



**Heritage Preservation Commission Agenda**  
**Rochester Boards & Commissions - Heritage Preservation Commission**  
**April 25, 2023**  
**5:00 p.m.**

**Attending and Viewing the Meeting**

Attend the meeting in person - come to Government Center Council Chamber, 151 4th Street SE  
A recording is made available after the meeting on the [City's website](#).

**1. Call to Order/Roll Call**

**2. Set Agenda**

**3. Approve Minutes**

**3.A. Draft Minutes of February 28, 2023**

Accepting the minutes and video of the February 28, 2023, Heritage Preservation meeting as the official record of the Heritage Preservation Commission.

**4. Public Comment Opportunity**

*This is an opportunity for the public to provide comments to the Commission regarding items not on the agenda. The public has up to four minutes to provide comments. The Commission will not discuss or take action on them.*

**5. Public Hearings**

**5.A. Landmark Designation - 617 9th Ave SW**

Recommending to the City Council the designation of 617 9th Ave SW as a historic landmark based on the findings for historic significance and historic integrity detailed in the submitted eligibility report.

**6. New Business**

**6.A. Proposed Alteration - Designated Landmark - Plummer House**

Approving the proposed rehabilitation of the Plummer House water tower per the plans approved by the National Park Service and State Historic Preservation Office (SHPO).

**7. Old Business**

**7.A. Historic Inventory Prioritization**

No Action Required.

**8. Other Business/Announcements**

**8.A. Announcements, Updates, and Other Businesses**

No action is required.

**9. Adjournment**



## **REQUEST FOR ACTION**

Draft Minutes of February 28, 2023

**MEETING DATE:**

April 25, 2023

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

Approve Minutes

**PRESENTER:**

Molly Patterson-Lundgren

**Action Requested:**

Accepting the minutes and video of the February 28, 2023, Heritage Preservation meeting as the official record of the Heritage Preservation Commission.

**Report Narrative:**

The Minutes are the official record of the Heritage Preservation Commission.

**Priorities & Foundational Principles:**

Quality Services for Quality Living  
Social Equity

**Prepared By:**

Janelle McGee

**Attachments:**

[Meeting Minutes - February 28, 2023](#)

## Heritage Preservation Commission Minutes Regular Meeting February 28, 2023 – 5:00pm

DISCLAIMER: Meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription. These meeting minutes will not be official until approved by the Heritage Preservation Commission. The meeting can be viewed in its entirety by visiting <http://rochestercitymn.iqm2.com/Citizens/Default.aspx>

**Members Present:** Shawn Fagan; Mark Hubly; Thomas Meilander; Andrew Napier; Jennifer Shabel; Barry Skolnick

**Members Absent:** Nancy Bergner; Adaheid Mestad; Josefina Pozas Guzman, *History Center Representative*

**Staff Present:** Ms. Molly Patterson-Lundgren, *Urban Design & Heritage Preservation Coordinator*; Mr. Brent Carlsen, *Assistant City Attorney*

**Call to Order:** Quorum present.

**Agenda Adoption:** Commissioner Skolnick made a motion to approve the agenda. Second by Commissioner Fagan. **Approved 6-0.**

**Acceptance of Minutes:** January 24, 2023 Minutes – Motion by Commissioner Skolnick. Second by Commissioner Napier. **Approved 5-0-1.** \**Commissioner Fagan abstained.*

**Public Comment Opportunity:**

- Barb Hudson encouraged staff to publicize changes to the agenda packet prior to the meeting. She also believes the commission should preserve and designate historic properties as opposed to just removing properties without in-depth review.
- John Kreusel criticized City administration for not spending sufficient resources to research and investigate potential landmarks. He presented the commission with a letter regarding the former Wonder Bread Building. Mr. Kreusel also emphasized a need for incentives in the proposed Downtown Historic District.
- Chair Hubly expressed gratitude for the comments that were shared. He also noted that the HPC takes its mission seriously and emphasized that considering the removal of properties from the historic inventory is an important part of the commission's work.

**Public Hearings:** None

**New Business:**

***Removal of Property from Historic Inventory – Winona & St. Peter/Dakota, Minnesota & Eastern Railroad***

Ms. Patterson-Lundgren provided a brief history of the property as well as some related documentation. While an argument can be made for integrity of the location, there is little to no material integrity remaining. As such, staff recommends removal. Commissioners discussed and asked clarifying questions. Staff noted the City has no control over possible alterations of the property due to federal law.

Motion by Commissioner Meilander to remove from the historic inventory the Winona & St. Peter/Dakota, Minnesota & Eastern Railroad Segment between W Silver Lake Dr NE and E Circle Dr NE per the findings and analysis contained in the staff report. Second by Commissioner Napier. **Approved 5-0-1.**  
\**Commissioner Shabel abstained.*



**Old Business: None**

**Other Business/Announcements:**

*Update – February 13<sup>th</sup> City Council Meeting:* Ms. Patterson-Lundgren informed commissioners that the proposed Downtown Historic District will be placed on either the March or April City Council agenda. Incentives were discussed, but the focus was on whether or not to take the issue off the table. Commissioner Skolnick asked for clarification about the process. This discussion evolved into a conversation about incentives and the role of the HPC in regard to recommendation and allocation. Commissioners Fagan and Skolnick asked about the vision for the future. Staff shared information about Destination Medical Center’s Downtown Rochester Task Force.

*Update – Silver Lake Park – City Council Review:* Ms. Patterson-Lundgren is working to bring the designation of Silver Lake Park before a City Council study session. She will share the HPC’s recommendation for designation at that time. Commissioner Skolnick asked why this couldn’t be brought to a regular City Council meeting. Staff clarified that Community Development has been asked to work with Parks and Recreation to make a joint presentation.

*Announcement – Commissioner Guzman Resignation:* Staff shared that Commissioner Guzman has resigned her position due to scheduling conflicts. Ms. Patterson-Lundgren will be working with the executive director of the Olmsted County History Center to invite a new member. Commissioner Skolnick asked about the other vacant commissioner position. Staff noted that the Mayor was reviewing applications, but there is no additional update at this time. Commissioners offered thanks and appreciation to Commissioner Guzman for her work with the HPC.

*Upcoming Meetings & Agenda Items - Next Meeting is March 28<sup>th</sup>:* City Attorney Carlsen informed commissioners that more information about the Downtown Rochester Task Force meetings can be found on the DMC’s website.

**Adjournment:** Motion to adjourn by Commissioner Meilander. Second by Commissioner Napier. Motion carried unanimously.

Chair Hubly adjourned the meeting at 6:16pm.



## REQUEST FOR ACTION

Landmark Designation - 617 9th Ave SW

**MEETING DATE:**

April 25, 2023

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

Public Hearings

**PRESENTER:**

Molly Patterson-Lundgren

**Action Requested:**

Recommending to the City Council the designation of 617 9th Ave SW as a historic landmark based on the findings for historic significance and historic integrity detailed in the submitted eligibility report.

**Report Narrative:**

An application was submitted by property owner Dale Goodfriend, to designate his residence a historic landmark. The submitted application includes an evaluation, completed by professional historians. The document details the criteria for which the property is eligible for designation, indicating 4 of the 8 possible criteria. An evaluation of historic integrity, considering all 7 points is also detailed in the report, indicating integrity ranges from good to excellent.

As required, the information has been provided to the State Historic Preservation Office (SHPO) for their review. A letter of support from them is attached. Community Development also supports this designation and concurs with the findings of the submitted evaluation.

**Prior Legislative Actions & Community Engagement:**

This property is listed on the National Register of Historic Places as contributing to the Pill Hill Historic District. It is not listed on the Rochester historic inventory.

**Prepared By:**

Molly Patterson-Lundgren

**Attachments:**

[Historic Landmark Application](#)

[617 9th Ave SW Landmark Designation Nomination](#)

[SHPO Letter 4.14.23](#)

## Rochester Landmark Nomination Application

A property owner, the HPC, the Mayor or the City Council, may initiate landmark designation. Property owners, to initiate landmark, shall submit an application including completed application form, any fee established by the City Council and a *professionally complete designation study based on objective evidence and research*. Assigned city personnel is authorized to reject any application deemed incomplete including for lack of adequate information and documented sources. (City Code, Sec. 4-7-10)

<b>Location Information:</b>	
Address:	<u>617 9<sup>th</sup> Avenue SW, Rochester, MN 55902</u>
Property Name (historic and/or common):	<u>Edward and Lydia Rosenow Family Residence</u>
Legal Description:	<u>Section 2, Township 106, Range 14 Head and McMahon Addition N 90 ft. of S 180 ft. of E 179 ft., Block 38</u>
Explanation of Boundaries (for districts):	

<b>Property Owner Information:</b>	
Name:	<u>Dale Goodfriend</u>
Address:	<u>617 9<sup>th</sup> Avenue SW, Rochester, MN 55902</u>
Phone:	<u>507.281.3672</u>
Email:	<u>BDaleRoch@aol.com</u>

<b>Preparer Information:</b>	
Name:	<u>Jane Bisel and Stevenson Williams, Principals, Blue Planet Museum Consulting, LLC</u>
Address:	<u>1223 Skyline Drive SW, Rochester, MN 55902</u>
Phone:	<u>507.280.6888</u>
Email:	<u>Jane@Blueplanet-consulting.com</u>
Relationship to Owner:	<u>Consultant</u>

<b>Property Information:</b>				
<b>Category Type</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	<b>Existing Designation (if any)</b>
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> National Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input checked="" type="checkbox"/> Residential	
<input type="checkbox"/> Site			<input type="checkbox"/> Institutional	
<input type="checkbox"/> Object			<input type="checkbox"/> Other:	
<input type="checkbox"/> District				

Properties being considered for landmark designation will be found to have at least one (one or more) of the following criteria. Please indicate under which of the following criteria, the property is significant.

- (1) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or United States;
- (2) Its location as a place of a significant historic event;
- (3) Its location within and contribution as an element of a landmark district;
- (4) Its identification with a person who significantly contributed to the culture and development of the city;
- (5) Its embodiment of distinguishing characteristics of an architectural style, period, form, or treatment;
- (6) Its identification as the work of an architect or master builder whose individual efforts have influenced the development of the city or have contributed to the development of a nationally- or internationally-recognized style or movement;
- (7) Its embodiment of elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation; and
- (8) Its location, scale, or other physical characteristics representing an established and familiar visual feature or a neighborhood, a district, the community, or the city.

**Applicant (this will be the primary contact person):**

Print Name: **B. Dale Goodfriend**

  
Signature

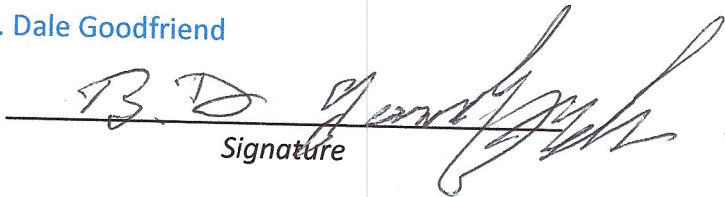
3/1/23  
Date

Phone: 507-281-3672

Email: BdaleRock@aol.com

**Property Owner:**

Print Name: **B. Dale Goodfriend**

  
Signature

3/1/23  
Date

Upon Submittal of complete information, material will be provided to the State Historic Preservation Office for a required review. A public hearing in front of the HPC will be scheduled. They will make a recommendation to the City Council for landmark determination.

City personnel is authorized to reject any application deemed incomplete, including for lack of adequate information and documented sources. If deemed incomplete by city personnel, the owner may submit identified information regarding property to the HPC per Section 4-7-5 (c) of City Code.



# EDWARD & LYDIA ROSENOW FAMILY RESIDENCE

617 Ninth Avenue Southwest

Rochester Historic Landmark Eligibility







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Edward & Lydia Rosenow Family Residence:  
Rochester Historic Landmark Eligibility

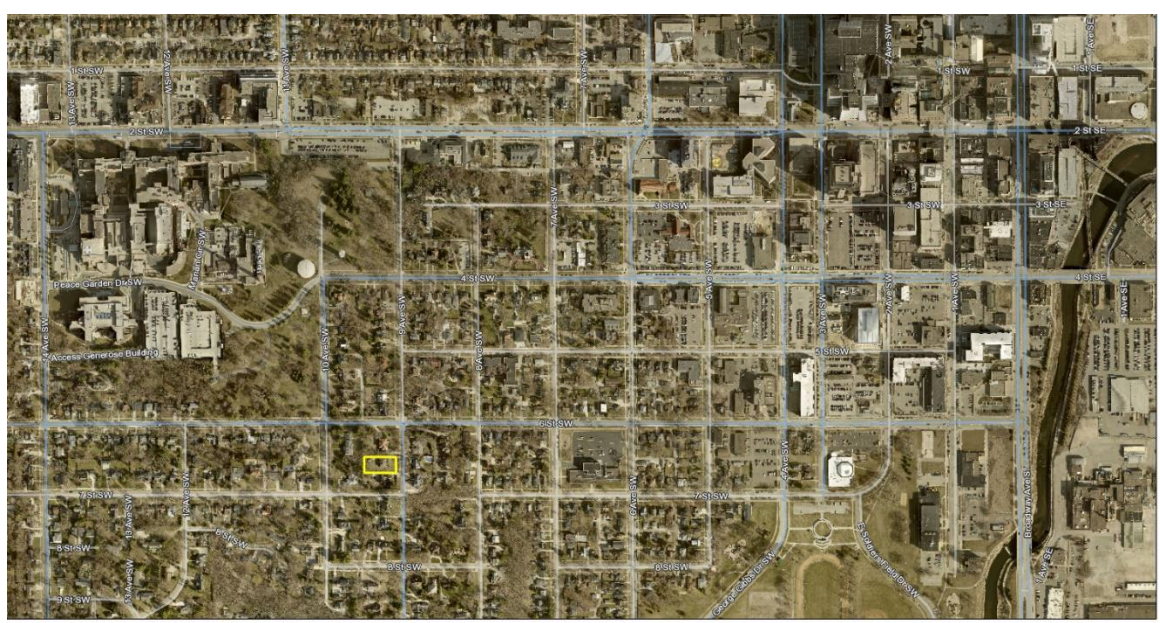
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Edward & Lydia Rosenow Family Residence:  
Rochester Historic Landmark Eligibility

## Property Identification & Description

Identification	
<b>Historic Name</b>	Edward & Lydia Rosenow Family Residence
<b>Current Name</b>	B. Dale & Jane Goodfriend Residence
<b>Address</b>	617 Ninth Avenue SW
<b>City/Twp</b>	Rochester
<b>County</b>	Olmsted
<b>Legal Description</b>	SECT-02 TWP-106 RANGE-014 HEAD AND MCMAHON ADD BLOCK-038 N90FT S180FT E179FT BLK 38
<b>USGS Quad</b>	Rochester, MN
<b>Property ID (PIN)</b>	640223009718
<b>SHPO Inventory Number</b>	OL-ROC-208
<b>Previous Determinations</b>	National Register – Contributing property, Pill Hill Historic District



August 4, 2022

1:4,948

0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

Olmsted County GIS, Olmsted County, MN GIS Division

County State Aid Highway	Private Road With Public Access
-all other values-	State or Trunk Highway
City Street	Township Road
County Road	US Highway
Municipal State Aid Street	
Driveway With No Public Access	
Interstate	

617 Ninth Avenue SW, Rochester, MN. Olmsted County GIS, 2022.

## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

Property Description	
<b>Architect/Engineer</b>	Harold H. Crawford and Frederick M. Mann
<b>Style</b>	Prairie School / Georgian Revival
<b>Construction Date</b>	1920; ca. 1942
<b>Original Use</b>	residential
<b>Current Use</b>	residential
<b>Associated Properties/Districts</b>	Pill Hill Historic District

	Resource Type			
	Buildings	Structures	Sites	Objects
<b>Contributing Resources</b>	House	-	-	-
	Garage	-	-	-
<b>Non-Contributing Resources</b>	Tool shed	-	-	-

### Statement of Significance

The Edward and Lydia Rosenow Family Residence meets criteria 1, 3, 5, and 6 for local historic designation, as set forth by Chapter 4-7 of the Rochester Code of Ordinances, and it supports three local historic contexts: Rochester Neighborhood Development, Eclectic Movement Architecture in Rochester, and Harold Crawford Architecture in Rochester.

As a representation of the historical preference of Pill Hill residents for larger than average, architecturally-designed homes conceived in the fashionable architectural styles of the early twentieth century, this property contributes to the integrity and significance of the Pill Hill Residential Historic District, listed in the National Register of Historic Places. In terms of its style, construction methods, and materials, it exemplifies the Eclectic movement in American architecture, an important influence on American residential architecture from the late nineteenth to mid-twentieth centuries. Designed in two phases by Harold Crawford, one of Rochester’s most influential architects, it is both a rare vestige of his early collaboration with Frederick Mann, an influential Midwestern architect of the period, as well as an example of his more mature architectural aesthetic.

The property retains very good overall integrity, which enables it to clearly convey these aspects of significance. Its period of significance is 1920-1945.

## Verbal Description of the Property

The Rosenow residence is located in Rochester's Pill Hill residential neighborhood, southwest of Mayo Clinic's downtown campus and southeast of St. Marys Hospital, near the intersection of Sixth Street and Ninth Avenue Southwest. The property consists of a 2½-story house with modest Prairie and Georgian Revival style features and a detached 2-car garage, set on an approximately 16,000 square foot lot.

The house has a roughly 45' x 37' rectangular form, with a 16.5' x 6.5' projection of the first floor on its west side, and a first-floor north window bay. Northwest of the house, the garage measures approximately 23' x 20'. Both buildings are constructed of structural clay tile, clad in stucco with rusticated brick veneer window and foundation detailing, and have low-pitched, hipped roofs. They retain their original wood windows and wood-framed storm windows.

### SITE

The house is set back and slightly above Ninth Avenue, consistent with those around it, and is separated from the front boulevard by a brick retaining wall that appears to have once flanked a central walkway to the house's main (east) entrance. Currently, this entrance is served by a concrete walkway that connects to a concrete driveway, which runs along the north edge of the site and connects the street with the garage behind the house.

The walkway runs along the balustrade, providing access to the terrace through openings at its north and south ends and in front of the main entrance. These, in turn, are each served by a short flight of steps. Steps at the north and central balustrade openings are of brick; those at the south opening are cast concrete.

A small non-historic tool shed is hidden behind the garage at the northwest corner of the site.



*Aerial view of site. Olmsted County GIS.<sup>1</sup>*



*Retaining wall at driveway, looking south<sup>1</sup>*

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<sup>1</sup> All photos by Blue Planet Museum Consulting in August 2022, unless otherwise noted.



## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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### HOUSE

In addition to the main entrance on its east side, the house has secondary entrances on its north and west sides, as well as a second-floor exterior door that opens to a balcony above the first-floor projection on the house's west side. The locations of these entrances create the subtle asymmetry of the building's north façade and contribute to the more marked asymmetry of its west façade.

Stucco-clad exterior walls are adorned with rusticated brick veneer cladding at the house's foundation, around its window openings, and in continuous, narrow bands beneath first- and second-floor windows. The low-pitched, hipped roof has wide eaves, a central brick chimney, dormers with low-pitched, hipped roofs, and asphalt shingles.

### *East Elevation*

Running the full width of the primary (east) elevation is a brick terrace, the design of which dates to ca. 1942. The terrace and its front and side entrance stairways feature a historic iron balustrade and stair railings, and brick pavement laid in a herringbone pattern.

The central front entrance also dates to ca. 1942. It is accentuated with sidelights and a door surround comprised of wood columns supporting a triangular wood pediment, and is covered by a contemporary metal security door. The doorway is flanked by electric lanterns, with a grouping of three 4/1 and 6/1 double-hung windows to each side. Second floor windows are arranged symmetrically, with two 6/1 double-hung windows flanking a grouping of three 4/1 double-hung units.



