

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Tracy Municipal Building and Armory

Other names/site number: Veterans Memorial Center

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 336 - 372 Morgan Street

City or town: Tracy State: MN County: Lyon

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☐
Public – Local ☒
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u>1</u>	<u> </u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

GOVERNMENT/City Hall

DEFENSE/Military facility

RECREATION AND CULTURE/Auditorium

Current Functions

(Enter categories from instructions.)

GOVERNMENT/City Hall

RECREATION AND CULTURE/sports facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

Moderne

Other: Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

Foundation: CONCRETE

Walls: BRICK

Roof: SYNTHETICS/Rubber

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Tracy Municipal Building and Armory is located in Lyon County, Minnesota, at the north edge of the community's downtown commercial district. The building fronts on Morgan Street, on a rectangular parcel bounded by alleys to the north¹ and east, 4th Street to the west, and Morgan Street to the south (see Figures A and O). The building has a U-shaped footprint comprised of the original 1938 Moderne-style municipal building, located on the east side of the site, and the L-shaped 1958 armory addition to the west. The 1938 building is a two-story, flat-roofed brick building, rectangular in plan, with city offices, public service counter, and council chambers at the front and a double-height auditorium with barrel-vaulted roof at the rear. The building's primary entrance along Morgan Street is defined by a Moderne-style stone entrance portal, adjacent to infilled overhead door openings which historically provided access to the city's fire department vehicle storage. The municipal building features a concrete water table,

¹ For ease of reference, plan rather than cardinal directions are used in this nomination – north is equivalent to true northeast.

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punched window openings (most infilled with paneling and non-historic windows), and brick pilasters with cast stone caps at the auditorium façades.

The 1958 armory addition is a one and two-story, flat-roofed, brick addition joined to the west elevation of the municipal building by a double-height auditorium extension, which extended the 1938 auditorium approximately 85 feet to the west. To the west of the auditorium extension, the remainder of the Modern-style addition holds classrooms, offices, and support spaces that historically served as the armory for Tracy's local unit of the National Guard. The addition features former ribbon and punched window openings (most infilled with paneling and non-historic windows) and a ramp with garage entrance at its west elevation along 4th Street. At its primary south elevation along Morgan Street, the primary entrances of the addition are set back at the connection to the municipal building by a one-story link with glazed curtain wall. Overall, the Tracy Municipal Building and Armory retains excellent integrity to convey its historical significance from the period of significance, 1938 – 1972.

Narrative Description

Site and Setting (Photos 0001 – 0008)

The Tracy Municipal Building and Armory at 336 – 372 Morgan Street is located in Lyon County, a small community in southwestern Minnesota. The building is located in downtown Tracy, at the northeast corner of the intersection of Morgan Street and 4th Street, and fronts on Morgan Street to the south (see Figure A). The site is bounded by an alley to the north, 4th Street to the west, Morgan Street to the south, and a two-story building and gravel parking lot on the neighboring parcel to the east (see Figure O, Site Development Diagram).² A paved access drive (in its original location) separates this parking lot from the municipal building. A second small gravel parking lot (also in its approximate original location) is located at the building's west elevation, within the historic site boundaries. Concrete sidewalks run parallel to 4th and Morgan Streets (see Photos 0001 - 0008).³

The Tracy Municipal Building and Armory was constructed in two phases. The original municipal building was constructed in 1938, and an armory addition was added to the west in 1958 (see Figure O, Site Development Diagram), forming a U-shaped building. The 1938 municipal building is a two-story brick building with rectangular plan that forms the east arm of the "U" (Photos 0001 – 0003 and 0008). The southern one-third of the building is a two-story

² At the time of the municipal building's construction, this parking lot was occupied by the Masonic Temple building; this building was demolished sometime after 2009. Google Streetview, July 2009, <https://www.google.com/maps/@44.2337415,-95.6208144,3a,60y,79.09h,89.45t/data=!3m6!1e1!3m4!1seNdeV0R3oFHfRSTDf6OrMw!2e0!7i3328!8i1664>; Sanborn Map Company, *Fire Insurance Map of Tracy, Minnesota* (New York: Sanborn Map Company, 1928, rev. 1937), Sheet 3.

³ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheet #1, on file at the City of Tracy.

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block with offices and meeting rooms; the northern two-thirds of the building is a double-height, barrel-vaulted gymnasium (historically labeled as an auditorium). The 1958 armory is a one and two-story brick addition (Photos 0003 – 0007) joined to the west elevation of the original 1938 building by a double-height auditorium extension, which extended the 1938 auditorium approximately 85 feet to the west (see Figure O). To the west of the auditorium extension, the rest of the addition consists of a one- and two-story wing that holds a garage, locker room, offices, classrooms, and other support spaces (Photos 0004 – 0006). At the building's primary south elevation, a one-story link with glass curtain wall provides external access to the addition (Photo 0003).

Site landscaping includes an L-shaped grass lawn that wraps around the southwest corner of the armory addition and holds several mature trees, small shrubs, and two benches (Photo 0005). At the primary south elevation, a raised planting bed with historic concrete walls, flagpole, and single tree is located in front of the link, between the 1938 building and the 1958 addition (Photo 0003).⁴ A short strip of grass lawn is also located at the building's north elevation along the alley.

Exterior (Photos 0001 – 0008)

1938 Building (Photos 0001 – 0003, 0008)

The 1938 municipal building is a brick building with concrete water table. The two-story office block has a flat roof with historic cast cement coping covered with a non-original⁵ metal cap (installed sometime after 1958). A one-story brick penthouse with metal coping and brick chimney with what appears to be the original cast stone cap is located near the center of the block. To the north, the auditorium has a barrel-vaulted roof with what appears to be a non-historic membrane. The roof has original, tile, parapet caps at the north and south ends and modern metal gutter and downspouts at the east elevation. At the north end of the auditorium roof, the capped base of an original brick chimney is visible.⁶

All façades are composed of reddish-brown brick laid in common bond, with occasional soldier, rowlock, header, and projecting courses providing visual variation. At the office block, a thick band of dark-colored brick encircles the building at the second level.⁷

⁴ Concrete walls and flagpole appear in this location in a c. 1960s photograph of the property, and also on historic building plans for the 1957 addition. See photograph of the municipal building, 1960s, Lakesnwoods.com, accessed June 17, 2022, <https://www.lakesnwoods.com/TracyGallery.htm> and Bettenberg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheet 1, May 1957, on file at the City of Tracy.

⁵ Throughout this description, the term "non-original" is used to describe features not original to the building but for which the date of installation is unknown. The term "non-historic" is used to describe features likely installed after the end of the proposed period of significance in 1972.

⁶ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 7, on file at the City of Tracy.

⁷ This darker-colored brick is original. See P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 9, on file at the City of Tracy.

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South Elevation (Photos 0001 – 0003)

The primary south elevation of the 1938 building consists of the south wall of the office block and fronts on Morgan Street. At the first level, the façade is dominated by the central primary entrance, which is slightly elevated above grade with a concrete stoop and non-original concrete ramp with metal handrails.⁸ It consists of a stone portal with curved Moderne-style pilasters with original metal light fixtures flanking an opening with three non-original doors and non-historic wood panel infill (installed sometime after the mid-1970s).⁹ Above the doors, the upper portion of the stone portal has stylized lettering, carved in low relief, that reads “Tracy Municipal Building.” To the east of the primary entrance, two original, first-level openings, which initially held overhead doors providing vehicular access to fire department vehicle/equipment storage, have been infilled with non-historic wood paneling, wood casement windows and a single metal door with glass light. These openings, along with several of the building’s original window openings, were infilled sometime after the mid-1970s (see Figure D).¹⁰ Each opening is flanked by original bollards. To the west of the primary entrance, an original concrete area well with metal grate protects one original, multi-light, metal window at the basement level. At the first level, there are two original window openings with painted metal lintels, each with three non-original, hung, metal windows with brick rowlock sills. At the second level, the fenestration pattern is symmetrical: three original window openings above the primary entrance flanked by two original window openings on each side, all with brick rowlock sills and painted metal lintels. Several of these openings have been infilled with non-historic wood paneling; windows in remaining openings are non-original, hung, metal windows.¹¹

West Elevation (Photo 0003)

The majority of the building’s secondary west elevation has been obscured by the 1958 addition, but the south portion of the office block remains visible. At the lower level, it features two original, concrete window wells with metal grates (replaced in 1958) shielding original metal windows. The first level holds three former window openings (originally with hopper-style windows) with brick rowlock sills that have been infilled with wood paneling. At the southwest corner of the building, what appears to be a former door opening with metal frame has also been infilled with wood paneling and a non-original hung window.¹² At the second level, there are

⁸ The ramp was installed sometime after 1957. See photograph of the municipal building, 1960s, Lakesnwoods.com, accessed June 17, 2022, <https://www.lakesnwoods.com/TracyGallery.htm>.

⁹ Photograph of the municipal building, mid-1970s, in Seth Schmidt, ed., *The Front Page: Tracy, Minnesota Newspapers from 1890 to 1990* (Tracy, MN: Tracy Publishing, 1990), 152.

¹⁰ Photograph of the municipal building, mid-1970s, in Schmidt, *The Front Page*, 152.

¹¹ Photograph of the municipal building, 1960s, Lakesnwoods.com, accessed June 17, 2022, <https://www.lakesnwoods.com/TracyGallery.htm>; P. C. Bettenberg, “Tracy Municipal Building,” Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 9, on file at the City of Tracy.

¹² Historic drawings and photographs indicate that this door opening was not present in 1957. See Bettenberg, Townsend, Stotle and Comb, “National Guard Armory, Tracy Minnesota,” Sheets 5, 8, and 9, May 1957, on file at the City of Tracy; photograph of the municipal building, 1960s, Lakesnwoods.com, accessed June 17, 2022,

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three original window openings with brick rowlock sills, painted metal lintels, and non-original, hung, metal windows.¹³

North Elevation (Photos 0007 and 0008)

The building's secondary north elevation consists of the north wall of the auditorium and fronts on the alley. An original vehicular access opening with painted metal lintel and wood panel infill is located at the center of the façade, above a short concrete ramp. The opening is flanked by two brick pilasters with cast stone caps that extend nearly to the parapet line. Two identical pilasters are located at the corners of the façade.¹⁴

East Elevation (Photos 0002 and 0008)

The building's secondary east elevation consists of the east walls of the auditorium and office block, and fronts on the paved access drive. At the north side of the elevation (Photo 0008), the east façade of the auditorium is divided into five bays by brick pilasters that terminate in cast stone caps near the parapet line. In each bay, there is a large former window opening with brick rowlock sills, painted metal lintels, and wood panel infill. Three openings have small non-original windows with metal or vinyl storms set in the wood paneling. The northernmost bay holds a wood door in wood frame.¹⁵

At the south side of the elevation (Photo 0002), the east façade of the office block features three former window openings with brick rowlock sills and wood panel infill at the first level. The second level holds three window openings with brick rowlock sills, painted metal lintels, and original hung wood windows protected by non-historic storm windows.¹⁶

1958 Armory Addition (Photos 0003 – 0007)

The 1958 armory addition is composed of reddish-brown brick. The building has a flat roof with what appears to be original stone coping at the auditorium expansion and metal coping elsewhere. Metal ladders accommodate the differences in roof height between the one and two-story segments of the west wing and the double-height auditorium expansion. A brick chimney with what appears to be the original stone cap is located at the north side of the building, at the junction between the auditorium expansion and the west wing.¹⁷

<https://www.lakesnwoods.com/TracyGallery.htm>.

¹³ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheet 1, May 1957, on file at the City of Tracy; P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 9, on file at the City of Tracy.

¹⁴ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 5 and 8, on file at the City of Tracy.

¹⁵ The entrance location is historic and the condition of the wood frame suggests that this is historic as well. However, the design of the door does not match the design shown in 1938 historic drawings. See P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 9, on file at the City of Tracy.

¹⁶ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 9, on file at the City of Tracy.

¹⁷ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

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South Elevation (Photos 0003 and 0004)

The primary south elevation of the addition fronts on Morgan Street. At this elevation, a one-story link (Photo 0003) holds the primary entrances to the addition. The link features metal-framed glass curtain wall, with entrances at its east and west ends consisting of original wood doors (one is a non-original metal door) with wood panel transoms. A flat-roofed canopy supported by original steel columns runs the length of the link. Moving west, the south elevation of the west wing is two stories in height and has former ribbon window openings with stone sills at the first and second levels (Photo 0004). Originally, these held strips of fixed wood windows with hopper-style operable lower panes; today, they feature non-historic wood panel infill and vinyl and metal windows with storm windows. Original metal lintels remain visible at the top of the openings. Originally, the south elevation featured a metal letter sign reading "National Guard Armory;" today, a sign reading "Veterans Memorial Center" identifies the building.¹⁸

East Elevation (Photo 0003)

The only exposed portion of the addition's secondary east elevation is the east elevation of the west wing, which faces the 1938 building and is two stories in height. The east façade of the wing is a blank masonry wall, except for a former ribbon window opening with stone sill at the second level. Originally, this opening held a strip of fixed windows with hopper-style operable lower panes; today, it features non-historic wood panel infill and hung vinyl windows.¹⁹

North Elevation (Photo 0005)

The addition's secondary north elevation fronts on the alley and consists of the north walls of the auditorium expansion and the west wing. The north façade of the west wing is a blank masonry wall with modern metal downspouts attached to the façade. The north façade of the auditorium expansion is a blank masonry wall with two, first-level entrances at the east and west sides. Each entrance consists of a set of non-historic flush metal double doors accessed via original concrete stoops with metal railings. Metal wall sconces above each entrance match those on the west elevation and may be historic. Two non-original louvers are located near the top of the façade.²⁰

West Elevation (Photos 0005 and 0006)

The addition's secondary west elevation faces 4th Street and consists of the west wall of the west wing. Conduit, non-original metal downspouts, and two wall sconces (possibly original) are attached to the façade. At the north side of the façade, an asphalt ramp with original concrete

¹⁸ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

¹⁹ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

²⁰ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

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side walls and metal railings leads to a non-original metal overhead door, which provides access to the garage at the interior. Just to the south, a non-original metal door with wire glass transom and awning provides access to the boiler room at the interior. The rest of the west elevation features four small window openings with stone sills, metal lintels, and replacement wood windows as well as one large former window opening with stone sill, metal lintel, wood panel infill, and two hung metal replacement windows and storm. Above and beyond the west façade of the west wing, the west façade of the auditorium expansion is visible and consists of a blank masonry wall.²¹

Interior (Photos 0009 – 0021)

1938 Building (Photos 0009, 0011 – 0015, 0017 – 0020)

Circulation

At the interior, the two-story office block of the 1938 building is organized around a central staircase with terrazzo steps and stone wainscot (Photo 0012) that opens onto a lobby at the lower and second levels (Photos 0009 and 0017) and a double-loaded corridor (Photo 0012) at the first level. At the north end of the first level corridor, access is provided to the double-height auditorium.

Lower Level (Photo 0009)

The lower level holds secondary spaces organized around a central stair lobby (Photo 0009). Most partitions align with original floor plans and appear to be original. With the exception of the stair lobby and two bathrooms, the lower level has an unfinished character, with exposed structure, piping, and conduit. Historic wall and ceiling-mounted metal radiators and original wood doors and frames are located throughout.²²

The central stair lobby is finished with terrazzo floors, stone wainscot, and what appear to be plaster walls and ceiling (Photo 0009). A recess in the west lobby wall marks the original location of a drinking fountain. A door in the south wall provides access to an open-plan space marked as a “ladies lounge,” which may have originally been used as a storage room. Moving north, one passes through a locker room, shower room, and second locker room with second adjoining shower room. The lounge, locker and shower rooms have concrete floors with exposed concrete structure at the ceiling and what appear to be textured plaster walls. Original steel windows and infilled window openings at the south locker room have original painted marble stools. Each locker room has an adjacent bathroom, each with a terrazzo floor; what appear to be textured plaster walls; wood stalls (possibly historic);²³ and original plaster or non-original

²¹ Bettenburg, Townsend, Stotle and Comb, “National Guard Armory, Tracy Minnesota,” Sheets 1 - 11, May 1957, on file at the City of Tracy.

²² P. C. Bettenberg, “Tracy Municipal Building,” Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 9, on file at the City of Tracy.

