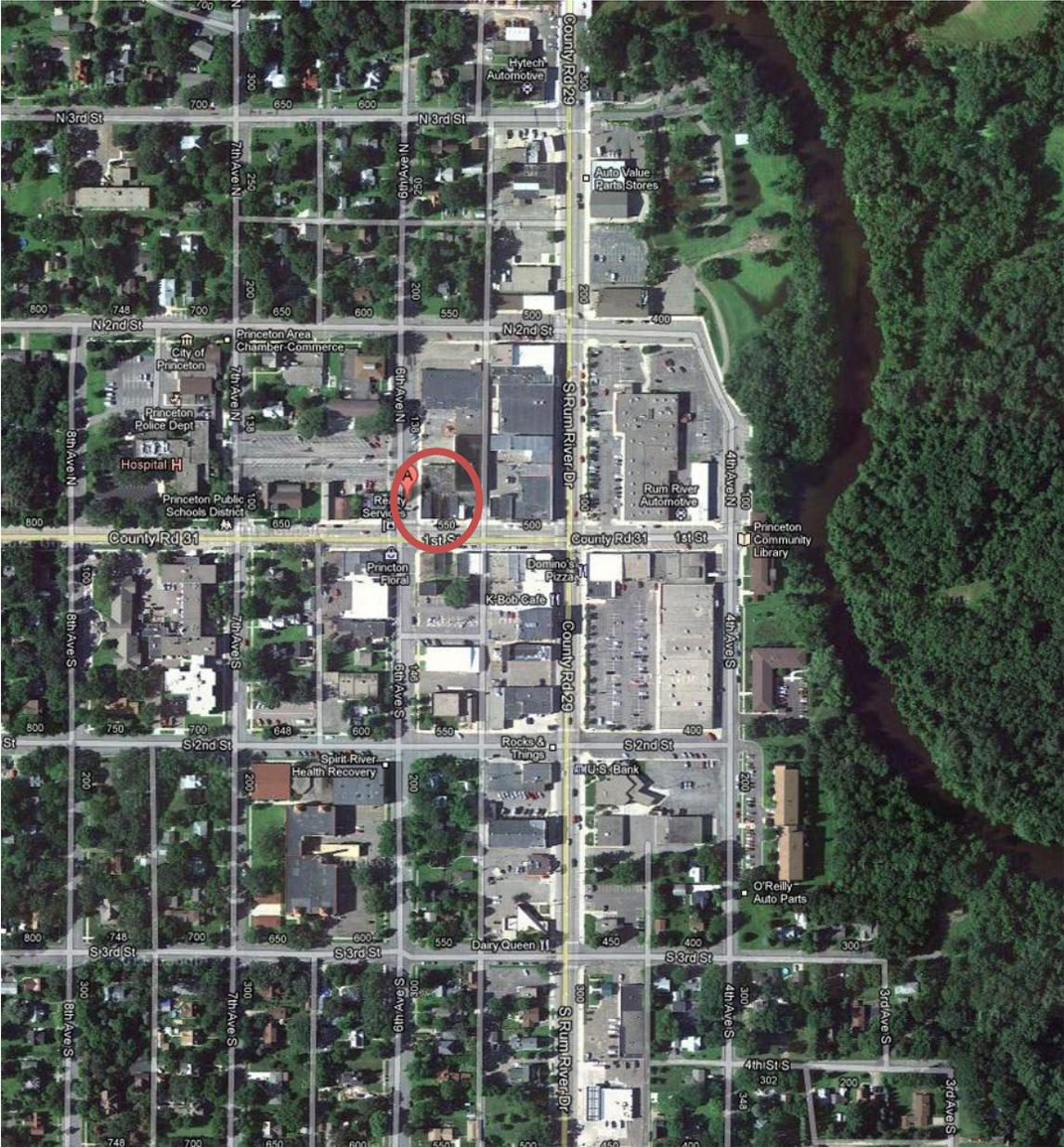
Main building



Addition

Building information			
Address	520 1 <sup>st</sup> Street		
Owner's name and address	David Cook – 520 First Street, Princeton, MN, 55371		
Building common name	Cooks Floor Covering/Rum River Realty		
Historic name	Post Office		
Present use	Office		
Historic use	Building was built as a post office and used as such until 1987 when it moved to its current location		
Date of construction	1912		
General condition	Good		
Style	Early 20 <sup>th</sup> Century commercial		
Approximate dimensions	45 x 70		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Brick		
Roof type and materials	Flat		
Openings, fenestration	Three bricked-in basement windows on 6 <sup>th</sup> Ave side; two modern windows on front		
Notable exterior features	Four foot brick parapet		
Additions and alterations	40' concrete block addition (with one 7'x9' service door) on north side; second addition 20' north of first addition (stucco). A 65'x135' two-story addition on the NE corner of site as same building material as the second addition to this building. Ca. 1960s main façade remodel (brick veneer and windows).		
Orientation, general setting	Corner building placed adjacent to sidewalk on both sides		
Outbuildings	None		
Landscape features	None		
Significance/comments	The post office was built in 1912 and was used until 1987 when the present building was built on Rum River Drive. At one time Princeton had the fourth largest post office in the state behind Duluth and the Twin Cities. Built of local brick.		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 520 1<sup>st</sup> Street



**Property address:** 520 1<sup>st</sup> Street



View from 1<sup>st</sup> Street



View from 6<sup>th</sup> Avenue S.