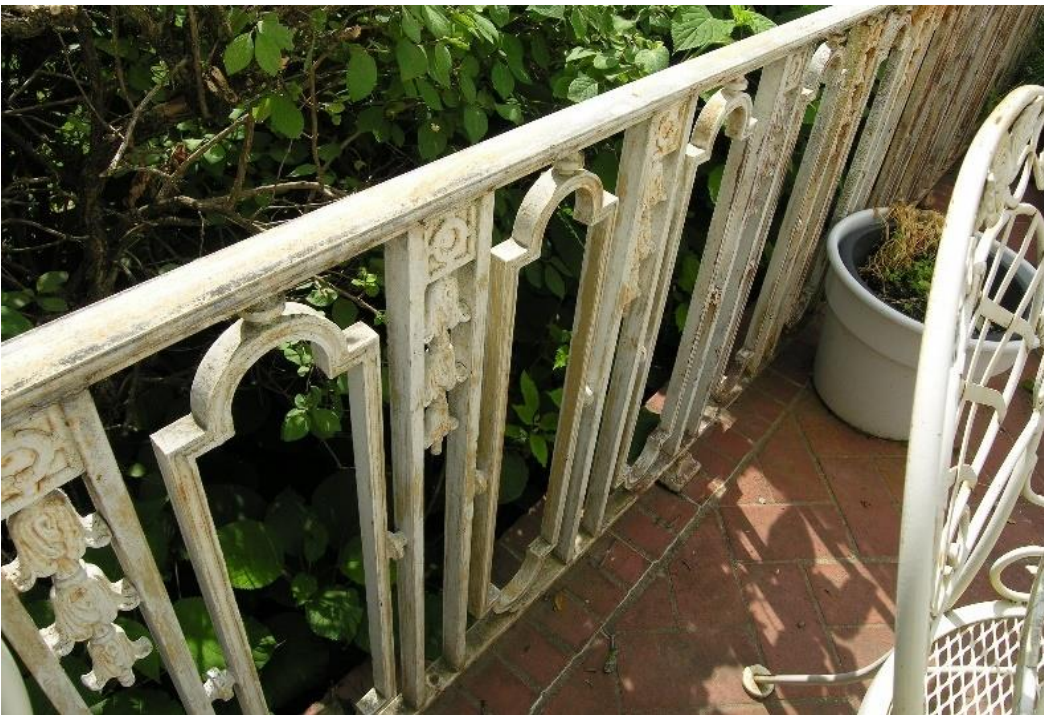
*East elevation, looking west*

Edward & Lydia Rosenow Family Residence:  
Rochester Historic Landmark Eligibility

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*Front door detail, looking west*



*Balustrade, looking southeast*



## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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### ***South Elevation***

The building's south elevation is symmetrically arranged, with a grouping of three double-hung windows (one 8/1 flanked by two 4/1) at the center of the first floor, and three groupings of casement windows arranged in a nearly-continuous ribbon above.



*South elevation, looking north*

## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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### ***West Elevation***

At the first floor, the west elevation has an original, shallow single-story projection at its north end. There is a grouping of three casement windows north of its glazed exterior door, which features a transom. South of the projection are a 6/1 double-hung window, at about the midpoint of this elevation, and a large undivided picture window with 1/1 sidelights.

On the second floor, the projection's flat roof is enclosed with a simple non-historic metal balustrade to create a balcony, served by a glazed door on the north end of the second floor. Windows at this level consist of 6/1 double-hung windows on either side of the door, a pair of 4/1 double-hung windows south of the midpoint, and a grouping of three casement windows at the south end.



*West elevation, looking east*

## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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### ***North Elevation***

At the basement and first floor, the building's north elevation features an original, 3-sided, central window bay with a five-sided sloped roof located near its center. Basement-level openings at this elevation's east end, which once held the house's two original coal chutes, are now filled in with glass block. Basement window openings in the window bay and just west of it have three-light awning windows with horizontally-aligned panes. The first floor of this elevation includes a 6/1 double-hung window on each side of the window bay, 4/1 and 8/1 double-hung windows in the bay, and a closed window opening and the north wall of the building's single-story west projection at its west end. The wall of the projection is slightly set back from the rest of this elevation and holds the north secondary entrance. Windows on the second floor are symmetrically arranged, with a 6/1 double-hung window above each of those on the first floor and two 4/1 double-hung windows above the window bay.



*North elevation (detail), looking south*



*North elevation (detail), looking southwest*



## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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### **GARAGE**

At the end of the driveway is the garage, which is original to the 1919 design and matches the house in style, construction methods, and building materials. Rectangular in form, with a low-pitched hipped roof, it is built of structural clay tile, clad with stucco, and has brick veneer at its foundation and window openings. All elevations are symmetrical; with two non-historic garage doors at the east side and two historic double-hung wood windows on each of the others.



*Garage, south and east elevations, looking northwest*



*Garage, west and south elevations, looking southeast*



*Garage, north and west elevations, looking southeast*



*Garage interior, structural clay tile, looking northwest*

## Significant Character Defining Features

Character-defining features are aspects of a building's design and construction that contribute to its unique historic character and should be given the greatest possible consideration in planning for ongoing maintenance, or any future modifications. Typically, these include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, and the various aspects of its site and environment.<sup>iii</sup> The Rosenow residence's most significant character-defining features include the following elements of its design:

■ ***Two-and-one-half story rectangular form with single-story projections***



*Single-story projection at west façade, looking southeast*



*Single-story dormer projection at north façade, looking southwest*



## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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- ***Low-pitched, hipped roof with overhanging eaves, dormers with low-pitched, hipped roofs***



*Roof and dormers at west façade, looking east*

- ***Symmetrical front façade with prominent front entrance***



*East (front) façade, looking west*

■ **Windows with horizontal orientation**



*Window with horizontal orientation at north elevation, looking south*



*Window with horizontal orientation at west elevation, looking east*



## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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### ■ *Horizontal groupings of windows*



*Horizontal groupings of windows at south façade, looking north*

### ■ *“Ribbons” of windows*



*Ribbon of windows, second floor of west & south façades, looking northeast*

Edward & Lydia Rosenow Family Residence:  
Rochester Historic Landmark Eligibility

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■ **Brick-clad raised foundation and continuous brick bands below windows**



*Brick-clad foundation & bands at northeast corner, looking southwest*

■ **Stucco walls with brick veneer detailing**



*Stucco wall and brick veneer detailing at garage's south façade, looking north*

## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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### ■ *Iron terrace balustrade and stair railings*



*Iron terrace balustrade at east façade*

### ■ *Elaborate front door surround with sidelights and classical features*



*Front door surround with sidelights and classical features*



## Discussion of Historical Significance

### History of Development and Use

#### 1919-1941: The Rosenow Family Residence

On May 13, 1919, the *Rochester Daily Post and Record* reported that Fred Haines had sold the southeast quarter of the block on which his home was located to Dr. Edward Rosenow for \$9,100. As the brief notice pointed out, this transaction reflected the growing popularity of the area southeast of Saint Mary's Hospital, inasmuch as the purchase price was more than eleven times what Mr. Haines had paid for the entire block a decade earlier.<sup>2</sup> At that time, there were not enough houses in the vicinity of Dr. Rosenow's lot to constitute a neighborhood. At that time, the preponderance of development in what is now known as the Pill Hill neighborhood was north of present-day Sixth Street Southwest, between and along Eighth and Ninth Avenues, and along the six-hundred and seven-hundred blocks of Tenth Avenue Southwest. There were no houses between 525 and 901 Ninth Avenue Southwest.<sup>3</sup>

By 1919, Dr. Rosenow was a pioneering research bacteriologist who had left an established practice in Chicago to accept a position at Mayo Clinic four years earlier, when the clinic had opened its first building constructed for the integrated group practice of medicine and was starting to diversify its range of medical specialties. Given the opportunity to launch the clinic's third research laboratory and free rein to pursue his own research interests "in his own way and on his own terms,"<sup>4</sup> he had received a permanent staff appointment the year before.

Doctor Rosenow engaged Harold H. Crawford, a young Rochester architect working in partnership with established Minneapolis architect Frederick M. Mann, to design a home on the north half of the lot. Although Crawford was in his first full year of practice after returning from World War I, his excellent credentials included a Harvard Master's degree in architecture, prior work as a draftsman for noted Boston architect Frank Chouteau Brown (then head of the Boston University School of Architecture) and a few high-profile local collaborations with Mann that included an addition to Calvary Episcopal Church, a horse barn and residential remodeling for Dr. Christopher Graham, and, by late 1919, a few homes in southwest Rochester.

On December 31, 1919, Crawford completed plans for a house and garage that would be built and occupied by Dr. Rosenow, his wife Lydia, his three sons, and a live-in domestic worker the following

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<sup>2</sup> "As We Heard It," *Rochester Daily Post and Record*, May 14, 1919, 8.

<sup>3</sup> Michael Koop, "Pill Hill Residential Historic District," National Register of Historic Places Registration Form, 1990; Keiter Directory Co., *Rochester City and Olmsted County Minnesota Directory*, Norfolk, NE: Keiter Directory Co, 1919:346.

<sup>4</sup> "Dr. Edward Rosenow, Formerly of Clinic, Dies in Minneapolis," *Rochester Post-Bulletin*, March 8, 1966, 17.



## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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year. During this family's tenure of more than two decades, the property was in continual residential use by their household, which consistently included between three and eight people.<sup>5</sup>

During his residence at 617 Ninth Avenue Southwest, Doctor Rosenow founded Mayo Clinic's Division of Experimental Bacteriology and continued to pursue experimental research on the bacteriological basis of common diseases such as arthritis, rheumatism, appendicitis, ulcers, influenza, and polio. He achieved prominence as one of the world's leading specialists in bacteriology and virology, was awarded numerous honorary degrees, and received the first of his two Nobel Prize nominations.<sup>6</sup> As well, by expanding his professional research on the role of air quality in realizing successful patient outcomes, he devised a relatively simple method to humidify, clean, and partially sterilize the atmosphere in heated buildings. Tested at a Mayo Clinic research facility and two Rochester homes, one of which may likely have been his own, this technology received eleven patents in the United States and Canada between 1926 and 1934, and has been cited by successive patents as recently as the early twenty-first century.<sup>7</sup>

Crawford and Mann's 1919 architectural drawings, as well as two photographs of the house taken shortly after its construction and a schematic drawing of its footprint in a 1928 fire insurance map, document the property in its first decade of occupancy. These reveal the site configuration, as well as the form, materials, style, and construction methods specified in 1919 for the Rosenow house and garage. Comparing these historic images with the 2022 photographs, it is apparent that the house's current form and exterior materials are quite consistent with the 1919 design, as are all but its east side. Post-1928 changes to this façade apparently included removal of its porch and brick balustrade, removal or concealment of brick veneer arches above first-floor windows, construction of the present terrace, and realignment of the front walkway. Although complete records of these changes have not been located, evidence suggests that Harold Crawford designed these modifications during the occupancy period that immediately followed the Rosenow family's tenure at 617 Seventh Avenue Southwest.

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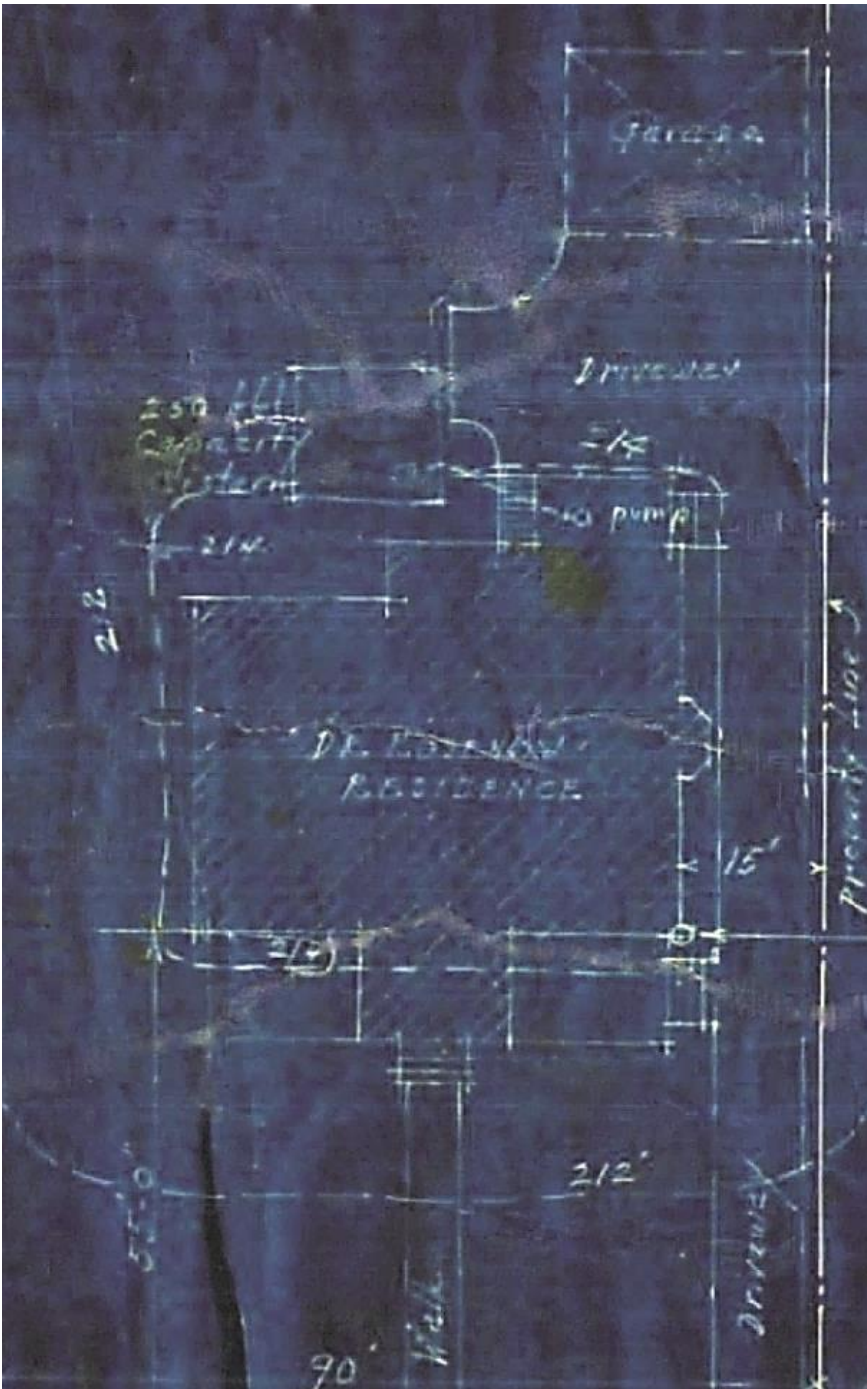
<sup>5</sup> Occupancy varied with the presence of live-in household help and the increasing independence of the Rosenow children. Keiter Directory Co., *Rochester City and Olmsted County Minnesota Directory*, 1921:416, 1923:345, 1925:450, 1927:411, 1929:264, 1931:447, 1935:409, and 1941:217; Ancestry.com, *1920 United States Federal Census* [database on-line], Provo, UT: Ancestry.com Operations, Inc., 2010, accessed September 1, 2022; and State of Minnesota, Minnesota Death Records, 1904-2021, Minnesota Historical Society website, <https://www.mnhs.org/people/deathrecords/1931-MN-009612>, accessed September 16, 2022.

<sup>6</sup> Mayo Clinic, *Physicians of the Mayo Clinic and the Mayo Foundation*, Minneapolis: University of Minnesota, 1937, 1197-1207; Dr. Edward C. Rosenow, "Winona [MN] Daily News, March 9, 1966, 15; "Edward C. Rosenow," Nobel Prize Nomination Archive, Nobel Prize website, [https://www.nobelprize.org/nomination/archive/show\\_people.php?id=7876](https://www.nobelprize.org/nomination/archive/show_people.php?id=7876), accessed August 20, 2022.

<sup>7</sup> Edward C. Rosenow, Streptococci in Air of Operating Room and Wards During an Epidemic of Tonsillitis," *American Journal of Obstetrics* 50:762-768; Edward C. Rosenow, "A Simple Method for Humidifying and Partially Sterilizing the Air of Heated Buildings," *American Journal of Hygiene* 16,2: 566-581; Google Patents, <https://patents.google.com/?q=rosenow&inventor=rosenow&assignee=Edward+C+Rosenow&status=GRANT&type=PATENT&sort=old>.

# Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

## ■ 1919 Architectural Drawings<sup>iv</sup>



Site Plan (detail), 1919. Harold H. Crawford & Frederick M. Mann.



Edward & Lydia Rosenow Family Residence:  
Rochester Historic Landmark Eligibility



East elevation drawing (detail), 1919. H. H. Crawford & F. M. Mann.



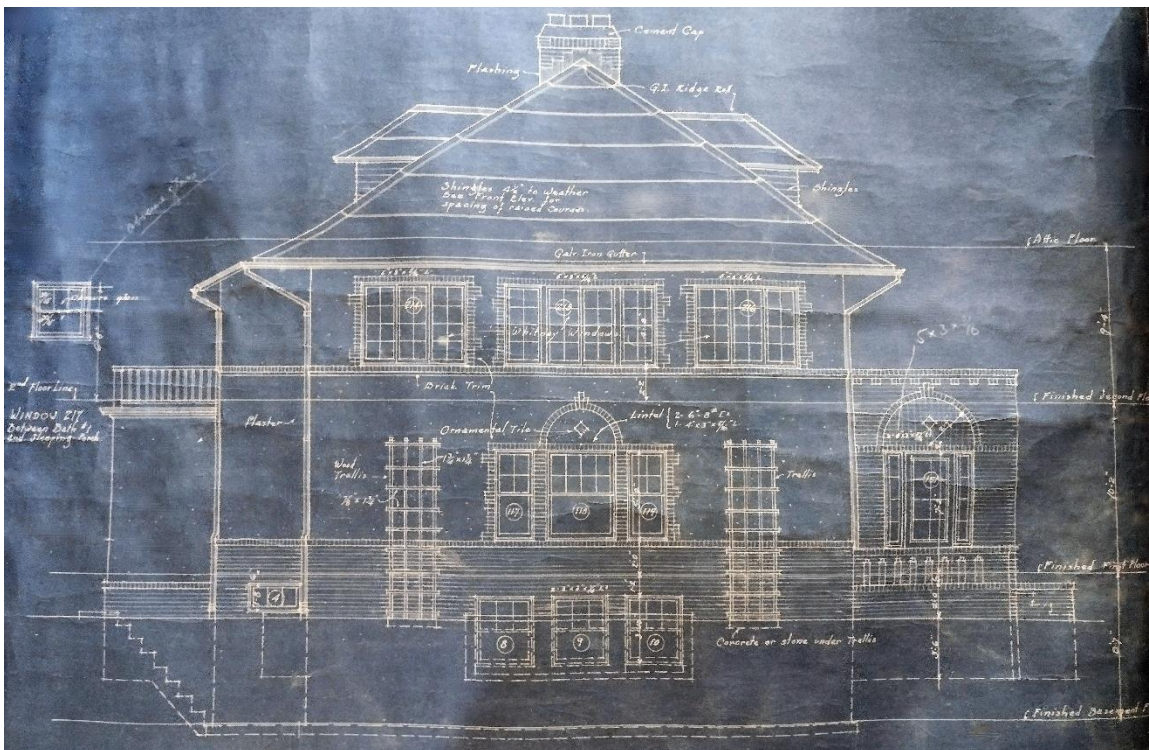
North elevation drawing (detail), 1919. H. H. Crawford & F. M. Mann.



Edward & Lydia Rosenow Family Residence:  
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West elevation drawing (detail), 1919. H. H. Crawford & F. M. Mann.



South elevation drawing (detail), 1919. H. H. Crawford & F. M. Mann.

# Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

## ■ Ca. 1922-1923 Historic Photos

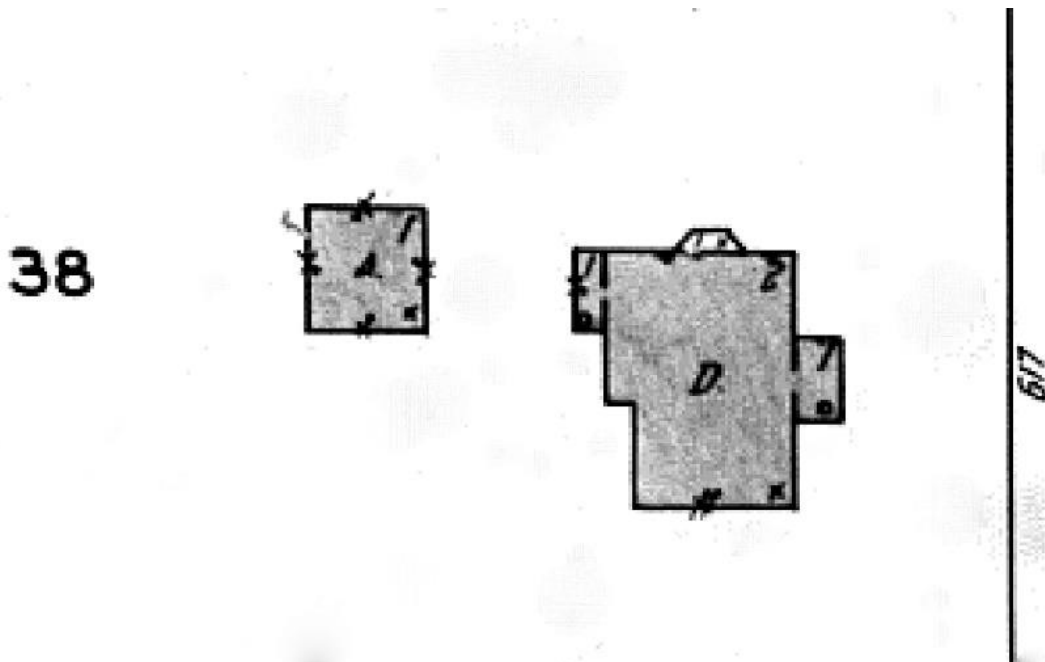


Rosenow Residence, 1922. Herbert E. Crowell.<sup>v</sup>



Rosenow Residence, ca. 1923.<sup>vi</sup>

## ■ 1928 Sanborn Fire Insurance Map



Structural detail, house and garage, 1928. Sanborn fire insurance map.<sup>vii</sup>



## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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### 1941-1968: The Emmett Family Residence

John I. Emmett, the property's next owner, took up residence with his wife, Erma, and three children sometime in 1941.<sup>8</sup> A fourth child, born two years later, brought the household's size to six residents. The family continued to reside at this address, occasionally with the support of a live-in housekeeper, until Dr. Emmett's retirement from Mayo Clinic in October of 1968.<sup>9</sup>

After completing a fellowship in urology at the Mayo School of Graduate Medical Education, Dr. Emmett had been appointed a Mayo Clinic consultant in urology in 1935. Over the course of the next twenty-nine years, he received honors from a number of professional organizations and contributed extensively to scientific publications. He became a professor of urology in the Mayo School of Graduate Medical Education in 1953, and was widely known in medical circles for his 1951 textbook on clinical urography, long considered the classic reference in that field.

During their period of occupancy, the Emmetts undertook a significant revision of the house's front façade, minimizing Prairie architectural style features that had fallen out of fashion and replacing the front entry porch with a doorway designed in the Georgian Revival style, an architectural style that had by that time had become popular in the surrounding neighborhood. In addition to removing the entry porch, modifications included covering or removing decorative brick and tile above both window groupings on this façade's first floor and minimizing the appearance of decorative brickwork on all sides of the house by painting it to match the stucco walls.

A complete set of plans and specifications for this project is not known to exist, but it is clear that Harold Crawford played a significant role in its design. An undated plan Crawford produced for Dr. and Mrs. Emmett documents the present appearance of the brick-paved front terrace and stairways, and details the design of its iron balustrade and stair railings.

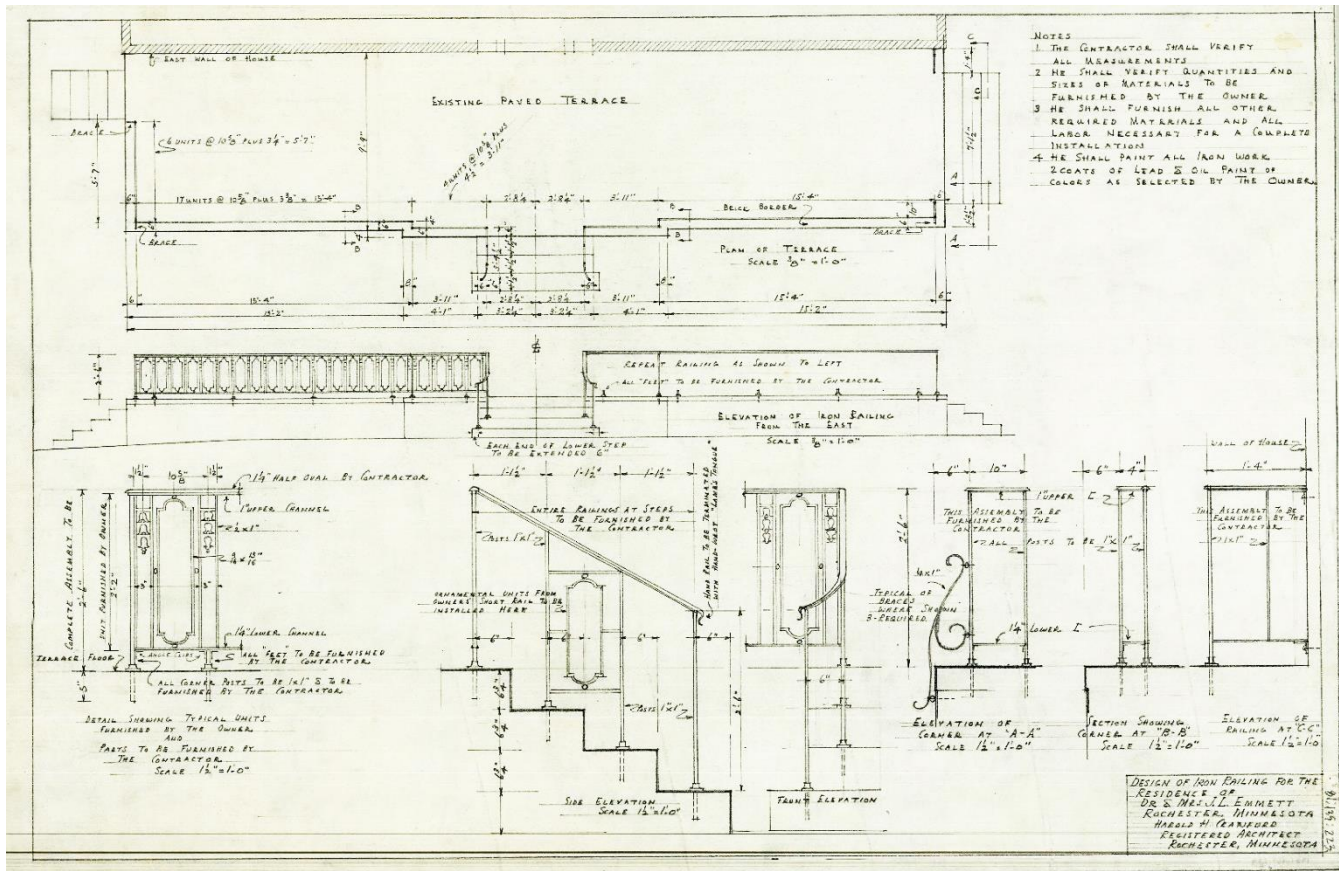
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<sup>8</sup> This approximate date is based on the 1941 Rochester City Directory listing for Dr. Rosenow at 617 9<sup>th</sup> avenue SW and John Emmett's February 16, 1942 military draft registration at the same address. See Keiter Directory Co., *Rochester City and Olmsted County Minnesota Directory*, 1941:217 and Ancestry.com., *U.S., World War II Draft Cards Young Men, 1940-1947* [database on-line], Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>9</sup> See Keiter Directory Co., *Rochester City Directory*, Norfolk, NE: Keiter Directory Co., 1943:593, 1945:164, 1948:721, 1950:473, 1954:503, 1959:114-115, 1960:132, and "Dr. John Emmett Dies in Oregon," *Minneapolis Star*, April 19, 1974, 22.

# Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

## ■ Ca. 1942 Architectural Drawing



Terrace and balustrade design, ca. 1942. Harold H. Crawford.<sup>viii</sup>

## 1968-1981: The Hubbard Family Residence

The property's next owner, Frederick T. Hubbard, took up residence with his first wife Elizabeth and their three youngest children in 1968. Formerly a vice president of Northwest Bancorporation, Hubbard had recently relocated from Hopkins, Minnesota, to become president of Rochester's Northwestern National Bank. Mr. Hubbard was very active in many organizations within the Rochester business community until his retirement from the bank, as chairman of its board, in 1980.<sup>10</sup>

There appear to have been no exterior changes to the property during this occupancy period.

## 1981-present: The Goodfriend Family Residence

B. Dale and Jane Goodfriend, the property's present occupants, have lived on the premises since moving their family to Rochester in 1981. Mr. Goodfriend, an attorney with a more than 15-year prior history with the IBM Corporation, led IBM Rochester's legal department until his 1995 retirement.

<sup>10</sup> Steve Hubbard, conversation with Jane Bisel, October 7, 2022; "Frederick T. Hubbard – Winona," *Rochester Post-Bulletin*, May 18, 2000, [postbulletin.com/news/frederick-t-hubbard-winona](http://postbulletin.com/news/frederick-t-hubbard-winona), accessed October 4, 2022.

## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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Subsequently, he served as Interim Executive Director of the Zumbro Valley Mental Health Center and led a state advisory council that supported the Minnesota Pollution Control Agency in decisions related to hazardous metals.<sup>11</sup>

During the Goodfriends' ownership period, there have been no alterations to the property apart from typical home security and maintenance projects. Chief among these have been roof replacement, in-kind repavement of the front terrace, and installation of a metal security door at the front entrance.

### *2005-2015 Historic Photos*



*Goodfriend residence, 2005.<sup>ix</sup>*



*Goodfriend residence, 2015.<sup>x</sup>*

## Historic Contexts

### *Rochester Neighborhood Development*

In the design and character of their buildings and the overall plan of their streets, parks, and other amenities, Rochester's residential neighborhoods reflect patterns and priorities of community development, as well as larger trends in popular taste and social standards. The importance of residential neighborhood development to a larger understanding of Rochester's history and distinct identity is evidenced by its inclusion among the five preliminary historical contexts presented in the initial historic context study prepared for the City of Rochester in 2014.<sup>xi</sup> In defining this context, the study cited five inner-ring residential neighborhoods developed between the Rochester's founding in 1854 and 1970, roughly fifty years before the study was undertaken. The neighborhoods identified were: Northrup (ca. 1880s-ca. 1930s), Soldier's Field (ca. 1880s-ca. 1950s), Pill Hill (1903-1940), Kutzky Park (1907-1940), and Homestead (1946-1979). These represent a range of time periods,

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<sup>11</sup> "IBM Shifts Legal Personnel," *Burlington Free Press*, July 21, 1970, 15; "Business and Professional News," *Rochester Post-Bulletin*, March 10, 1997 and March 23, 1998; *Minneapolis Star-Tribune*, "State Panel Won't Advise a Ban on Treated Wood," January 22, 2000, B3.



## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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architectural styles, construction methods, and owner demographics that helps to define the historical continuum of Rochester’s evolution.

The 15-block area now known as Pill Hill was first established as a residential neighborhood when a number of early Rochester business leaders constructed homes along 4th Street Southwest in the late 19th century. Expansion of St. Marys Hospital between 1889 and 1912, expansion of Mayo Clinic and formalization of its multi-specialty group practice model in 1914, and the 1918 completion of a large house for Dr. William J. Mayo (now the Mayo Foundation House) on Fourth Street Southwest triggered a housing boom on the hillside above the hospital that was led by the growing numbers of physicians and other professionals needed to staff the fast-expanding Mayo Clinic.

Development of the neighborhood, as it currently exists, started with construction of a few houses at its north end in the early 1900s, and spread southwards over the next few decades. The pace of development accelerated over time, with most of the 67 homes constructed in the district between 1912 and 1930 dating to the 1920s.<sup>12</sup> Generally, these homes were conservative interpretations of fashionable period revival architectural styles, executed by leading local and regional architects—such as Harold Crawford, Ellerbe and Associates, Hoffman and Mosse, and Edwin Lundie. Even during its initial years, the neighborhood’s physical organization and stylistic cohesiveness made it visually distinctive and recognizably as different from concurrently developed neighborhoods, such as Kutzky Park, as it now is from neighborhoods that subsequently followed a similar development pattern, such as Plummer Circle, Sunny Slopes, and Merrihills.

### *Eclectic Movement Architecture in Rochester*

The Eclectic movement in American architecture began to take hold in the 1880s, when European-trained American architects designed relatively faithful renditions of historical European building styles for their wealthiest clients. In the early twentieth century, when this precedent had created a wider demand for houses that conveyed the prestige and respectability associated with these buildings, the introduction of economical new building methods and materials that emulated traditional masonry made the trend more accessible. In this environment, architectural designs that freely borrowed, interpreted, and simplified stylistic elements from a range of architectural traditions became increasingly fashionable—and eventually dominated the housing market until the end of World War II. Popular historically-inspired architectural styles that came out of this movement included the Neoclassical style, the Tudor style, the French Eclectic style, the Spanish Eclectic style, and the Colonial Revival Style.

Concurrent with the rise of early period revival architecture, the Eclectic movement introduced the first wave of architectural modernism--notably typified by the Prairie and Craftsman styles that achieved the peak of their popularity before World War I and fell from favor in the mid-1920s. Both were indigenous American architectural styles—originating in Chicago and California, respectively—and

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<sup>12</sup> Koop, “Pill Hill Residential Historic District.”

## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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were popular in the Midwest, where vernacular and other modest adaptations proliferated. The Eclectic movement's subsequent modern building styles, the Moderne (sometimes called "Streamline" Moderne), Art Deco (sometimes called "Zigzag" Moderne), and International styles, were not typically used in residential building design.

In Rochester, as elsewhere, Eclectic movement architecture was popular and widely constructed by designers of new housing during the early twentieth century. Period revival homes are still abundant in its inner-ring neighborhoods—particularly in Pill Hill, Soldiers' Field, and Kutzky Park—where they serve as character-defining features and contribute to a visual documentation of the city's evolution.

### *Harold Crawford Architecture in Rochester*

Raised in Rochester and educated at the University of Illinois (B.S., 1913) and Harvard (M.Arch., 1916), Harold Crawford was one Rochester's most prolific and influential architects. Over the course of five decades, he designed or significantly re-designed approximately 120 known buildings in the city.<sup>13</sup> Although perhaps best known for his residential work and for his design of Rochester's Depression-era post office and public library, Crawford's influence on the city's built environment was considerable and varied, given his role in developing local stores, offices, schools, gas stations, churches, park buildings, apartment buildings, and other types of buildings and structures—as well as his little-known role as the author of Rochester's first building code.<sup>14</sup>

As a student, Crawford had several opportunities to work with established architects who helped to shape his later career. Among these were Frederick M. Mann, his University of Illinois faculty advisor and later the founding director of the University of Minnesota School of Architecture. Mann helped launch Crawford's career with a joint partnership that is known to have completed work on St. Mary's Church in Sleepy Eye, Minnesota, as well as five projects in Rochester, before 1922. Starting with a 1916 horse barn for Dr. Christopher Graham and a major redesign of Dr. Graham's home (now demolished), these included two homes in the Pill Hill neighborhood (one of which was Crawford's first residential commission), a commercial building (Crawford's first, now demolished), and a four-story dental office building (now demolished).<sup>15</sup>

In addition to their diversity of uses, Crawford's Rochester buildings displayed the range of his formal education, his attentiveness to the varying needs and preferences of his clients, his interest in the French and English vernacular buildings he had observed during his World War I service, and the influence of another mentor, Boston architect Frank Choteau Brown, who had employed him as a

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<sup>13</sup> Ken Allsen, *Master Architect: The Life and Works of Harold Crawford*, Rochester, MN: History Center of Olmsted County, 2014, 121-211.

<sup>14</sup> *Ibid.*, 27.

<sup>15</sup> History Center of Olmsted County, Harold Crawford collection, survey of plans and miscellaneous records, August 5, 2022.

## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

draftsman during his years at Harvard.<sup>16</sup> Then well-known as a designer of European-inspired homes for wealthy suburban Boston residents, Brown gave Crawford valuable experience in high-end residential design and played a significant role in shaping his preference for eclectic Period Revival architectural styles.<sup>17</sup>

During the most active years of his career, Crawford worked extensively in the Period Revival styles of the Eclectic movement, including the Georgian Revival, French Eclectic, Tudor, and, most commonly, Colonial Revival styles. In semi-retirement after World War II, he designed elevated versions of modern styles popular in the United States during the mid-twentieth century—including the Minimal Traditional, Ranch, Split-Level, and Neocolonial styles. Within these broad stylistic parameters, his residential projects were often characterized by asymmetrical projections, balconies, exterior walls of stucco and brick or stone masonry, multi-pane casement windows, and dormers.<sup>18</sup>

### Designation Criteria

Criteria from Sec. 4-7-8 of City Code. Numbering was changed in 2019 from A-H and old criteria is shown in the right hand column. *X Check as applicable.*

<b>x</b>	<b>(1) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or United States</b>	<b>A</b>
This property contributes to a recognized historical context, “Neighborhood Development: 1854 to 1970,” laid out in the historical context study developed for the City of Rochester in 2014. <sup>xii</sup> It exemplifies the historical preference of homeowners in the Pill Hill neighborhood for unique, architecturally-designed homes conceived in the dominant styles of the era between the end of World War I and the end of World War II. Likewise, it typifies the neighborhood trend toward relatively large homes and lots that reflected the tastes and social standing of its residents.		
	<b>(2) Its location as a place of a significant historic event</b>	<b>B</b>
This property is not known to have been the site of any significant historical events.		
<b>x</b>	<b>(3) Its location within and contribution as an element of a landmark district</b>	<b>C</b>
This property is located in the heart of Rochester’s Pill Hill Residential Historic District, listed in the National Register of Historic Places under criteria A and C for its significant association with the early growth of Rochester’s medical community, and for its representation of architectural styles popular at that time. Its contribution to the overall integrity and significance of the district was confirmed in 1990, when the U.S. National Park Service entered it in the National Register of Historic Places as a contributing resource within the Pill Hill Residential Historic District.		

<sup>16</sup> “Crawford Had a Family of Friends,” *Rochester Post-Bulletin*, October 15, 1983, 16; Allsen, *Master Architect*, 31-32.

<sup>17</sup> Allsen, *Master Architect*, 32.

<sup>18</sup> *Ibid.*

Edward & Lydia Rosenow Family Residence:  
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	<b>(4) Its identification with a person who significantly contributed to the culture and development of the city</b>	<b>D</b>
<p>All the owners of this property have been prominent members of Rochester’s professional community and have contributed indirectly to the city’s recognition as a medical, technological, and business center. However, no evidence has been found to associate it with anyone known to have made a direct contribution to Rochester’s culture or development.</p>		
<b>x</b>	<b>(5) Its embodiment of distinguishing characteristics of an architectural style, period, form, or treatment;</b>	<b>E</b>
<p>In the style, construction methods, and materials of its buildings, this property exemplifies the Eclectic movement in American architecture. This movement drew inspiration from various building traditions, freely adapting features of historical styles to create simplified versions of earlier building types in modern materials. The Rosenow residence’s two-story rectangular form, its horizontal detailing and window orientation, and its low hipped roof with hipped dormers and broad overhanging eaves are all defining characteristics of the Prairie architectural style; the prominence and detailing of its front door are typically associated with Georgian Revival architecture. The combination of these characteristics in a single building—executed in structural clay tile, brick veneer, and other materials contemporary with its construction era—is a distinguishing characteristic of the Eclectic movement.</p>		
<b>x</b>	<b>(6) Its identification as the work of an architect or master builder whose individual efforts have influenced the development of the city or have contributed to the development of a nationally- or internationally-recognized style or movement;</b>	<b>F</b>
<p>The Edward and Lydia Rosenow family residence is a relatively rare example of Crawford’s early work in Rochester. It is one of only two houses currently known to have been produced by Crawford during his brief partnership with Frederick Mann, and one of only two known Crawford commissions that exhibit any particular characteristics of the Prairie architectural style.<sup>19</sup> Likewise, Crawford’s role in the house’s evolution, in both in its initial design and its subsequent renovation, has been documented in few Rochester buildings other than his church, Calvary Episcopal Church, and his own house. With two distinct design phases that each relate to different architectural styles and periods in Crawford’s professional development, this property provides valuable insight into the development of Crawford’s style, as well as the local evolution of popular taste in architecture.</p>		
	<b>(7) Its embodiment of elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation; and</b>	<b>G</b>
<p>This property does not represent a significant architectural innovation.</p>		

<sup>19</sup> These are the Parkin residence (1916) at 720 Tenth Avenue Southwest, designed by Crawford and Mann, and the Prairie-style Churchill residence (1916) at 429 Eighth Avenue Southwest. See Allsen, *Master Architect*, 122-211.



## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

<b>(8) Its location, scale, or other physical characteristics representing an established and familiar visual feature or a neighborhood, a district, the community, or the city.</b>	<b>H</b>
This property is an important presence within the surrounding Pill Hill neighborhood and contributes to its overall integrity and architectural diversity. As one of the first houses constructed during the neighborhood's post World War I expansion south of Sixth Street, it is a long-standing visual feature of the area that would have been familiar to generations of its residents. However, because it is relatively consistent with other properties in its vicinity, it does not meet the level of distinctiveness implied by this criterion.	

### Period of Significance

The National Park Service defines a historic property's period of significance as the time period during which it achieved its historic significance. The National Park Service also recognizes the construction dates of a property's initial development and major alterations as significant dates within this period.<sup>xiii</sup>

For properties that are significant for their association with historic trends, such as the development Rochester's Pill Hill neighborhood (local designation criteria 1 and 3), the period of significance is the span of time when the property actively contributed to the trend. The Pill Hill neighborhood was distinguished by an association with Mayo Clinic medical and professional staff that was most pronounced after the 1918 construction of Dr. William J. Mayo's home there and before neighborhoods with similar demographics were established during a post-World War II housing boom. This indicates a 1919-1945 period of significance for the Rosenow residence, based on its association with this trend.

For properties significant for their association with an influential architect, such as Harold Crawford (local designation criterion 6), or an architectural movement, such as the Eclectic architectural movement (local designation criterion 5), significant dates are the construction dates of 1920 and ca. 1942.

## Evaluation of Integrity

In simplest terms, integrity is defined as the ability of a property to convey its significance.<sup>xiv</sup> A cursory glance at this property and its surroundings communicates the 1920-1945 era that constitutes its period of significance. When viewed in the larger context of Rochester’s residential districts, a number of its features suggest that it is located in the city’s Pill Hill neighborhood and that it was designed by local architect Harold Crawford in the first half of his career. These features are among the qualities that, in varying degrees and combinations, are recognized as the seven defining aspects of historic integrity. To be considered eligible for historic designation, a property must retain an adequate degree of at least some of these qualities to be able to communicate its significance.

This property retains a high degree of overall integrity, with all of the seven recognized aspects of historic integrity present. As detailed below, it retains excellent integrity of location, setting, and feeling; very good integrity of design and association; and good integrity of materials and workmanship.

<b>Location: Excellent</b>
This property is still situated at its original location. Thus, it retains excellent integrity of location.
<b>Design: Very Good</b>
The property’s design was achieved in two phases. The first of these was completed in 1919 for Dr. and Mrs. Rosenow; the second in ca. 1942 for Dr. and Mrs. Emmett. Most character-defining design features date to the 1919 design phase. These include its terraced building site and spatial relationships between the house, the front retaining wall, and the garage; the scale and rectangular form of the buildings; the locations of windows and doors; the brick and stucco wall cladding; and the brick window surrounds. Also dating to this phase are design features that tie the house to the Prairie architectural style: its wood windows arranged in groupings or “ribbons”; the continuous horizontal bands that run beneath the first and second floor windows; and its low hipped roof and broad eaves. Other distinctive features—the wide front terrace, the iron balustrade and stair railings, the Georgian-style front entrance, and the current front walkway layout—date to the ca. 1942 design phase. Given the retention of important design features from both dates of significance and the lack of any meaningful subsequent alteration, the property retains very good integrity of design.
<b>Setting: Excellent</b>
This property’s setting has remained virtually unchanged since neighboring houses were constructed in the 1920s. The size of its lot, as well as spatial relationships between the house, the garage, the street, and nearby properties have remained constant since 1920. Overall, the property’s surroundings retain a very high degree of their historic character, with no infill construction or alteration of the style or scale of nearby properties. Thus, the property’s integrity of setting is excellent.

## Edward & Lydia Rosenow Family Residence: Rochester Historic Landmark Eligibility

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<b>Materials: Good</b>
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This property is comprised almost exclusively of historic materials that date to its two periods of construction. Extant historic materials include the stucco and brick veneer of the exterior wall surfaces, original wood windows and storm windows, and the front terrace's iron balustrade and stair railings. Weighing the otherwise excellent integrity of the house and the garage's historic building materials against the loss of structural brick, brick veneer, and decorative tiles entailed by the 1942 façade design, the property's overall integrity of materials is good.
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<b>Workmanship: Good</b>
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Despite loss of the house's original masonry front porch, as well as the decorative tiles and brick veneer arches originally above first floor windows of the house's east and south sides, the house, garage, and site retain most of their original structural masonry, and most of their historic hand-applied finishes and detailing. These include the stucco surfaces and remaining brick veneer work of the house and garage walls, as well as the terrace's iron balustrade and stair railings, and the masonry retaining wall between the house and the street. Therefore, the property's overall integrity of workmanship is good.
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<b>Feeling: Excellent</b>
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With good to excellent integrity of design, setting, materials, and workmanship, this property clearly conveys its historic function as the residence of an upper-middle-class American family, as well as the architectural aesthetic of its period of significance. Thus, it retains excellent integrity of feeling.
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<b>Association: Very good</b>
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Since the property's appearance has changed very little since the period of significance, it is easily able to convey its relationships to the Pill Hill neighborhood and the early-twentieth century Eclectic movement in American architecture, as well as its ties to the work of Harold Crawford.
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## Preparer Information

Date of Study	October 19, 2022
Name & Title of Preparer I	Jane F. Bisel, Principal
Organization/Firm	Blue Planet Museum Consulting, LLC
Name & Title of Preparer II	Stevenson Williams, Principal
Organization/Firm	Blue Planet Museum Consulting, LLC

### SHPO Comments & Recommendation

**Date Sent to SHPO**      March 3, 2023

**Date Comment**

**Received from SHPO**

**Comments:**

*Cut and paste or refer to attachment*

## Heritage Preservation Commission Action

**Date Landmark**

**Instigated**

**Date of Publication**

**Date of Public Hearing**

**HPC Action**

## City Council Action

**Date of Meeting**

**Council Action**

**Ordinance Number**

## Resources

- <sup>i</sup> Olmsted County Property Records, Public Access GIS mapping site, <https://publicaccess.co.olmsted.mn.us/maps/mapadv.aspx#>, accessed August 4, 2022.
- <sup>ii</sup> *Ibid.*
- <sup>iii</sup> For more information, see Lee H. Nelson, “Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character,” Preservation Brief 17, Washington, DC: U.S. Department of the Interior, available at <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm#:~:text=Character%2Ddefining%20elements%20include%20the,of%20its%20site%20and%20environment>, accessed October 3, 2022.
- <sup>iv</sup> These and subsequent architectural drawings: B. Dale and Jane Goodfriend collection.
- <sup>v</sup> B. Dale and Jane Goodfriend collection.
- <sup>vi</sup> Minnesota Historical Society photo collection.
- <sup>vii</sup> Sanborn Map Company, Insurance Maps of Rochester, Minnesota, New York: Sanborn Map Co., March 1928, sheet 24.
- <sup>viii</sup> History Center of Olmsted County, Harold Crawford collection.
- <sup>ix</sup> Olmsted County Property Records, <https://publicaccess.co.olmsted.mn.us/idoc2/photoview.aspx?sIndex=0&idx=1&LMparent=20>, accessed August 20, 2022.
- <sup>x</sup> *Ibid.*
- <sup>xi</sup> 106 Group, “Rochester Historical Contexts: Rochester, Olmsted County, Minnesota,” July 2014, City of Rochester website, <https://www.rochestermn.gov/home/showpublisheddocument/13192/636233720142700000>, accessed August 10, 2022.
- <sup>xii</sup> *Ibid.*
- <sup>xiii</sup> National Park Service, *How to Complete the National Register Registration Form* (Washington, D.C.: U.S. Department of the Interior, 1997), 42-43, National Park Service website, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>, accessed October 3, 2022.
- <sup>xiv</sup> U.S. Department of the Interior, National Park Service, “How to Evaluate the Integrity of a Property,” How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15, 1995, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed September 1, 2022.

April 14, 2023

Molly Patterson-Lundgren  
Historic Preservation & Urban Design Coordinator  
Community Development  
City of Rochester  
4001 West River Parkway NW, Suite 100  
Rochester, MN 55901

RE: Local designation of the Edward and Lydia Rosenow Residence, 617 9<sup>th</sup> Ave SW, SHPO Referral Number 2023-0970

Dear Ms. Patterson-Lundgren,

Thank you for the opportunity to comment on the above referenced local designation. It has been reviewed pursuant to Minnesota Statute §471.193, subd. 6., and Sec. 4-7-8 (e) of the City of Rochester Code of Ordinances.

The Edward and Lydia Rosenow Residence is a 2 ½-story, rectangular-shaped house exhibiting an eclectic blend of the Prairie School and Georgian Revival architectural styles. The residence is constructed of structural clay tile clad in stucco with rusticated brick veneer below the first-floor windows. The low-pitched hipped roof features identical hipped roof dormers -- one on the east façade and two on the west. Fenestration consists of mostly six-over-one and eight-over-one double hung sash, with bands of multi-light casement windows on the second floor. A historic clay tile and stucco detached garage with a hipped roof stands at the rear of the lot.

The Edward and Lydia Rosenow House is historically significant for its association with the early residential development of the Pill Hill neighborhood. The house gains additional significance as a well-conserved example of an eclectic representation of Prairie School and Georgian Revival design. In addition, the residence was designed by prominent Rochester architect Harold Crawford. The Rosenow House was listed in the National Register of Historic Places in 1990 as a contributing building within the Pill Hill Residential Historic District. As such, it is an ideal candidate for local designation under Criteria 1, 3, 5, and 6.

If you have any questions regarding our assessment of these properties, please contact me at 651.201.3291 or [michael.koop@state.mn.us](mailto:michael.koop@state.mn.us).

Sincerely,



Michael Koop  
State Historic Preservation Office

---

MINNESOTA STATE HISTORIC PRESERVATION OFFICE

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287

[mn.gov/admin/shpo](http://mn.gov/admin/shpo) ■ [mnshpo@state.mn.us](mailto:mnshpo@state.mn.us)

AN EQUAL OPPORTUNITY AND SERVICE PROVIDER





## REQUEST FOR ACTION

### Proposed Alteration - Designated Landmark - Plummer House

**MEETING DATE:**

April 25, 2023

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

New Business

**PRESENTER:**

Molly Patterson-Lundgren

### **Action Requested:**

Approving the proposed rehabilitation of the Plummer House water tower per the plans approved by the National Park Service and State Historic Preservation Office (SHPO).

### **Report Narrative:**

The Parks & Recreation Department has submitted an application for certificate of appropriateness for a project at the Plummer House property which is a locally designated Historic Landmark as well as being listed on the National Register of Historic Places. The project entails the rehabilitation of the historic water tower. A "Save America's Treasures Grant", from the U.S. Department of the Interior, National Park Service has been secured for this work. Because these are federal funds, a full review, as required under Section 106 of the Federal Preservation Act has been completed. This review process includes SHPO review utilizing the Secretary of Interior Standards for the Treatment of Historic Properties. Both agencies have approved the project. The Secretary of Interior Standards for Rehabilitation is attached.

Community Development recommends that the Heritage Preservation Commission (HPC) approve the proposed rehabilitation for the Plummer House water tower, utilizing the language provided under Suggested Action, above.

### **Prepared By:**

Molly Patterson-Lundgren

### **Attachments:**

[Application - Certificate of Appropriateness](#)

[Submission Letter 12-29-22 - Plummer House Section 106](#)

[Drawings - Plummer Water Tower](#)

[The Secretary of the Interior's Standards for the Treatment of Historic Properties - Rehabilitation](#)



ROCHESTER

# COMMUNITY DEVELOPMENT

## Alteration to Designated Historic Property

THIS REQUEST IS FOR CONSIDERATION OF:

Certificate of Appropriateness



Cursory Review

### LOCATION INFORMATION:

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**Property Address:** 1091 Plummer Lane SW

**Legal Description:** Un-platted and not surveyed

**Property Name (historic and/or common):** Quarry Hill/Plummer House

### OWNER INFORMATION:

---

**Name:** City of Rochester, Park & Recreation Department

**Phone:** 507-328-2900

**Email:** see below

**Address:** 201 4<sup>th</sup> St SE, Rochester MN

### DESIGN PREPARED BY:

---

**Name and Title:** Collaborative Design Group Inc.

**Address:** 125 SE Main St, Suite 100, Minneapolis MN 55414

**Phone:** 612.332.3654

**Email:** info@cdg-mn.com

**Relationship to Owner:** Paid Consultant

### APPLICANT:

---

**Applicant Name:** Mike Nigbur

**Phone:** 507-328-2541

**Email:** mnigbur@rochestermn.gov

**SIGNATURE:**

  
\_\_\_\_\_

**DATE:**

4/20/23

## PROPOSED ALTERATION

---

### Check one of the following

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Building Addition                                | <input type="checkbox"/> Façade Alteration | <input type="checkbox"/> Window/Door Replacement |
| <input type="checkbox"/> New Development                                  | <input type="checkbox"/> Re-roofing        | <input type="checkbox"/> Sign                    |
| <input checked="" type="checkbox"/> Other: <i>Historic Rehabilitation</i> |  |  |

### General description of proposed work:

Water tower rehabilitation. See attached letter dated 12-28-2022 providing full scope of work.

### Proposed timeline of work:

- Currently out for bids
- Award anticipated May 16<sup>th</sup> Park Board Meeting
- Work to begin as soon as possible

## SUBMITAL REQUIREMENTS

---

Review and consideration of proposed property alterations shall be based on the Secretary of Interior's Standards and locally adopted Design Guidelines as specified in City Code 4-7, The Heritage Preservation Ordinance. HPC reviews shall occur at a public meeting which allows for public comment.

An application for certificate of appropriateness shall provide sufficient information to allow for review according to the above including the following as attachments:

1. Completed forms and fees as established by the City.
2. Maps, site plans and/or photos showing existing historic resource's (buildings, structures, sites, and/or objects) and locations of the proposed alterations, additions or demolition.
3. Description of the proposed work including proposed product information, extent and timing for work proposed.
4. Sketches, architectural renderings, plans, sections, elevations or similar illustrations with existing and proposed dimensions, showing the property appearance after proposed alterations.





United States Department of the Interior  
NATIONAL PARK SERVICE  
1849 C Street N.W.  
Washington, DC 20240

December 28, 2022

H36 (2256)

Ms. Alice Roberts-Davis  
State Historic Preservation Officer  
Minnesota Department of Administration  
50 Shelburne Avenue, Suite 203  
St. Paul, MN 55155

RE: National Park Service, Save America's Treasures Grant Program

Project Name: Preservation of Plummer House Water Tower  
Location: 1091 Plummer Lane SW, Rochester, MN 55902  
Fiscal Year: 2020  
Grant Number: P21AP11770  
Grant Amount: \$383,650.00

Dear Ms. Roberts-Davis:

Please find enclosed project documents for National Park Service (NPS) grant funded activities at the Plummer House Water Tower. The property is located at 1091 Plummer Lane SW, Rochester, MN. The Plummer Gardens (NRIS #75001002) was listed in the National Register of Historic Places on May 21, 2015.

Plummer Gardens, also known as Quarry Hill, started construction in 1917 and was completed in 1924. The grounds include an English Tudor mansion, a water tower, and a series of lawns, gardens, and rock gardens on different levels of the property. Dr. Henry Plummer was an architect, building contractor, and engineer, as well as a clinician and medical investigator. He is noted as having designed the Mayo Clinic buildings as well as developed a records and filing systems for all Mayo Clinics. The Plummer Gardens period of significance is 1900-1924 and is significant for the areas of Health/Medicine and Architecture.

The water tower, located to the east of the house, is a beautiful circular tapering structure of native limestone with brick adornment in the general theme of the house and adjoining buildings. From the top of the tower, served by a circular staircase and visible from many areas of the city, a view of Rochester and its environs can be viewed.

NPS hereby initiates consultation on the potential effects of this undertaking on this historic property in accordance with Section 106 of the National Historic Preservation Act (54 U.S.C. 306108), as found in 36 CFR Part 800: Protection of Historic Properties.

Grantee Information:

The City of Rochester has been granted funding for the Plummer Water Tower from the NPS Save America's Treasures grant program in fiscal year 2020.

Building Condition:

The condition of the Plummer House's water tower was assessed in 2017, producing an evaluation of the interior, exterior, structural system, and roof. The impermeability of the mortar is likely causing limestone deterioration by not allowing water to drain from the mass wall construction except by evaporation. The stored water in the stones is causing cracking and spalling. The wood shingles, which are not believed to be original to the roof, are rotting and detaching from the roof structure. The shingles and wood sheathing are no longer watertight and the current material is unsalvageable. The deterioration of the exterior concrete steps is causing water infiltration and movement of the west limestone wall. Exterior windows are in poor to unacceptable condition due to their age, lack of maintenance, and continuous expose to the outside elements. Many windows have been removed and boarded. The two balconies at the tank room are in unacceptable and unsafe condition due to deteriorating wood balustrades. The balustrade, handrail, spindles, newel posts, and apron are all deteriorating with significant wood rot and splitting. The balcony canopies are likewise in poor condition due to wood rot, splitting, and shingle deterioration.

Area of Potential Effect (APE):

Architectural: The APE is limited to the historic building.

Archeological: The APE is limited to previously disturbed areas.

Scope of Work:

The approved summary of objectives and results to be performed with this grant award will be done in accordance with *The Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (Rehabilitation). The scope of work includes the following:

1. Repair and replace roof
2. Restore exterior wood elements
3. Repoint limestone masonry in necessary interior and exterior locations. Replace missing and structurally compromised limestone.
4. Reconstruct limestone retaining wall using existing stones that are structurally stable or new ones to match existing. Repair exterior stucco. Address life and safety concerns of existing exterior staircases, landings, and stoops.
5. Remove and abate interior debris, including animal carcasses, guano, and other hazardous material. Legally dispose of hazardous materials.
6. Repair failing plaster. Repair and re-hang interior doors, including trim and associated hardware. Prime and paint. Address life and safety concerns of existing interior staircase.
7. Replace electrical system including panel, wiring, devices, and fixtures. Remove abandoned piping, electrical, and other systems. Seal penetrations in floor and building envelope.

We have reviewed plans and specifications supplied by Collaborative Design Group, Inc., titled, "Plummer Water Tower" (1/3/2022) and additional information provided via email by Mike Negbur on 12/20/22. We have applied the criteria of effect set forth in 36 CFR 800.5 to the project described in the enclosed grant application. The NPS finds that the project will have No Adverse Effect on the historic property. Please note the following changes have been made after consultation with your office:

- Historic doors must be repaired rather than replaced. If the historic doors are deteriorated beyond repair, that condition must be adequately documented. Replacement doors must match the appearance, size, design, proportions, and profiles of the historic doors.

- The west slope stabilization cannot be done with geotechnical fabric, as suggested, as it is not a permanent solution and will likely require redoing to maintain the soil stabilization. Instead, please see the attached stone samples that will line the terracing retaining wall. The stone will not have a natural tumbled face, will be set in a different pattern than existing stone on site, will have a more finished face, and will be cut in different sizes.
- We have also provided a map clarifying the approximate area of anticipated disturbance. The majority of the disturbance will be access and material management for the construction, the actual disturbance around the tower for the wall will be rather small and be in the same location as the existing slope.

With these alterations, we seek your concurrence with our determination of No Adverse Effect. We have copied the Certified Local Government representative and other interested parties. Please let us know if we have neglected to inform anyone.

Should you be aware that the project resides on or near land that is of traditional religious and cultural importance to Indian tribes or a Native Hawaiian organization, or if there are other consulting parties with an interest in the project, we would appreciate this information as we move forward with funding this project.

If you have any questions regarding our finding for this Save America's Treasures Grant Program, please contact the technical reviewer, Lydia Woods-Boone at [Lydia\\_woods-boone@nps.gov](mailto:Lydia_woods-boone@nps.gov) or 202-734-2323, please contact the grant manager assigned to this project, Lyndsey Alston at [Lyndsey\\_alston@nps.gov](mailto:Lyndsey_alston@nps.gov) for all other grant related questions.

