

ANCIENT ORDER OF UNITED WORKERS

Mazeppa ~~A.O.U.W.~~ Building
First Street (East Side) between Maple and Walnut Streets
City of Mazeppa
Wabasha County
Minnesota

HABS No. MN-137

HABS
MINN
79-MAZE,
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, CO 80225-0287

HISTORIC AMERICAN BUILDINGS SURVEY

ANCIENT ORDER OF UNITED WORKERS

MAZEPPA A.O.U.W. BUILDING

HABS No. MN-137

HABS
MINN
79-MAZE,
1-

- Location:** First Street (east side), between Maple and Walnut Streets, Mazeppa, Minnesota
- Quad:** Mazeppa
- UTM:** 15:536230:4902170
- Present Owner:** Southeastern Minnesota Multi-County Housing and Redevelopment Authority, 134 East Second Street, Wabasha, Minnesota 55981
- Present Use:** Vacant
- Significance:** Mazeppa Lodge Number 183 of the Ancient Order of United Workmen, founded in 1878, was one of a number of fraternal and benevolent organizations established in the community during a period of growth and prosperity in the 1870s and 1880s. The group met in rented facilities until 1912, when it erected the commercial block and hall that is the subject of this study. The building's design is typical of the many two-story, brick commercial structures built along small town main streets in the early twentieth century. Long used for storage, and in deteriorated condition, the building reflects the changes that have transformed small rural communities in the mid- to late twentieth century, as economic opportunities have diminished and older social organizations have dissolved.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. **Date of Erection** 1912
2. **Original and Subsequent Owners** On September 12, 1912, Theodore Maas signed a warranty deed conveying a parcel of land to the Mazeppa Workman Block Association, which erected a building on the site in the following months. The Association maintained ownership until December 23, 1969, when President Max Maas and Secretary Ven V. Maas authorized a quit claim deed transferring the property to Rancher Seed Company, a division of Barzen of Minneapolis, Inc. On May 4, 1977, Rancher Seed sold the property to David G. and Gordon T. Kranz of Rochester, Minnesota, as Tenants in Common. David and Susan Kranz gave a quit claim deed for their half interest to Gordon Kranz on November 3, 1980. Gordon and Virginia A. Kranz sold the property to the Southeastern Minnesota Multi-County Housing and Redevelopment Authority in July 1993.

3. **Contractor** L. A. Doty

4. **Alterations and Additions** Part of the building's northern wall was originally a party wall shared with the adjacent Maas Block, erected in 1899. A stairway from First Street to the second floor of the A.O.U.W. Building, on the interior of the building's northern wall, was also the principal means of access to the second floor of the Maas Block. The Maas Block has been demolished, exposing what was once that building's southern interior wall, now the northern exterior wall of the A.O.U.W. Block. A doorway, which once connected the two buildings at the second floor stair landing, is still in place; adjacent openings have been filled with brick. The building's original rear and southern walls have been covered with a layer of concrete. Doors and windows on the rear appear to have been filled.

B. Historical Context:

The City of Mazeppa is located near the western edge of Wabasha County. The community was platted in the mid-1850s along the eastern bank of the north branch of the Zumbro River, where a drop in the river's elevation offered sites for waterpower exploitation. Grist- and sawmills were quickly erected here and on nearby streams. Other commercial ventures soon followed. The community's first store opened in October 1855 in a log building on the corner of First and Walnut streets. At about the same time, G.W. Judd established a blacksmith shop. The Judd family acquired a number of lots in the village, including the one now occupied by the A.O.U.W. Building.¹

The sawmills quickly depleted the area's best timber. Mazeppa's development stalled until the 1870s, when the flour milling industry burgeoned with increased grain production in southeastern Minnesota. In 1879, Wabasha County ranked fourth in the state for wheat production, and had the state's third largest crop of rye. Mazeppa's waterpower attracted Red Wing investors, including L.F. Hubbard, who was to serve as Minnesota's governor from 1881 to 1885. Hubbard became president of the Mazeppa Mill Company, which was incorporated in 1871. The company built a substantial dam

¹Information on the history of Mazeppa is in History of Wabasha County (Chicago: H.H. Hill and Company, 1884), 610-611, 726-744; and in Franklyn Curtiss-Wedge, ed., History of Wabasha County (Winona, MN: H.C. Cooper, Jr., and Company, 1920), 91-105. The latter source, which repeats much of the information in the 1884 history, claims that the "Mazeppa Roller Mills Company" was not created until 1876. Information about ownership of the Mazeppa A.O.U.W. Building is in deed, mortgage, and other records at the Wabasha County Courthouse, Wabasha, Minnesota.

across the Zumbro, erected a four-story mill, and equipped it with eight sets of buhrstones that could produce 176 barrels of flour a day. In 1878, steam power was added to increase capacity. In 1881, the buhrstones were replaced by rollers, the most modern flour milling technology. Production grew to about 600 barrels a day, primarily destined for market in New England, England, and Scotland. The flour was transported from Mazeppa by a rail line which served the company's ten elevators and warehouses in the Zumbro River valley.²