Building information			
Address	521 1 <sup>st</sup> Street		
Owner's name and address	Daniel Santa Lucia and Cathleen Broos, Milaca, MN		
Building common name	Progressive Mortgage Co.		
Present use	Commercial		
Historic use	Commercial		
Date of construction	Ca. early 1900s		
General condition	Fair		
Approximate dimensions	16 x 20		
Plan type	Rectangular		
Number of stories	1		
Structural system	Masonry		
Cladding	Stucco		
Roof type and materials	Low-slope shed with faux hipped wood shingle roof at storefront		
Openings, fenestration	Aluminum entry door with transom, fixed aluminum windows		
Additions and alterations	Small shed addition to east and small addition to rear		
Orientation, general setting	North		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 521 1<sup>st</sup> Street

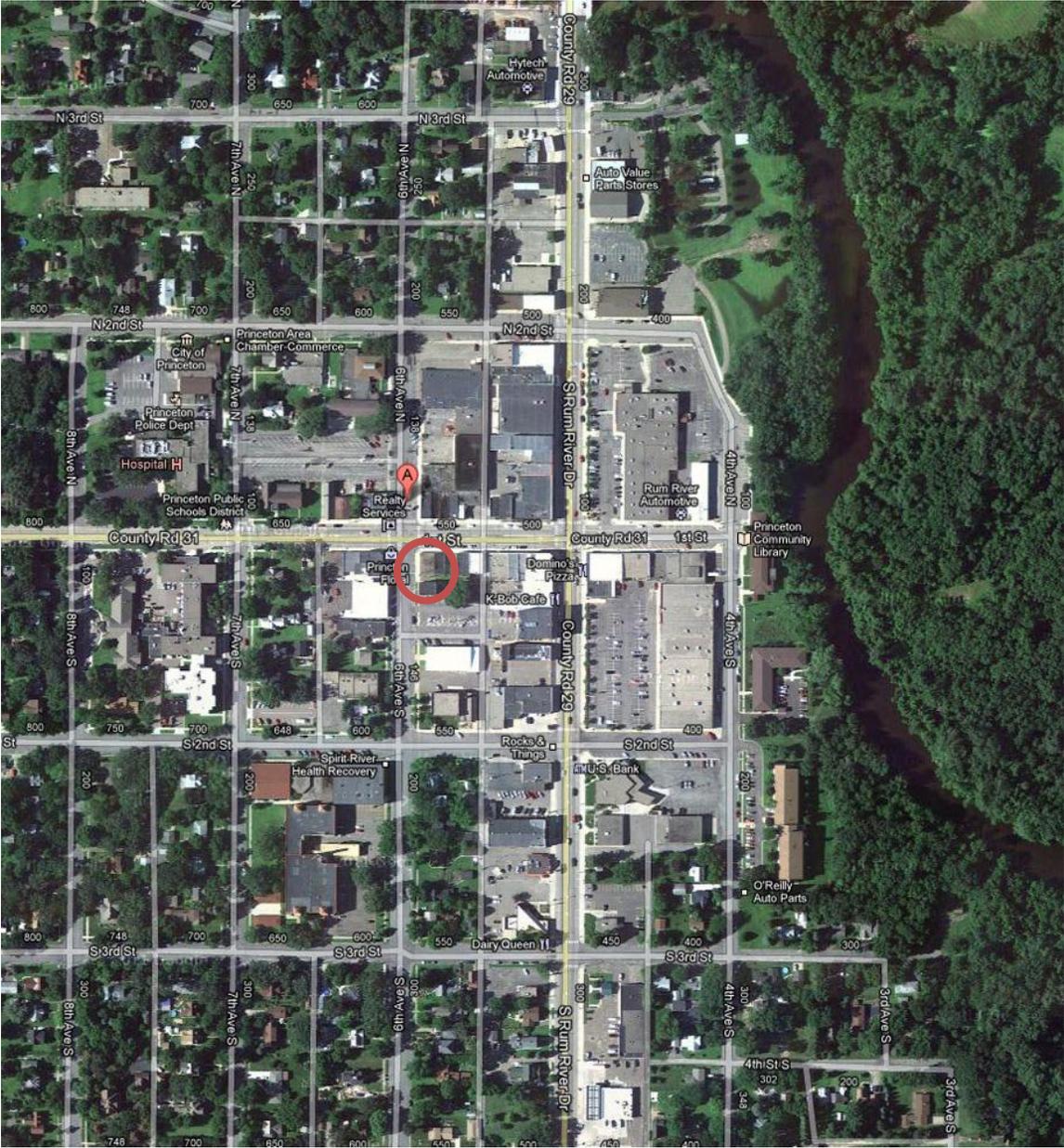


**Property address:** 521 1<sup>st</sup> Street



Building information			
Address	523 1 <sup>st</sup> Street		
Owner's name and address	Ronald & Amy Huebsch, Princeton, MN		
Building common name	Dr. Ronald F. Huebsch Optometrist		
Present use	Office		
Historic use	Office		
Date of construction	1976		
General condition	Average		
Style	Box		
Approximate dimensions	36 x 60		
Plan type	Rectangular		
Number of stories	1		
Structural system	Concrete block		
Cladding	Brick veneer		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Single doors on the north and west facades. Fixed aluminum windows on north and west facades.		
Notable exterior features	McCall 1976 block		
Additions and alterations	None		
Orientation, general setting	Corner building placed up to sidewalk on both sides		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 523 1<sup>st</sup> Street



