



**106GROUP**

# ROCHESTER HISTORIC INVENTORY

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**Phase I Inventory of 200 Properties - Downtown Area**

July, 2014



# ROCHESTER HISTORIC INVENTORY

## Olmsted County, Minnesota

106 Group Project No. 1959

**SUBMITTED TO:**

City of Rochester  
201 4th Street SE  
Rochester, MN 55904

**SUBMITTED BY:**

106 Group  
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370 Selby Avenue  
St. Paul, MN 55102

**PRINCIPAL INVESTIGATOR:**

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**REPORT AUTHOR(S):**

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# INTRODUCTION

During May and June of 2014, the 106 Group conducted a Phase I architectural history survey in support of Rochester's evolving preservation planning program. The survey was completed to assist the city in understanding the historic buildings that exist within the City of Rochester. The purpose of the survey was to determine whether Rochester contains cultural resources that may be *potentially* eligible for designation according to the City Ordinance 19B.04 or the National Register of Historic Places (NRHP) criteria. At this time, archaeological resources and cultural landscapes were not reviewed.

This phase of survey is intended to be the first phase in a systematic survey of properties of historic age within the City of Rochester, Olmsted County, Minnesota. Due to substantial development pressures, it was requested that this first phase of survey would focus on properties located within the downtown core (see Figure 1). Kelli Andre Kellerhals, M.S. served as principal investigator for the survey.

# SURVEY METHODOLOGY

During the Phase I survey, an initial drive-by of the buildings, structures, and landscape features in the study area was conducted in order to identify potentially historic properties. Although the focus was on properties over 45 years of age, historians also considered NRHP criteria for exceptional significance for properties built in the last 50 years. Data provided by Olmsted County and the Minnesota State Historic Preservation Office (SHPO), in conjunction with field observations, were used to determine the dates of construction and previously NRHP-listed or eligible status. Each of these properties was subsequently documented with field notes and digital photographs. Inventory forms were completed for each property. As the city does not currently have its own Heritage Preservation Commission (HPC) inventory form the standard SHPO Minnesota Architecture-History Inventory Form was used to document information on each property surveyed.

Criteria for assessing the potential historical significance of a property are based on a combination of NRHP criteria, city ordinances, and the Rochester Historical Contexts (July 2014). During the next year as the preservation plan is developed, these criteria will be developed and the city ordinance will be re-visited for consideration of possible revisions and clarification.

# ROCHESTER HERITAGE SITES LIST

Properties determined to be designated as historic will be added to the Rochester Heritage Sites List. Currently this list includes previously NRHP-listed (see Table 1) or eligible (see Table 2) properties. During the preservation planning process in the coming year this database will be developed in order to meet the city's planning needs and clearly distinguish between properties which have potential to be or are recommended historically significant and properties that are not historic but have been surveyed.

**TABLE 1. EXISTING NRHP-LISTED ARCHITECTURAL HISTORY PROPERTIES**

Property Name	Address	SHPO Inventory No.	Extant
Balfour, Dr. Donald C., House	427 Sixth Ave SW	OL-ROC-365	Yes
Chateau Dodge Theatre	15 1st St NW	OL-ROC-004	Yes
Charles H. Mayo House	N/A	OL-ROC-047	No
Hamilton Music Company/Avalon Hotel	301 Broadway Ave N.	OL-ROC-006	Yes
Hotel Zumbro	N/A	OL-ROC-002	No
Mayo Clinic-1914 Building (razed)	N/A	OL-ROC-001	No
Plummer Building	110-15 2nd Ave SW	OL-ROC-046	Yes
Pierce House	426 2nd Ave SW		Yes
Pill Hill Residential Historic District (130 Buildings, 2 Structures)	N/A	OL-ROC-126	Yes
Plummer, Henry S., House (Quarry Hill)	1091 Plummer Lane	OL-ROC-094	Yes
Rochester Armory	121 Broadway Ave N.	OL-ROC-007	Yes
Rochester Public Library / Mitchell Student Center - Mayo Medical School	226 2nd St SW	OL-ROC-005	Yes
Timothy A. Whiting House (moved)	225 1st Ave NW	OL-ROC-009	Yes
Toogood Barns	615 16th St SW	OL-ROC-093	Yes
William J. Mayo House	701 4th St SW	OL-ROC-048	Yes

Of the 15 individually listed NRHP-listed properties, three are no longer extant. One property, the Chicago Great Western Depot, was formerly listed but has been moved and as a result, has been removed from the NRHP.