The flour boom transformed Mazeppa from a sleepy rural hamlet to a bustling commercial center. By 1884, a contemporary observer reported that the town had "four general stores, . . . three groceries, . . . two drug stores, one complete hardware store and tinshop, two shoeshops, two blacksmith-shops, one wagon-shop, one tailor, one hotel, one law office, one livery stable, two warehouses and grain elevators, and five saloons." In addition, "a custom flourmill is in course of construction."³

This prosperity apparently prompted William Sullivan to erect a building fronting on First Street, in the heart of the town's commercial district. By the turn of the century, the lower floor was occupied by a tavern, while a hall on the upper floor was used for a variety of events. In 1899, the local newspaper, the Mazeppa Tribune, noted that "a new stairway and platform graces the entrance way to Sullivan's Hall."⁴ It may have been at about this time that the Ancient Order of United Workmen (A.O.U.W.) began meeting there. They were apparently well ensconced by June 1912 when the property was purchased by William Zimmerman, who received a warranty deed conveying everything "excepting [the] electric light fixtures on [the] second floor of [the] building . . . owned by the Mazeppa A.O.U.W. Lodge No. 183."⁵

The A.O.U.W. had been founded by John Jordan Upchurch on October 27, 1868. Upchurch, a master mechanic and a Mason, became distressed about labor unrest at railroad shops where he worked in Pennsylvania. In an effort to unite workers and management in a common organization, he established Jefferson Lodge Number One, which was quickly joined by affiliated groups. In the following year, members were asked to donate one dollar upon the death of a member to cover funeral expenses. The

²History (1884), 740; Historical Records Survey, Minnesota, "Inventory of the County Archives of Minnesota, No. 79: Wabasha County," 1939, 20, Minnesota Historical Society, St. Paul.

³History (1884), 730, 735-736.

⁴Mazeppa Tribune, May 10, 1899.

⁵Deed Record Book 71, page 340, Wabasha County Courthouse.

A.O.U.W. thus became the first American society to offer cash benefits to members. Although not a key component of the organization's original mission, the cash benefit soon became its chief reason for existence and rapid growth. By 1887, the A.O.U.W. claimed 180,000 members. By the early twentieth century, there were over 32,000 members in Minnesota. Other fraternal benefit societies copied the successful concept, and from these emerged the modern life insurance industry.⁶

Lodge 183 of the A.O.U.W. was one of several fraternal and benevolent societies originally organized in Mazeppa in the 1870s and 1880s. The masonic order was the first to appear, establishing Tryian Lodge Number 86 in 1871. The Independent Order of the Odd Fellows founded Mazeppa Lodge Number 71 in 1879. A chapter of the Women's Christian Temperance Union made a faltering start in 1878, dissolved the next year, and then reorganized in 1881. The I.O.G.T., the Sons of Temperance, and another reform club were short-lived. The same fate seemed inevitable for Lodge 183 of the A.O.U.W., created in 1878. It "started off under very favorable prospects," according to a contemporary account, "but so many of its members shortly removed as to very materially weaken it, and it was abandoned."⁷

Apparently, however, the Mazeppa A.O.U.W. was revived by the 1890s. The community's continued social and economic vitality during this period is noteworthy. The western movement of the frontier opened rich farmland for wheat production on a grand scale, diminishing the significance of southeastern Minnesota's harvest. The increased supply of wheat weakened prices, further damaging the area's agrarian economy. Some nearby villages, such as Forest Mills, did not survive the decline of flour milling. In fact, a group of entrepreneurs moved a mill from Forest Mills to Mazeppa in 1898. Mazeppa's existence sometimes seemed tenuous as well. The Mazeppa flour mill changed hands several times, and was eventually modified to produce oatmeal. In 1891, it was destroyed by fire. The Zumbro River annihilated the town's dam in February 1899. To every challenge, however, Mazeppa residents responded with determination to maintain the community. Plans were quickly underway to rebuild the dam and to expand local industry. In March 1899, the Mazeppa Tribune noted that

⁶Information on the founding of the A.O.U.W. and the development of fraternal life insurance is in Walter Bayse, History and Operation of Fraternal Insurance (Rochester, NY: Fraternal Monitor, 1919); and Charles W. Ferguson, Fifty Million Brothers: A Panorama of American Lodges and Clubs (New York and Toronto: Farrar and Rinehart, 1937), see especially pages 130 to 133. The standing of Minnesota's lodges was audited in 1907 and summarized in "Report of Miles M. Dawson to Grand Master Workman of Ancient Order of United Workmen of the State of Minnesota," at the Minnesota Historical Society, St. Paul.

⁷History (1884), 738-739.