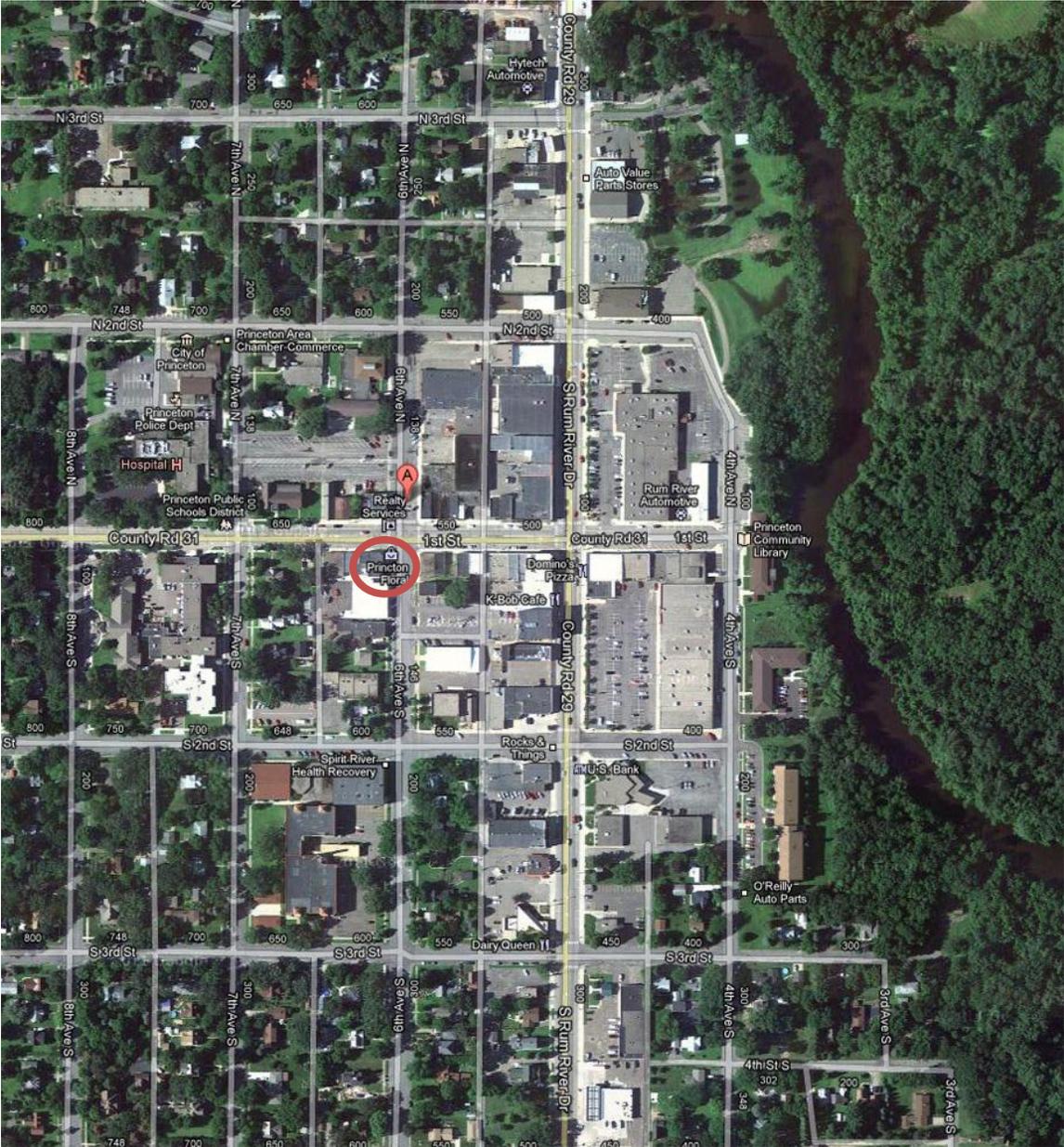
**Property address:** 523 1<sup>st</sup> Street



View from 1<sup>st</sup> Street

Building information			
Address	601 1 <sup>st</sup> Street		
Owner's name and address	Railside LLC, Princeton, MN		
Historic name	Erickson Estates		
Present use	Apartment building		
Historic use	Commercial with residential above		
Date of construction	Ca. 1900s		
General condition	Good		
Style	Late 19 <sup>th</sup> Century Commercial		
Approximate dimensions	46 x 76		
Plan type	Rectangular		
Number of stories	2		
Structural system	Masonry		
Cladding	Stucco		
Roof type and materials	Flat		
Openings, fenestration	Bay window, double-hung windows, casement windows		
Notable exterior features	Angled corner, open porch along 6 <sup>th</sup> Avenue S.		
Additions and alterations	Porch and 1 story, 3 bay garage. Stucco cladding and replacement doors and windows		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	Served as Dr. Cooney's office for many years. The beautiful brickwork has been covered over with stucco.		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 601 1<sup>st</sup> Street