²³ Historic drawings indicate that bathroom stalls were metal. However, the apparent age of the wood stalls

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dropped acoustical tile (north bathroom) ceilings. Three original wood-framed window openings in these spaces have been infilled.²⁴

Moving east from the north locker room, one re-enters the stair lobby via a short hallway with terrazzo floor. At the northeast corner of the lobby, an original metal door leads to a set of concrete steps that descends to a mechanical room at the sub-basement level. The mechanical room has exposed concrete floors, walls, and columns, as well as exposed concrete joists and beams at the ceiling. At the east side of the mechanical room, openings in the concrete wall lead to two similar, smaller rooms, one of which has a metal ladder and ceiling hatch that originally provided access to the building exterior.²⁵

At the southeast corner of the lobby, a wood-cased opening leads to a short hall with non-original wood paneled walls and dropped acoustical tile ceiling. Two non-original flush wood doors in this hall lead to a maintenance office/storage room. The room has a concrete floor and features a combination of non-original finishes (wood wall paneling and adhered tile ceilings) and exposed concrete structure. One steel window with wire glass glazing is located at the east side of the room.²⁶ At the south side of the room, a non-original, wood-framed and paneled partition runs the length of the room to create a narrow storage space.²⁷

First Level (Photos 0011 – 0014)

The first level of the office block contains office and meeting spaces organized around a central double-loaded corridor (Photo 0012). Generally, the level retains its historic circulation patterns and general layout, though some partitions in adjacent office and meeting spaces have been altered (compare Figure F with the first level photo key).

The building's primary south entrance opens onto a primary entry vestibule with terrazzo floor, stone wainscot, and what appear to be plaster walls and ceiling. Three original wood doors with full lights open onto the central corridor, which also features terrazzo floors and stone wainscot and plaster at walls, and a non-original dropped acoustical tile ceiling (Photo 0012). A recess at the west side of the corridor with a non-historic drinking fountain marks the original location of a drinking fountain.

Four original wood doors and frames, two on each side of the corridor, provide access to adjacent office and meeting space. On the east side of the corridor, the south door opens onto the area originally occupied by the fire department, accessed via a short ramp (Photo 0013). Historic floor plans indicate that this was originally an open plan space with tile walls and concrete

suggests that they date to the period of significance. See P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheet 7, on file at the City of Tracy.

²⁴ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 - 9, on file at the City of Tracy.

²⁵ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 - 9, on file at the City of Tracy.

²⁶ This window opening does not appear on historic building plans, and it is unclear why it was installed.

²⁷ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 - 9, on file at the City of Tracy.

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ceiling. Following the relocation of the fire department, which most likely occurred between 1972 and 1974, the space was renovated to serve as the city council chambers and the city administrator's office. It is finished with non-original carpet and a dropped acoustical tile ceiling. An original closet in the northwest corner of the space has a concrete floor and plaster walls and ceiling.²⁸

Moving back to the primary corridor, the north door on the east side of the corridor provides access to another storage closet with plaster walls and ceiling. On the west side of the corridor, the south door leads to staff office space and a public permit counter. Originally, this area was an open plan space with built-in bookshelves that housed the library. In 2021, the space was remodeled and is today subdivided into a public lobby, behind-counter staff area, and private office.²⁹ Finishes include non-original carpet and faux wood flooring and a dropped acoustical tile ceiling, along with several non-original wood doors. At the south side of the room, replacement windows appear to retain their original stone sills and wood surrounds. At the north side of the room, a short hallway leads to a bathroom and breakroom in the area originally used as a jail (installed in the 1990s).³⁰ These rooms are also finished with non-original carpet and dropped ceilings. At the west side of the hallway, a door opening which originally provided access to the exterior now provides access to the first-level corridor at the 1958 addition.

Moving back to the primary corridor, the north door on the west side of the corridor leads to a room that originally served as police headquarters. Today, the space is used as a public bathroom and is finished with a non-original dropped acoustical tile ceiling, resilient floor, and ceramic tile wainscot.

At the north end of the first-level corridor, two sets of original wood doors with full lights lead to the auditorium (Photos 0014 and 0015). The 1938 (east) half of the auditorium has a non-historic wood floor (installed within the past 10 years), glazed tile walls, and a barrel-vaulted, paneled ceiling with metal trusses.³¹ Folding metal bleachers above a section of concrete flooring are located at the east wall of the auditorium. Balcony seating installed along this wall in 1958 is no longer extant. *For a description of the 1958 (west) half of the auditorium, see below.*

Second Level (Photos 0017 – 0019)

The second level of the 1938 office block holds offices, meeting rooms, and storage space organized around a central stair lobby (Photo 0017). Most partitions align with original floor plans and appear to be historic, though a few non-original partitions have been added to the original council room at the south half of the level (Photos 0018) and the original firemen's room at the northeast corner (Photo 0020; compare Figure G to second level photo keys). Original partitions and exterior walls are generally finished with plaster; ceilings are primarily finished

²⁸ By 1974, the city's fire hall was located in the former industrial arts section of the old Tracy High School, which was purchased by the City in 1972. See "Razing of Old School Evokes Varied Nostalgic Comments," *Tracy Headlight-Herald*, January 31, 1974.

²⁹ Email correspondence with Tracy City Administrator, June 16, 2022.

³⁰ Email correspondence with Tracy City Administrator, June 24, 2022.

³¹ Phone conversation with Tracy City Administrator, August 11, 2022.

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with non-original dropped acoustical ceiling tile. Original wood doors and doors frames; original stone window sills and wood window surrounds; and historic metal radiators are located throughout.³²

The second-level stair lobby features a terrazzo floor and stone wainscot (Photo 0017). Historic drawings indicate that the lobby ceiling originally held a skylight which has now been infilled. At the south side of the lobby, a set of double doors leads to what was likely the original city council chambers. Now, the space has been subdivided; a non-original vestibule area separates the meeting room of a fraternal organization on the west side (Photo 0018) from three smaller meeting and storage rooms on the east side. The east rooms have vinyl tile floors, what appear to be original plaster walls and molding at exterior walls, wood paneling at non-original partitions, non-original flush wood doors, and an adhered acoustical tile ceiling. At the north side of one room, there is an original wood serving window that allows for communication between this room and the original kitchen. On the west side of the original city council chambers space, the fraternal meeting room has non-original carpet floors, plaster walls, and a non-original dropped acoustical tile ceiling.³³

On the north side of the fraternal meeting room, an original door leads to what was originally the city clerk's office, now a storage room finished with non-original carpet and wood wall paneling (Photo 0019). At the north side of the room, there is a closet with plaster walls and ceiling and a vault with metal vault door. At the east side of the storage room, a door leads to a short hallway with terrazzo floors and wood baseboard (Photo 0019). Two original bathrooms, one now converted to a storage room, are located along the north side of the hallway. The storage room features terrazzo floor and plaster walls and ceiling (the other bathroom was not accessible at the time of this site visit).³⁴

The hall empties back onto the stair lobby. At the east side of the lobby, two doors lead to 1) the original kitchen, which still operates in that capacity, and 2) a suite of two offices that was likely the original firemen's room. The kitchen is finished with non-original vinyl tile floors with original wood baseboard and features built-in wood cabinets. A hatch is located at the plaster ceiling. The office suite is divided into north and south offices by a non-original wood-paneled partition with two non-original flush wood doors (Photo 0020). Floor finishes include non-original carpet, vinyl tile, and a small section of wood flooring. Wood baseboard and a wood chair rail appear historic. The north office contains a shower in its original location. Historic drawings indicate that this office also originally had an opening in the floor with brass pole for sliding down to the fire department vehicle/equipment storage below; this has since been removed and the opening infilled.³⁵

³² P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 9, on file at the City of Tracy.

³³ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 9, on file at the City of Tracy.

³⁴ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 9, on file at the City of Tracy.

³⁵ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets 1 – 9, on file

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1958 Armory Addition (Photos 0010, 0014 – 0016, and 0021 – 0023)

Circulation

At the interior of the addition, a stair with original terrazzo steps and plaster walls and ceiling at the south side of the west wing provides access to all levels of the addition (Photo 0021). At the south side of the first level, an east-west corridor at the interior of the link provides access to the west wing, auditorium expansion, and 1938 building (Photo 0016). Partitions throughout the building generally align with historic drawings and appear to be original. Throughout the addition, most doors are wood doors in metal frames and appear original.³⁶

Lower Level (Photo 0010)

At the lower level of the addition, the stair empties onto a firing range that runs east-west beneath the first-level corridor (Photo 0010). A small closet is located beneath the stair. The closet and firing range feature original exposed concrete floor and walls; the range has an original acoustical tile ceiling. A wood and wire gate subdivides the east and west halves of the firing range.³⁷

First Level (Photos 0014 - 0016)

Primary entrances on the south elevation of the addition open onto an east-west corridor that provides access to the auditorium expansion to the north, the west wing to the west, and the 1938 building to the east (Photo 0016). The corridor has original terrazzo floors, exposed brick walls, and acoustical tile ceilings. At the east side of the corridor, an original folding metal gate separates the east primary entrance from the rest of the corridor. Double doors with sidelights at the east and west ends of the corridor's north wall lead into the auditorium extension. Near the east auditorium entrance, there is a ticket booth with ticket window (Photo 0016); a storage closet is located near the west entrance. Between the entrances, a display niche is located on the north wall of corridor in its original location.³⁸

At the far west side of the corridor, doors on the south corridor wall provide access to two bathrooms with what appear to be original terrazzo floors, painted concrete block walls, and plaster ceilings with non-original ceramic tile wainscot and bathroom stall partitions.³⁹ A door at the west corridor wall leads to a small stair lobby and a short hallway providing access to the

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³⁶ Some doors lack louvers shown in historic drawings; however, most doors appear to be of a similar vintage and are assumed to be original.

³⁷ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 2 and 5, May 1957, on file at the City of Tracy.

³⁸ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

³⁹ Restrooms are shown with glazed tile walls in historic drawings; however, it appears that this glazed tile was never installed. See Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 2 and 7, May 1957, on file at the City of Tracy.

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police department and chamber of commerce spaces, which originally served as offices for National Guard staff and officers and a library/day room, respectively. These spaces are finished with original asphalt tile flooring with metal base and non-original carpet; original painted concrete block walls, and original acoustical tile ceilings with non-original dropped acoustical tile ceilings in the hallway. At the south and west exterior walls, stone sills mark the former location of original window openings. Two unfinished closets are also located off of the hallway.⁴⁰

Moving north back through the stair lobby, one passes north into the original locker room and adjoining bathroom and shower room. The locker room features an original concrete floor, concrete block walls, and what appears to be an original gypsum board ceiling, while the bathroom and shower rooms have original terrazzo floors, original glazed tile walls and non-original fiberglass reinforced plastic wall paneling, and what appears to be an original plaster ceiling. Metal stall partitions appear original.⁴¹

Continuing north, a non-original opening on the north wall of the locker room provides access to the storage room (originally the supply room), which features a concrete floor, concrete block walls, and a gypsum board ceiling (possibly original). A built-in vault room with metal vault door is located in the northwest corner of the storage room. At the east side of the room, metal doors (likely original) provide access to the auditorium expansion. To the north of this room, but with no communicating door, is the original boiler room, which is sunken slightly below grade. The room has an exposed concrete floor, painted concrete and brick walls, and what appears to be a plaster ceiling, with mechanical equipment and exposed piping and conduit. At the north side of the room, a metal stair and a metal door (likely original) provide access to the garage, which has concrete floors, painted concrete block walls, and exposed metal structure at the ceiling. At the east side of the garage, an original wood overhead door at the provides access to the auditorium expansion.⁴²

The 1958 auditorium expansion comprises the west half of the current auditorium (Photos 0014 and 0015). It features a non-historic wood floor (installed within the past ten years), concrete block walls with glazed tile wainscot, and exposed concrete and metal structure at the ceiling.⁴³ Non-historic folding bleachers are located along the west wall. The south wall contains the main auditorium entrances, which are recessed into the wall and have adhered tile ceilings. Between these entrances, a storage niche features exposed metal columns and what appears to be a plaster ceiling. Near the junction of the 1958 expansion and the 1938 auditorium, a track in the ceiling marks the former location of a folding partition used to divide the expansion from the

⁴⁰ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

⁴¹ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

⁴² Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

⁴³ Phone conversation with Tracy City Administrator, August 11, 2022.

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original auditorium (not extant). At the north wall of the expansion, an overhead metal door has been installed at the niche formerly used to store that partition (visible in Photo 0019).⁴⁴

Second Level (Photos 0021 – 0023)

At the second level, the stair empties onto a lobby with original terrazzo floor and plaster walls and ceiling (Photos 0021 and 0022). A small door at the north side of the lobby provide access to the roof of the west wing. Doors at the east and south sides of the lobby open onto a large room that comprises the majority of the second level (Photo 0023). Originally, this room was used as a classroom, and it retains its original chalk and tack boards, as well as the location of the fabric divider originally used to subdivide the space into smaller classrooms. The room features original vinyl tile floors, concrete block walls with metal base, acoustical tile ceilings, and exposed metal columns at the perimeter. At the south and east walls, stone sills mark the former location of original window openings, which have now been infilled with what appears to be gypsum board and hung vinyl windows.⁴⁵

Moving back to the stair lobby, another door on the east side of the lobby leads to a storage room. Originally an instructor's office, this room has finishes identical to the classroom, as well as built-in metal and wood shelves. A door at the south wall of this room communicates with the classroom.⁴⁶

At the west side of the stair lobby, another door leads to the kitchen, which features original vinyl tile floors, glazed tile walls, and a plaster ceiling with skylight. Built-in wood cupboards and cabinets appear in the same locations shown on historic drawings and may be original. A door and serving window with rolling overhead metal door (see Photo 0023) provide access to the classroom to the south.⁴⁷

⁴⁴ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

⁴⁵ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

⁴⁶ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

⁴⁷ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

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Integrity:

The Tracy Municipal Building and Armory retains integrity to its period of significance, 1938 – 1972.

Location

The property has not been moved and retains integrity of location.

Setting

The property retains its historic setting in downtown Tracy. While the immediate surroundings have been changed slightly with the removal of a one-story building from the southwest corner of Morgan and Fourth Streets and the removal of the Masonic Temple from the adjacent lot to the east, the property retains its integrity of setting in Tracy's downtown commercial district.⁴⁸

Design

The property retains integrity of design. At the exterior, both the municipal building and the armory addition retain their historic massing and footprint, including their flat and barrel-vaulted roofs. While some historic fenestration has been infilled, the extent of historic window and door openings remains clearly visible, and primary entrances retain their historic function. With the exception of the rear vehicular entrance to the 1938 auditorium, historic secondary entrances also remain operational. The municipal building retains its Moderne-style design features, including primary south entrance portal, pilasters, and horizontal emphasis created via horizontal elements like the concrete water table, cast cement coping, and variations in brick coursing and color. The armory addition retains its utilitarian, Modern design, with simple brick façades and glass curtain wall. At the interior, the building retains its historic vertical and horizontal circulation patterns, including: 1) stairs and stair lobbies in the 1938 building and 1958 addition and 2) the public entrance sequences and primary corridors at the first level of the original building and addition. Though a few partitions have been added and removed, the majority of the original subdivision of space at each level of the 1938 building remains intact; the 1958 addition is basically unchanged from its original layout. Notably, the building retains the expanded auditorium that served as one of the building's most important public spaces during the period of significance.

⁴⁸ Google Streetview, July 2009, <https://www.google.com/maps/@44.2337415,-95.6208144,3a,60y,79.09h,89.45t/data=!3m6!1e1!3m4!1seNdeVOR3oFHfRSTDf6OrMw!2e0!7i3328!8i1664>; Sanborn Map Company, *Fire Insurance Map of Tracy, Minnesota* (New York: Sanborn Map Company, 1928, rev. 1937), Sheet 3; Nationwide Environmental Title Research Historic Aerials Viewer, <https://historicaerials.com/viewer>.

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Materials

The property retains integrity of materials. At the exterior, these include brick walls and stone and concrete/cast cement detailing, as well as a few original metal windows at the 1938 building and the original glass curtain wall at the 1958 addition. Though some non-historic finishes have been installed at the interior, including dropped ceilings and carpet, many of the property's historic finishes remain, including terrazzo floors, stone wainscot, and plaster walls and ceilings at the 1938 building, as well as terrazzo and asphalt tile floors; painted concrete block, brick, and glazed tile walls; and acoustical tile and plaster ceilings at the 1958 addition. The expanded auditorium retains its historic glazed tile and concrete block walls, wood floor, and exposed metal and concrete structure at the ceiling.

Workmanship

The property retains integrity of workmanship. At the exterior, this is especially evident at the primary entrance to the 1938 municipal building, which features original metal light fixtures and low-relief stone carving. At the interior, built-in cabinetry, stone window stools, wood window surrounds, and wood doors all convey historic workmanship, as well as unique features like the folding metal gate, ticket booth window, chalk and tack boards, and wood paneled overhead door at the armory addition and metal radiators and wood baseboard at the 1938 building.