"every building in Mazeppa is now occupied," and a month later reported that "Mazeppa will enjoy another building boom this summer. She will have a new hotel, a farmer's elevator, [and] a new business block or two."⁸

In September of the same year, the newspaper announced that "Mazeppa's building boom has not ended yet" when Theodore Maas revealed plans to develop a commercial building immediately to the south of the Sullivan building. The two-story, 31-foot by 60-foot structure "is to be of solid brick, with a pressed brick front trimmed with cut stone and galvanized iron." M.J. Rucker intended to lease the first floor for a general store; the second level "will be divided off into several rooms or apartments that may be used for office purposes." Excavation of the cellar began immediately. Brickwork was completed by late October. A semi-circular plaque in the front gabled parapet, which rose above the building's flat roof, proudly proclaimed "Maas Blk. 1899." By early December, Rucker's store was open for business.⁹

An enclosed stairway was attached to the southern wall of the building to provide access to the second floor. The stairway edged the only vacant site along the First Street frontage on that block. South of the narrow strip of unoccupied land were two small, two-story, frame, commercial buildings. On September 12, 1912, Maas sold the open lot and the site of the northernmost frame building, a total area measuring approximately 48.67 feet wide by 157 feet deep, to the Mazeppa Workman Block Association for \$1,500. The deed also conveyed the right "to build into and against, the wall of the Maas Block." Since this would destroy the stairway leading from First Street to the second floor of the Maas building, the buyer agreed that a "stairway shall be kept, built, and maintained upon such northerly portion of the [new building] . . . as to afford suitable and convenient access to the second story of the said Maas Block."¹⁰

The Mazeppa Workman Block Association was apparently formed by members of the local chapter of the Ancient Order of United Workmen. The Association was incorporated on May 13, 1912 for "the purchase of real estate for a building site, and the erection thereon, of a hall and commercial building." One thousand shares at a par value of \$10 were authorized by the Articles of Incorporation, capitalizing the corporation at \$10,000. A maximum indebtedness of \$5,000 was allowed. The board of directors was made up of prominent members of the community active in the A.O.U.W., including

⁸Curtiss-Wedge, 94; Mazeppa Tribune, March 22 and April 5, 1899.

⁹Mazeppa Tribune, September 6 and 27, November 1 and 29, and December 6, 1899.

¹⁰Deed Record Book 68, page 571, Wabasha County Courthouse.

M.J. Rucker.¹¹

Fund raising and construction planning progressed rapidly. The building's cornerstone was laid in mid-September: "L.A. Doty, the contractor, deposited a 50 cent piece under the stone, others threw in coins, and a copy of the [Mazeppa?] Journal of last week was also placed there for future ages to read. Outside of a short prayer by Mr. Doty, there were no formal exercises."¹²

The building's design copied a number of elements from the Maas Block: the denticulated band over the first floor storefront, the tripartite sash windows on the second floor, the use of stone for lintels and for bands spanning between the windows. The Maas Block, in turn, was modernized by raising the cornice line even with that of the A.O.U.W. Building, and continuing the latter building's metal trim and stepped corbelling. Visually, the two buildings became a single block.¹³

In November, the Association secured a loan from the Bank of Mazeppa for \$4,500, at 6 percent interest. The original term was three years, but the mortgage incumbered the property at least into the 1920s. In January 1914, an additional \$500 was borrowed from H.L. Lothrop. This indebtedness represented the maximum amount allowed under the Articles of Incorporation.¹⁴

In the early 1920s, problems apparently developed between the Association and descendants of Theodore Maas, who had inherited the Maas Block. Although the Association had been permitted to build on the Maas Block party wall, the A.O.U.W. Building extended further to the rear, infringing on Maas property. It is unclear why this became an issue over a decade after the fact, but the resolution was apparently to allow the Maas property to hook into the A.O.U.W. Building's sewer line, which was

¹¹The Articles of Incorporation of the Mazeppa Workman Block Association are available from the Minnesota Secretary of State, St. Paul.

¹²The quote is from the Wabasha Standard, September 19, 1912. The Standard apparently took news items directly from the Mazeppa Journal. Unfortunately, copies of the Journal from that period could not be located for this study, and the Standard's coverage of Mazeppa is sporadic. Also missing for these years are issues of the A.O.U.W. Guide, the state organization's weekly newspaper published in St. Paul.

¹³Photographs of the Mazeppa streetscape show the Maas Block before and after remodelling; see xerographic copies included in data pages of this report.

¹⁴Mortgage Record Book 38, pages 395 and 402; Mortgage Record Book 51, page 244; Wabasha County Courthouse.

connected to the public system.¹⁵

Difficulty with the adjacent property to the south emerged later in the 1920s. Water from the northern slope of the neighboring building's gable roof "is thrown over against the wall of the [A.O.U.W.] building." Because of the close proximity of the two buildings, the owners concluded that it was virtually impossible to install and maintain gutters on the southern property. As a result, the Workman Block Association permitted George Squire, owner of the other property, to place gutters on the A.O.U.W. Building.¹⁶

There are no known references to the A.O.U.W. Building for several decades thereafter. A history written in 1939 remarked that Mazeppa "continues as a milling point of considerable output," with a population of about 450.¹⁷ Although the 1990 census counted 722 residents, Mazeppa's commercial viability declined in the decades following World War II, and few businesses now remain active on First Street.