Property address: 601 1<sup>st</sup> Street



View along 6<sup>th</sup> Avenue South



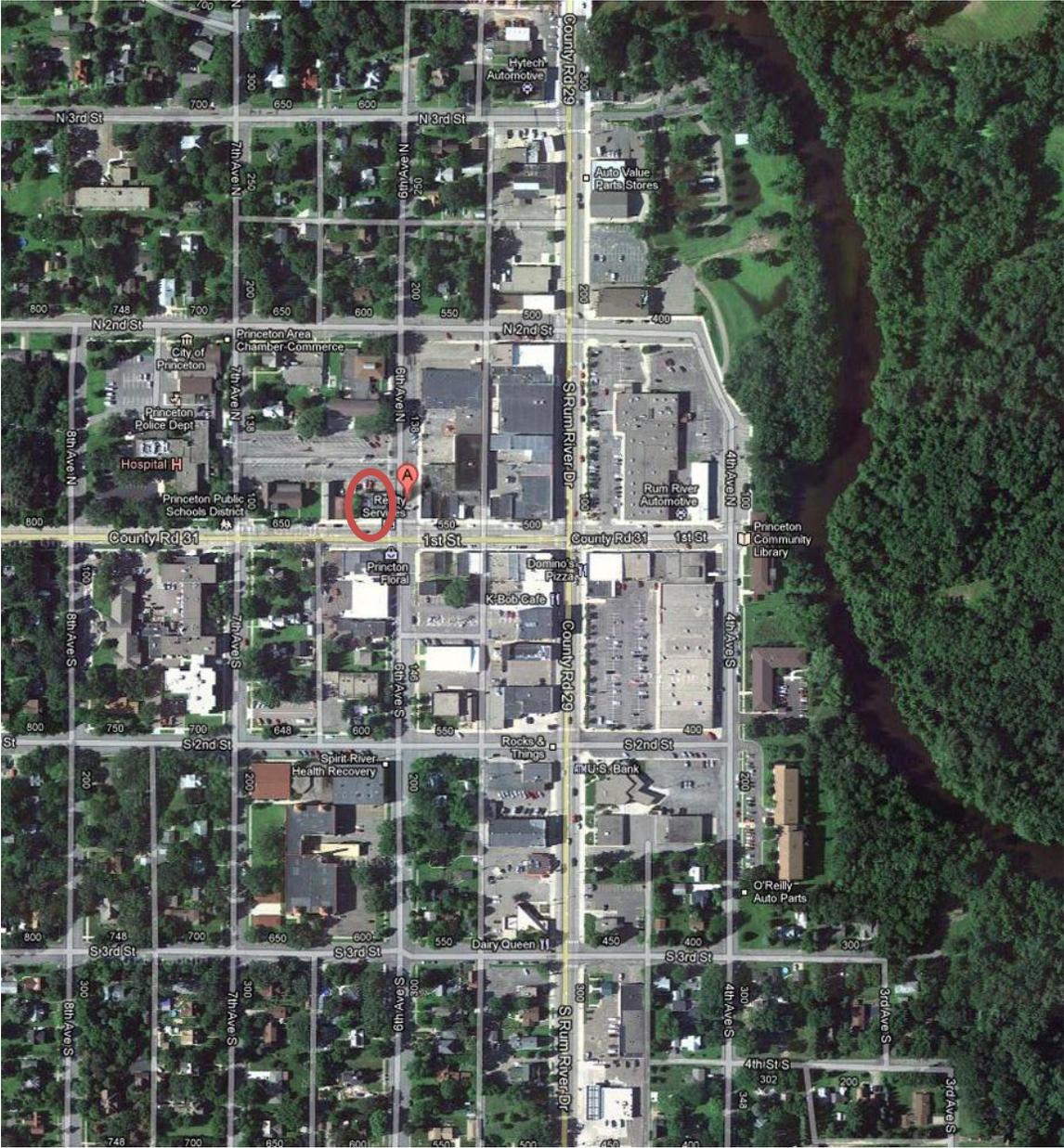
Historic view (City of Princeton)



View along 1<sup>st</sup> Street

Building information	
Address	602 1 <sup>st</sup> Street
Owner's name and address	Howard Family Holdings LLC, Princeton, MN
Building common name	Howard Homes, Inc.
Present use	Commercial
Historic use	Commercial/Post Office
Date of construction	Ca. 1890s
General condition	Good
Approximate dimensions	22 x 54
Plan type	Rectangular
Number of stories	1
Structural system	Masonry
Cladding	Yellow brick and buff rough-faced concrete block
Roof type and materials	Low-slope shed
Openings, fenestration	Fixed display windows
Notable exterior features	Brick corbelling detail at parapet
Additions and alterations	Wood-framed rear entry addition. Storefront remodeled with concrete block, door, windows, and wood panels.
Orientation, general setting	South
Outbuildings	None
Landscape features	None
Significance/comments	This building served as the Princeton Post Office from the early 1900's to 1912 when a new building was built. Built of local brick.
Surveyor	Amy Meller
Date	Nov. 2, 2012