Feeling and Association

The property retains integrity of feeling and association. As the current municipal building, the property maintains some of its historic recreational and political functions, allowing it to communicate its historic association with local government and community gatherings in Tracy. While the National Guard no longer utilizes the armory addition, the addition's integrity of design, materials, and workmanship allow it to communicate its historic function as a postwar armory and its historic association with the National Guard. In general, the property's integrity of location, setting, design, materials, and workmanship allows it to communicate its historic character and feeling as a government and community center.

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8. Statement of Significance

Applicable National Register Criteria

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

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION

POLITICS/GOVERNMENT

MILITARY

Period of Significance

1938 - 1972

Significant Dates

1958

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Bettenberg, Philip Charles

Bettenberg, Townsend, Stotle, and Comb

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Tracy Municipal Building and Armory is locally significant under Criterion A in the areas of entertainment/recreation and politics/government for its role as the hub of municipal government and services and a center for community recreation, and in the area of military as the center for Tracy's local unit of the National Guard. Because the Tracy Municipal Building and Armory retained its social, political, and military functions from its construction in 1938 through the late twentieth century, the proposed period of significance is 1938 - 1972, fifty years from today's date, in accordance with National Park Service guidelines. Previously-prepared historic contexts applicable to this property include the state context "Federal Relief Construction in Minnesota, 1933 – 1943." A nationwide historic context study on National Guard armories prepared in 2008 also provided helpful information on the history of armory development.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

A Brief History of Tracy

Tracy is located in Lyon County in southwestern Minnesota, approximately 45 miles east of the Minnesota-South Dakota border. The community was platted in 1875 along the railroad line of the Northern Pacific Railroad, and incorporated as a village in 1881. Thanks to its position along the railroad, Tracy grew rapidly; by 1885, it was the largest town in Lyon County with a population of 1,210. A devastating fire in 1891 destroyed most of the village's commercial center, but the community slowly rebuilt, reaching a population of 2,015 in 1905. In addition to the railroad, agriculture was an important pillar of the local economy, and the suitability of the surrounding farmland for growing wheat and corn attracted new residents to the area.⁴⁹

In 1893, Tracy replaced its village form of government with a new city charter, electing Dr. H. M. Workman as its first mayor. By approximately 1905, Tracy's city hall, library, band room, jail, and fire station were located in a former school building along Morgan Street (at the location of the existing municipal building). This building was almost completely destroyed by a fire in November of 1912. Following the fire, the fire department was relocated to an "old hook

⁴⁹ Arthur P. Rose, *An Illustrated History of Lyon County* (Marshall, MN: Northern History Publishing Co., 1912), 165 – 167; Merrill Starr and Mrs. Harold Hook, "Tracy" in Torgny Anderson, ed., *The Centennial History of Lyon County* (Marshall, MN: Henle Publishing Co., 1970), 137 – 141.

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and ladder house,” while the public library moved its quarters to the new high school building constructed c. 1914 (not extant).⁵⁰

By 1912, Tracy was described in a history of Lyon County as “a prosperous and progressive city [that] presents an attractive appearance. It has broad streets, lined with substantial business houses and handsome residences. As a business point Tracy takes high rank, because of its favorable location as regards trade territory.”⁵¹ Regular passenger service on the railroad made Tracy an ideal location for festivals and conventions. The city’s 1896 Fourth of July celebration was attended by 10,000 people (8,000 more than the town’s total population). The first local Box Car Days festival, originally known as the Labor Day Festival, was held in 1921; during the 1920s, the annual event featured a parade with floats, band performances, ball games, and dancing. By 1920, the city’s population had reached a total of 2,463.⁵²

During the 1930s, Tracy’s economy was severely impacted by the Great Depression. According to an account compiled by local historians Merrill Starr and Mrs. Harold Hook, the history of the community during the early 1930s was “a story of depression, an era of high unemployment, closed banks, low prices, unpaid taxes, the foreclosure of many mortgages, especially on farmlands, and some business failures.”⁵³ Like other municipalities across the country, the city turned to the federal government for assistance in revitalizing the local economy.

A Brief History of Federal Relief Construction by the Public Works Administration (PWA)

By 1932, the severity of the Great Depression led to the development of an extensive program of federal aid intended to promote economic recovery. National Archives archivist John Deeben explains that “in the early years of the Depression, responsibility for emergency relief had rested almost entirely on state and local governments, but swelling unemployment and economic hardship fostered the growing perception that the Depression required a greater, national response.”⁵⁴ Following Franklin Delano Roosevelt’s election to the presidency in 1932, he implemented an extensive package of federal programs intended to help struggling Americans and revitalize the American economy. Known collectively as the New Deal, these programs required the creation of new federal agencies such as the Civilian Conservation Corps (CCC),

⁵⁰ Starr and Hook, “Tracy” in Anderson, *The Centennial History of Lyon County*, 140 – 142; Merrill Starr, *Tracy’s First Hundred Years*, June 1971, on file at the Tracy City Library, p. 11, 279 – 280, 330, and 331. The location of the band room and city council meeting chambers following the fire is unknown.

⁵¹ Rose, *An Illustrated History of Lyon County*, 161.

⁵² Starr and Hook, “Tracy”, in Anderson, *The Centennial History of Lyon County*, 141, 145 – 146; Tamara Halvorsen and Lauren Anderson, *Historic Context and History-Architecture Survey: City of Tracy* (prepared for the City of Tracy, July 2021), 15 - 16.

⁵³ Starr and Hook, “Tracy” in Anderson, *The Centennial History of Lyon County*, 147.

⁵⁴ John P. Deeben, “Family Experiences and New Deal Relief,” *Prologue Magazine* 44, no. 2 (Fall 2012), “The New Deal in Action,” <https://www.archives.gov/publications/prologue/2012/fall/fera.html#nt2>.

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which provided jobs for unemployed youth; the Tennessee Valley Administration (TVA), which brought electricity to portions of rural America, and the Federal Emergency Relief Administration (FERA), later the Works Progress Administration (WPA), which created jobs in a wide variety of fields ranging from the arts to construction.⁵⁵

Another of these New Deal programs was the Federal Emergency Administration of Public Works (typically referred to as the Public Works Administration or PWA), established by Executive Order 6174 on June 17, 1933. The agency was created to fulfill Title II, "Public Works and Construction Projects," of the National Industrial Recovery Act (NIRA, enacted on June 16, 1933) which authorized the President to establish an agency for the purpose of preparing a "comprehensive program of public works."⁵⁶ The intent of the PWA program was to encourage economic recovery by stimulating new construction projects, which would provide jobs for laborers in construction and construction materials industries. The program provided loans, grants, and grant-loan combinations to states and municipalities for public works projects. Grants were available for up to 30 percent of the cost of labor and materials (increased to 45 percent in 1935), and loans were available to cover any amount of the remaining cost.⁵⁷

While the NIRA did not provide a comprehensive list of project types eligible for assistance under the PWA program, the Multiple Property Documentation Form (MPDF) "Federal Relief Construction in Minnesota, 1933 – 1943" notes that these projects included:

1. The construction, repair, and improvement, of public highways and parkways, public buildings, and any publicly owned instrumentalities and facilities.
2. The conservation and development of natural resources, including the control, utilization, and purification of waters, the prevention of soil or coastal erosion, the development of water power, the transmission of electrical energy, flood control, the construction of river and harbor improvement, and certain river and drainage improvements.
3. The construction, reconstruction, alteration, or repair, under public regulation or control, of low-cost housing and slum clearance projects, and assistance in the purchase of subsistence homesteads.
4. The financing of self-liquidating projects formerly eligible for assistance by the Reconstruction Finance Corporation, to which are now added the construction or completion of hospitals, financed in part from public funds, reservoirs, pumping plants, and dry docks.

⁵⁵ "Great Depression Facts," Franklin D. Roosevelt Presidential Library and Museum, accessed May 18, 2022, <https://www.fdrlibrary.org/great-depression-facts>.

⁵⁶ "An Act to encourage national industrial recovery, to foster fair competition, and to provide for the construction of certain useful public works, and for other purposes," June 16, 1933, Enrolled Acts and Resolutions of Congress, 1789-1996, General Records of the United States Government, Record Group 11, National Archives, <https://www.archives.gov/milestone-documents/national-industrial-recovery-act>.

⁵⁷ Rolf T. Anderson, Multiple Property Listing "Federal Relief Construction in Minnesota, 1933 – 1943," 1993, revised 2015, E-1.

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5. The construction of naval vessels and aircraft, technical works for the army air corps, army housing projects, and original equipment for the mechanization or motorization of army tactical units.
6. The financing of such railroad maintenance and equipment as might be approved by the Interstate Commerce Commission as desirable for the improvement of transportation facilities.⁵⁸

To administer the PWA program, the country was divided into administrative regions, with a regional office for each division, and state advisory boards were also established. Much of the Midwest - Minnesota, North Dakota, South Dakota, Nebraska, Iowa and Wyoming – was included in Region No. 4, which was based out of a regional office in Omaha, Nebraska. In Minnesota, the Minnesota State Advisory Board was established on July 26, 1933. The board and its supporting staff of state engineers were responsible for making recommendations on applications for federal funding and overseeing construction on approved projects. Some of the earliest applications for PWA funding included requests for a new waterworks system and repaving project in Albert Lea; a village hall and auditorium in Bovey; a dam in East Grand Fords; an electrical distribution plant in Grove City; a courthouse for Rice County; a power plant in Thief River Falls; a hospital in Virginia; a new well in Kasson; and a water purification plant in Springfield. By March 16, 1934, projects totaling \$26,228,660 had been approved in Minnesota, representing 93 allotments to 85 municipalities ranging in size from \$1,168 to \$11,525,000.⁵⁹

In 1935, as the expiration of Title II of the NIRA approached, the Emergency Relief Appropriation Act of 1935 extended the PWA until June 30, 1937. The act created several new federal relief agencies, including the Works Progress Administration (WPA), and provided \$4,880,000,000 in funding for federal relief. The PWA was authorized to continue operation under both NIRA and the 1935 Emergency Relief Appropriation Act. At this time, the jurisdiction of the PWA was refined to focus on larger new construction projects (those costing more than \$25,000, not including repair and maintenance projects) as well as applications for loans, while the WPA handled grant applications for smaller construction projects and non-construction projects that created jobs for white collar workers. According to the MPDF, “typical [PWA] projects included buildings of various types, bridges, power distributing plants, highways, canals, subway tunnels, filtration plants, water distributing systems, and disposal plants.”⁶⁰

In 1937, the Public Works Administration Extension Act extended the PWA program again until July 1, 1939, providing another \$15,000,000 for the program’s administration and \$59,000,000 for grants. The final extension of the program occurred via the Public Works Administration Appropriation Act of 1938, which authorized the agency to continue until June

⁵⁸ Anderson, “Federal Relief Construction,” E-2.

⁵⁹ Anderson, “Federal Relief Construction,” E-3 – E-6.

⁶⁰ Anderson, “Federal Relief Construction,” E-6 – E-7.

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30, 1941, and provided an appropriation of \$965,000,000, as well as approval to authorize loans up to a total of \$400,000,000. Projects financed under this last appropriation were required to submit their applications by September 30 1938, begin construction by January 1, 1940, and be substantially complete by June 30, 1940. By the end of the PWA's life, it had financed 666 projects in Minnesota with a total of \$46,460,445 in grants and loans.⁶¹

According to the MPDF "Federal Relief Construction in Minnesota, 1933 – 1943," municipal buildings were a common building type constructed under federal relief programs like the PWA.

Municipal buildings, also known as city, town, or village halls, represent one of the most frequently constructed structural types from the period. These buildings are typically one-story structures of moderate size, although a number of two-story buildings were also constructed. Building materials include brick, stone and reinforced concrete, although frame construction was not uncommon...Municipal buildings were often multi-functional, particularly when constructed in small communities. These buildings frequently combined any number of the following uses: office facilities, council chambers, libraries, auditoriums, meeting rooms with kitchen space, police stations, fire departments, and even post offices.⁶²

According to the MPDF, federal relief programs "often produced a building representing a city's first modern and complete municipal facility...towns and villages, which had previously provided the services of only a fire department and jail, were able to offer libraries, auditoriums, and community rooms, which were used for a variety of social and civic functions, as well as complete public safety facilities, all of which enhanced the quality of life in the community." In addition to these benefits, "the construction of a Government Building often provided substantial employment to the area and significantly reduced the number of residents receiving direct relief."⁶³

In Tracy, several federal programs provided financial aid to the community during the Great Depression. Some federal aid went directly to local farmers to offset the adverse impacts of low prices for agricultural products, such as payments from the Agricultural Adjustment Administration to wheat and corn farmers, who received financial aid in exchange for reducing their crop acreage.⁶⁴ Other federal aid through the WPA, PWA, and other agencies went to fund various construction and improvement projects in Tracy. Projects known or suspected to have been funded by federal agencies included:

⁶¹ Anderson, "Federal Relief Construction," E-7 – E-8.

⁶² Anderson, "Federal Relief Construction," F-2 – F-3.

⁶³ Anderson, "Federal Relief Construction," F-4 – F-5.

⁶⁴ Starr, Tracy's First Hundred Years, 103 – 106.

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- In 1933, the city received a \$6,500 appropriation from an unidentified source (possibly from the federal government) for improvements to its airport, which at that time consisted of a field owned by the Webb Oil Company southwest of the city.⁶⁵
- By 1934, the federal government's Civil Works Administration (CWA) had employed 175 workers in the Tracy area on unspecified projects, at a total cost of \$5,000.⁶⁶
- By 1934, the Emergency Relief Administration had provided jobs to 10 – 20 individuals, who were employed leveling the school recreation field and constructing a new road to the city dump.⁶⁷
- In 1935, the city requested at least \$20,000 from the WPA to regrade and gravel an approximately 16-mile section of Highway No. 4. This appears to have been completed by 1941.⁶⁸
- In 1935, the WPA granted the city a \$4,844 allotment for the construction of a municipal band shell. (It is unclear if this was ever completed; the existing band shell in Tracy's Central Park dates to c. 1950).⁶⁹
- In 1936 and 1937, two allotments from an unidentified federal agency (\$4,425 and \$13,571) were used to make improvements to the high school athletics field and to install a football field and running track.⁷⁰
- In 1937, support from the Works Progress Administration was used for "improvements to streets, park and playground," and \$29,593 was received from the PWA to construct a three-story addition to the Tracy High School (not extant).⁷¹
- In 1938, the city received \$7,142 from the WPA to construct a garage building for Tracy school buses. This building was later repurposed as a museum; it is unclear if it remains extant.⁷²
- During 1939, WPA workmen painted and redecorated the interiors of the grade and high schools and repaired city sidewalks.⁷³

⁶⁵ Starr and Hook, "Tracy" in Anderson, *The Centennial History of Lyon County*, 147.

⁶⁶ Starr and Hook, "Tracy" in Anderson, *The Centennial History of Lyon County*, 147.

⁶⁷ Starr, *Tracy's First Hundred Years*, 107.

⁶⁸ Starr, *Tracy's First Hundred Years*, 119; "Additional Allotment Asked for No. 4 Hi-Way," *Tracy Headlight-Herald*, August 9, 1935.

⁶⁹ "WPA Approves \$6,650 Tracy Band Shell Project," *Tracy Headlight-Herald*, August 9, 1935; Halvorsen and Anderson, *Historic Context*, 5.

⁷⁰ Starr, *Tracy's First Hundred Years*, 198 – 202.

⁷¹ Starr and Hook, "Tracy" in Anderson, *The Centennial History of Lyon County*, 147 – 148; Starr, *Tracy's First Hundred Years*, 109, 114, and 198 – 202; Federal Emergency Administration of Public Works, Press Release No. 2096, 1936, p. 7, The school was razed in 1974. See Schmidt, *The Front Page*, 161.

⁷² Starr and Hook, "Tracy" in Anderson, *The Centennial History of Lyon County*, 147 – 148; Starr, *Tracy's First Hundred Years*, 109, 114, 198 – 202; "Accept Bids on School Garage," *Tracy Headlight-Herald*, May 6, 1938; "Razing of Old School Evokes Varied Nostalgic Comments," *Tracy Headlight-Herald*, January 31, 1974.

⁷³ Starr and Hook, "Tracy" in Anderson, *The Centennial History of Lyon County*, 147 – 148; Starr, *Tracy's First Hundred Years*, 109, 114, 198 – 202.

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- In 1941, youth employed through the National Youth Administration (NYA) constructed a school shop building.⁷⁴

Outside of Tracy, Lake Shetek State Park (12 miles southwest of Tracy in Murray County), received \$75,000 in WPA-funded improvements in 1938; Camden State Park (20 miles northwest of Tracy in Lyon County) was also improved by the CCC and the WPA.⁷⁵

Construction of the Tracy Municipal Building

One of the best examples of federal relief construction within Tracy, however, was the construction of the city's municipal building in 1938. As evidenced by the list above, the project appears to have been one of the most substantial projects financed by the federal government within Tracy proper during the Great Depression. The building consolidated the city's scattered municipal services into a single modern facility intended to function as a community center, providing Tracy residents with a large auditorium for gatherings and events. Due to the 1958 armory addition, the Tracy Municipal Building does not retain integrity to the date of its original construction and therefore does not qualify for the National Register as an example of Depression-Era federal relief construction. Nevertheless, the history of the property's development indicates that it represented a significant federally-sponsored contribution to the community during a difficult economic time period.