Sincerely,

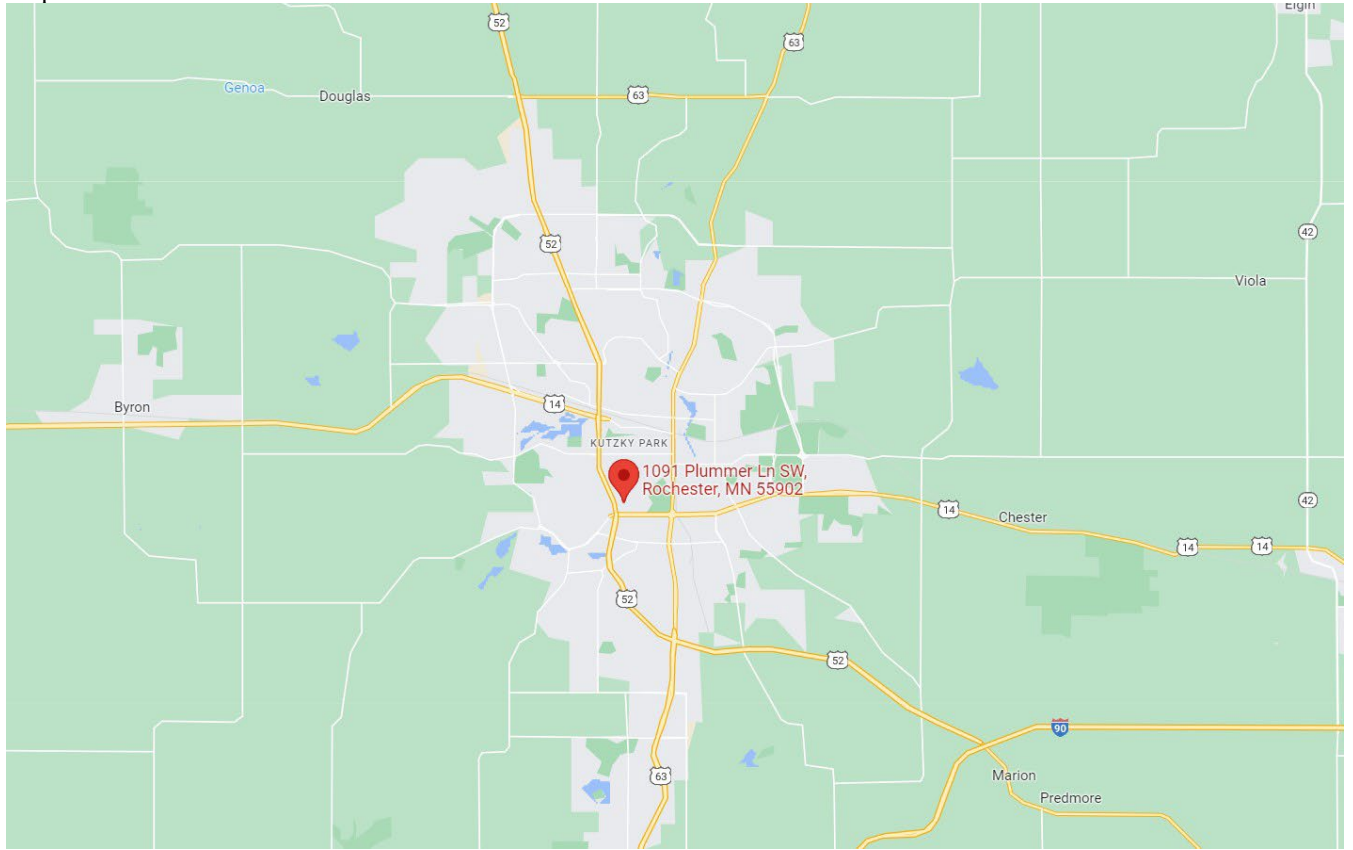


Megan J. Brown  
Chief, State, Tribal, Local, Plans and Grants Division

Enclosure: Plans and specifications, maps, photos

cc: Michael Nigbur, City of Rochester (grantee)  
Rochester Heritage Preservation Commission  
History Center of Olmsted County

Maps:





Area of disturbance map:



Photos:

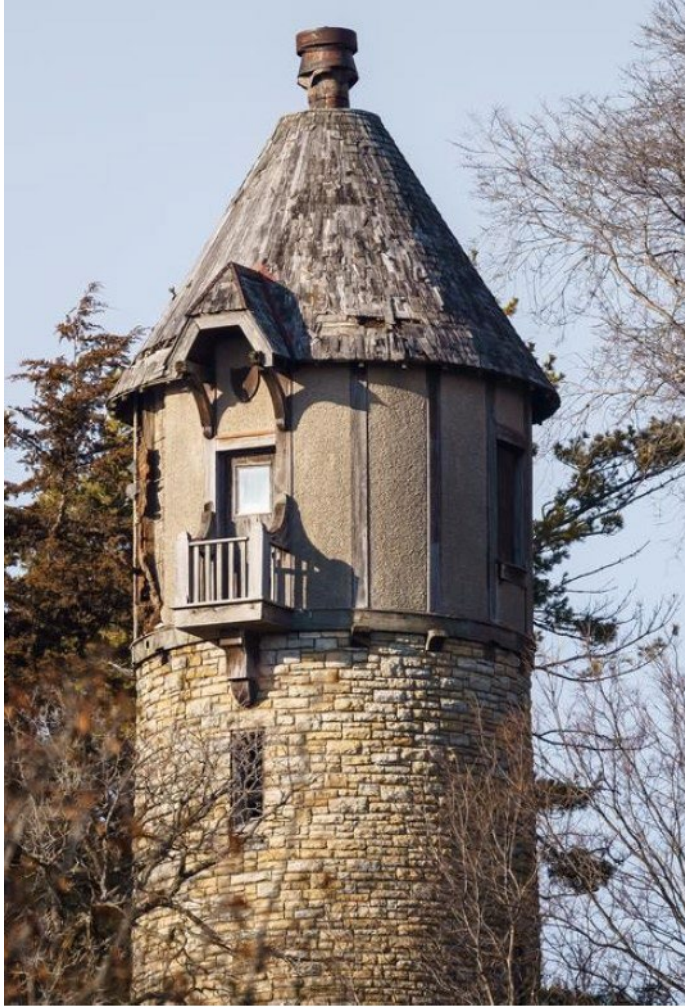


Overall view of water tower in relation to the main house.



Existing North elevation.





Existing condition of roof and balcony.



Deterioration at roof.



Deterioration at balcony





Existing condition of boarded tower windows, typical.



Existing condition of the doors, typical.



Existing condition of the stucco.

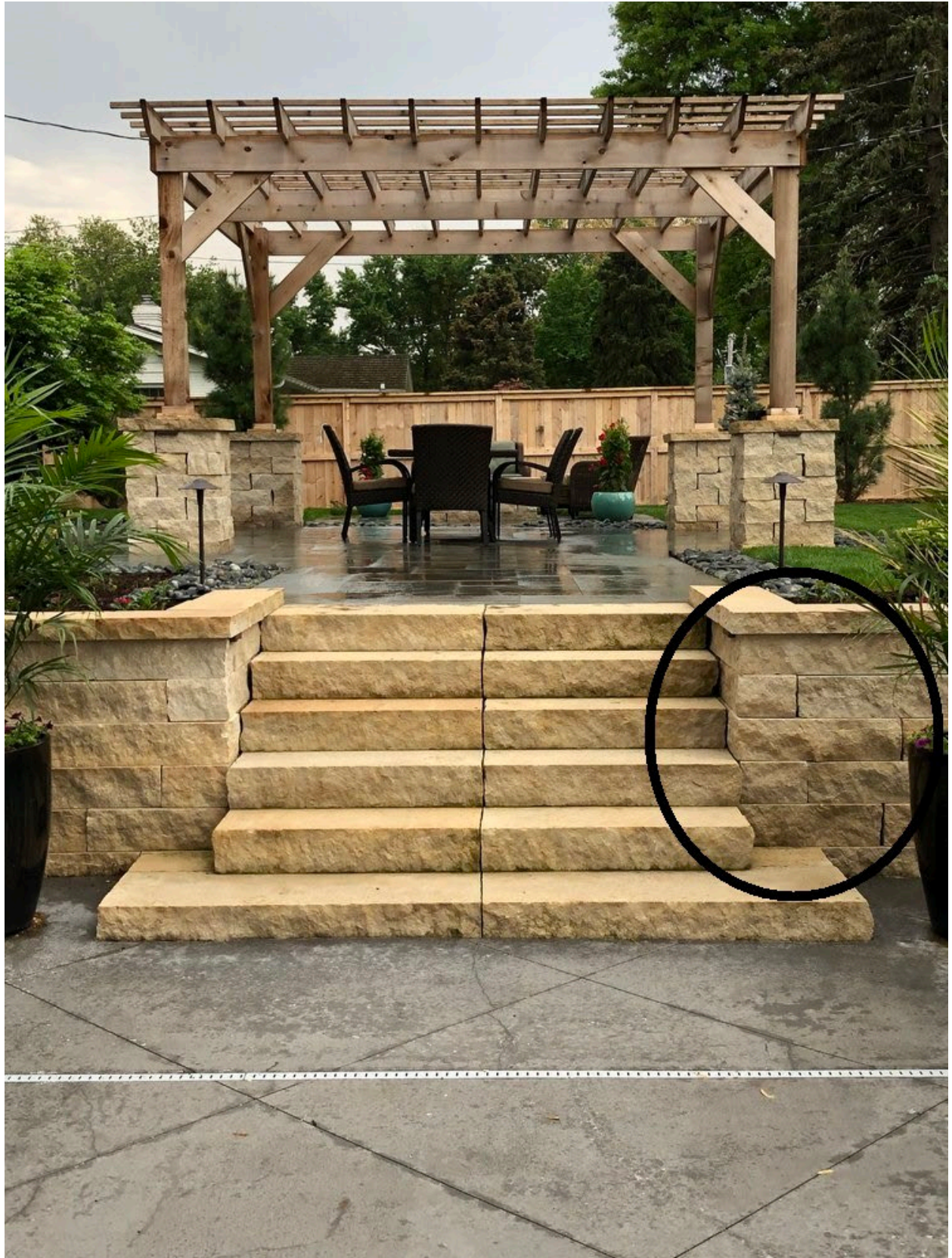


Existing stone on site:



Proposed stone:









Large wall sections (north, photos below) – 2 thus:

- 4 courses of 1'-0" thick x 2'-0" wide slabs.
- Each course approximately 8'-0" long. Individual slabs to be 3'-0" long minimum.
- Geotextile between courses and as deadman reinforcement.

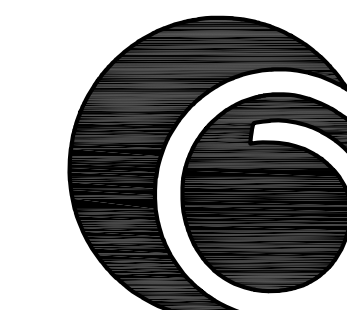
Short sections (east along steps, photo attached) – approximately 12 thus:

- Single +/- 1'-0" x 1'-0" slab piece at each step.



The Field – ASLA - American Society of Landscape Ar...  
ry Stacked Stone Walls – The Field





**COLLABORATIVE  
DesignGroup, inc.**  
125 Main Street SE, Suite 240  
Minneapolis, Minnesota 55414  
p 612.332.3654 f 612.332.3629  
www.cdg-mn.com

**Plummer Water  
Tower**  
1091 Plummer Lane SW  
Rochester, MN 55902

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

*William D. Hickey*  
Signature  
William D. Hickey, AIA  
Name

20111 License # 03/01/2023 Date

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*Craig A. Milkert*  
Signature  
Craig A. Milkert  
Name

18360 License # 03/01/2023 Date

**ISSUED FOR BID**

March 1, 2023

**REVISION LOG**

NO.	DATE	DESCRIPTION
0	09-08-21	CONSTRUCTION DOCUMENTS
1	01-03-22	ISSUED FOR BID
2	03-01-23	ISSUED FOR BID

19036.01  
PROJECT NUMBER  
HRB DRAWN BY EAM CHECKED BY  
WDH PROJECT MGR. EAM PROJECT ARCH.

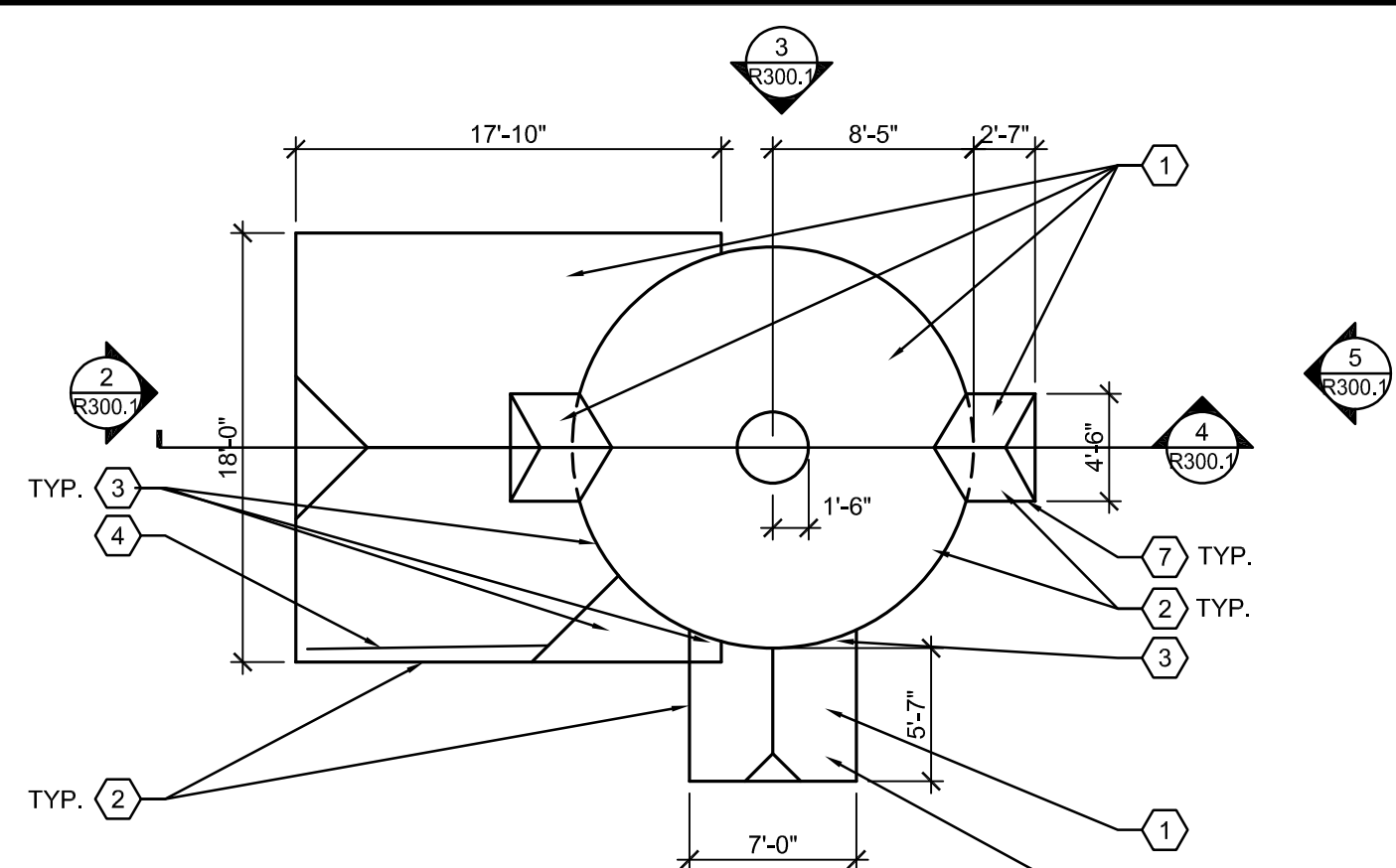
**PLANS, ELEVATIONS  
AND PHOTO KEY**

**R300.1**

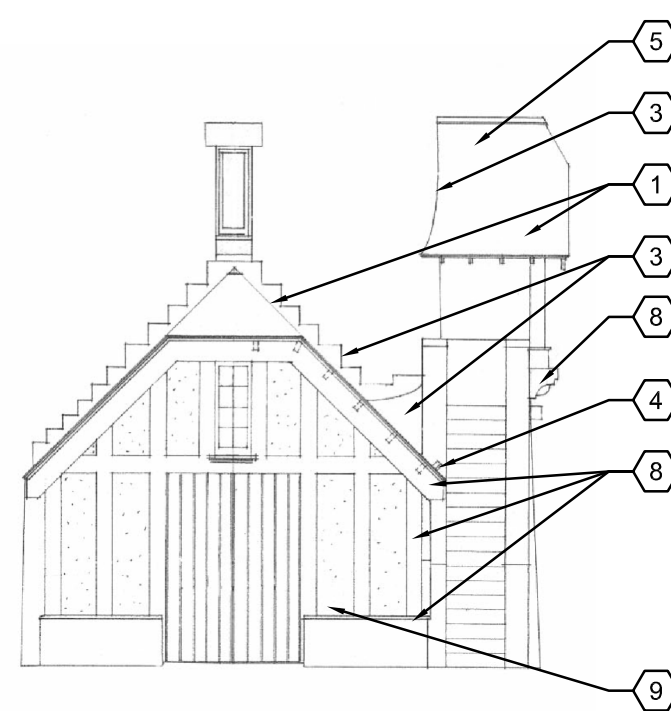
ROOF RESTORATION SCHEDULE		
	DESCRIPTION	NOTES
1	ROOF REPLACEMENT	SEE PLAN AND ELEVATIONS ON R300.1, DETAILS ON R400.1, AND PHOTOS ON R500.1.
2	REPAIR DETERIORATED RAFTER TAILS	SEE 16/R500.1.
3	REMOVE AND REPLACE FLASHINGS	SEE PLAN AND ELEVATIONS ON R300 AND PHOTOS ON R500.1.
4	REMOVE AND REPLACE WATER DIVERTERS	SEE 2/R500.1.
5	REPLACE ROOF FRAMING	SEE PLAN AND ELEVATIONS ON R300 AND PHOTOS ON R500.1.
6	PROVIDE LIGHTNING PROTECTION -- ALTERNATE #1	SEE R401.1.
7	RESTORE BALCONIES	SEE 8/R500.2 AND 9/R500.2
8	RESTORE OR REPLACE WOOD TRIM	SEE 10/R500.2, 11/R500.2 AND 12/R500.2
9	REPAIR OR REPLACE STUCCO	SEE 40/R502.2 AND 41/R502.2

**NOTES**

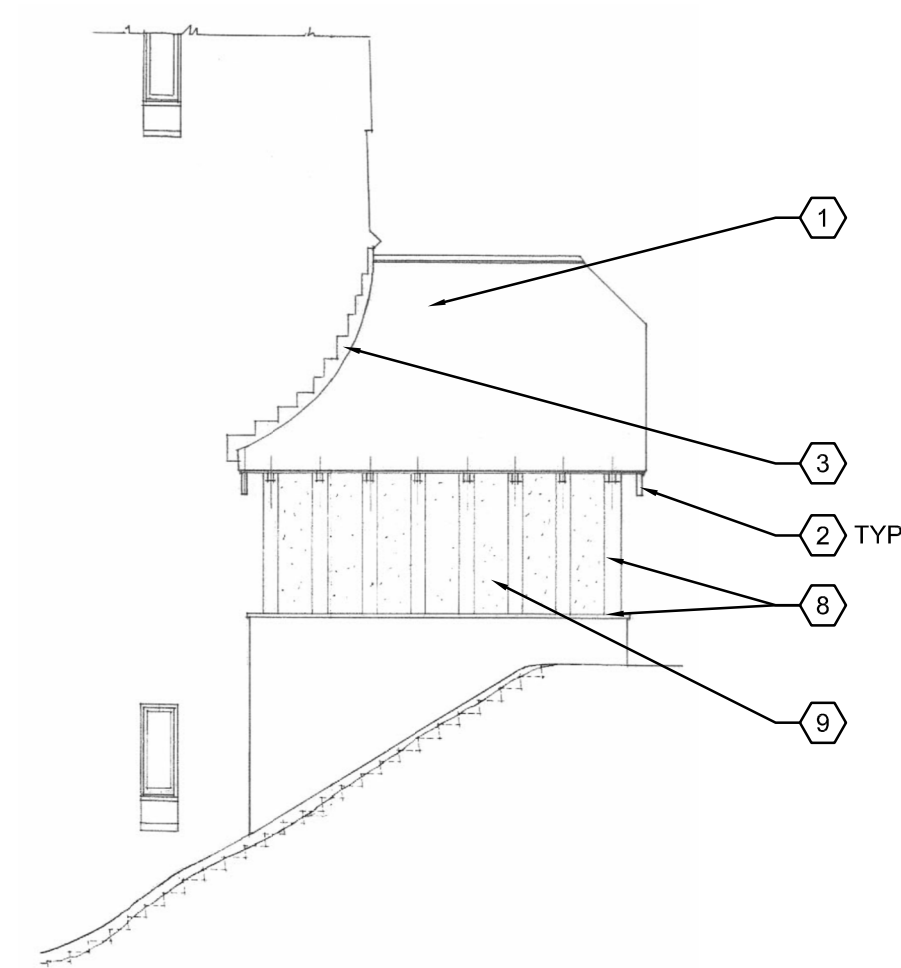
- SEE DESCRIPTION OF WORK ON R000 FOR DETAILED INFORMATION FOR EACH WORK ITEM.
- ALL DIMENSIONS ARE APPROXIMATE AND TAKEN FROM ORIGINAL BUILDING DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS & CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT.
- X** INDICATES PHOTO REFERENCE SEE R500.1.