Property address: 602 1<sup>st</sup> Street



Property address: 602 1<sup>st</sup> Street



The Howard Homes building is the old Post Office on the left (City of Princeton)

Building information			
Address	604 1 <sup>st</sup> Street		
Owner's name and address	Jon and Rosetta Conway		
Present use	Commercial		
Historic use	Commercial		
Date of construction	Early 1900s		
General condition	Fair		
Approximate dimensions	28 x 40		
Plan type	Rectangular		
Number of stories	2		
Structural system	Masonry		
Cladding	Painted board-and-batten siding over and 4x8 grooved wood panels		
Roof type and materials	Gable with asphalt shingles, faux hipped wood-shingled roof above storefront		
Openings, fenestration	Fixed storefront windows, double-hung windows		
Additions and alterations	Newer storefront windows and wood cladding over brick		
Orientation, general setting	South		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 604 1<sup>st</sup> Street



Property address: 604 1<sup>st</sup> Street



View from 1<sup>st</sup> Street



View of side of building

Building information			
Address	605 1 <sup>st</sup> Street		
Owner's name and address	Richard and Gloria Propson, Princeton, MN		
Building common name	Princeton Floral and Wedding World		
Present use	Commercial		
Historic use	Commercial		
Date of construction	1984		
General condition	Good		
Approximate dimensions	34 x 46		
Plan type	Rectangular		
Number of stories	1		
Structural system	Concrete block		
Cladding	Multi-tone brick mix, painted concrete block		
Roof type and materials	Flat		
Openings, fenestration	4 large fixed aluminum windows		
Orientation, general setting	North		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