Local discussions regarding the construction of a new municipal building began in the mid-1930s. At that time, Tracy's municipal functions appear to have been scattered throughout the city: a small, one-story fire department building was located along Morgan Street between 3rd and 4th Streets; City Council rooms were located in the Masonic Temple at the intersection of Morgan Street and 3rd Street, and the library was located in the City Council rooms and later in the First National Bank Building.⁷⁶ In 1935, the city requested funds from the Works Progress Administration (WPA) for the construction of a municipal building. However, according to a local history of Tracy, the city "soon found that little material or skilled labor was available under the [WPA] program" and subsequently applied to the Public Works Administration (PWA) for funding to cover a percentage of the project cost.⁷⁷ When city residents voted in September 1936 on a \$45,000 bond issue to fund the city's portion of the project, it was narrowly defeated.

⁷⁴ Starr, Tracy's First Hundred Years, 118 – 119, 202.

⁷⁵ "Will Spend \$75,000 on Lake Shetek Projects," *Tracy Headlight-Herald*, March 25, 1938; Rolf Anderson, National Register Nomination #9200777, Lake Shetek State Park, Murray County, Minnesota, April 1992, <https://npgallery.nps.gov/GetAsset/f7ce7339-d8f0-49ea-bdbe-4eb8b2b9e317>; Rolf Anderson, National Register Nomination #89001669, Camden State Park, Lyon County, Minnesota, February 1991, <https://npgallery.nps.gov/GetAsset/f96b10c6-ce2d-441f-bf50-36cd73e4957c/>.

⁷⁶ "Public Library Now Located in Municipal Bldg.," *Tracy Headlight Herald*, November 4, 1938; "Final Plans Are Accepted for Municipal Building," *Tracy Headlight-Herald*, October 22, 1937; Sanborn Map Company, *Fire Insurance Map of Tracy, Minnesota* (New York: Sanborn Map Company, 1928, rev. 1937), Sheet 3.

⁷⁷ Starr, Tracy's First Hundred Years, 109.

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Plans for the new building were revised to reduce the cost to an estimated \$55,000, and a subsequent vote in November 1936 on a \$35,000 bond issue received support from a majority of Tracy residents.⁷⁸

Approval of the project from the PWA, however, was slow in coming. The April 23, 1937 edition of the *Tracy Headlight-Herald* noted that the project had “been approved in the state and federal PWA setup” but that the PWA was “inactive.” With the support of district WPA supervisor Linus C. Glotzbach, the city submitted an application for the project to the WPA, in hopes of obtaining a faster approval from that agency.⁷⁹ In the meantime, the city moved ahead with site selection. A city-owned lot along Morgan Street (just east of the Masonic Temple), 170-feet deep by 50-feet wide, was selected as the site for the new building. To expand the site boundaries, the city also purchased the adjoining 170 by 25-foot lot to the west, giving the site a total 75-foot frontage along Morgan Street.⁸⁰

On August 24, 1937, the city received the long-anticipated allocation from the PWA, which totaled \$28,395.00. Throughout September and October, drawings for the municipal building were finalized by architect Philip Charles (P. C.) Bettenberg.⁸¹

Bettenberg began his career as an architect in St. Paul, Minnesota in 1922. A career officer in the U.S. Army, Bettenberg eventually became a major general and commander of the Minnesota National Guard. His architectural practice gradually expanded with the addition of George Townsend in 1938 (who became a partner in 1941), Sidney Stolte in 1943, and Gordon Comb in 1949; eventually, the firm became known as Bettenburg, Townsend, Stolte, and Comb.⁸² Minnesota architectural historian Alan Lathrop writes that Bettenburg’s firm “specialized in designing armories in many towns and cities across [Minnesota] in the 1930s; later he branched out into a variety of commercial and institutional architectural work.” Lathrop lists the Brainerd Armory (1936) and Minneapolis National Guard Armory (1935) as notable examples of Bettenberg’s work, and the Anoka City Hall (1954), Northwestern Hospital in Thief River Falls (c. 1958), Sheridan School in St. Paul (1960), and Edgewater Baptist Church in Minneapolis (1961) as notable examples of the designs of Bettenberg, Townsend, Stolte and Comb.⁸³

Bettenberg’s plans for the Tracy Municipal Building called for a 70-foot wide by 156-foot-deep brick building orientated along Morgan Street. The southern one-third of the building

⁷⁸ Starr, *Tracy’s First Hundred Years*, 110; “City May Switch Municipal Building from PWA to WPA,” *Tracy Headlight-Herald*, April 23, 1937.

⁷⁹ “City May Switch Municipal Building from PWA to WPA,” *Tracy Headlight-Herald*, April 23, 1937.

⁸⁰ “Buy Site for Municipal Building; Plans Shaping,” *Tracy Headlight-Herald*, July 2, 1937.

⁸¹ “\$28,395.00 Federal Grant for Municipal Building,” *Tracy Headlight-Herald*, August 27, 1937; “Plan to Start Municipal Bldg. In Six Weeks,” *Tracy Headlight-Herald*, September 17, 1937.

⁸² Alan Lathrop, *Minnesota Architects* (Minneapolis, MN: University of Minnesota Press, 2010), 23 – 24, 46, 203; “Town Toppers,” *Minneapolis Star*, October 16, 1959.

⁸³ Lathrop, *Minnesota Architects*, 23 – 24.

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was a two-story office block with lower, first, and second levels subdivided into spaces for various municipal functions; the northern two-thirds was comprised of a double-height auditorium with barrel-vaulted roof (Figures H and I).⁸⁴ An article in the October 22, 1937 edition of the *Tracy Headlight-Herald* described the intended purpose of the building as

a real community center, where many of the city and [county] activities will be centered around and in it [*sic*]. It will provide a long-wanted need for adequate housing of the fire department and other city departments, which have for years been scattered more or less over town. It is to be a monument to the community's faith in itself, and when completed will be a real civic asset and addition to our downtown improvement.⁸⁵

Historic newspaper articles and Bettenberg's final drawings for the building (approved by the PWA's regional director on January 15, 1938) indicate that the structure was designed to house the fire department, the public library, city council chambers, the offices of the city clerk and municipal judge, and a large auditorium (see Figures E – I). A central staircase provided access to the lower, first and second levels of the south office block. The lower level was planned to hold a boiler and fuel room, a firemen's storage room, a general storage room, a ladies' rest room, toilets, a locker room, and two showers.⁸⁶ At the first level, a central double-loaded corridor connected the primary entrance on the south elevation to a barrel-vaulted auditorium "large enough to accommodate several hundred people."⁸⁷ Two overhead doors on the east side of the primary south elevation were designed to provide vehicular access to the fire department equipment/vehicle storage at the southeast corner of the first level. A large room at the southwest corner of the first level was dedicated to the city's library; a small office serving as police headquarters and three jail cells were planned for the area directly north of the library. A large city council room, small firemen's room, kitchen, municipal judge's room, and city clerk office with connected vault were planned for the upper level.⁸⁸

In late 1937, the city issued general, mechanical, and electrical contracts for construction work. Competition was high among contractors, and a total of 31 bids were submitted for the three contracts. On December 7, 1937, the city awarded the \$51,056 general contract to the Viggo Jenson Company of Albert Lea, Minnesota. The Benuleau Company of Graceville, Minnesota received the \$10,098 plumbing and heating contract, and the \$1,590 electrical contract was awarded to the Park Electrical Company of Minneapolis. Construction materials

⁸⁴ "Final Plans Are Accepted for Municipal Building," *Tracy Headlight-Herald*, October 22, 1937.

⁸⁵ "Final Plans Are Accepted for Municipal Building," *Tracy Headlight-Herald*, October 22, 1937.

⁸⁶ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets #2 – 4; "Final Plans Are Accepted for Municipal Building," *Tracy Headlight-Herald*, October 22, 1937.

⁸⁷ "Final Plans Are Accepted for Municipal Building," *Tracy Headlight-Herald*, October 22, 1937.

⁸⁸ P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheets #2 – 4; "Final Plans Are Accepted for Municipal Building," *Tracy Headlight-Herald*, October 22, 1937.

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were provided by the Kalo Brick and Tile Company of Fort Dodge, Iowa, the A. C. Ochs Brick & Tile Co. of Springfield, Minnesota, and the local Hayes-Lucas Lumber Company in Tracy.⁸⁹

Excavation of the site began the last week of December, 1937. A December 10, 1937, article in the Tracy *Headlight Herald* noted that workers on the project would be “certified by the PWA” and anticipated that “several local men [would] be given employment on the project this winter.”⁹⁰ Within less than a year, construction was substantially complete.⁹¹ In November 1938, the city library relocated from the National Bank to the municipal building. A description of the new library quarters noted that the reading room was “finished with light ivory-colored walls,” suspended light fixtures, oak shelving, “rubberized tile” flooring, and venetian blinds. Storage for library books and a work room for the librarian were located elsewhere in the building.⁹² By mid-November, the new building was open for public use.⁹³ An article in the November 18, 1938 edition of the *Tracy Headlight Herald* noted that the total cost of the project was \$78,000 and hailed the “new community center” as “one of the finest new municipal buildings erected in this part of the state under the WPA [*sic*].”⁹⁴

The completed municipal building (see Figure B) was a visible symbol of the beginnings of economic recovery in Tracy and across the nation. Local historians Starr and Hook write that by 1937, “it was evident that times had begun to improve. Farmers in some areas were able to repay their loans, an indication that in some sections agriculture had passed out of the depression period and was able to meet its financial problems normally. Tracy retail merchants reported the best Christmas business since 1930.”⁹⁵ According to a November 18, 1938 article in the *Tracy Headlight-Herald*, the municipal building was a significant component of the \$200,000 in new construction completed in Tracy during the 1938 building season. In addition to the new municipal building, clearly hailed in the article as the most prominent of the new construction projects, new buildings included the Tracy Hospital, the H. W. Peterson store buildings, the Swartz Building, an addition to the J. C. Penney Company store, the Lord’s Apartments, the Saint Mark’s Episcopal Church and the Christian Science Church, as well as seven new houses.⁹⁶

⁸⁹ “Let Contracts for Tracy Municipal Building,” *Tracy Headlight-Herald*, December 10, 1937; “Tile Interior of the New Municipal Building,” “We Join with the Residents of Tracy,” and “We Extend Our Heartiest Congratulations,” *Tracy Headlight-Herald*, November 18, 1938.

⁹⁰ “Let Contracts for Tracy Municipal Building,” *Tracy Headlight-Herald*, December 10, 1937; “Work Started on Municipal Bldg.,” *Tracy Headlight Herald*, December 31, 1937.

⁹¹ “New Municipal Building Ready for Public Use,” *Tracy Headlight Herald*, October 28, 1938.

⁹² “Public Library Now Located in Municipal Building,” *Tracy Headlight-Herald*, November 4, 1938.

⁹³ “New Municipal Building Is Opened for Public Use,” *Tracy Headlight-Herald*, November 18, 1938.

⁹⁴ “Tracy’s New Beautiful Community Center,” *Tracy Headlight-Herald*, November 18, 1938.

⁹⁵ Starr and Hook, “Tracy” in Anderson, *The Centennial History of Lyon County*, 148; “Final Plans Are Accepted for Municipal Building,” *Tracy Headlight-Herald*, October 22, 1937.

⁹⁶ “\$200,000 Spent on Building Projects Here In ’38,” *Tracy Headlight-Herald*, November 18, 1938.

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Design of the Tracy Municipal Building

The design of the Tracy Municipal Building reflects design trends common to 1930s architecture and federal relief construction projects. Specifically, the building displays elements of the architectural style that came to be known as Streamline Moderne. It also displays elements of the subset of Moderne architecture known as “Stripped Classicism” or “PWA Moderne.”

Streamline Moderne (also known as Art Moderne) architecture is a subset of what is generally referred to as the “Modern” movement in architecture. Broadly speaking, Modern architecture during the 1920s and 1930s rejected historical associations and unnecessary features and ornamentation in favor of “pure” and “functional” architecture.⁹⁷ Drawing from recent achievements in engineering, the Streamline Moderne style celebrated the industrial design of ships, planes, railroad engines, and automobiles through the use of design features that fostered a simple, streamlined appearance. These included a horizontal emphasis (created through flat roofs, bands of windows, and strips of trim); curved elements (such as curved building corners and cylindrical projections); smooth wall surfaces (often achieved through the use of stucco cladding); and minimal ornamentation.⁹⁸

Historical architect Charles Nelson notes that the Streamline Moderne style (along with the style’s related but slightly earlier predecessor, Art Deco/ZigZag Moderne) utilized materials and construction techniques such as poured and reinforced concrete structure; fine stone, stucco, and metal panel veneers; terrazzo floors; bronze and aluminum hardware, entrance portals, and lighting fixtures; glass block; neon lighting; pigmented glass tile (known as Vitrolite); and “sculptural treatments, in the form of low-relief panels with stylized figures, distinctive light standards, metal railings and fine millwork.”⁹⁹ In the Midwest, Art Deco and Streamline Moderne styles were not commonly employed for residential structures but were very popular for public and commercial buildings. According to Nelson, “virtually every community had a Moderne commercial building, post office, city hall, park structure or theater.”¹⁰⁰

⁹⁷ Pennsylvania Historical & Museum Commission, *Pennsylvania Architectural Field Guide*, “Moderne Style 1930 – 1950,” accessed May 16, 2022, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/moderne.html>; Richard Striner, “Art Deco: Polemics and Synthesis,” *Winterthur Portfolio* 25, no. 1 (Spring, 1990): 24 – 26.

⁹⁸ Pennsylvania Historical & Museum Commission, *Pennsylvania Architectural Field Guide*, “Moderne Style 1930 – 1950,” accessed May 16, 2022, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/moderne.html>; Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* rev. ed. (Cambridge, MA: The MIT Press, 1969, rev. 1992), 241 – 242.

⁹⁹ Charles Nelson, “Tech Talk – Minnesota’s Architecture – Part V,” *Interpreter* (January 2000), 5.

¹⁰⁰ Nelson, “Tech Talk – Minnesota’s Architecture – Part V,” 5.

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Because the PWA did not evaluate projects based on their architectural merits, applicants were free to choose their preferred architectural styles; thus, PWA-sponsored projects in Minnesota and across the United States projects were designed in a wide range of styles popular during the 1930s.¹⁰¹ However, designs of projects sponsored by both the WPA and the PWA commonly combined Moderne design with classical design elements, blending the traditional and the Modern to form a unique subtype of Moderne architecture specifically associated with federal relief construction and now commonly referred to as “PWA Moderne” or “Stripped Classicism.”¹⁰² According to architectural historians David Gebhard and Tom Martinson, these buildings “were fundamentally classical and formal, but enough Moderne details were injected to convey a contemporary feeling along with the traditional authority of the classical.” According to Gebhard and Martinson, characteristics of the PWA Moderne style include:

Symmetrical form and classical horizontal proportions
Piers (used instead of columns) occasionally fluted but generally with no capitals or bases
Windows arranged as recessed vertical panels
Surfaces usually smooth and flat with terra-cotta ornamentation
Smooth stone sheathing; polished marble, granite, and terrazzo within and without
Relief sculpture and interior murals¹⁰³

The Tracy Municipal Building displays some elements of Streamline Moderne architecture, including some aspects of the PWA Moderne style. Photographs of the property taken in the 1950s and 1960s (see Figures B and C) reveal that the building had a horizontal emphasis, created by its flat roof, bands of hung windows, brick string courses, and concrete water table. The primary entrance portal, with its smooth stepped pilasters with curved caps, distinctive light fixtures, and low-relief carved inscription “Tracy Municipal Building” also convey the essence of Streamline Moderne architecture. In keeping with the design principles of this style, the building’s ornamentation was minimal. The symmetrical organization of the primary south elevation, as well as the engaged brick pilasters terminating in concrete caps at the side elevations, reflect the classical elements of PWA Moderne. At the interior, the use of terrazzo and marble also reflects the Moderne style.¹⁰⁴

The architectural style of the municipal building makes it a unique resource in Tracy’s downtown area. During a previous reconnaissance survey by this author, no other Moderne commercial or public buildings in the downtown area were observed. One exception is the Hollywood Theater, constructed in 211 – 213 3rd Street in 1940. However, the theater does not

¹⁰¹ Anderson, “Federal Relief Construction,” E-9 – E-10.