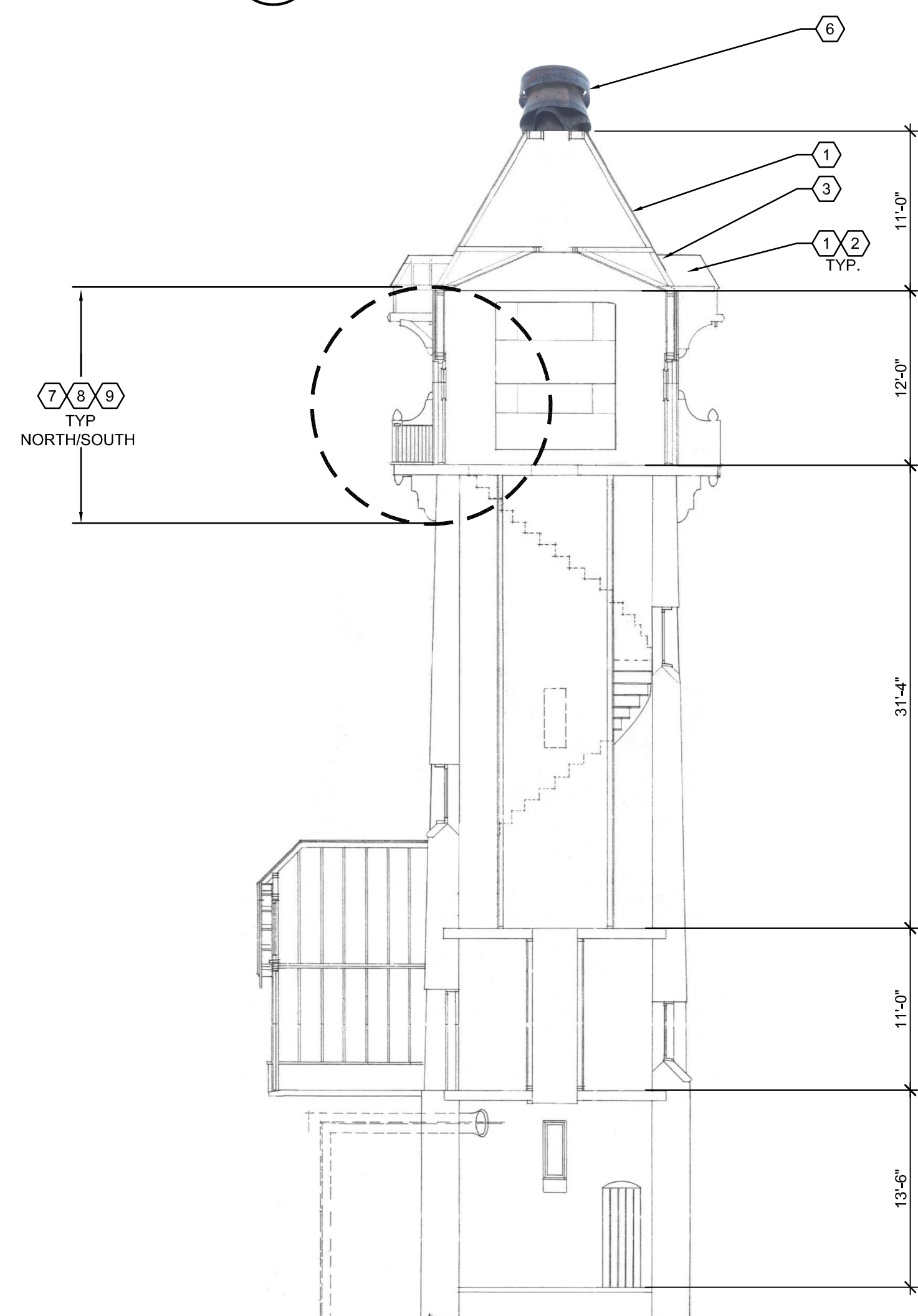
**1 ROOF PLAN**  
R300.1 SCALE: 1/8" = 1'-0"



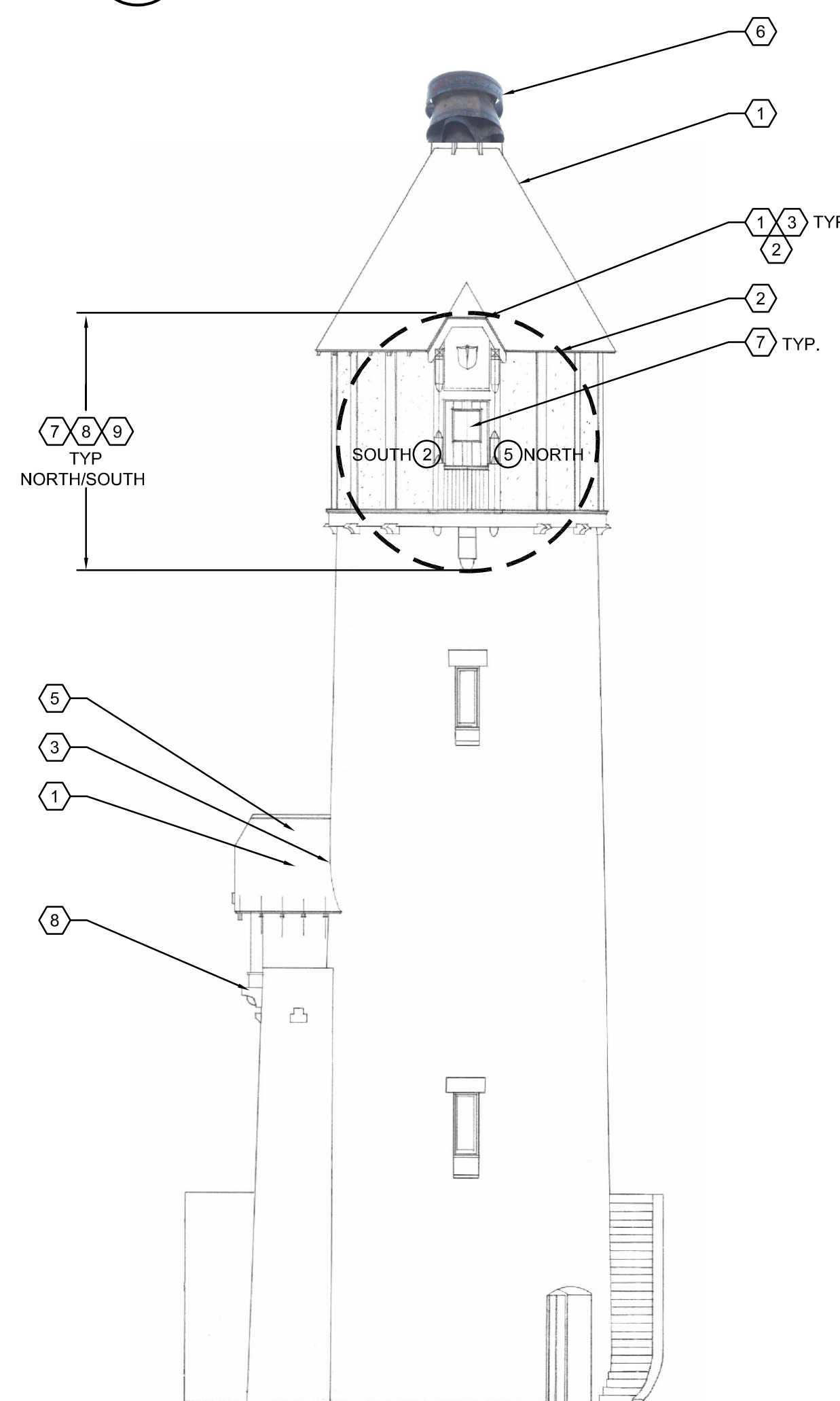
**2 NORTH ELEVATION AT TOOL ROOM**  
R300.1 SCALE: 1/8" = 1'-0"



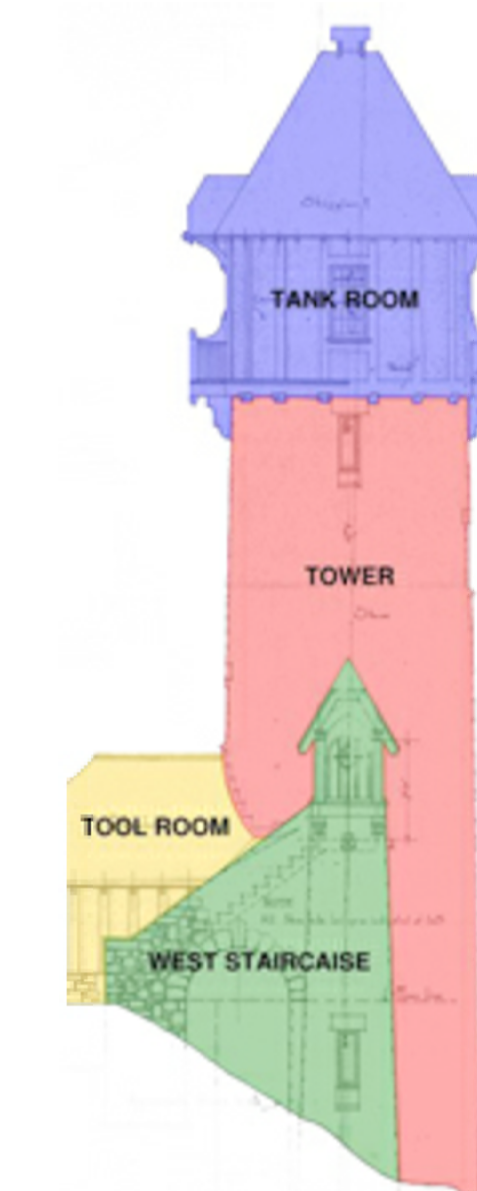
**3 EAST ELEVATION AT TOOL ROOM**  
R300.1 SCALE: 1/8" = 1'-0"



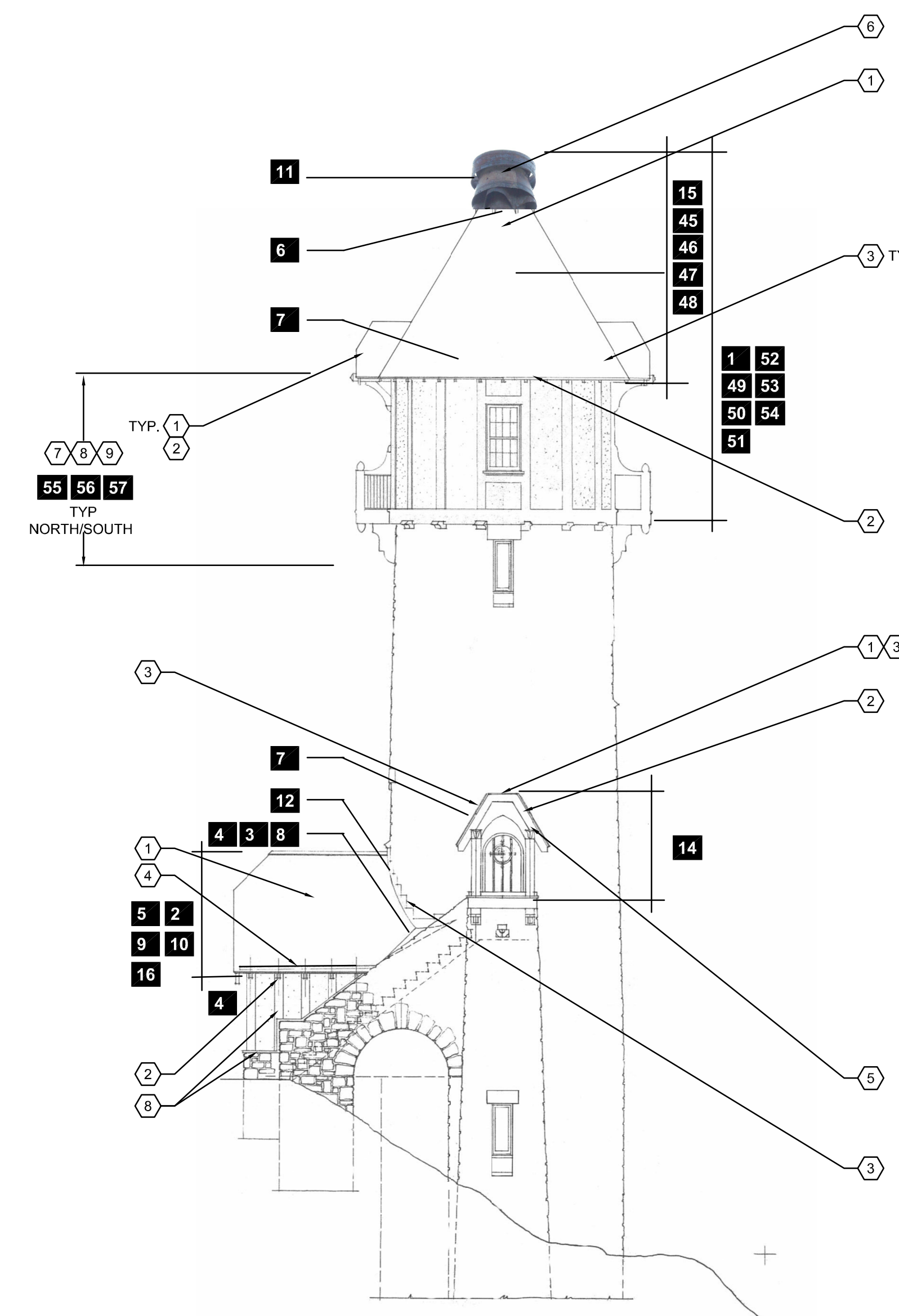
**4 SECTION AT TOWER (LOOKING EAST)**  
R300.1 SCALE: 1/8" = 1'-0"



**5 SOUTH ELEVATION AT TOWER**  
R300.1 SCALE: 1/8" = 1'-0"

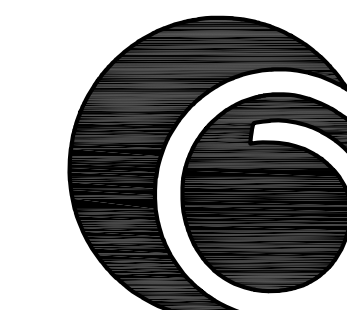


**KEY TOWER  
ELEVATION**



**6 PHOTO KEY AND RESTORATION SCHEDULE KEY**  
R300.1 SCALE: 1/8" = 1'-0"





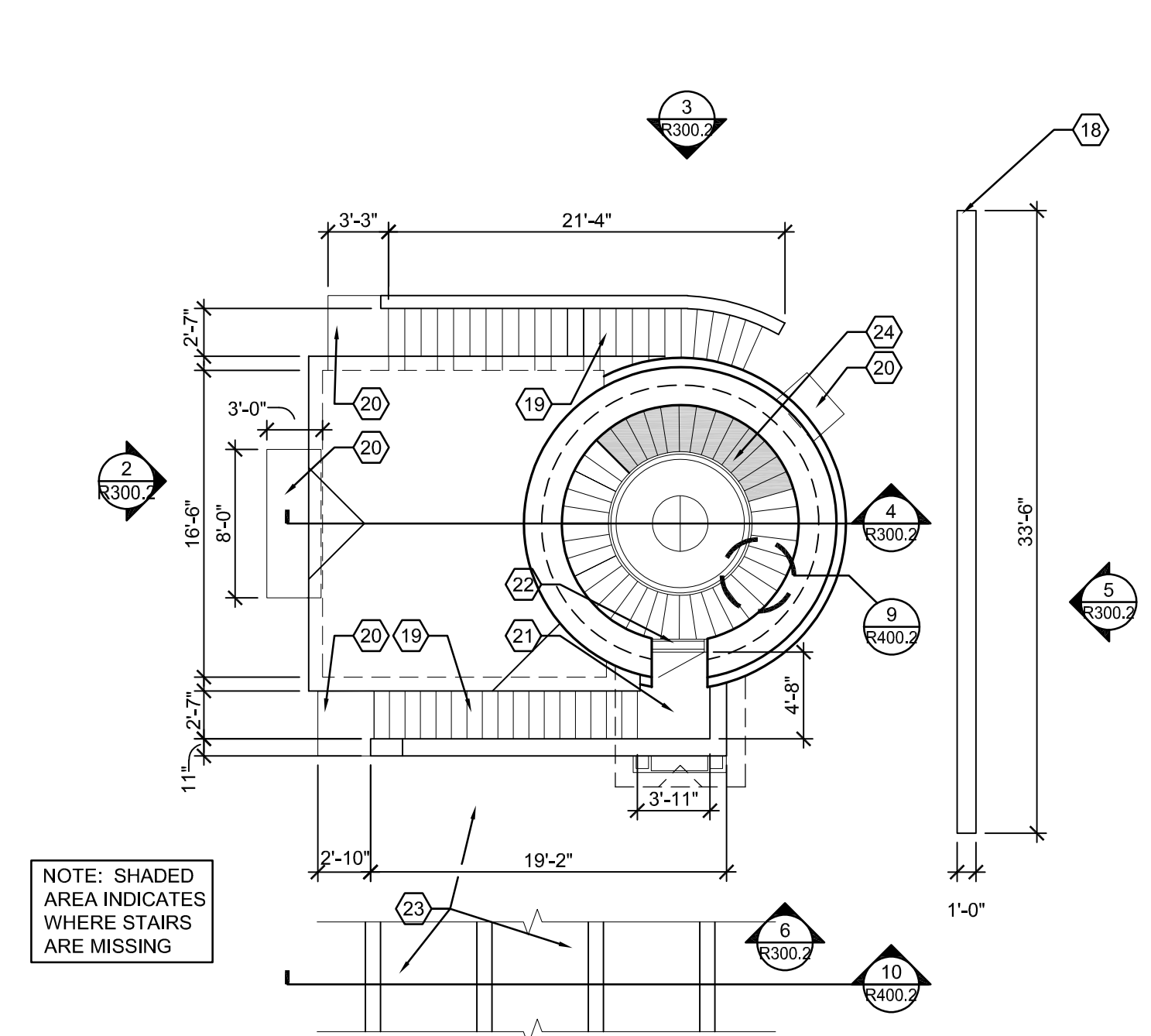
**COLLABORATIVE  
DesignGroup, inc.**  
125 Main Street SE, Suite 240  
Minneapolis, Minnesota 55414  
p 612.332.3654 f 612.332.3626  
www.cdg-mn.com

**Plummer Water  
Tower**  
1091 Plummer Lane SW  
Rochester, MN 55902

RESTORATION SCHEDULE	
DESCRIPTION	NOTES
1 TO 9	SEE ROOF RESTORATION SCHEDULE
10	CONSTRUCT NEW PINNACLE AND SPIRE (ALTERNATE #2)
11	REMOVE AND REPLACE SEALANT
12	RESTORE OR REPLACE WINDOWS
13	RESTORE OR REPLACE EXTERIOR DOORS
14	NOT USED
15	NOT USED
16	SPOT RE-POINT LIMESTONE MASONRY
17	REPLACE DETERIORATED LIMESTONE
18	STABILIZE SOUTH SLOPE (ALTERNATE #3)
19	REPLACE EXTERIOR CONCRETE STAIRS (ALTERNATE #4)
20	REPLACE EXTERIOR CONCRETE LANDINGS/SOOPS (ALTERNATE #5)
21	RESTORE PORCH FRAMING AND TRIM
22	FABRICATE AND INSTALL REPLICA DOOR
23	STABILIZE WEST SLOPE WITH TERRACING (ALTERNATE #6)
24	REPLACE INTERIOR STAIRCASE
25	INTERIOR ABATEMENT
26	REMOVE WALL AND FLOOR PENETRATIONS
27	RESTORE INTERIOR FINISHES
28	RESTORE INTERIOR DOORS
29	REPLACE ELECTRICAL SYSTEM (ALTERNATE #7)
30	NOT USED