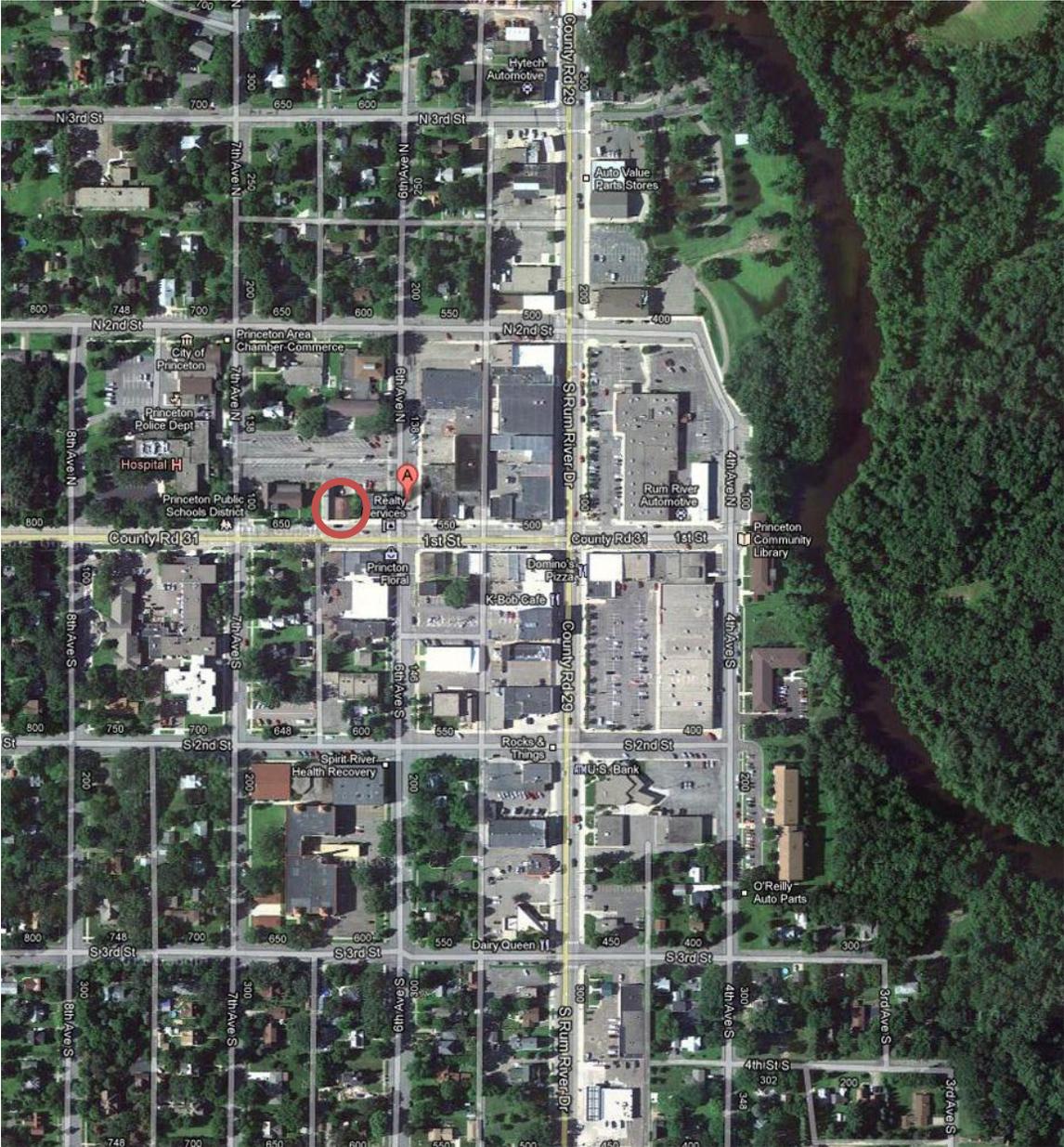


**Property address:** 605 1<sup>st</sup> Street



Building information			
Address	606 1 <sup>st</sup> Street		
Owner's name and address	Princeton Realty Service Co., Princeton, MN		
Building common name	Rejuvenate! Spa and Salon		
Present use	Hair salon		
Historic use	Commercial		
Date of construction	Ca. 1890s		
General condition	Fair		
Approximate dimensions	20 x 68		
Plan type	Rectangular		
Number of stories	1-1/2		
Structural system	Masonry		
Cladding	Yellow brick mix		
Roof type and materials	Gable with asphalt shingles		
Openings, fenestration	Double-hung windows		
Notable exterior features	Brick detailing between stories		
Additions and alterations	Window replacement, decorative shutters		
Orientation, general setting	South		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 606 1<sup>st</sup> Street