¹⁰² Nelson, “Tech Talk – Minnesota’s Architecture – Part V,” 5.

¹⁰³ David Gebhard and Tom Martinson, *A Guide to the Architecture of Minnesota* (Minneapolis: University of Minnesota Press, 1978), 420.

¹⁰⁴ “We Congratulate the City Council and the Resident of Tracy...” *Tracy Headlight-Herald*, November 18, 1938; photograph of the Tracy Municipal Building, c. 1950s, Lakesn’Woods.com, accessed May 20, 2022, <https://www.lakesnwoods.com/TracyGallery.htm>.

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retain integrity to the date of its construction, and its Streamline Moderne character-defining features have been removed or altered (Figures J and K).¹⁰⁵

Use of the Tracy Municipal Building

The Tracy Municipal Building is locally significant for its role as the hub of municipal government and services and a center for community recreation during the twentieth century. From the time of its construction in 1938 until the late twentieth century, the building functioned as a venue for social events and community activities. Immediately following the building's opening in late 1938, the community rushed to utilize the space. Events hosted at the municipal building during the last six weeks of 1938 included a dance for the Tracy Civic and Commerce Association, a supper by the Tracy Fire Department, a community meeting in the City Council rooms, a children's party hosted by the American Legion and Auxiliary, and regular men's volleyball and basketball games.¹⁰⁶ Newspaper articles from the late 1930s through the mid-1950s reveal a variety of social and community events at the municipal building, including:

- **Social gatherings**, such as a Tracy Fire Department ball, a celebration program to mark V-E (Victory in Europe) Day, a community dance during Tracy's Box Car Days, a program and tea sponsored by the Tracy Library during National Book Week, a film showing sponsored by the Tracy Aviation Club, a bazaar sponsored by the Ladies Aid of Tracy Lutheran Church, and a notable annual "Farm and Town Party, which was attended by over 1,300 individuals from Tracy and the surrounding area in 1955
- **Informational events**, such as tax consultation services provided by the deputy collector of internal revenue; veteran interviews by the United States Employment Service Office; the "Tracy Community Information Center," established to help military veterans of World War II readjust to civilian life, and an educational demonstration on preparing meat cuts sponsored by Hefte Locker
- **Meetings of community organizations**, such as the Tracy Cardinal ball team, the Sunshine Society charity association, the Tracy Livestock Cooperative Shipping Association, the Southwestern Minnesota Crop Improvement Association, the Farmers Cooperative Elevator Company, the Tracy Community Chest, and the Farmers Union. By 1950, the Civic and Commerce Association also maintained its offices in the building.¹⁰⁷

¹⁰⁵ Tamara Halvorsen and Lauren Anderson, *Historic Context and History-Architecture Survey: City of Tracy* (prepared for the City of Tracy, July 2021), 17; Starr, *Tracy's First Hundred Years*, 116.

¹⁰⁶ "C-C Meeting and Dinner Nov 30th," *Tracy Headlight-Herald*, November 18, 1938; "Plan Recreation Project for City," *Tracy Headlight-Herald*, December 2, 1938; "Local Notes," *Tracy Headlight-Herald*, December 2, 1938; "Plan Volley and Cage Ball Teams," *Tracy Headlight Herald*, December 16, 1938; "Eighty Attend Auxiliary Party," *Tracy Headlight-Herald*, December 30, 1938.

¹⁰⁷ *Tracy's First Hundred Years*, 131, 305, 376. Information on events held in the municipal building was gathered

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The auditorium and council rooms appear to have been the most frequently utilized spaces in the building for events and meetings, with the auditorium serving as both an assembly space and a gymnasium.¹⁰⁸ With the construction of the armory addition to the building in 1958 (see below), the auditorium was doubled in size, creating a larger space for sporting and other community events. Examination of newspaper articles from 1972 indicates that the building continued to function as a social and community center through the early 1970s, with events that included a joint Minnesota Viking-Tracy high school basketball team event, a district basketball tournament, a meeting of the VFW Women's Auxiliary, a hobby and craft show sponsored by the Southwest Minnesota Senior Citizens, a rummage sale sponsored by the Sunshine Society, and regular "trimnastics" classes for women.¹⁰⁹ Today, the city utilizes the auditorium for sporting events and other community activities, and also rents the space out for private events. Additionally, both the Tracy Chamber of Commerce and the Tracy Masonic Lodge utilize space in the municipal building and armory addition for regular meetings.¹¹⁰

In addition to its role as a community center, the Tracy Municipal Building has also served as the hub of Tracy's municipal government and services. The City Council has been housed in the building from its construction through the present day. Similarly, police headquarters have remained at this location since 1938. Tracy's public library operated out of the municipal building until 1964, when a former medical clinic at 117 3rd Street was remodeled for library use.¹¹¹ The jail was removed sometime before 1984, likely in the late 1970s or early 1980s.¹¹² The court appears to have remained at this location until 1992, when the state of Minnesota closed the state court operating from the municipal building.¹¹³ The fire hall remained at this location until sometime around 1974, when it relocated to a building formerly utilized as

from 1938, 1945, 1950, and 1955 editions of the *Tracy Headlight Herald*. See for example "Lyon County Annual Poultry Show Here on January 17-18-19," *Tracy Headlight Herald*, December 23, 1938; "Tracy Fire Department Sponsors Annual Ball," *Tracy Headlight Herald*, January 1, 1945; "Peddlers Show Cooperation with C and C," *Tracy Headlight-Herald*, March 10, 1950; and "Pick Nominees for Directors of Community Chest," *Tracy Headlight-Herald*, February 17, 1955.

¹⁰⁸ See for example "Guard Cage Practice Will Be Held Friday," *Tracy Headlight-Herald*, November 23, 1950. One 1945 newspaper article made reference to a "small auditorium" in the building; however, as this space is not identified on original building plans, it seems likely that this was a reference to the second-level council rooms. See "Tracy Public Library Gives Anniversary Tea on Tuesday," *Tracy Headlight-Herald*, November 16, 1945.

¹⁰⁹ "Cages Host Minnesota Here Tomorrow Night," *Tracy Headlight-Herald*, January 6, 1972; "Scrappers Are Ranked First in District Tourney," *Tracy Headlight Herald*, February 17, 1972; "VFW Auxiliary Meets April 19th to Elect Officers," *Tracy Headlight-Herald*, April 13, 1972; "Hobby and Craft Show Here Today and Friday," *Tracy Headlight-Herald*, May 11, 1972; "Sunshine Society Meeting and Rummage Sale," *Tracy Headlight-Herald*, July 27, 1972; "Area Women..." *Tracy Headlight-Herald*, October 1972.

¹¹⁰ "Veteran's Memorial Center," City of Tracy, accessed June 20, 2022, <https://tracymn.org/veterans>.

¹¹¹ Starr, *Tracy's First Hundred Years*, 154; "I Like It Here," *Minneapolis Tribune*, July 16, 1964; Halvorsen and Anderson, *Historic Context and Survey: Tracy, Minnesota*, 26.

¹¹² Phone correspondence with Tracy City Administrator, June 17, 2022.

¹¹³ Email correspondence with Tracy City Administrator, June 20, 2022.

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the high school's industrial arts facilities.¹¹⁴ By the early 1970s, other civic functions held at the Municipal Building included drivers' licenses testing and political caucuses.¹¹⁵ Today, local government functions in the building include the police headquarters (located in the 1958 addition); the City Council chambers; the offices of the City Administrator, Mayor, and other city staff; and the public service counter.

A Brief History of the Army National Guard in Minnesota

In addition to its role as a center for municipal services and community events, the Tracy Municipal Building is locally significant as the headquarters of Tracy's National Guard unit. The building was utilized by the Tracy National Guard as early as 1947, when the local Guard unit was established, but it was not until the construction of the building's 1958 armory addition that the Guard received their own purpose-built space at the property.¹¹⁶

The history of Tracy's National Guard and Armory is intertwined with the larger history of the National Guard and armory construction in the United States. The branch of the United States military known today as the Army National Guard had its roots in the "dual system" of regular and citizen-soldiers established immediately following the American War of Independence. The Militia and "Calling Forth" Acts of 1792 established a system of mandatory militia service administered at the state level and authorized the President of the United States to employ these state militia against internal and external threats.¹¹⁷ As historian Patricia Murphy summarizes:

the act stipulated that all able-bodied men from 18 – 45 were to be enrolled in an unselective militia, that they had to provide their own equipment, and that they were to serve without pay. Although required to have an Adjutant General and a Brigade Inspector, each state was left to make its own exemptions from service and to organize the militia as it wished. States were also permitted to organize special volunteer military companies outside the compulsory militia system.¹¹⁸

¹¹⁴ "Razing of Old School Evokes Varied Nostalgic Comments," *Tracy Headlight-Herald*, January 31, 1974.

¹¹⁵ "Precinct Caucuses Tuesday," *Tracy Headlight-Herald*, February 17, 1972; "Mrs. Elhardt Budolfson..." *Tracy Headlight-Herald*, January 6, 1972.

¹¹⁶ Starr, *Tracy's First Hundred Years*, 307; New Tracy Armory Gest Its Initial Inspection Monday," *Tracy Headlight-Herald*, May 29, 1958; "No Committees Formed, Armory Discussion Held," *Tracy Headlight-Herald*, July 3, 1958.

¹¹⁷ Renee Hilton, Burns and McDonnell Engineering Company, Inc. and Architectural and Historical Research, LLC, "Final Armory Historic Context," (Prepared for the Army National Guard, June 2008), 2-10; Michael Doubler, *I Am the Guard: A History of the Army National Guard, 1636 – 2000* (Washington, D.C.: Army National Guard, 2011), 14 – 43.

¹¹⁸ Patricia Murphy, "The Public Buildings of the State of Minnesota: An Architectural Heritage," (prepared for the State Historic Preservation Office of the Minnesota Historical Society, 1986), p. 65, on file at the Minnesota Historical Society (MNHS), St. Paul, MN.

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Murphy notes that “the regular militia system experienced a gradual decline throughout the nineteenth century...by the mid-nineteenth century states had essentially abandoned [universal military training] and began devising a new system of volunteer militia, the predecessor to the National Guard.”¹¹⁹ Throughout the nineteenth century, these militia were either self-sustaining or supported by state financing, and were largely free from federal control.¹²⁰ Minnesota’s first volunteer militia company was the Minnesota Pioneer Guard, established in 1856 in St. Paul; by the beginning of the American Civil War (1861 - 1865), the state had ten militia companies.¹²¹

Immediately following the Civil War, enrollment in local militias experienced a temporary decline, but rebounded in the 1870s as state militia became a valued component in quelling labor unrest and breaking strikes during the 1880s and 1890s. The Great Railroad Strike of 1877 was especially influential in encouraging states to prioritize financial support of their militia. In addition to acting as strike-breakers, Guard units in western states aided Euro-American expansion and provided local law enforcement.

By 1895, all of the country’s 43 states had militia units, with a total of 115,669 enrolled individuals. Most of the funding that states provided to their militia units was dedicated to armory construction. Designed in what came to be known as the Castellated style, these buildings featured towers, turrets, and parapets to create an intimidating military appearance. Space was provided for administrative, training, and recreational functions.¹²²

During the late nineteenth century, some members of the state militia and their lobbying organization, the National Guard Association (created in the late 1870s), began to push for military reform legislation that would make the state militia function as combat reserves of the federal Army, rather than as local police. The passage of the Militia Act of 1903, also known as the Dick Act, was a watershed moment in turning the independent, self-supporting state militia into the modern National Guard. The act, which repealed the Militia Act of 1792, provided federal funding and equipment to the state militia in return for compliance with federal standards for training and organization, placing the state militia under both federal and state control. The National Defense Act of 1916 further solidified the militia’s status as the primary trained reserve of the federal Army, instituting the term “National Guard” as the official title for all organized militia and increasing both federal funding for and control over the Guard.¹²³

¹¹⁹ Murphy, “The Public Buildings of the State of Minnesota,” 65.

¹²⁰ Doubler, *I Am the Guard*, 75 – 114.

¹²¹ Murphy, “The Public Buildings of the State of Minnesota,” 65.

¹²² Doubler, *I Am the Guard*, 102 – 114.

¹²³ Doubler, *I Am the Guard*, 75 – 145.

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Increased federal support and control of the National Guard led to the construction of additional and improved armories during the early twentieth century. National Guard historian Michael Doubler notes that

starting in the early 1900s, National Guard armories took on a new look. Castellated armories that included floor space appropriate for social clubs gave way to more contemporary designs that advanced military training and the storage and maintenance of weapons and equipment. Armory floor space was divided along functional lines; one portion of the armory contained a main entrance with administrative offices, classrooms, and an arms room while the other included large drill halls or stables. In the major cities of the northeast and the Midwest where a single, large armory might house an entire regiment, ample space was needed for training, especially during inclement weather. Spacious drill halls with huge vaulted ceilings supported by large steel trusses provided enough room for an entire regiment to practice close order drill.¹²⁴

In Minnesota, the state's earliest armories were constructed in the early 1880s in Winona and Minneapolis with local, rather than state, funding.¹²⁵ In 1911, the state legislature established the Board of Armory Supervisors and authorized the first annual state appropriation for armory construction. Initially, construction was capped at three \$10,000 armories per year; in 1913, this allotment was increased to \$15,000 per armory. Cities and states were required to provide equal funding for each armory.¹²⁶

Following on the heels of the National Defense Act of 1916, the National Guard was called into federal service in June 1916, during the Mexican Border crisis. The United States' entry into World War I followed shortly, with 433,478 Guardsmen fighting overseas alongside Regular Army forces and draftees. While the National Guard were deployed, state guards were formed to protect assets on United States soil.¹²⁷ In Minnesota, all four regiments of the state's National Guard were employed during the war, while the Minnesota Home Guard was established to protect the home front.¹²⁸

Following the war, the National Guard was reorganized via the National Defense Act of 1920. The act gave the Guard a greater presence within the federal War Department and provided additional federal allocations for and control over state Guard forces. By 1922, there were 2,200 Guard units in 1,250 municipalities across the country.¹²⁹ In Minnesota, the reorganized Minnesota National Guard was composed of 73 units distributed across 36 locales;

¹²⁴ Doubler, *I Am the Guard*, 131.

¹²⁵ Murphy, "The Public Buildings of the State of Minnesota," 65 – 68.

¹²⁶ Murphy, "The Public Buildings of the State of Minnesota," 68.

¹²⁷ Doubler, *I Am the Guard*, 141 – 163.

¹²⁸ Greg Gaut, Worthington Armory and Community Building, National Register Nomination No. 100001844, March 2017, Section 8, p. 15 – 16.

¹²⁹ Doubler, *I Am the Guard*, 163 – 169; Murphy, "The Public Buildings of the State of Minnesota," 69.

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by 1925, the state had 5,105 enrolled Guardsmen. The number of armories constructed in the state increased; during 1921 and 1922, \$650,000 in state funds were authorized for 23 new armories.¹³⁰

By 1925, the *Minnesota Legislative Manual* noted that the state was “well supplied with adequate armories. These armories are primarily intended for military use, but this office [the Military Department] has adopted a policy of permitting civic organizations to use the armories whenever possible. This has resulted in armories becoming real community centers and closer co-operation between the National Guard units and the communities.”¹³¹

During the 1930s, enlistment in the Guard increased as the economic hardship caused by the Great Depression made stipends for attending Guard drills and trainings more attractive to Americans. The Great Depression also had a significant impact on Guard facilities, as it provided the first federal funding for armory construction via the Works Progress Administration (WPA). During the Depression, the WPA constructed or remodeled 900 armories throughout the country. By the late 1930s, the Minnesota National Guard had 77 units housed in 49 armories across the state. During World War II, the National Guard was again mobilized to serve in an international conflict. Already trained and equipped for combat, Guard units could be deployed quickly, and played a critical role in the war. As in World War I, during the National Guard’s absence, State Guards were organized to aid with disaster relief and other duties on the home front.¹³²

Following World War II, as the United States and its allies descended into the decades-long power struggle with the Soviet Union and its allies known as the Cold War, the country faced new challenges to national security. Guardsmen leaving active duty at the end of the war were discharged, as their state enlistment terms were at an end, necessitating the rebuilding of the National Guard. The federal government authorized a 300% expansion of the Guard from its prewar strength. Within a year, 97,526 volunteers had enlisted in 2,615 units, two-thirds of whom had served in World War II. By 1948, there were 288,427 Guardsmen in 4,646 units; by 1950, total enrollment had increased to 325,000 individuals across the country.¹³³

In Minnesota, postwar reorganization plans called for the increase of the National Guard from the pre-World War II total of 5,250 enlisted individuals to approximately 14,000, with 113 units spread across 63 communities.¹³⁴ The 1947 reorganization plan was developed by a

¹³⁰ Murphy, “The Public Buildings of the State of Minnesota,” 69.