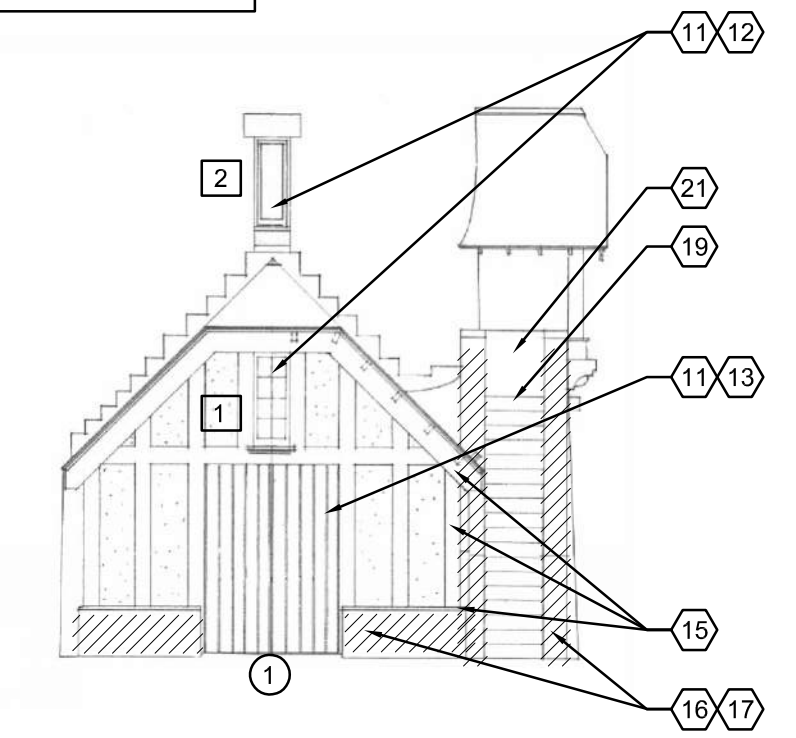
**NOTES**

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- ALL DIMENSIONS ARE APPROXIMATE AND TAKEN FROM ORIGINAL BUILDING DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT.
- INDICATES PHOTO REFERENCE SEE R500.2, R501.2, & R502.2.
- DOOR IDENTIFICATION
- WINDOW IDENTIFICATION

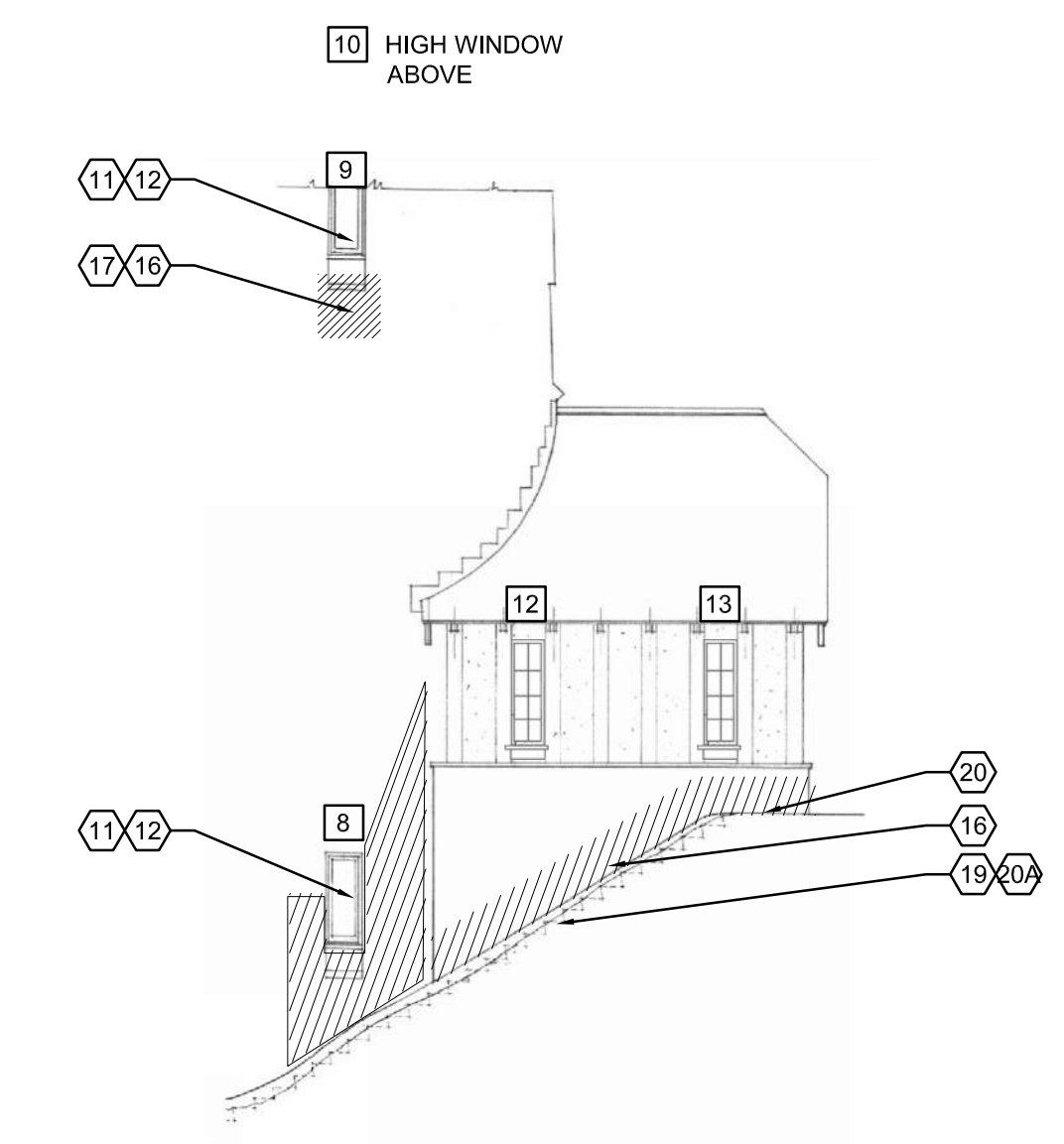


**1 PLAN @ TOWER**  
R300.2 SCALE: 1/8" = 1'-0"

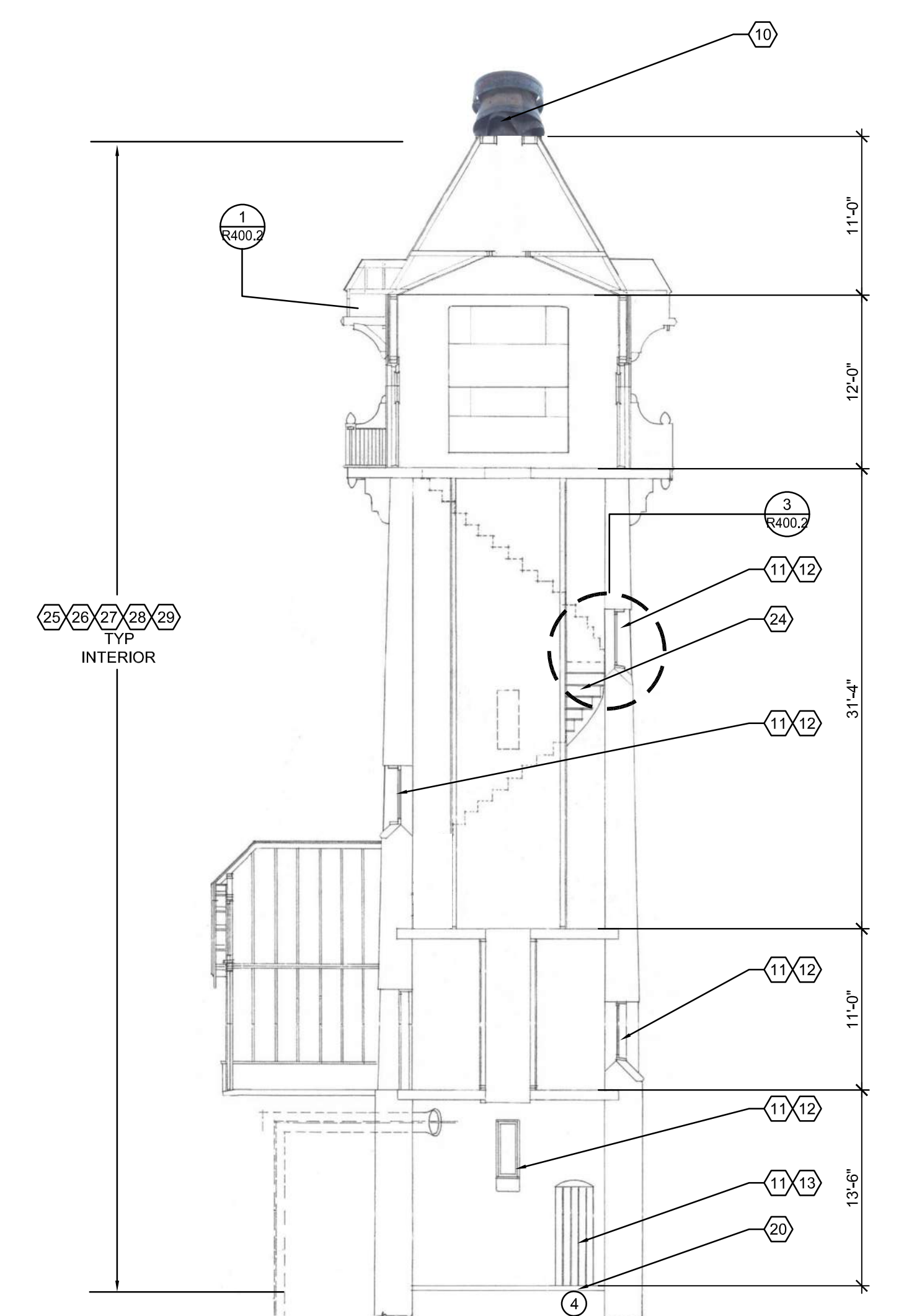
NOTE: HATCHED AREAS INDICATES GENERAL AREAS REQUIRING RE-POINTING



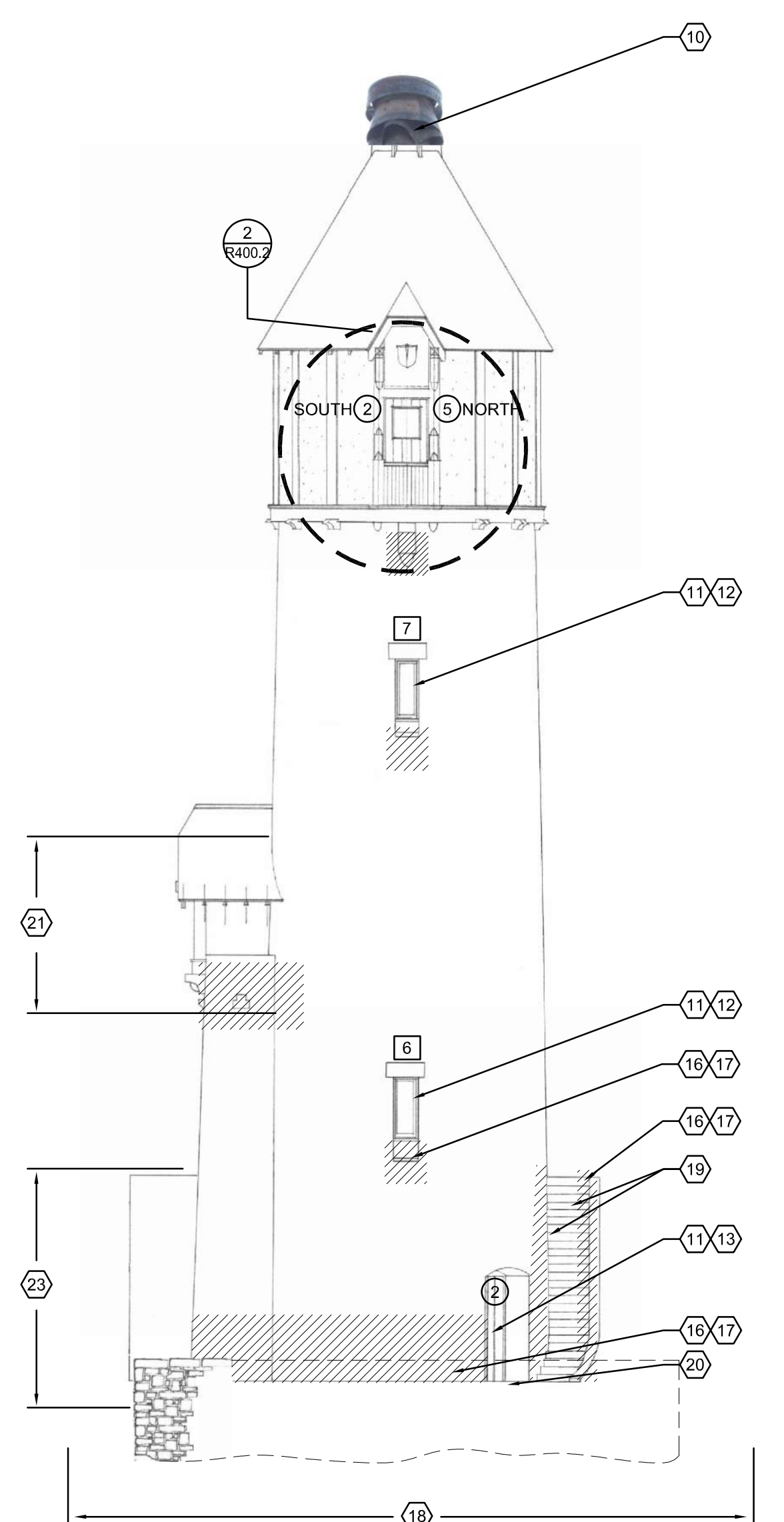
**2 NORTH ELEVATION AT TOOL ROOM**  
R300.2 SCALE: 1/8" = 1'-0"



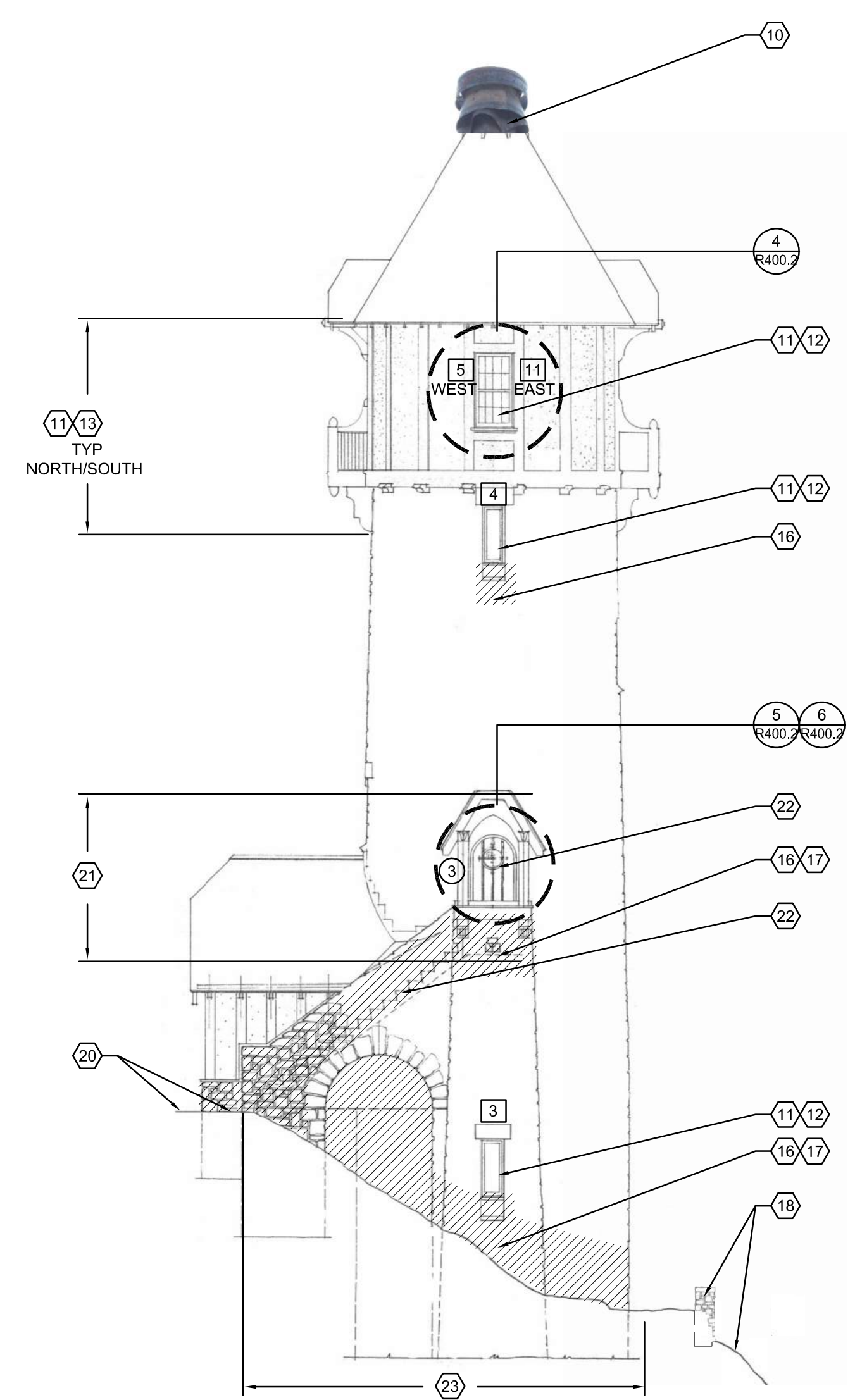
**3 EAST ELEVATION AT TOOL ROOM**  
R300.2 SCALE: 1/8" = 1'-0"