Property address: 606 1<sup>st</sup> Street



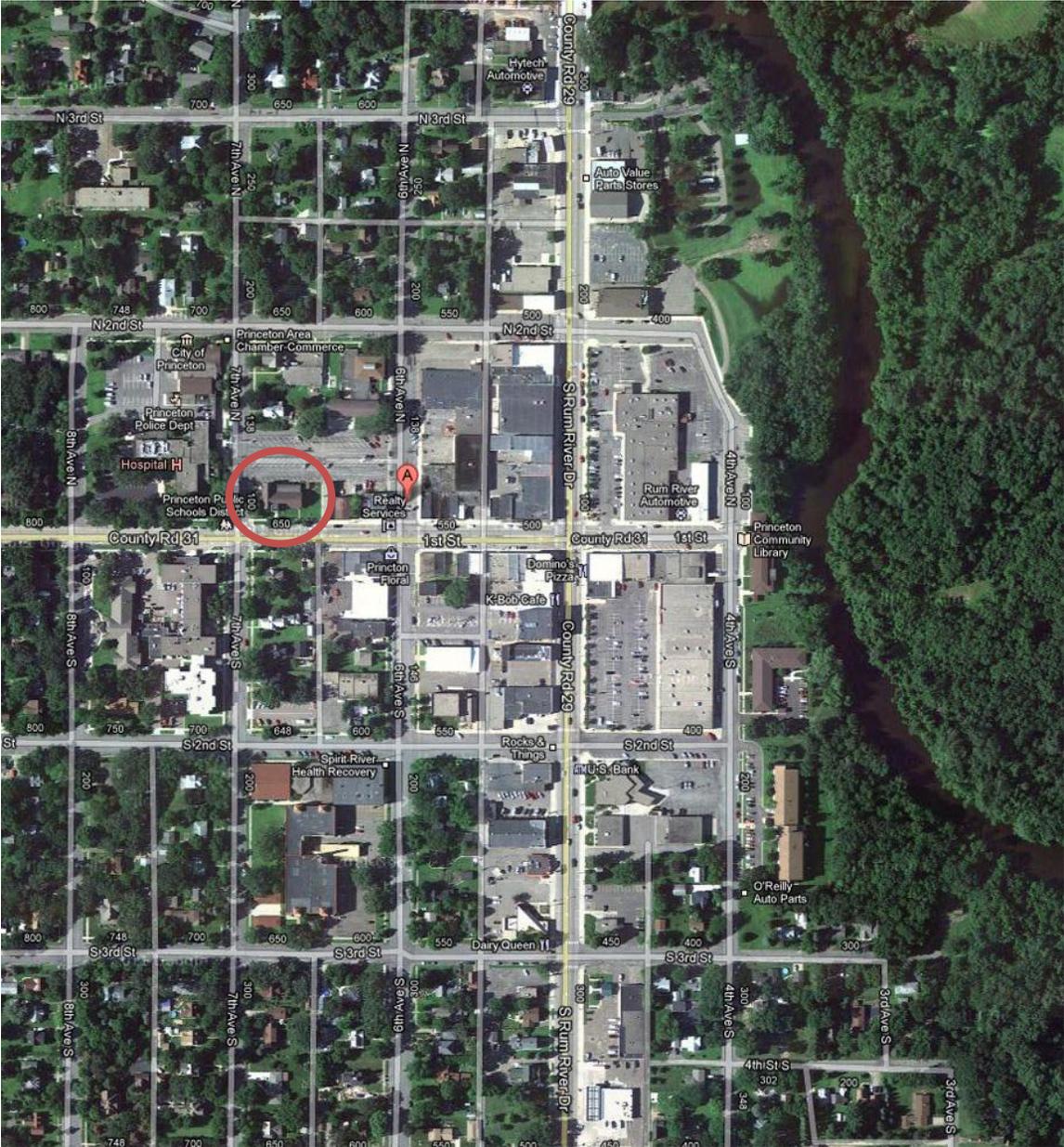
View from 1<sup>st</sup> Street



View from side of building

Building information			
Address	610 1 <sup>st</sup> Street		
Owner's name and address	Congregational Church, Princeton, MN		
Building common name	United Church of Christ		
Historic name	Congregational Church		
Present use	Religious		
Historic use	Religious		
Date of construction	1873 (original construction); 1997 addition		
General condition	Good		
Style	Tudor Revival		
Approximate dimensions	74 x 48		
Plan type	Rectangular		
Number of stories	1 plus basement		
Structural system	Wood framing		
Cladding	Red brick at foundation, stucco		
Roof type and materials	Gabled with asphalt shingles; flat at addition		
Openings, fenestration	3-part art glass windows with hoppers, double hung windows (basement), paired casement windows (addition)		
Notable exterior features	Entry tower, secondary entry vestibules, brackets at roof gables		
Additions and alterations	1 story concrete block and stucco addition on north side of building in L of original building plan		
Orientation, general setting	South		
Outbuildings	Small storage shed		
Significance/comments	The congregation was founded in 1856 and is the oldest in the town and the county. The west part of the present building was built in 1873 on the present site of the Princeton Mall, and was moved to this location in 1889.		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 610 1<sup>st</sup> Street



**Property address:** 610 1<sup>st</sup> Street



View from 1<sup>st</sup> Street



View from 7<sup>th</sup> Avenue S.



View from parking lot to north of building

Building information			
Address	502 2 <sup>nd</sup> Street S.		
Owner's name and address	Federated Co-Ops Inc., Princeton, MN		
Building common name	Coffee Corner		
Historic name	Princeton Coop Station		
Present use	Coffee shop		
Historic use	Implement Dealer		
Date of construction	1931		
General condition	Good		
Style	Early 20 <sup>th</sup> Century commercial		
Approximate dimensions	32 x 38		
Plan type	Rectangular		
Number of stories	1		
Foundation	Basement shared with Federate; basement doesn't go to front of building, though.		
Structural system	Masonry		
Cladding	Brick – painted		
Roof type and materials	Flat		
Chimneys, dormers, etc.	None		
Openings, fenestration	Door facing parking lot. Fixed windows.		
Notable exterior features	Small brick cornice; corner of building cut		
Additions and alterations	Three service bays closed with vinyl siding; entrance on Rum River closed with brick		
Orientation, general setting	Corner lot with parking lot on Second Street		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: 502 2<sup>nd</sup> Street S.



Property address: 502 2<sup>nd</sup> Street S.