¹³¹ 1925 *Minnesota Legislative Manual* as quoted in Murphy, “The Public Buildings of the State of Minnesota,” 69.

¹³² Doubler, *I Am the Guard*, 170 – 187; Murphy, “The Public Buildings of the State of Minnesota,” 70; Minnesota Adjutant General’s Office, *Guide to Re-organization and Re-activation of the Minnesota National Guard*, rev. ed. (January 1947), p. 8, on file at MNHS.

¹³³ “The Cold War,” JFKLibrary, accessed May 27, 2022, <https://www.jfklibrary.org/learn/about-jfk/jfk-in-history/the-cold-war>; Doubler, *I Am the Guard*, 190 – 199; Murphy, “The Public Buildings of the State of Minnesota,” 71.

¹³⁴ Murphy, “The Public Buildings of the State of Minnesota,” 71.

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committee of Guard officials and World War II veterans, including architect P. C. Bettenburg. The 1947 *Guide to Reorganization and Reactivation of the Minnesota National Guard* indicated that this would be an expansion not only of quantity but also of quality, noting that the state's "fighting men of the future must be highly trained specialists, in keeping with the complex and scientific character of modern-day warfare."¹³⁵

The guide explained the state's principles for unit location, noting that "every community within the State of Minnesota must be within close range of some unit of Infantry, and by close range is meant not only distance in miles as the crow flies, but the distance as measured in terms of major connecting highways and roads."¹³⁶ This required the establishment of guard units in 15 additional communities which had not hosted units prior to the war: Hibbing, Eveleth, Virginia, Chisholm, Cloquet, Grand Rapids, Thief River Falls, Detroit Lakes, Fergus Falls, Willmar, Litchfield, Pipestone, Marshall, St. James, and Tracy, most of which had small populations of less than 10,000. The guide noted that most Minnesota units would have access to a local armory. In cases where no armory was available, rental of facilities for armory use would be required, and eventually the construction of additional armories. The 1947 postwar plan prepared by the Minnesota Adjutant General's Office indicated that between 16 and 17 new Guard armories would eventually be required, with an estimated total cost of \$4,583,000 for new armory construction, \$344,000 for armory additions, and \$115,8000 for vehicle storage facilities. Existing and new armories would hold regular trainings for Guardsmen at least 48 times per year (generally once per week), with a 15-day summer field training held at the state Guard's Camp Ripley (near Little Falls, Minnesota).¹³⁷

Doubler notes that "during postwar reorganization, the greatest impediment to rebuilding the [Army National Guard] — other than recruitment — was a lack of adequate facilities. Most of the armories and buildings that had housed the Guard prior to World War II were unable to accommodate greater numbers of more modern combat units. At the local level, [Guard] leaders improvised to provide roofs over their units. Soldiers moved into the attics and cellars of courthouses, schools, and other public buildings."¹³⁸

In 1950, federal legislation sought to alleviate this situation by providing federal support for construction of new armories. Under this legislation, states would provide 25% of the cost of armory construction, with 75% of the remaining cost provided by the federal government. In

¹³⁵ Minnesota Adjutant General's Office, *Guide to Re-organization*, 29; State of Minnesota Department of Military and Naval Affairs, Office of Adjutant General, "Postwar National Guard Plan," January 1947, p. 3, on file at MNHS.

¹³⁶ Minnesota Adjutant General's Office, *Guide to Re-organization*, 16.

¹³⁷ Minnesota Adjutant General's Office, *Guide to Re-organization*, preface, 14 – 39; State of Minnesota Department of Military and Naval Affairs, Office of Adjutant General, "Postwar National Guard Plan," 1, 14, 28, 30, 38.

¹³⁸ Doubler, *I Am the Guard*, 200.

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addition to 25% of construction costs, states were required to fund land acquisition and cover the cost of operating and maintaining the new armories.¹³⁹

The first federal appropriations for armory construction – a total of \$16 million – were authorized in 1952, sparking an armory construction boom across the country.¹⁴⁰ Doubler notes that:

new brick, steel and glass armories based on standard, approved designs for single and multiple units began to appear across the country... The new armories were a radical departure from previous experience; large, vaulted drill halls and castellated designs became a sign of the past. Guardsmen no longer looked upon armories as places for unit meetings or social events. While armories did continue to support community activities, they increasingly became fully equipped training centers. The postwar Guard was no longer primarily an infantry force, and new training regimes addressed the increasingly complex training requirements of mechanized and support forces. Tank turret trainers, sub-caliber devices for mortars and bazookas and a wide range of training aides appeared on drill floors. Builders installed power connectors that provided electric power to radios for use during civil emergencies and command post exercises.¹⁴¹

Many of the armories constructed during this time period were based on standardized designs developed by the Army National Guard as a means of encouraging cost-effective construction. An article published in the *National Guardsman* in March 1948 described the four main templates, noting that all were “of modern design” and “centered on a demonstration and assembly hall which can be utilized for civic and athletic functions. They are designed so that additions can be made if required to take care of more units. Each has a 1,000-inch small arms range. Administrative space for individual and organizational equipment vary with the size of each armory.”¹⁴²

The four types ranged in cost from \$444,000 to approximately \$1.8 million. A historic armory context study prepared for the Army National Guard in 2008 summarized each of the four types:

¹³⁹ Doubler, *I Am the Guard*, 200; United States General Accounting Office, “Opportunities to Improve the Condition and Operation of Armories,” (August 1986), 12.

¹⁴⁰ Doubler, *I Am the Guard*, 200; United States General Accounting Office, “Opportunities to Improve the Condition and Operation of Armories,” (August 1986), 12.

¹⁴¹ Doubler, *I Am the Guard*, 200.

¹⁴² “Letting Out the Seams, *The National Guardsman*, Vol. 2 (March 1948), 16, as cited in Burns & McDonnell Engineering Company and Architectural and Historical Research, *Final Armory Historic Context* (prepared for the Army National Guard National Guard Bureau, 2008), p. 4-24. The 1948 *Guardsmen* article was not available to this author for reference.

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- (1) Type A, measuring 120 feet by 75 feet, was designed for one company size unit where the two-story administrative space and classrooms are on one side of the assembly hall.
- (2) Type B, measuring 150 feet by 100 feet, was designed with a one-story administrative space and classrooms on three sides of the assembly hall.
- (3) The Battalion-size armory was designed similarly to the Type B but with a capacity for a five-unit armory.
- (4) The most costly fourth style featured a demonstration and assembly area 200 feet by 100 feet with classrooms and administrative space on two sides.

According to the context study, “these standardized plans were made flexible to accommodate varying activities, types of heating and cooling systems, and exterior materials. A new emphasis on the capacity for classrooms was a change because of the ARNG’s need for more technical training. Classroom instruction became more important than drill exercises.”¹⁴³

During the postwar era, the National Guard was mobilized several times in response to international conflicts and tensions brought about by the Cold War. Following the communist North Korea’s invasion of South Korea in 1950, approximately one-third of the National Guard was mobilized for engagement in the Korean War (1950 – 1953). In 1961, East Germany’s decision to construct a wall between communist East Berlin and democratic West Berlin led U.S. President John F. Kennedy to mobilize approximately 44,000 National Guardsmen for active duty, though none were ever deployed overseas. The United States’ involvement in the Vietnam War also led to the mobilization of a small number of National Guard units in 1968. Meanwhile, back in the United States, Guard units were often tasked with maintaining order during the tumultuous anti-war demonstrations and “race riots” of the 1960s.¹⁴⁴

Municipal Building Armory Addition and the Tracy National Guard

Tracy’s National Guard unit, Company B of the 204th Medical Battalion, was organized shortly after World War II as part of the 1947 reorganization of the Minnesota National Guard. This unit, along with another in Marshall, Minnesota, represented the first two National Guard units ever established in Lyon County.¹⁴⁵ Enrollment in the Tracy unit was opened in September of 1947 to men between 17 and 45 years of age, and the unit was activated the next month with a total of 38 men. According to local historian Merrill Starr, this was “twice as large a group as any other in the state since WWII...Enlistments continued to a strength of 67 men and the

¹⁴³ Burns & McDonnell and Architectural and Historical Research, *Final Armory Historic Context*, 4-24.

¹⁴⁴ Burns & McDonnell Engineering Company and Architectural and Historical Research, *Final Armory Historic Context*, p. 2-29 – 2-32.

¹⁴⁵ State of Minnesota Department of Military and Naval Affairs, Office of Adjutant General, “Postwar National Guard Plan,” 23, 39.

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company was cited for one of the best records of enlistment in the mid-west.” Two army ambulances, one personnel carrier, and one jeep were provided to the new company.¹⁴⁶

In accordance with state recommendations that new units without armories consider leasing facilities, in 1947 the Minnesota State Department of Military Affairs requested that the City of Tracy consider renting a portion of the Municipal building to the new Guard unit, for drill and storage purposes.¹⁴⁷ The request was apparently favorably received; by 1950, the Guard unit appears to have been based in the municipal building, as an article in the *Tracy Headlight Herald* indicates that the Guard was using the auditorium for weekly basketball practice.¹⁴⁸ By 1951, the Guard was paying the city \$3,000 per year for its rental of the municipal building.¹⁴⁹

In January 1951, Tracy’s Guard unit was called into active service in the Korean War; by 1952, members were serving overseas. While the National Guard Unit was absent, a Minnesota State Guard unit – Company B 7th Bn. 1st Group – was formed. Like the National Guard, the state guard was also based in the Municipal Building. When members of the Tracy National Guard returned from Korea in October of 1952, the state guard unit was dissolved. The Tracy Guard unit was briefly designated as 50th Holding Section before being redesignated as the Clearing Company of the 204th Medical Battalion in January 16, 1953, with a total of 53 members. Shortly thereafter, the company was reorganized again as the 535th Transportation Company, with three officers and 30 men. During a subsequent statewide contest to increase Guard enrollment, the Tracy Unit was the first to reach its enrollment quota; in 1954, the company’s total enrollment increased to 97 individuals.¹⁵⁰ During the 1950s, Tracy’s Guard unit distinguished itself at summer Guard training at Camp Ripley, receiving superior ratings every year from 1952 until 1960. Local historian Lorraine Radke writes that “Tracy was rated as one of the state’s top units receiving many superior ratings. They excelled not only in training, but won many trophies for various sports and other guard activities.”¹⁵¹

Tracy city officials began to consider sites for a new National Guard Armory as early as March of 1948, when the city purchased a 125-foot wide lot immediately to the west of the Tracy Municipal Building in anticipation of new armory construction.¹⁵² In September of 1948, Minnesota National Guard Officers Philip Bettenburg (the architect of the Tracy Municipal Building and officer on the Minnesota National Guard reorganization committee) and General Joe Nelson visited Tracy to view the newly-organized National Guard Unit, and to consider possible locations for a new armory. However, the officials noted that the Guard had adequate

¹⁴⁶ Starr, *Tracy’s First Hundred Years*, 307; Lorraine Radke, *Yesteryear: Portraits of Tracy* (Tracy, MN: Tracy Publishing Company, 2006), 74.

¹⁴⁷ Starr, *Tracy’s First Hundred Years*, 307.

¹⁴⁸ “Guard Cage Practice Will Be Held Friday,” *Tracy Headlight Herald*, November 23, 1950.

¹⁴⁹ Starr, *Tracy’s First Hundred Years*, 304, 308, 310.

¹⁵⁰ Starr, *Tracy’s First Hundred Years*, 308 – 312.

¹⁵¹ Radke, *Yesteryear*, 74.

¹⁵² Starr, *Tracy’s First Hundred Years*, 307 – 308.

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facilities in the Municipal Building, implying that construction of a new facility was not urgent.¹⁵³

Ultimately, it was not until 1954 that the commander of the Tracy National Guard unit received state approval to begin construction of a National Guard Armory. A local Armory Planning Committee, headed by City Attorney William Mitchell, recommended that the armory be constructed as an addition to the municipal building on adjacent city-owned lots, to expand the existing auditorium. Though this would result in increased expense to the city, the combination plan was touted as a means of assuring that the National Guard would remain based in the city and continue to function as an important local employer. A large auditorium would also support the local economy by encouraging the convening of regional and district meetings in Tracy (a concern which may have been sparked by the proposed construction of an armory with large auditorium in nearby Marshall around this time).¹⁵⁴

In April, 1956, Tracy residents approved an issuance of \$65,000 in bonds to finance the City's portion of the project.¹⁵⁵ By July 1956, plans for the auditorium had been drafted by the architectural firm of Bettenburg, Townsend and Stolte for submission to the National Armory Commission in Washington, D. C. Initial plans called for 15,000 of square feet for the National Guard unit, and a blended auditorium with a 3,000-person capacity.¹⁵⁶ According to the *Tracy Headlight-Herald*, plans were revised several times in an effort to provide a structure that would "blend with the Municipal building."¹⁵⁷ By December, conceptual plans had been approved by federal officials, and preparation of detailed plans had begun. In January of 1957, the City purchased the final piece of land required for the project, at the corner of 4th Street and Morgan Street. Plans were finalized by May 30, and bids on the project were opened in June of that year.¹⁵⁸

Historic drawings by Bettenburg, Townsend, Stotle and Comb dated May 1957 (see Figures L - N), articles in the *Tracy Headlight-Herald*, and a historic photograph from the 1960s (see Figure C) provide details on the addition's design and intended use. The armory addition consisted of two components: 1) a one and two-story wing with classrooms, offices, and other

¹⁵³ Starr, *Tracy's First Hundred Years*, 308.

¹⁵⁴ Starr, *Tracy's First Hundred Years*, 312 – 313; "Proposed Armory Will Be Discussed Tuesday Meeting," *Tracy Headlight-Herald*, January 26, 1956; "Council Accepts Armory Proposal," *Tracy Headlight-Herald*, February 16, 1956; "Open Letter," *Tracy Headlight-Herald*, March 1, 1956; "Armory Resolution Passed Over Mayor's Veto," *Tracy Headlight-Herald*, March 15, 1956.

¹⁵⁵ Starr, *Tracy's First Hundred Years*, 312 – 313; "Mayor Rejects Resolution for Armory Bond Vote," *Tracy Headlight-Herald*, March 8, 1956.

¹⁵⁶ "Seek Federal Approval of Blended Armory," *Tracy Headlight-Herald*, July 5, 1956.

¹⁵⁷ "Shortages Delay Work on Armory Until Next Year," *Tracy Headlight-Herald*, August 16, 1956.

¹⁵⁸ "Preparing Plans for Tracy Armory; More Land Needed," *Tracy Headlight-Herald*, December 6, 1956; Starr, *Tracy's First Hundred Years*, 312 – 313; "Tri-County Coop Sells Downtown Property to City for \$17,000," *Tracy Headlight-Herald*, January 31, 1957; "Call for Bids on Armory; Indications Are Work Will Start This Summer," *Tracy Headlight-Herald*, May 30, 1957.

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Guard facilities on the west and 2) a double-height auditorium on the east, which was added to the existing building to double the size of the existing municipal building auditorium. As an addition to an existing building, it is unlikely that the armory addition reflected one of the National Guard's standardized templates.¹⁵⁹ However, the arrangement of classroom and administrative spaces on one side of the auditorium seems consistent with the general organization of space in Type A. Additionally, the addition's utilitarian, Modern design and materials reflected trends in postwar armory construction. Constructed of concrete block with brick facing, the addition was intended to match "as closely as possible to the brick and stone of the present Municipal building." At the south elevation, the structure was joined to the existing municipal building by a one-story link with glass curtain wall.¹⁶⁰

The addition's auditorium expansion more than doubled the size of the existing municipal auditorium, extending it 85 feet to the west. The expansion featured glazed tile wainscot and exposed concrete block walls, with exposed concrete slabs and massive steel beams at the ceiling. The west wall of the municipal auditorium was removed to accommodate the expansion, but the installation of a plate girder along the former wall location allowed structure at the existing barrel vaulted roof to remain intact.¹⁶¹ According to an article in the *Tracy Headlight Herald*, the city retained ownership of the original portion of the auditorium, while the Guard owned the new addition. A folding door was installed between the Guard and city halves of the space, allowing for subdivision when necessary.¹⁶² Though not shown on the historic drawings, newspaper articles indicate that the project also involved the installation of a balcony at the east (city) side of the auditorium (no longer extant).¹⁶³

To the west of the auditorium, the remainder of the armory addition was composed of training, office, and storage space for the Guard. The lower level held an 86-foot-long range for shooting practice, while the first level contained offices for staff, the commanding officer, and other officers; a library and day room for guardsmen; a locker room; a supply and ordnance room; and a garage. The second level featured a kitchen, instructor's office, and a large classroom, reflecting the Guard's focus on classroom training during the postwar era. Throughout the building, interior finishes included terrazzo, asphalt tile, and concrete floors;

¹⁵⁹ This author was unable to access a copy of the 1948 issue of the *National Guardsman*, in order to compare the Tracy armory addition with National Guard templates.