**TABLE 2. EXISTING NRHP-ELIGIBLE ARCHITECTURAL HISTORY PROPERTIES**

Property Name	Address	SHPO Inventory No.	Extant
Bridge No. 9407	CSAH 16 over US 63	OL-ROC-380	Yes
Bridge No. 89188	7th St. over the Zumbro River	OL-ROC-378	Yes
Folwell School	603 15th Ave SW	OL-ROC-285	Yes
Residences of Old City Hall*	224 1 Ave SW	OL-ROC-030	Yes
Silver Lake Park	W. Silver Lake Dr NE	OL-ROC-371	Yes
Winona & St. Peter / Dakota, Minnesota & Eastern Railroad Segment	Nr 1st St NE, between W Silver Lake Dr NE and E Circle Dr NE	OL-ROC-359	Yes

\*Pending response from SHPO. Current eligibility status is disputed.

Of the six historic properties considered eligible for listing in the NRHP, all are currently extant.



# RESULTS

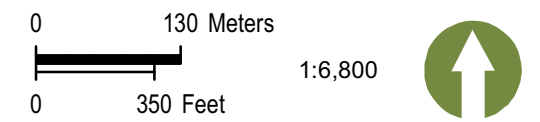
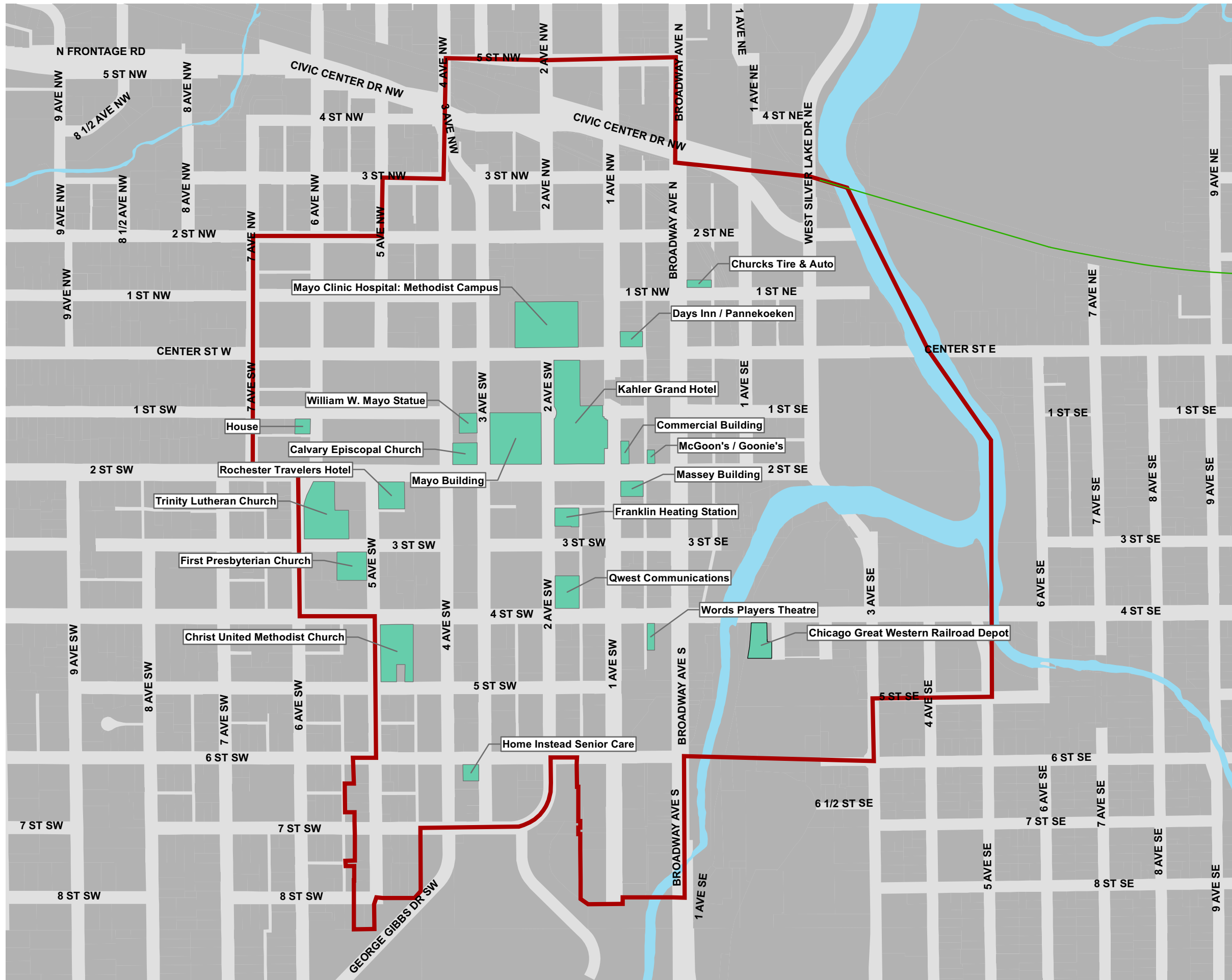
During the Phase I survey, the 106 Group documented 200 properties. During analysis following the field survey it was determined that, in a few locations, more than one parcel comprises a single property. Because of this, a few parcels were combined into one property. Of the properties surveyed during the Phase I stage, the 106 Group recommends further evaluation of 20 properties (see Table 3).