The A.O.U.W. Building appears again in legal records in December 1969, when representatives of the Mazeppa Workman Block Association signed a quit claim deed in favor of Rancher Seed Company, a division of Barzen of Minneapolis, Inc. By this time, the A.O.U.W. Lodge Number 183 was apparently long dissolved, and the Maas Block had been demolished. Rancher Seed held the property until May 1977, when it was purchased by David and Gordon Kranz. David and his wife Susan passed their half interest to Gordon in 1980. Gordon Kranz, an antique dealer based in nearby Rochester, Minnesota, used the building to store old furniture, particularly chairs. In June 1993, he sold the property to the Southeastern Minnesota Multi-County Housing and Redevelopment Authority, which plans to demolish the structure to provide parking for a new community service center to the north.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

- 1. Architectural Character** The Mazeppa A.O.U.W. Building is typical of the brick commercial structures erected by the thousands along small town main streets in the early twentieth century. While the overall design is not a textbook example of any particular style, the building's ornamentation reflects the influence

¹⁵Mortgage Record Book 51, page 244, Wabasha County Courthouse.

¹⁶Miscellaneous Record Book K, Page 471, Wabasha County Courthouse.

¹⁷Historical Records Survey, 22.

of the Classical architectural tradition.

The building's two stories are clearly articulated on the flat front (west) elevation by a denticulated metal band above the first floor storefronts. Two storefronts, once glazed with large sheets of plate glass, share a central, splayed entryway, recessed beneath the second floor. Most of the glass of the southern storefront is now broken, and some areas have been covered with boards; wood panels and smaller glass squares fill the front of the northern storefront. Stretching above these storefronts is a roller for an awning, now gone, that once shaded the storefronts. Access to the building's second floor is via a recessed doorway at the front's northern end.

Four pairs of windows on the second floor have off-white, rock-faced, concrete or stone lintels and sills. A band of the same material also extends across the front just below the level of the lintels, contrasting with the red brick wall. The wall is recessed from pilasters which frame the front, extending the entire height of the building. Several feet above the lintels, the wall corbels out slightly, then rises to a corbel table which supports a pressed metal, modillion cornice with a plain frieze. A metal plaque with the initials "A.O.U.W." crowns the center of the cornice.

- 2. Condition of Fabric** The condition of the building is poor, making physical inspection difficult and, in some areas, dangerous. In addition, old furniture and other objects fill much of the extant floor space on both the first and second stories and in the basement.

The building's roof has deteriorated and most window openings lack glazing, resulting in significant water damage to interior finishes and to the structure itself. Ceilings and wall surfaces have disintegrated, covering floors with debris. Bird droppings and dead birds also litter many areas. Much of the flooring is rippled from moisture. Some flooring appears to have been removed, leaving only the subfloor. Decaying carpeting covers part of the first floor. Floor joists have failed along both the north and south walls, causing large sections of the floor to collapse into the basement. The integrity of the floor joists and flooring is questionable in the southern half of the second floor.

On the exterior, efflorescence in the brickwork near the cornice on the building's principal elevation indicates moisture problems. The southern terminus of the cornice is missing; other metal trim is rusting. The southern wall is obscured by vegetation. Both the south and the east wall have been sheathed with a stucco-like material. Brick along the base of the northern exterior wall is eroding; holes are open to the interior in some sections.

B. Description of Exterior:

1. **Overall Dimensions** 49 feet by 80 feet
2. **Foundations** Stone
3. **Walls** The front is of face brick laid in stretcher bond. Part of the north wall was once a party wall shared with the Maas Block, which was built prior to the A.O.U.W. Building. The Maas Block has been demolished, so the interior of that building's southern wall is now encased in the northern exterior wall of the A.O.U.W. Building. The Maas Block wall features common brick laid in raking American bond. The wall is extended above and to the rear by structural clay tile blocks. The rear (east) and south walls are covered by a thin layer of concrete.
4. **Structural System, Framing** Brick and structural clay tile blocks, with metal interior columns and metal roof trusses.
5. **Chimneys** There appear to be three chimneys in the northern wall; they extend slightly above the roof line.
6. **Openings**
 - a. **Doorways and Doors** The storefront doors have a large glass panel with a recessed wood panel below. A single-pane glass transom tops each door. The paired doors for the stairway entry north of the storefronts are wood with five recessed panels. A single pane of glass fills the transom above the doors. Two wood doors on the north wall have two vertically-oriented recessed panels over two horizontal panels. One of the doors is on the first floor; the other is on the second level, and once opened into the now demolished Maas Block. A solid wood panel fills a door opening towards the rear of the second floor on the north wall; an open riser, grate-tread metal stairway descends from here to the ground. Two door openings on the first floor of the rear (east) wall have been boarded up.
 - b. **Windows**