¹⁶⁰ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

¹⁶¹ "Huge Beams Are Hauled in For Armory Roof," *Tracy Headlight-Herald*, November 28, 1957; "Finished Laying 500 Concrete Slabs; Heated Armory Monday," *Tracy Headlight-Herald*, January 9, 1958; Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 9 and 14, May 1957, on file at the City of Tracy.

¹⁶² "Armory Plans Competed, Begin Building Mid-July," *Tracy Headlight-Herald*, June 6, 1957; Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy.

¹⁶³ "Scrappers Shift Games to Big Municipal Arena," *Tracy Headlight-Herald*, January 8, 1959.

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glazed tile, plaster, and concrete block walls; and plaster, gypsum board, and acoustical tile ceilings.¹⁶⁴

The final contract for the addition was awarded to Rolth Construction Co. of Luverne. Work began in early July of 1957. Construction costs for the armory totaled approximately \$252,000, with an additional cost of about \$56,000 dedicated to the blending of the addition with the existing building.¹⁶⁵ In accordance with the National Defense Act of 1950, \$175,617 of the \$262,153 of the construction cost was funded by the federal government. Approximately \$27,000 was funded by the city, a figure that accounted for the approximate square footage of the new facility that would be utilized by the city and also included a percentage of the project's architecture and engineering costs. The amount that remained was financed by the state, via bonds issued by the Minnesota State Armory Building Commission.¹⁶⁶

By the late May, 1958, construction was substantially complete, though seating and flooring had not yet been installed in the auditorium. Following an inspection of the addition by Minnesota National Guard officials, Captain James Cain (commander of the Tracy Guard unit), architect Marvin Stolte, and City Attorney William Mitchell, the *Tracy Headlight-Herald* noted that "local guard officials and Tracy residents in general are highly pleased with the new building which has been "blended" with the municipal building, and they feel that it will offer one of the best centers of public gatherings in southwestern Minnesota."¹⁶⁷ Guardsmen moved their operations to the new addition the following June. Warrant Officer Dale Klien praised the new training facilities, noting that "we now have the individual training rooms, and plenty of space to teach the troops things we did not have the room to teach before."¹⁶⁸

In addition to providing facilities for the National Guard, the auditorium expansion ensured that the municipal building continued to function as a community gathering space for the city. One of the first big community events in the auditorium was the "Miss Tracy" coronation ball hosted by the National Guard in late August 1958.¹⁶⁹ In late 1958, a removable wood playing floor and bench and bleacher seating designed by the Minneapolis engineering firm of

¹⁶⁴ Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheets 1 - 11, May 1957, on file at the City of Tracy; "Armory Inspection Sect for May 26; City Plans for Temporary Seating," *Tracy Headlight-Herald*, May 15, 1958; "Armory Plans Competed, Begin Building Mid-July," *Tracy Headlight-Herald*, June 6, 1957.

¹⁶⁵ "'Go Ahead' Is Given for Armory Construction, Begin Immediately," *Tracy Headlight-Herald*, July 4, 1957; "City's Armory Cost Is \$25,239 Plus 6% A-E Fee," *Tracy Headlight-Herald*, September 12, 1957.

¹⁶⁶ "For the Construction of an Armory at Tracy, Minnesota," March 7, 1956, Folder "Tracy Armory: Miscellaneous Records," Box 3, Minnesota Adjutant General Armory Records, Minnesota Historical Society Gale Family Library, St. Paul, Minnesota; "City's Armory Cost Is \$25,239 Plus 6% A-E Fee," *Tracy Headlight-Herald*, September 12, 1957.

¹⁶⁷ "New Tracy Armory Gest Its Initial Inspection Monday," *Tracy Headlight-Herald*, May 29, 1958; "No Committees Formed, Armory Discussion Held," *Tracy Headlight-Herald*, July 3, 1958.

¹⁶⁸ "Guard Equipment Moved Into New Building Thursday," *Tracy Headlight-Herald*, June 26, 1958.

¹⁶⁹ "Past Queens, 'Miss Tracy 1959' Will Highlight Ball in New Armory Monday," *Tracy Headlight-Herald*, August 28, 1958.

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Hauenstein-Burmeister was installed in the auditorium expansion.¹⁷⁰ Twenty-one rows of folding steel bleachers were installed on the Guard side of the auditorium and twelve rows of free-standing mobile bleacher sections on the municipal building side. Plans were made to immediately move all home high school basketball games and practices from high school facilities to the auditorium, and to host the final district basketball tournament in March 1959.¹⁷¹ The first spectator sporting event, a high school basketball game, was held in the auditorium in January 8, 1959. That same month, the annual Firemen's Ball and the annual Farm and Town party were also hosted in the newly-completed space.¹⁷² The armory addition was officially dedicated at an open house and dedication ceremony on April 12, 1959.¹⁷³

The Tracy National Guard continued to occupy the armory for over three decades. During this time, the unit was reorganized several times: as Rifle Company E 3rd Bn, 135th Infantry Regiment in 1959; as the Headquarters and Headquarters Company (Part) 3rd Bn 135th Infantry in 1963, and as Company B (Part) 2nd Bn 135th Infantry by 1971.¹⁷⁴ The Guard was not only a source of local employment during these years, but also provided crucial community services during local natural disasters. In particular, Tracy's Guard unit played an important role during a flood in the neighboring community of Marshall in 1957, as well as during recovery efforts following a catastrophic 1968 tornado which caused extensive damage in Tracy.¹⁷⁵ The Tracy Armory remained in operation until 1992, when a federal government directive to reduce National Guard strength resulted in the closure of Tracy's armory, along with eleven other Minnesota armories.¹⁷⁶ That year, the City purchased the armory addition and re-opened it as the Veterans Memorial Center, which today serves as a venue for sporting, community, and private events.

Conclusion

In conclusion, the Tracy Municipal Building and Armory is locally significant under Criterion A for its important role in the recreational, political, and military affairs of the local community. The property retains integrity to its period of significance, 1938 – 1972, and continues to serve as an important asset to the community of Tracy.

¹⁷⁰ It is unknown whether the original floors in the 1938 portion of the auditorium were altered to accommodate the installation of this removable floor in the expansion.

¹⁷¹ "'Accept' Bid on Armory Seats, Floor Made by Minneapolis Co.," *Tracy Headlight-Herald*, September 11, 1958; "Rush Auditorium for High School Basketball," *Tracy Headlight-Herald*, November 27, 1958.

¹⁷² Starr, *Tracy's First Hundred Years*, 313; "Scrappers Shift Games to Big Municipal Arena," *Tracy Headlight-Herald*, January 8, 1959.

¹⁷³ Starr, *Tracy's First Hundred Years*, 314.

¹⁷⁴ Radke, *Yesteryear*, 74; Starr, *Tracy's First Hundred Years*, 313 – 315.

¹⁷⁵ Radke, *Yesteryear*, 74, 76; Starr, *Tracy's First Hundred Years*, 161 – 163, 313; "535th Mustered for 2nd Trip to Marshall in 5 Days," *Tracy Headlight-Herald*, June 27, 1957.

¹⁷⁶ "Minn. Armories Face the Ax," *Winona Daily News*, March 7, 1992.

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9. Major Bibliographical References

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<https://www.lakesnwoods.com/TracyGallery.htm>.

Photograph of the Tracy Municipal Building and Armory, c. 1960s.
<https://www.lakesnwoods.com/TracyGallery.htm>.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

☐ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☒ Local government

☐ University

☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): LY-TRC-049

10. Geographical Data

Acreage of Property 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

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1. Zone: 15T	Easting: 290764	Northing: 4901188
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the property align with the historic boundaries shown on the 1957 plot plan of the site (see Figures P and Q).

Boundary Justification (Explain why the boundaries were selected.)

The proposed boundaries align with the historic perimeter boundary of the site as it existed after the construction of the armory addition in 1958 (see Figure P). The boundaries follow the existing boundaries of the two city parcels that comprise the site today, with the exception of the southwest corner of the west parcel. Through at least 1971, the Tri-County Co-Op Filling Station was located at this corner of the site (see Figure P); therefore, this landscaped area is excluded from the historic site boundaries.¹⁷⁷

11. Form Prepared By

name/title: Lauren Anderson
organization: New History
street & number: 575 SE 9th Street, Suite 215
city or town: Minneapolis state: MN zip code: 55414
e-mail: anderson@newhistory.com
telephone: (612) 843-4140
date: November 17, 2022

¹⁷⁷ Nationwide Environmental Title Research Historic Aerials Viewer, 1966 aerial photograph, <https://historicaerials.com/viewer>; Starr, *Tracy's First Hundred Years*, p. 434.

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Tracy Municipal Building and Armory
City or Vicinity: Tracy
County: Lyon State: Minnesota
Photographer: Lauren Anderson
Date Photographed: May 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1:

South elevation of municipal building and armory addition, camera facing northwest.

Photo #2:

South and east elevations of municipal building, camera facing northwest.

Photo #3

South elevation, camera facing north.

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Photo #4:

South elevation of armory addition, camera facing north.

Photo #5:

South and west elevations of municipal building and armory addition, camera facing northeast.

Photo #6:

West elevation of armory addition, camera facing east.

Photo #7:

West and north elevations of armory addition, camera facing southeast.

Photo #8:

East and north elevations of municipal building, camera facing southwest.

Photo #9:

Lower level stair lobby at the municipal building, camera facing northwest.

Photo #10:

Lower level firing range at the armory addition, camera facing northeast.

Photo #11:

Stair at first level in the municipal building, camera facing southwest.

Photo #12:

First level corridor in the municipal building, camera facing north.

Photo #13:

First level City Council chambers in the municipal building, camera facing southeast.

Photo #14:

First level auditorium, looking into the 1958 auditorium addition, camera facing southwest.

Photo #15:

First level auditorium, looking into the original municipal building auditorium, camera facing northeast.

Photo #16:

First level corridor in the armory addition, camera facing west.

Photo #17:

Second level stair lobby in the municipal building, camera facing northeast.

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Photo #18:
Second level meeting room in the municipal building, camera looking west.

Photo #19:
Second level storage room in the municipal building, camera looking east.

Photo #20:
Second level mayor's office in the municipal building, camera looking east.

Photo #21:
Stairs at the second level of the armory addition, camera looking east.

Photo #22:
Second level stair lobby at the armory addition, camera looking east.

Photo #23:
Second level classroom at the armory addition, camera looking west.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Figure A: Location and existing parcel boundaries of Tracy Municipal Building and Armory. Courtesy of Lyons County. North is up.

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Figure B: Tracy Municipal Building, c. 1950s. Courtesy of LakesnWoods.com.



Figure C: Tracy Municipal Building and Armory, c. 1960s. Courtesy of LakesnWoods.com.

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Figure D: Tracy Municipal Building and Armory, c. 1970s. Photo published in Seth Schmidt, ed., *The Front Page: Tracy, Minnesota Newspapers from 1890 to 1990* (Tracy, MN: Tracy Publishing, 1990), 152.

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Figure E: Basement level of the municipal building. P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheet 2, on file at the City of Tracy.



Figure F: First level of the municipal building. P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheet 3, on file at the City of Tracy.

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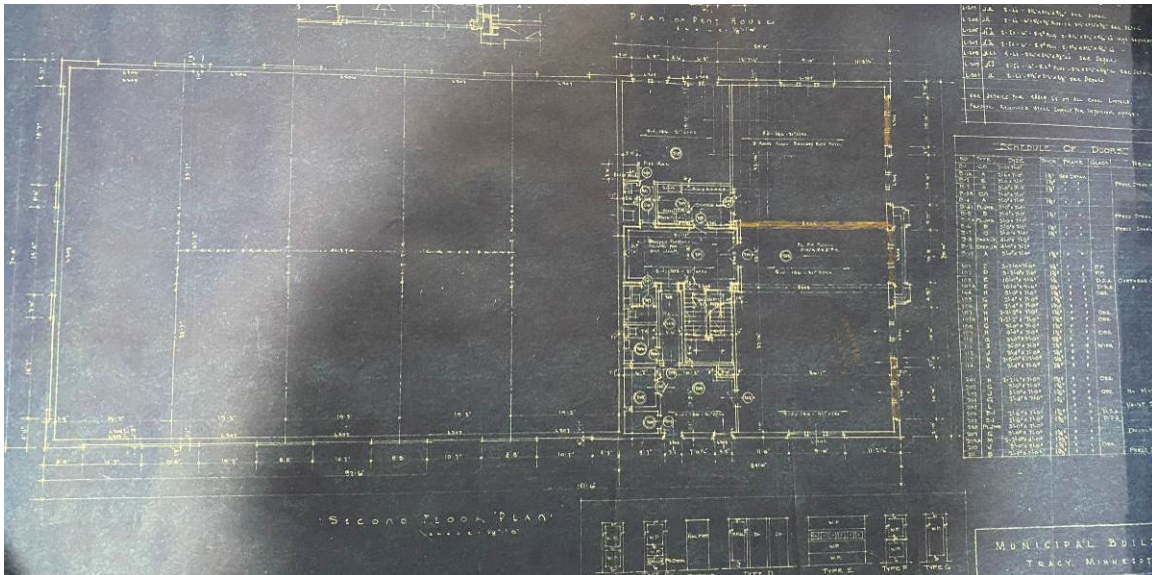


Figure G: Second level of the municipal building. P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheet 4, on file at the City of Tracy.

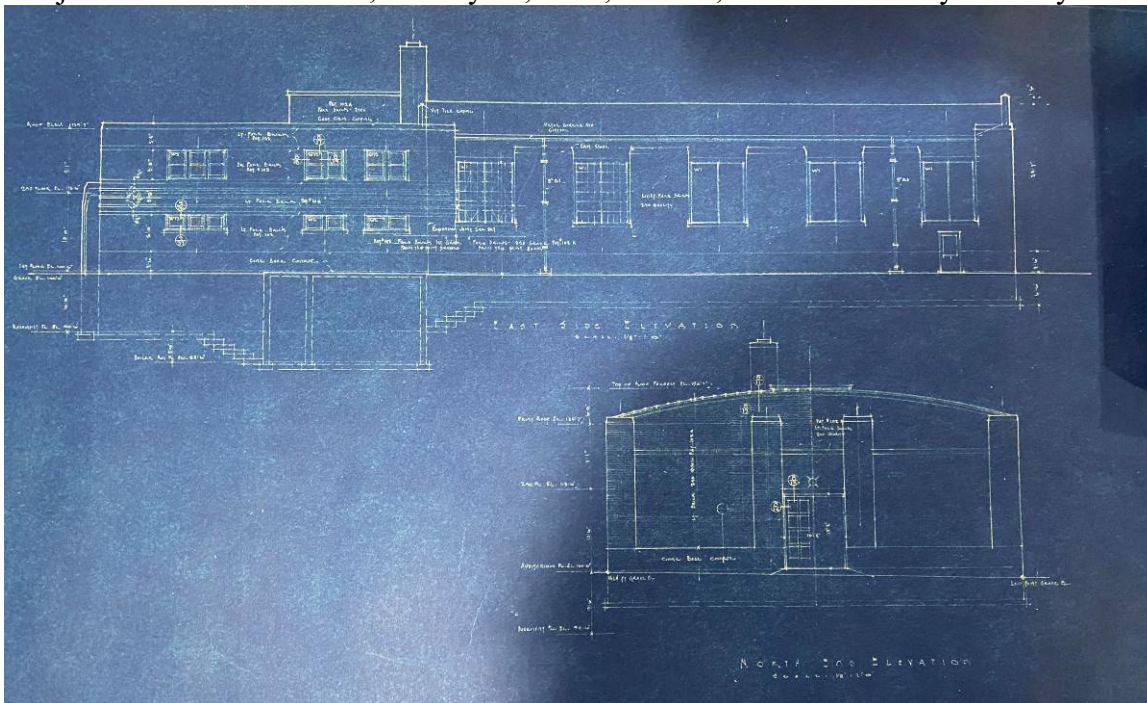


Figure H: East and north elevations of the municipal building. P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheet 5, on file at the City of Tracy.