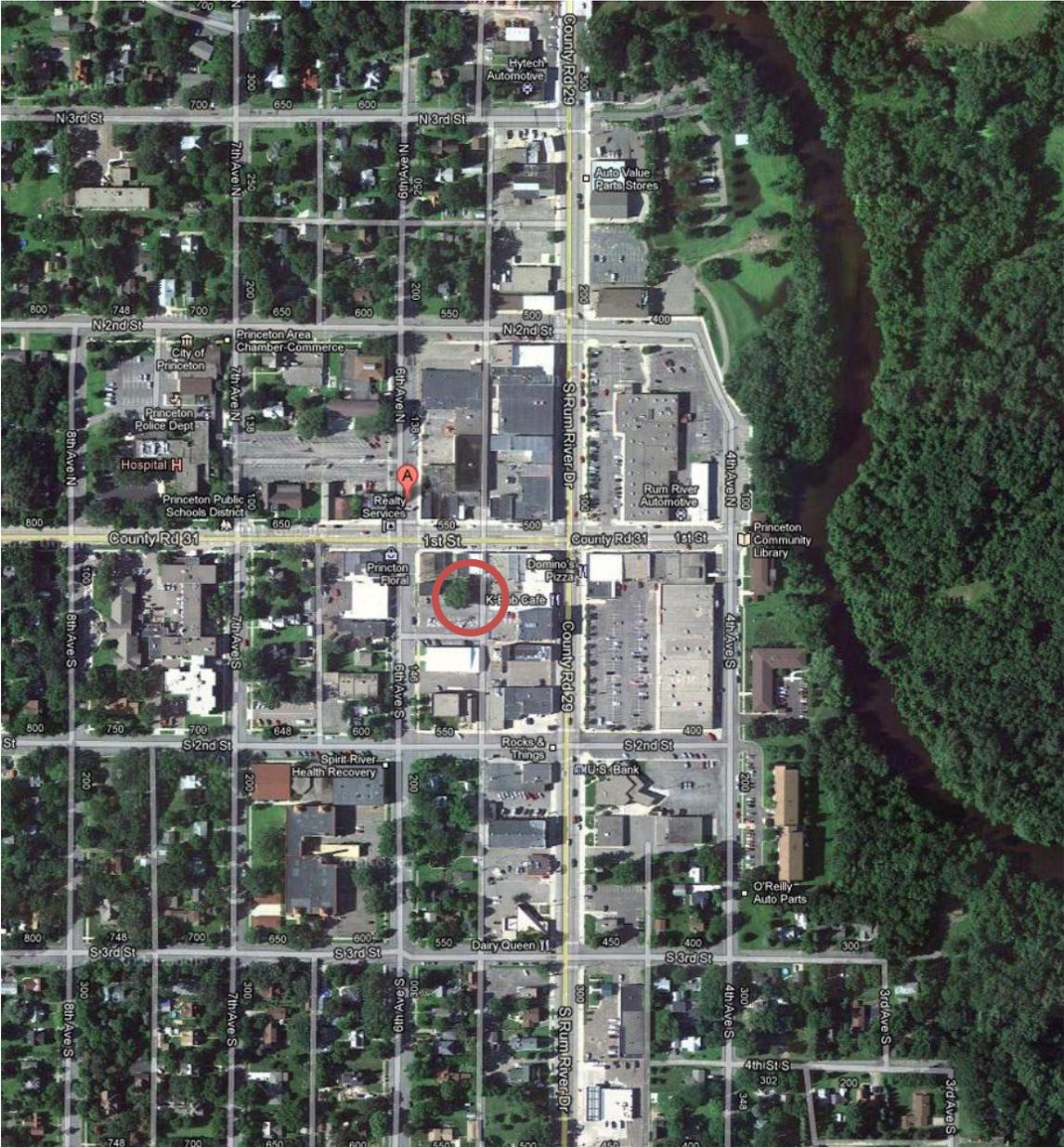
View from Rum River Drive



View from 2<sup>nd</sup> Street

Building information			
Address	Unknown - Interior lot behind Deluxe Apartments		
Building common name	Princeton Pantry		
Present use	Commercial		
Historic use	Commercial		
General condition	Fair		
Approximate dimensions	33 x 60		
Plan type	Rectangular		
Number of stories	1		
Cladding	Steel lap siding		
Roof type and materials	Round roof; tar paper membrane		
Chimneys, dormers, etc.	One chimney		
Openings, fenestration	Two glass block windows on east side; no windows on west side; two glass block windows on front (south side)		
Notable exterior features	Stepped parapets on both ends of building		
Additions and alterations	None		
Orientation, general setting	Interior lot		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Patrick Smith	Date	Nov. 2, 2012

Property address: Unknown



Property address: Unknown



Building information			
Address	501 S. 2 <sup>nd</sup> Street		
Owner's name and address	Twin City Co-op Credit Union, Falcon Heights, MN		
Building common name	Spire Credit Union		
Present use	Bank		
Date of construction	1979		
General condition	Good		
Approximate dimensions	34 x 50		
Plan type	Rectangular		
Number of stories	1		
Foundation	Slab on grade		
Structural system	Steel/wood stud with brick veneer?		
Cladding	Brick and EFIS		
Roof type and materials	Flat deck with bronzed metal hip-roof "parapet"		
Openings, fenestration	Fixed windows, entrance door located at rear (west), and drive-through window on south side		
Notable exterior features	Covered drive-thru on south side of building		
Additions and alterations	None		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Amy Meller	Date	Oct. 22, 2012

Property address: 501 S. 2<sup>nd</sup> Street



**Property address:** 501 S. 2<sup>nd</sup> Street



View from S. Rum River Drive



View from S. 2<sup>nd</sup> St.

Building information			
Address	203 S. 4 <sup>th</sup> Avenue		
Owner's name and address	City of Princeton, MN		
Building common name	Princeton Fire Station		
Historic name	Fire station		
Present use	Fire station		
Historic use	Fire station		
Architect/engineer/contractor	Prausser Construction Co.		
Date of construction	1968		
General condition	Fair		
Style	Utilitarian		
Approximate dimensions	48 x 60		
Plan type	Rectangular		
Number of stories	1		
Foundation	Slab on grade		
Structural system	Concrete block		
Cladding	Concrete block with ribbed blocks at parapet		
Roof type and materials	Flat with parapet		
Chimneys, dormers, etc.	None		
Openings, fenestration	3 large garage doors, double-hung windows		
Notable exterior features	None		
Additions and alterations	None		
Orientation, general setting	East		
Outbuildings	None		
Landscape features	None		
Significance/comments	None		
Surveyor	Amy Meller	Date	Nov. 2, 2012

Property address: 203 S. 4<sup>th</sup> Avenue



Property address: 203 S. 4<sup>th</sup> Avenue



## **Bibliography**

A Complete History of the Princeton Volunteer Fire Department (1881 – 1969).

Mille Lacs County Assessors website (for construction dates.)

Papenhausen, Elvin, “Memories of Princeton Minnesota.”

Princeton Centennial, 1856 – 1956. Published by the Princeton Union.

Princeton Commercial Club, “Mille Lacs County, Minnesota: where homeseekers find productive field.....” Princeton, Minn: Princeton Commercial Club, 1909.

*Princeton Union*, Fiftieth Anniversary Section, December 30, 1926.

*Princeton Union – Eagle*, June 4, 1981.