First-floor storefront windows were originally filled with large sheets of plate glass, separated by wood columns. The northernmost window now holds four square panes with false mullions behind; a wood panel tops the opening. The remaining plate-glass windows are cracked, and sections are missing. Supports for a rolled awning edge the top of the windows; the operating mechanism is intact, but no trace of the awning survives. The

second-floor front has four sets of paired, one-over-one sash windows crowned with a clear transom. Glazing is missing from most of the wood frames. Lintels and sills are stone or cast stone. The north wall has only a single, one-over-one sash window near the rear of the second story. Several windows have been boarded up on the first floor of the rear elevation; two two-over-one sash windows, in poor condition, are on the second floor. Three one-over-one-over-one sash windows are on the second floor of the south side.

7. Roof

- a. **Shape, Covering** The building's flat roof appears to have been covered with tar and gravel roofing material over wood planks. The roofing is now significantly deteriorated.
- b. **Cornices** A metal denticulated cornice with modillions stretches across the building's front. Each end originally terminated in a concave bracket ornamented with a stylized daisy patera; the southern bracket is no longer in place. A plaque, centered above the cornice, consists of a scroll pediment with rosettes and a festoon over a rectangular plate. The plate holds the initials "A.O.U.W." It is flanked by square posts edged by scrolls.

C. Description of Interior:

1. Floor Plans

- a. **Describe Floors** The central front doors open into a small, newer vestibule on the first floor. From here, separate doors lead into the original retail area. A row of structural metal columns, running east to west, bisect the space. These columns are paralleled by a wall made of insulation and wood. The northern room is completely open. A mezzanine level has been added at the front of the southern half of the building; the rear quarter of this half is partitioned off by a modern wall. The second floor is primarily an open hall, covered by a vaulted ceiling that is disintegrating. The vault is supported by the curved underside of four roof trusses that span the space. A raised stage fills the hall's eastern end; a few rolls of drop scenery are extant. A low, enclosed area along the northern wall holds the stair landing and several small rooms. A balcony is situated above this area. Deterioration of the first floor joists prohibited a thorough examination of the basement.

2. Stairways

A stairway descends to the basement from northeast corner of the first floor. The second-floor stairway is approached by doors opening directly from First Street. It rises in a single flight to the second story.

3. Flooring

Much of the wood-plank floor has been warped by moisture. Only the subfloor remains in some areas. Deteriorating carpeting covers some of the southern half of the first floor. Many sections of the floor are obscured by disintegrated plaster from the walls and ceilings, as well dead birds and bird droppings.

4. Wall and Ceiling Finishes

Some plaster remains on walls and ceilings, while other areas are covered by bare lath or by exposed brick from the exterior wall. A frieze of palmettes, probably made of pressed tin, once encircled the northern room of the first floor; some sections remain. This room also displays traces of wall covering of tin or another material, embossed with stylized foliage and rosettes. On the second floor hall, white plaster walls are embellished with large panels of red and green spongework, edged with two-tone green paint.

5. Openings

a. Doorways and Doors Several original four-panel wood doors remain. Doorways are trimmed with simple wood molding.

b. Windows Window surrounds are made of simple wood molding.

6. Decorative Features and Trim A low wood chair rail rings the second floor hall.

7. Hardware Little original hardware remains. Doorknobs and hinges appear to be of standard design.

8. Mechanical Equipment

a. Heating The basement holds an Excelsior Boiler; it is no longer in working condition.

b. Lighting No original light fixtures are evident. Modern fluorescent

units on the first floor are not functional.

- c. **Plumbing** A small porcelain drinking fountain stands in the northeastern corner of the second floor hall by the northern edge of the stage. Other plumbing facilities are not visible. City water service has been shut off to the building.

D. Site:

1. **General Setting and Orientation** Facing west, the A.O.U.W. Building fronts on First Street, Mazeppa's main commercial road. First Street was once lined by late nineteenth- and early twentieth-century buildings of frame and brick construction. The A.O.U.W. Building was in the middle of solid block of commercial structures. A remnant of the nineteenth century, a small, wood-frame, commercial structure, still stands adjacent to the A.O.U.W. Building to the south. The older buildings immediately to the north of the A.O.U.W. Building, however, have been removed, and a new one-story building, covered with blue metal siding, is now being erected on that site. Other downtown buildings have also been demolished as the community's commercial activity has declined.

PART III. SOURCES OF INFORMATION

- A. **Early Views:** Two photographs of downtown Mazeppa, c. 1912, another from c. 1913, and one from c. 1917, are in the Audio-Visual Collection, Minnesota Historical Society, St. Paul. Xerographic reproductions of these photographs are included in the data section of this report.
- B. **Interviews:** Telephone interview with George Kranz, 19 July 1993.
- C. **Bibliography:**

1. **Primary and Unpublished Sources**

"Articles of Incorporation: Mazeppa Workman Block Association." Minnesota Secretary of State, St. Paul.