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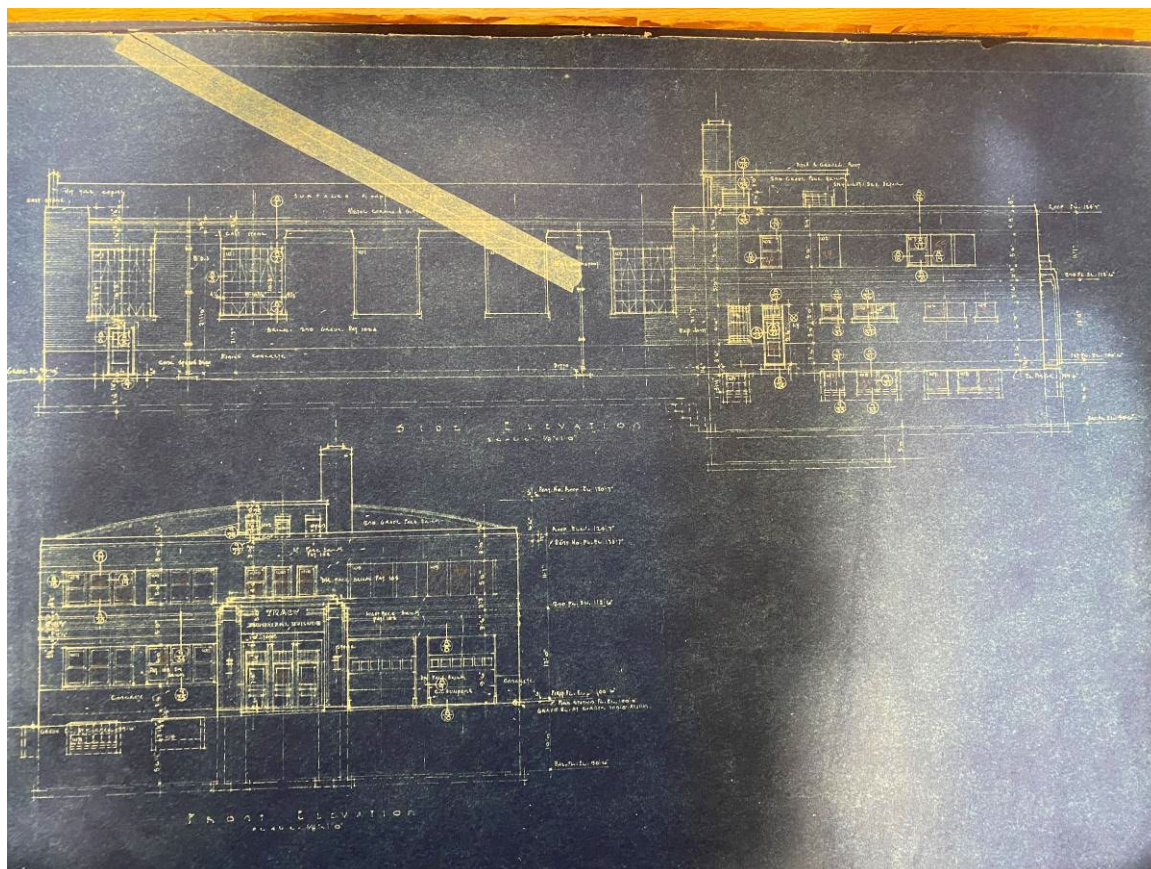


Figure I: West and south elevations of the municipal building. P. C. Bettenberg, "Tracy Municipal Building," Project Minn. No. 1141-DS, January 15, 1938, Sheet 5, on file at the City of Tracy.

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Figure J: Former Hollywood Theater at 211 – 213 3rd Street, 2021. Photo by New History.

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Figure K: Hollywood Theater, c. 1950. Courtesy of the Minnesota Historical Society.

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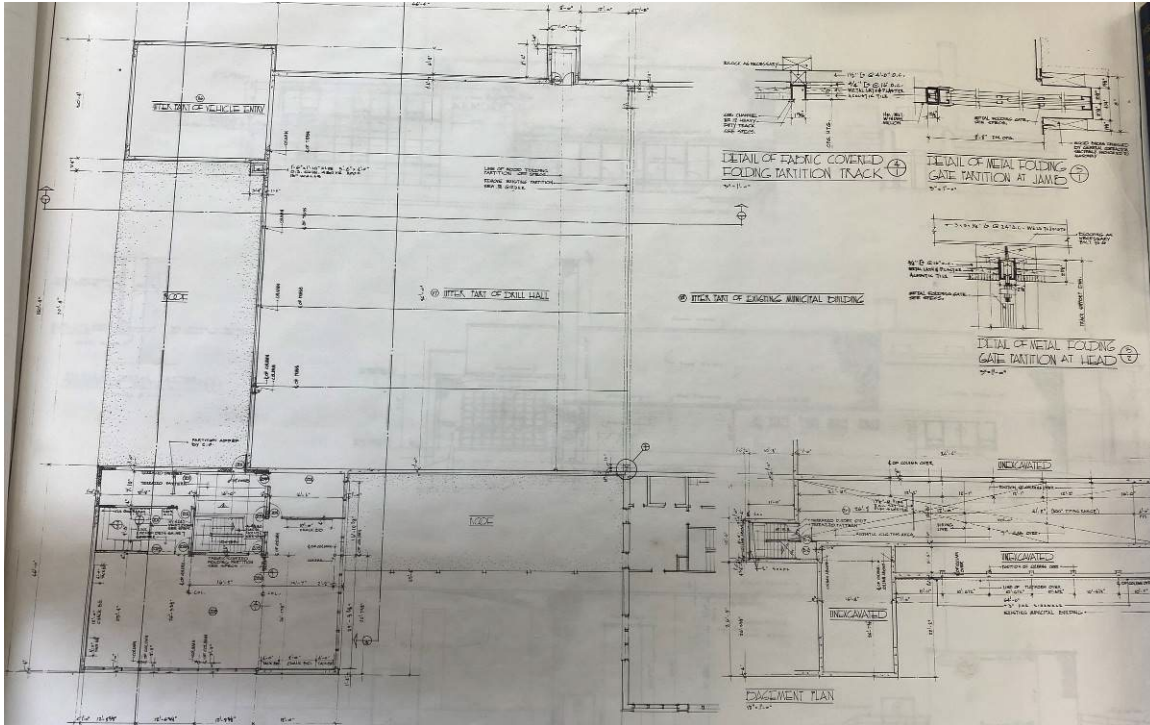


Figure L: Second and lower levels of the armory addition. Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheet 4, May 1957, on file at the City of Tracy.

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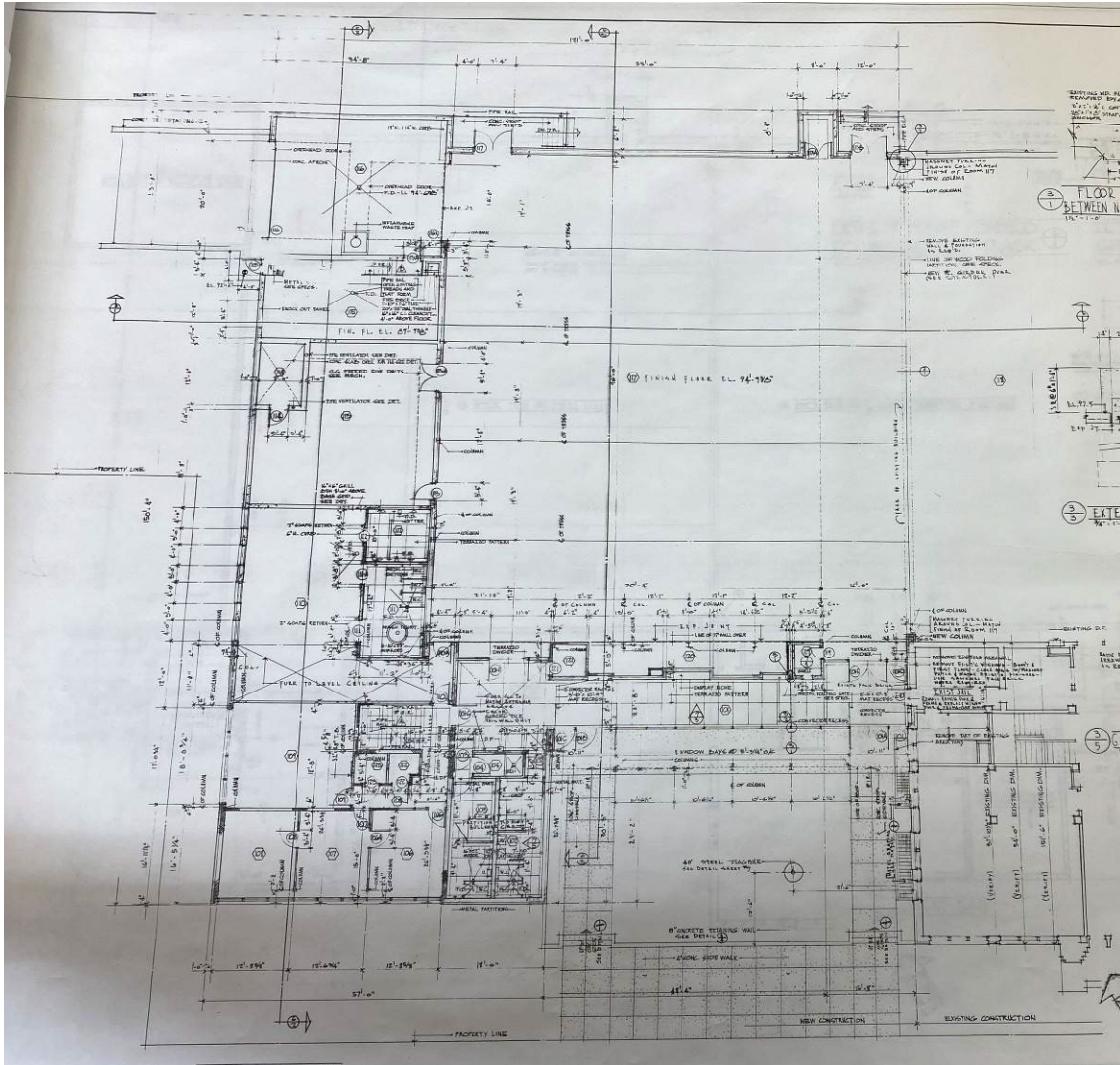


Figure M: First level of the armory addition. Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheet 3, May 1957, on file at the City of Tracy.

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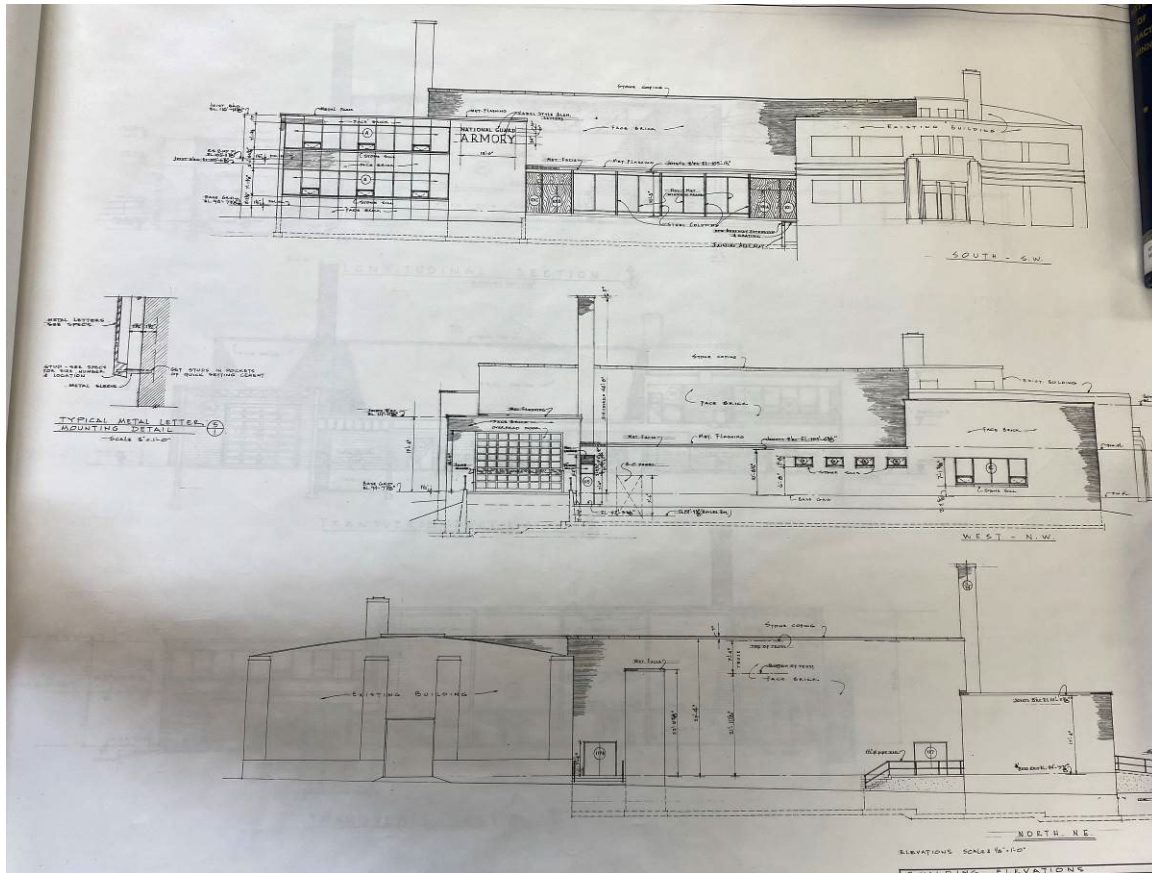
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Figure N: South, west, and north elevations of the armory addition. Bettenburg, Townsend, Stottle and Comb, “National Guard Armory, Tracy Minnesota,” Sheet 5, May 1957, on file at the City of Tracy.

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1938 Municipal Building 1957 Armory Addition

Figure O: Site Development Diagram. Background aerial image courtesy of Lyon County.

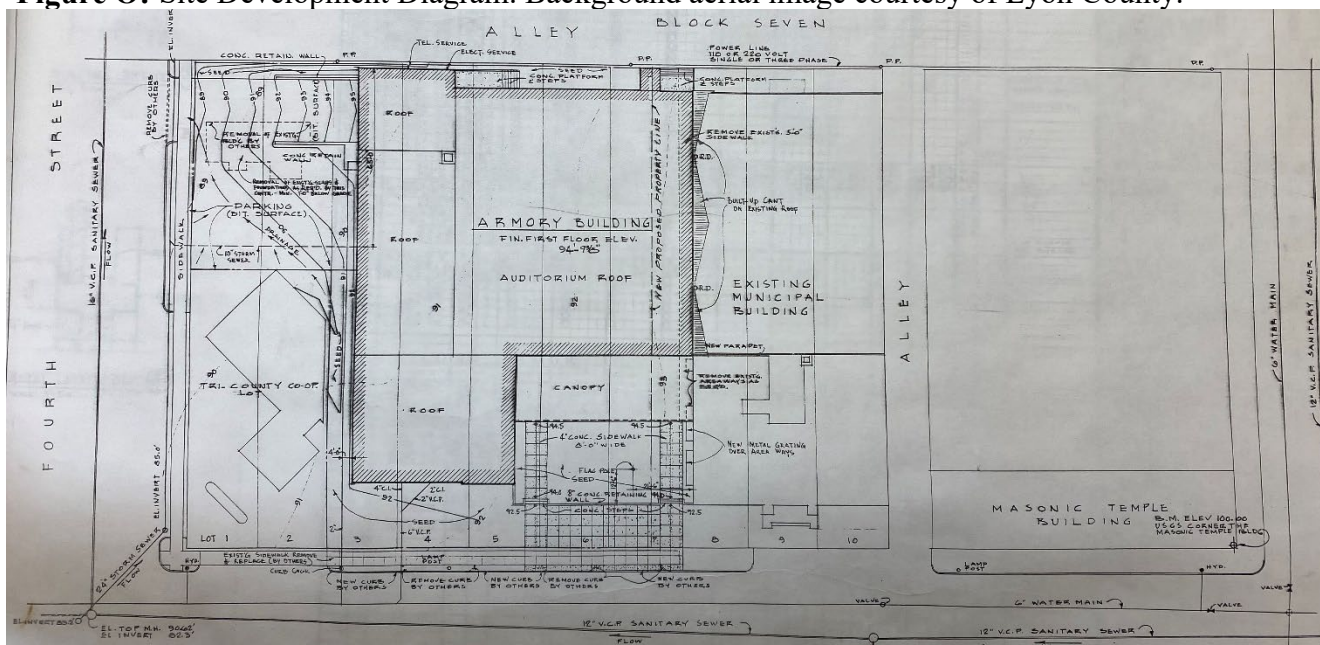


Figure P: Plot plan showing extent of site in 1957. Bettenburg, Townsend, Stotle and Comb, "National Guard Armory, Tracy Minnesota," Sheet 5, May 1957, on file at the City of Tracy.

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Figure Q: Figure showing historic site boundary. Aerial image courtesy of Lyon County.