**TABLE 3. PROPERTIES RECOMMENDED FOR FURTHER EVALUATION (SEE FIGURE 1)**

Property Name	Address	SHPO Inventory No.
Calvary Episcopal Church	111 3 Ave SW	OL-ROC-017
Christ United Methodist Church	400 5 Ave SW	OL-ROC-465
Chuck's Tire & Auto	102 Broadway N	OL-ROC-036
Commercial Building (I. O. O. F. Building / Eagle Grocery)	23 2 St SW	OL-ROC-013&014
Days Inn / Pannekoeken	6 1 Ave NW	OL-ROC-026
Chicago Great Western Depot (El Loro Mexican Restaurant)	20 4 St SE	OL-ROC-008
First Presbyterian Church	512 3 St SW	OL-ROC-060
Franklin Heating Station	119 3 St SW	OL-ROC-033
Home Instead Senior Care	304 6 St SW	OL-ROC-495
House	103 6 Ave SW	OL-ROC-488
The Kahler Grand Hotel	20 2 Ave SW	OL-ROC-032&403
Massey Building	202 1 Ave SW	OL-ROC-015
Mayo Building	200 1 St SW	OL-ROC-404
Mayo Clinic Hospital: Methodist Campus	201 Center St W	OL-ROC-027
McGoon's / Goonie's	7 2 St SW	OL-ROC-012
Qwest Communications	320 2 Ave SW	OL-ROC-054
Rochester Travelers Hotel (Colonial Motor Hotel / The Beverly)	426 2 St SW	OL-ROC-020&021
Trinity Lutheran Church	532 2 St SW	OL-ROC-418
William W. Mayo Statue	n/a 1 St SW between 3rd & 4th Aves SW	OL-ROC-409
Words Players Theatre (Conley Camera Factory)	12-14 4 St SW	OL-ROC-065

**City of Rochester**  
**Preservation Services**  
*Rochester, Olmsted County, Minnesota*

-  Phase I Survey Boundary
-  Properties Recommended For Further Evaluation



Survey Recommendations

**Figure 1**

The following 176 properties were surveyed and are not recommended for further evaluation due to a lack of historical significance, and in some cases, a loss of historical integrity.