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Mazeppa Tribune, March 22, April 5, May 10, September 6 and 27, November 1 and 29, December 6, 1899.

Wabasha Standard, September 19, 1912.

Deeds, mortgages, and miscellaneous legal documents are at the Wabasha County Courthouse, Wabasha, Minnesota.

2. Secondary and Published Sources

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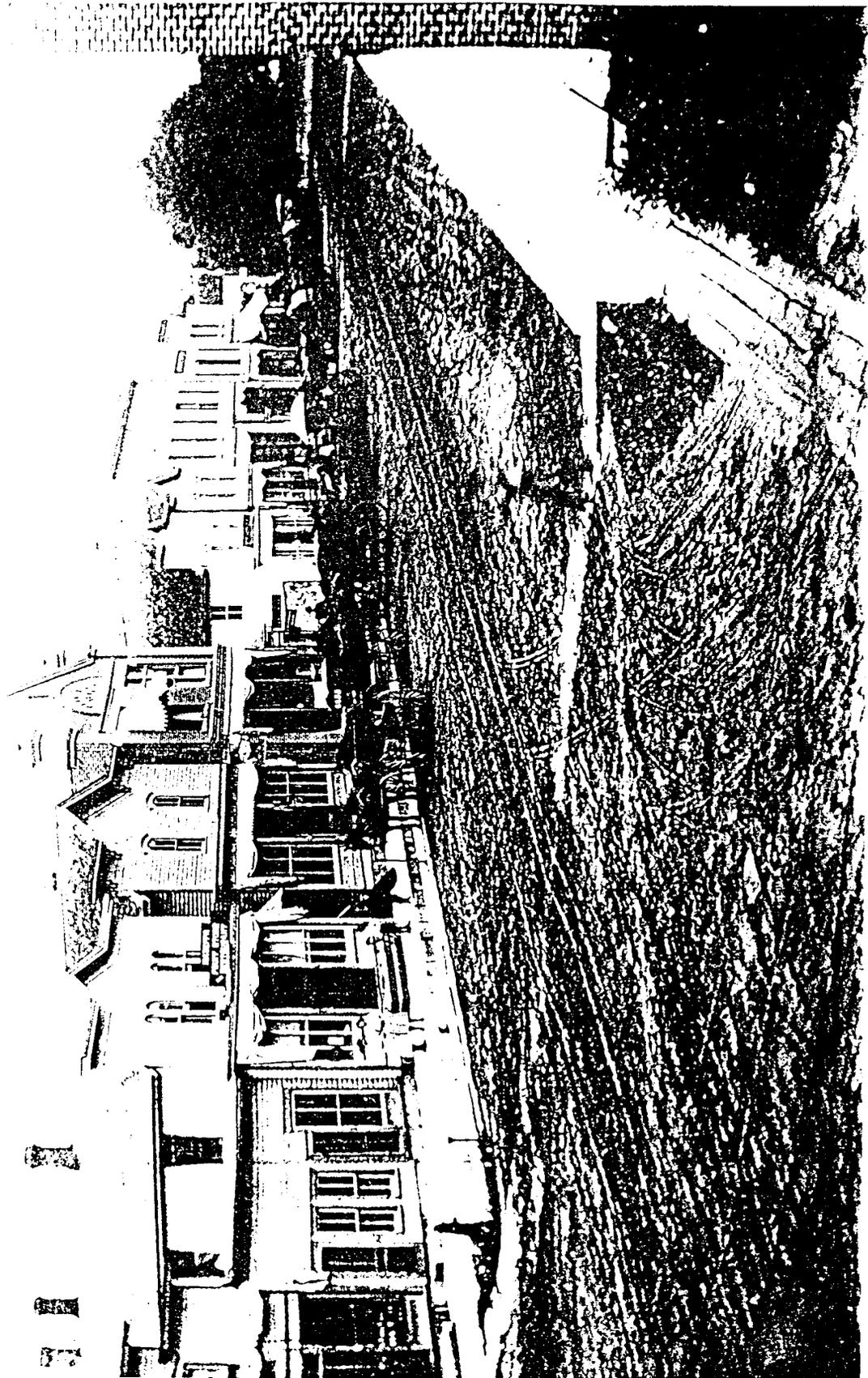
History of Wabasha County. Chicago: H.H. Hill and Company, 1884.

Standard Atlas of Wabasha County, Minnesota. Chicago: George A. Ogle and Company, 1896.

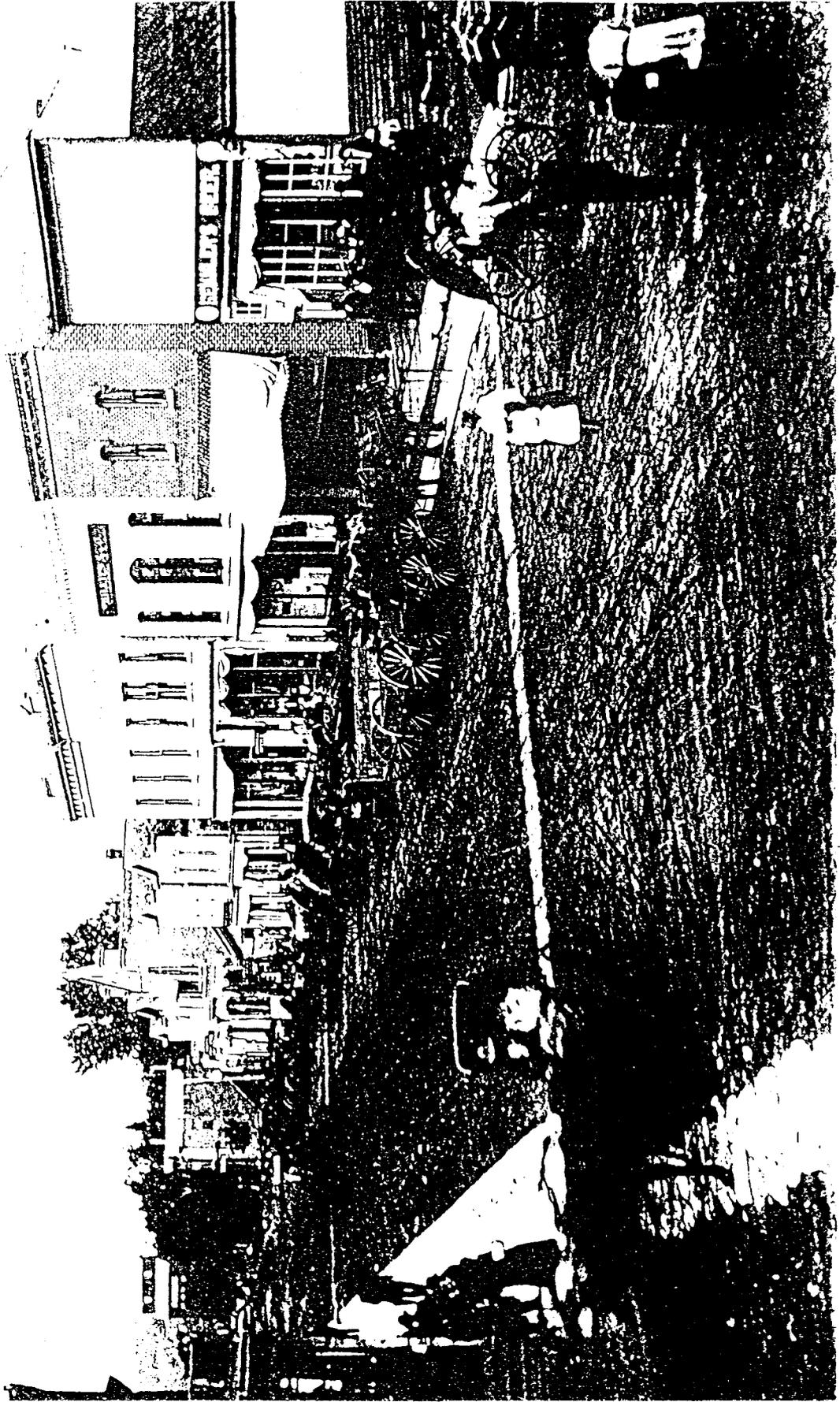
- E. Likely Sources Not Yet Investigated:** Copies of the Mazeppa Journal for the years 1912 and 1913 were not available at the Minnesota Historical Society, St. Paul, the state's main repository for historic newspapers. Also missing for that period were issues of the A.O.U.W. Guide, the state organization's weekly newspaper. These publications could provide additional details about the building's construction. Information about the decline of Lodge Number 183 might be garnered from area residents. Attempts to locate Max and Ven Maas, who signed the quit claim deed for the Mazeppa Workman Block Association in 1969, and the Rancher Seed Company and Barzen of Minneapolis, Inc., which acquired the property at that time, were unsuccessful.
- F. Project Information:** The Southeastern Minnesota Multi-County Housing and Redevelopment Authority has purchased the Mazeppa A.O.U.W. Building and plans to demolish it to create a parking lot for a new city service building immediately to the north. Since federal funds are being used for this project, and since the Mazeppa

A.O.U.W. Building is considered eligible for listing in the National Register of Historic Places, some form of mitigation is necessary to comply with Section 106 of the National Historic Preservation Act of 1966. This study has been prepared to fulfill this requirement. Ron Seymour, Community Development Director for the Southeastern Minnesota Multi-County Housing and Redevelopment Authority, coordinated the documentation for that agency. Hess, Roise and Company was retained to prepare the report; Charlene K. Roise, a principal in that firm, served as principal investigator. Jerry Mathiason, a subcontractor to Hess Roise, completed the photography.