**TABLE 4. PROPERTIES NOT RECOMMENDED FOR FURTHER EVALUATION**

Property Name	Address	Inventory No.
428 Building - Mayo Clinic	428 3 Ave SW	OL-ROC-434
5th Avenue Inn & Suites	20 5 Ave NW	OL-ROC-463
American Legion	315 1 Ave NW	OL-ROC-388
American Legion Office / Rochester Parks Maintenance	403 Center St E	OL-ROC-553
Apartment Building	613 2 St SW	OL-ROC-420
Apartment Building	307 3 Ave NW	OL-ROC-421
Apartment Building	417 3 Ave SE	OL-ROC-428
Apartment Building (Also known as the Third Avenue Lofts)	509 3 Ave SW	OL-ROC-436
Apartment Building	512 3 Ave SW	OL-ROC-437
Apartment Building	519 3 Ave SW	OL-ROC-438
Apartment Building	430 5 St SW	OL-ROC-487
Associated Bank	206 Broadway S	OL-ROC-530
BCS Computer Support	15 Civic Center DR NE	OL-ROC-558
Best Western Soldiers Field Tower and Suites	424 5 St SW	OL-ROC-486
Best Western Soldiers Field Tower and Suites	415 6 St SW	OL-ROC-498
Best Western Soldiers Field Tower and Suites	418 6 St SW	OL-ROC-499
Big Brads	309 Broadway S	OL-ROC-532
Bilotti's Restaurant	304 1 Ave SW	OL-ROC-057
Blakely Building	210 1 Ave SW	OL-ROC-028
Brackenridge Building	21 2 St SW	OL-ROC-417
Broadway Jewelry & Visual Arts	325 Broadway S	OL-ROC-538
Buckeye Liquor	302 4 St SE	OL-ROC-460
Center Street Hotel	101 Center St E	OL-ROC-550
China Star	405 1 Ave SW	OL-ROC-397
City Market / Olive Juice Studios (Also known as Wellington Square Building)	212 1 Ave SW	OL-ROC-392
CJs Midtown Lounge	6-8 Broadway S	OL-ROC-542
Clinic Suites	431 3 Ave SE	OL-ROC-431
Collins Feed & Seed	407 2 Ave NW	OL-ROC-412
Colonial Apartments	620 Center St W	OL-ROC-556

Colonial Building	1 1 Ave NW	OL-ROC-027
Commercial Building	408-410 1 Ave NW	OL-ROC-389
Commercial Building	100 1 Ave SW	OL-ROC-391
Commercial Building	18 3 St SW	TBD
Commercial Building	202-208 4 St SE	OL-ROC-458
Commercial Building	17 4 St SW	OL-ROC-066
Commercial Building (Formerly known as Board to Death Sports)	8 4 St SW	OL-ROC-462
Commercial Building	215 5 St NW	OL-ROC-480
Commercial Building	116 6 St SE	OL-ROC-490
Commercial Building	407 Broadway N	OL-ROC-521
Commercial Building	12 Broadway S	OL-ROC-525
Commercial Building	315-317 Broadway S	OL-ROC-533
Refashion Consigned Furniture & Clothing	319-321 Broadway S	OL-ROC-534
Commercial Building	320 Broadway S	OL-ROC-535
Commercial Building	323 Broadway S	OL-ROC-536
Commercial Building	405 Broadway S	OL-ROC-063
Commercial Building	413 Broadway S	OL-ROC-549
Commercial Building	113 Broadway Ave N	OL-ROC-543
Commercial Building (Formerly known as Bluestem Graphics/D. Holms Meir Photography)	326-328 Broadway Ave S	OL-ROC-547
Connolly Building - Mayo Clinic	410 3 St SW	OL-ROC-445
Creative Salon	324 1 Ave SW	OL-ROC-395
Crosstown Substation	401 2 Ave NW	OL-ROC-411
Crosstown Substation	n/a 2 Ave NW	OL-ROC-413
Downtown Book and Video	220 1 Ave SW	OL-ROC-029
Downtown Kitchen	14 3 St SW	OL-ROC-443
Duplex	504-506 8 St SW	OL-ROC-512
Duplex	508-510 8 St SW	OL-ROC-513
Extraordinary Bookseller/Attorneys at Law	9-11 1 St NW	OL-ROC-402
Fagan Studios	324 Broadway S	OL-ROC-537
Flowers by Jerry	410 3 Ave SE	OL-ROC-425
Gift of Life House	624 Center St W	OL-ROC-557
Ginny's Fine Fabrics and Carson Framing	211 Broadway S	OL-ROC-037
Goodyear Tire and Service	12 Broadway N	OL-ROC-517