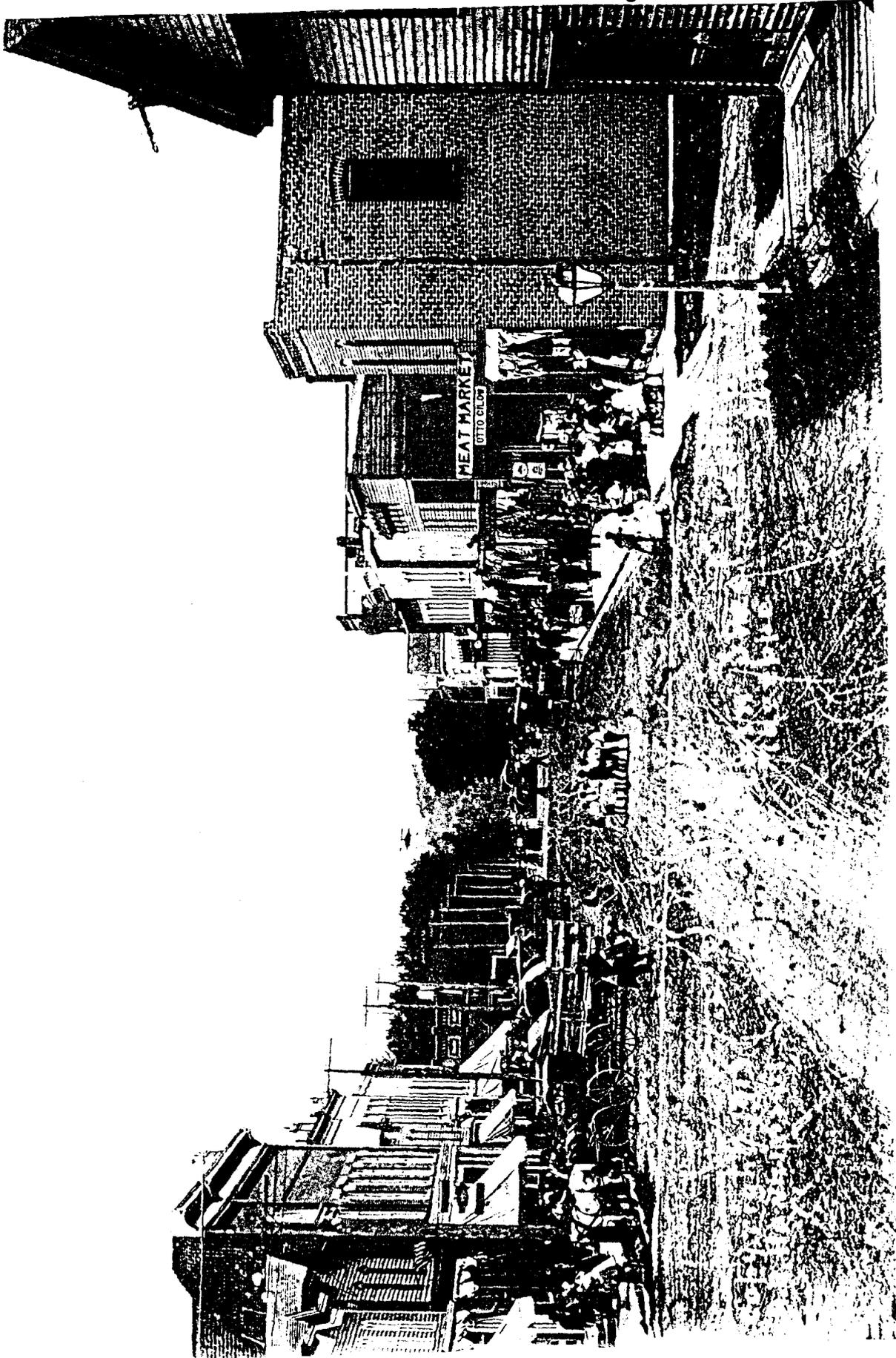
Prepared By: Charlene K. Roise
Architectural Historian
Hess, Roise and Company,
Minneapolis, Minnesota
July 1993



Street scene in Mazeppa, looking south-southeast, c. 1912. Audio-Visual Collection, Minnesota Historical Society, St. Paul. Maas Block is near center; vacant lot, site of A.O.U.W. Building, to right of Maas Block.



Street scene in Mazeppa, c. 1912. Audio-Visual Collection, Minnesota Historical Society, St. Paul. View looks north-northeast. Maas Block is near far end of block (gabled parapet; second-floor awning).



Main Street looking south, c. 1913. Audio-Visual Collection, Minnesota Historical Society, St. Paul.
A.O.U.W. Building to left.



Street scene in Mazeppa, looking south, c. 1917. Audio-Visual Collection, Minnesota Historical Society, St. Paul.
A.O.U.W. Building to left.