Graham Building - Mayo Clinic	425 3 Ave SW	OL-ROC-433
Hair Innovation Studio	401 Broadway N	OL-ROC-520
Harwick Building	205 3 Ave SW	OL-ROC-432
Hentges Glass	626 1 Ave SW	OL-ROC-399
Holiday Inn	220 Broadway Ave S	OL-ROC-367
Honest Bike Shop	44 4 St SE	OL-ROC-461
House	625 1 St SW	OL-ROC-408
House	503 2 Ave SW	OL-ROC-414
House	511 2 Ave SW	OL-ROC-416
House	607 2 St SW	OL-ROC-419
House	507 3 Ave SW	OL-ROC-435
House	611 3 Ave SW	OL-ROC-439
House	621 3 Ave SW	OL-ROC-440
House	625 3 Ave SW	OL-ROC-441
House	631 3 Ave SW	OL-ROC-442
House	423 4 Ave SE	OL-ROC-446
House	506 4 Ave SW	OL-ROC-449
House	514 4 Ave SW	OL-ROC-450
House	518 4 Ave SW	OL-ROC-451
House	624 4 Ave SW	OL-ROC-455
House	512 5 Ave SW	OL-ROC-466
House	315 5 St SE	OL-ROC-481
House	212 5 St SW	OL-ROC-483
House	419 5 St SW	OL-ROC-485
House	11 6 Ave SW	OL-ROC-489
House	427 6 St SW	OL-ROC-500
House	16 7 Ave SW	OL-ROC-502
House	8 7 Ave SW	OL-ROC-503
House and Garage	502 4 Ave SW	OL-ROC-448
House and Garage	524 4 Ave SW	OL-ROC-452
House and Garage	610 4 Ave SW	OL-ROC-453
House and Garage	620 4 Ave SW	OL-ROC-454
House and Garage	603 5 Ave SW	OL-ROC-467
House and Garage	607 5 Ave SW	OL-ROC-468
House and Garage	611 5 Ave SW	OL-ROC-469
House and Garage	616 5 Ave SW	OL-ROC-470
House and Garage	617 5 Ave SW	OL-ROC-471
House and Garage	621 5 Ave SW	OL-ROC-472
House and Garage	624 5 Ave SW	OL-ROC-473

House and Garage	627 5 Ave SW	OL-ROC-474
House and Garage	710 5 Ave SW	OL-ROC-475
House and Garage	715 5 Ave SW	OL-ROC-476
House and Garage	719 5 Ave SW	OL-ROC-477
House and Garage	723 5 Ave SW	OL-ROC-478
House and Garage	727 5 Ave SW	OL-ROC-479
House and Garage	304 5 St SW	OL-ROC-484
House and Garage	315 6 St SW	OL-ROC-496
House and Garage	316 6 St SW	OL-ROC-497
House and Garage	415 7 St SW	OL-ROC-504
House and Garage	418 7 St SW	OL-ROC-505
House and Garage	421 7 St SW	OL-ROC-506
House and Garage	424 7 St SW	OL-ROC-507
House and Garage	427 7 St SW	OL-ROC-508
House and Garage	429 7 St SW	OL-ROC-509
House and Garage	430 7 St SW	OL-ROC-510
House and Garage	504 7 St SW	OL-ROC-511
House and Shed	505 2 Ave SW	OL-ROC-415
Industrial Building	24 Civic Center DR NE	OL-ROC-559
International African Mall	101 Broadway N	OL-ROC-514
Ironwood Square	300 3 Ave SE	OL-ROC-423
JMC	10 Broadway S	OL-ROC-523
Johnson Building - Mayo	311 2 Ave NW	OL-ROC-410
Kathy's Pub	307 Broadway S	OL-ROC-531
Kraus-Anderson	416 Broadway S	TBD
Lanmark Building	201 Broadway S	OL-ROC-529
Law Offices	423 3 Ave SE	OL-ROC-429
Lillians	223 Broadway N	OL-ROC-519
Mango Thai (Formerly known as Impiana Sushi)	318 Broadway Ave S	OL-ROC-546
Mayo Civic Center	30 Civic Center DR SE	OL-ROC-560
Med Taxi Service	420 1 Ave NW	OL-ROC-390
Michael's Restaurant and Lounge	15 Broadway S	OL-ROC-526
MLT Group	411 Broadway N	OL-ROC-522
Moon Shine Shortys / Union Labor Center	11 4 St SE	OL-ROC-456
Mubarak International Grocery	415 Broadway S	OL-ROC-540
National Pawn Co.	426 3 Ave SE	OL-ROC-430
Newbridge Apartments	325 1 Ave SW	OL-ROC-396

Newts / City Café	216 1 Ave SW	OL-ROC-393
Old Rooster Antiques	106 Broadway N	OL-ROC-516
Paine Furniture Co.	313-311 Broadway S	OL-ROC-049
Parkside Terrace	428 6 St SW	OL-ROC-501
Part of Michael's Restaurant	17 Broadway S	OL-ROC-527
Patterson Dahlberg	330 Broadway Ave S	OL-ROC-548
Poblo Ethnic Friendship Center	217 5 Ave SW	OL-ROC-043
Primetime LivINN	105 Broadway N	OL-ROC-515
Restovich, Braun & Associates	117 Center St E	OL-ROC-551
Riverfront Building	307 Center St E	OL-ROC-552
Riverside Building	400 Broadway S	OL-ROC-064
Rochester Area Family YMCA	709 1 Ave SW	OL-ROC-401
Rochester Tower Condominiums	207 5 Ave SW	OL-ROC-464
Rosa Parks Pavilion	195 Broadway S	OL-ROC-528
Scharf Auto Supply	619 1 Ave SW	OL-ROC-398
Schumann, Granahan, Hesse & Wilson Ltd. CPAs	413 3 Ave SE	OL-ROC-426
Sinclair Gas Station	205 6 St SW	OL-ROC-492
Sontes Wine Bar and Tapas	4 3 St SW	OL-ROC-444
St. John the Evangelist Catholic Church	11 4 Ave SW	OL-ROC-447
St. John the Evangelist Catholic School	424 Center St W	OL-ROC-555
St. John's Catholic Church Rectory	415 1 St SW	OL-ROC-405
Strip Mall	214 Broadway Ave N	OL-ROC-545
Subway	210 4 St SE	OL-ROC-459
Sugar Lips	308 1 Ave NW	OL-ROC-387
Suk Law Office	5 Center St E	OL-ROC-554
Tech Doctors	24 6 St SW	OL-ROC-494
The Redwood Room	300 1 Ave NW	OL-ROC-386
The Taphouse	10 3 St SW	OL-ROC-056
Third Avenue Pet Hospital	414 3 Ave SE	OL-ROC-427
United Islamic Society	17 Broadway Ave N	OL-ROC-544
United States Post Office/ 102 Financial Center	102 Broadway S	OL-ROC-524
University Village Inn	116 5 St SW	OL-ROC-482
Uptown Landing Apartments	621 1 St SW	OL-ROC-407
VFW	16 6 St SW	OL-ROC-491
Victorias / Parking Ramp	7 1 Ave SW	OL-ROC-400
Wausau Homes	203 1 Ave NE	OL-ROC-385
Welhaven Music	15 Broadway N	OL-ROC-518

Zeus Auto Repair	434 Broadway S	OL-ROC-541
Zick Apartments	603 1 St SW	OL-ROC-406
Zumbro Lutheran Church	210 6 St SW	OL-ROC-493