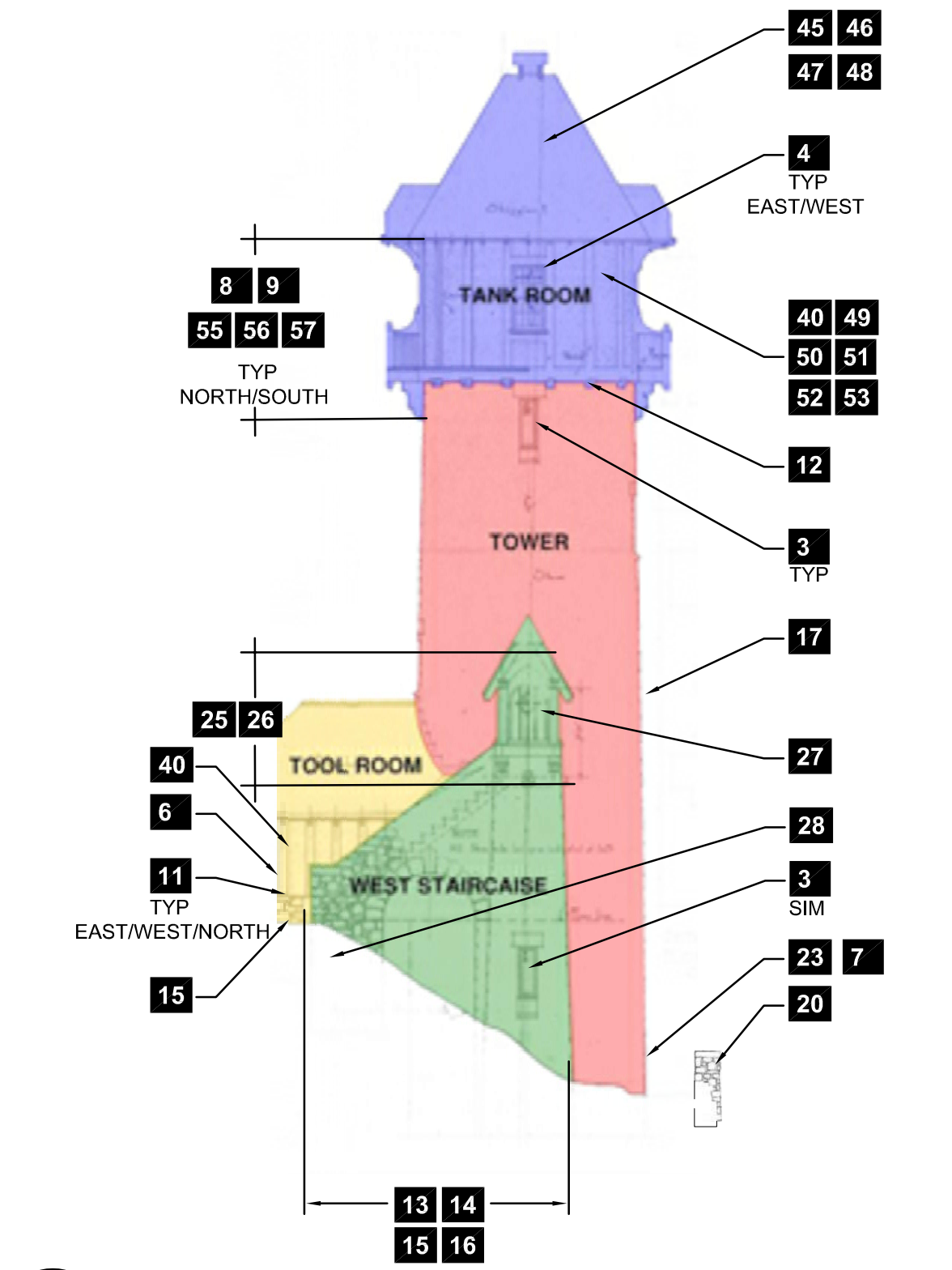
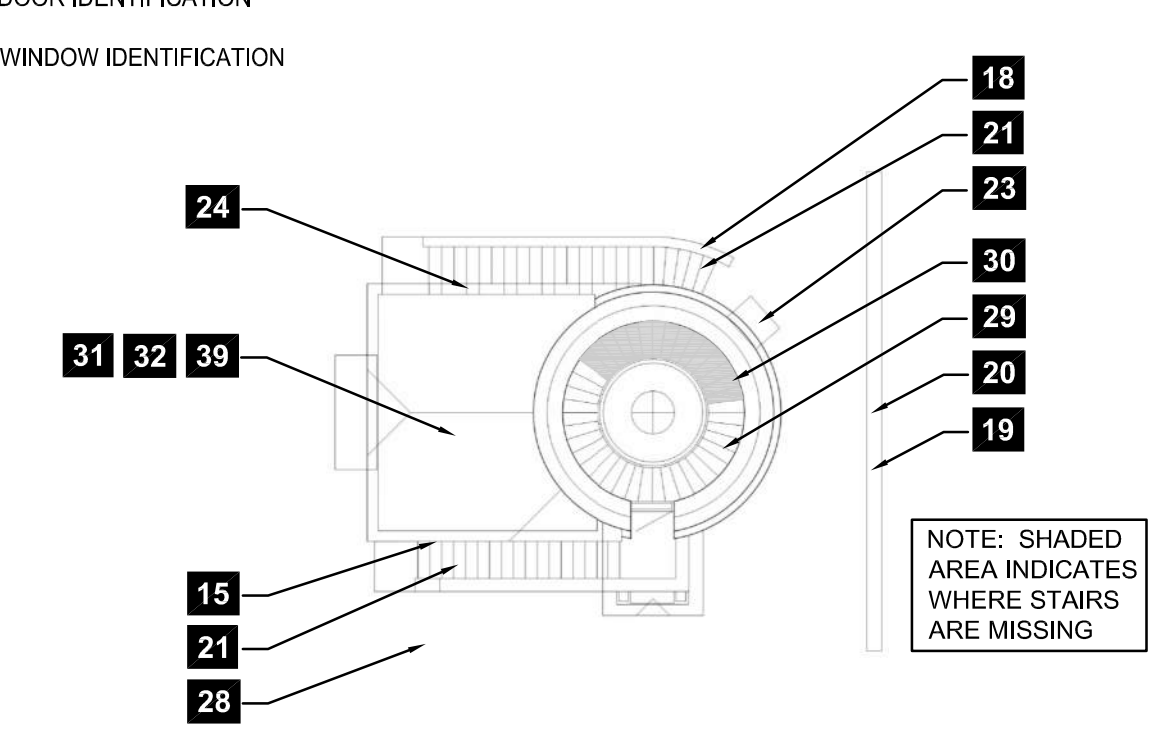
**4 SECTION AT TOWER (LOOKING EAST)**  
R300.2 SCALE: 1/8" = 1'-0"



**5 SOUTH ELEVATION AT TOWER**  
R300.2 SCALE: 1/8" = 1'-0"



**6 WEST ELEVATION AT TOWER**  
R300.2 SCALE: 1/8" = 1'-0"



**7 PHOTO KEY**  
R300.2 SCALE: 1/8" = 1'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

*William D. Hickey*  
Signature  
William D. Hickey, AIA  
Name

20111 License # 03/01/2023 Date

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*Craig A. Milkert*  
Signature  
Craig A. Milkert  
Name

18360 License # 03/01/2023 Date

**ISSUED FOR BID**

March 1, 2023

**REVISION LOG**

NO.	DATE	DESCRIPTION
0	09-08-21	CONSTRUCTION DOCUMENTS
1	01-03-22	ISSUED FOR BID
2	03-01-23	ISSUED FOR BID

19036.01 PROJECT NUMBER  
HRB DRAWN BY EAM CHECKED BY  
6  
WDH PROJECT MGR. EAM PROJECT ARCH.  
3 SIM

**PLANS, ELEVATIONS  
AND PHOTO KEY**

**R300.2**



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

*William D. Hickey*  
Signature  
William D. Hickey, AIA  
Name

20111 License # 03/01/2023 Date

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*Craig A. Milkert*  
Signature  
Craig A. Milkert  
Name

18360 License # 03/01/2023 Date

**ISSUED FOR BID**

March 1, 2023

**REVISION LOG**

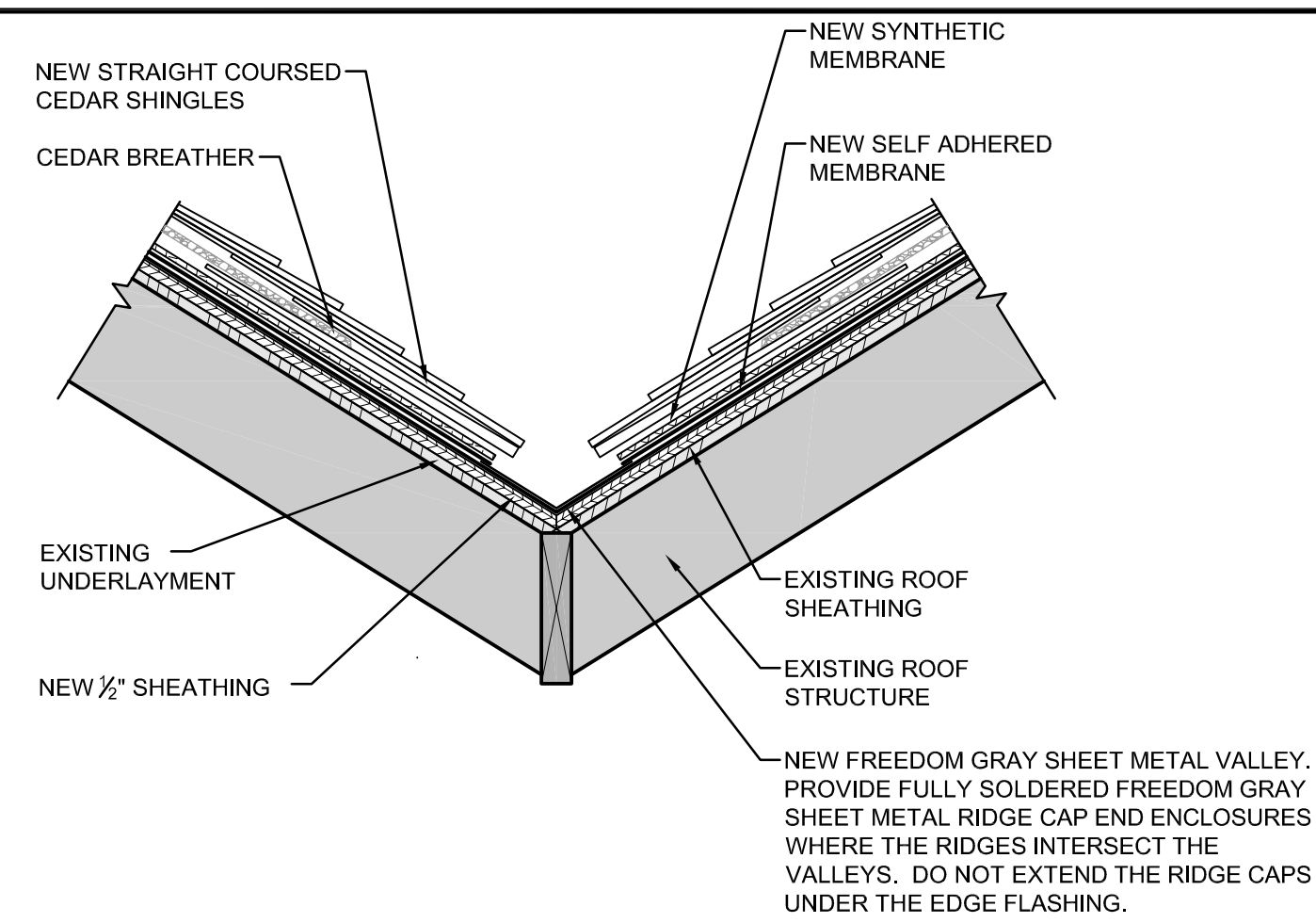
NO.	DATE	DESCRIPTION
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1	01-03-22	ISSUED FOR BID
2	03-01-23	ISSUED FOR BID

19036.01

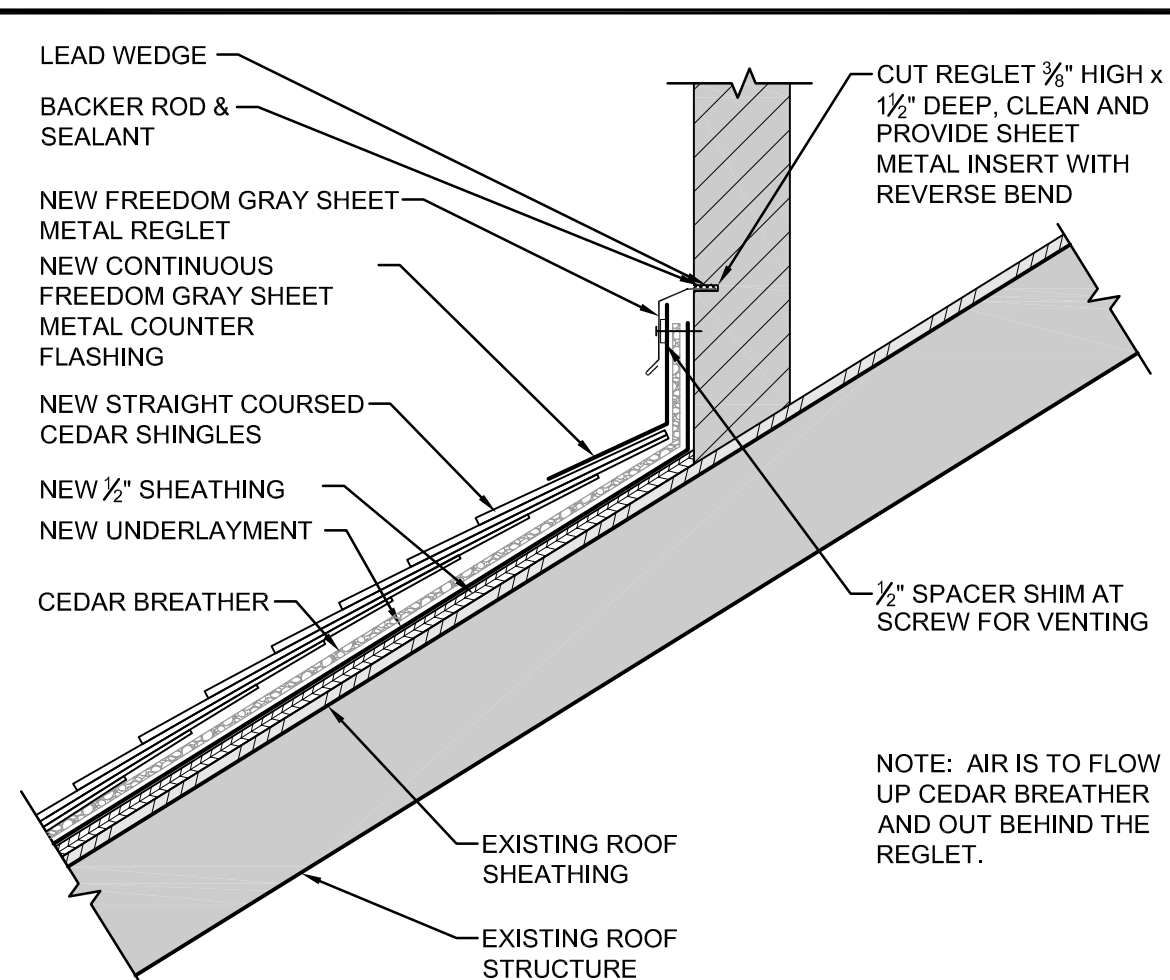
PROJECT NUMBER	
HRB	EAM
DRAWN BY	CHECKED BY
WDH	EAM
PROJECT MGR.	PROJECT ARCH.

**ROOF DETAILS**

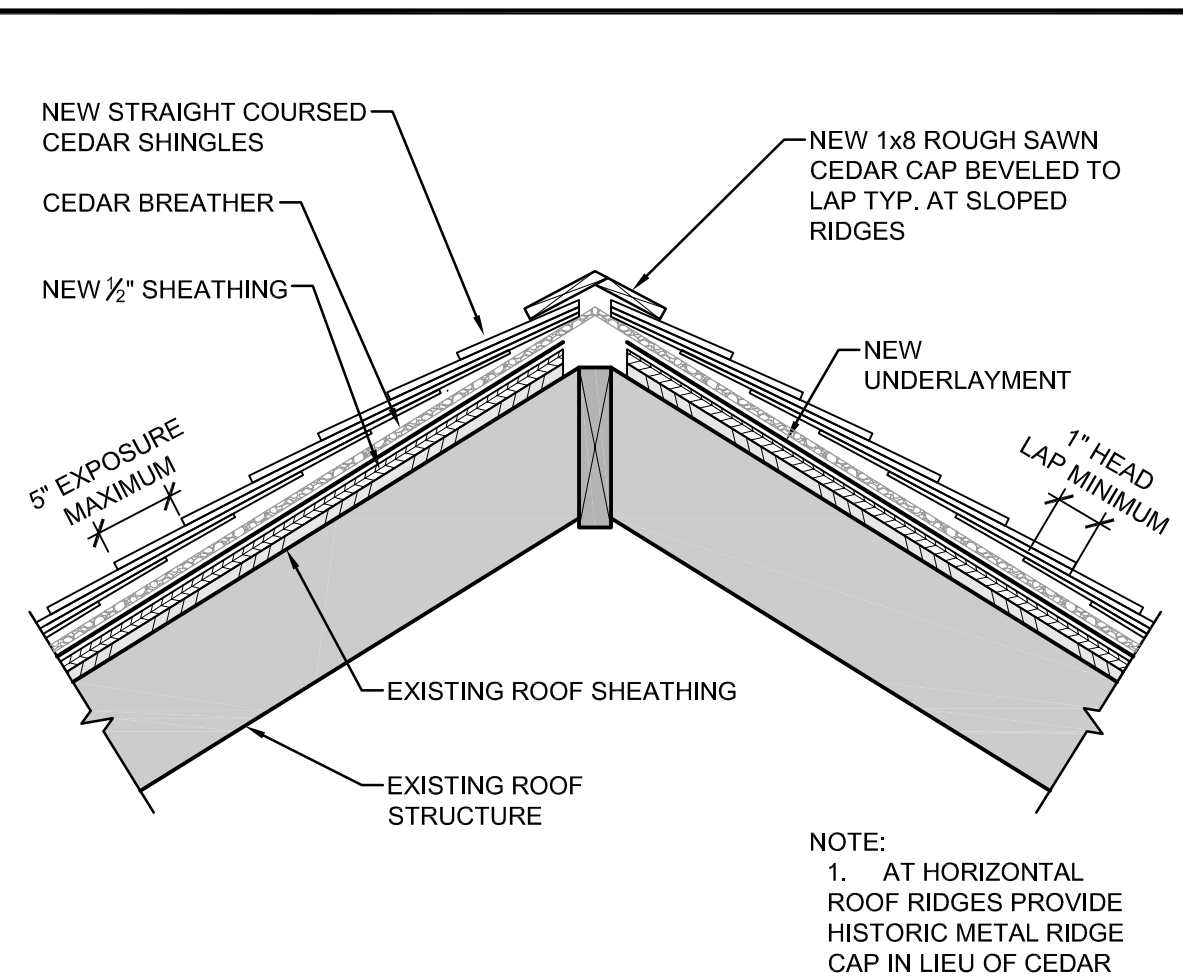
**R400.1**



**4 TYPICAL ROOF VALLEY DETAIL AT BALCONY ROOFS**  
SCALE: 1" = 1'-0"

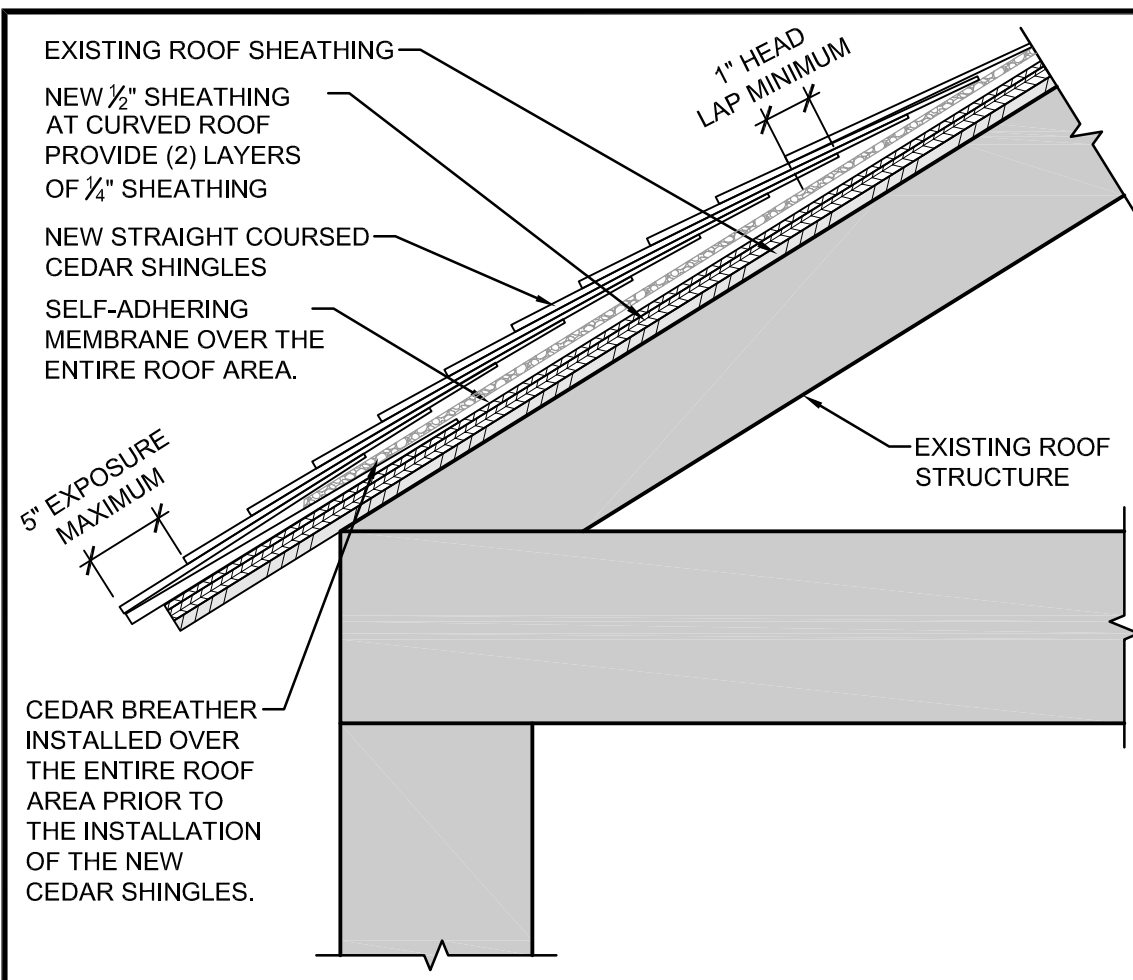


**3 TYPICAL ROOF AT STONE WALL**  
SCALE: 1" = 1'-0"

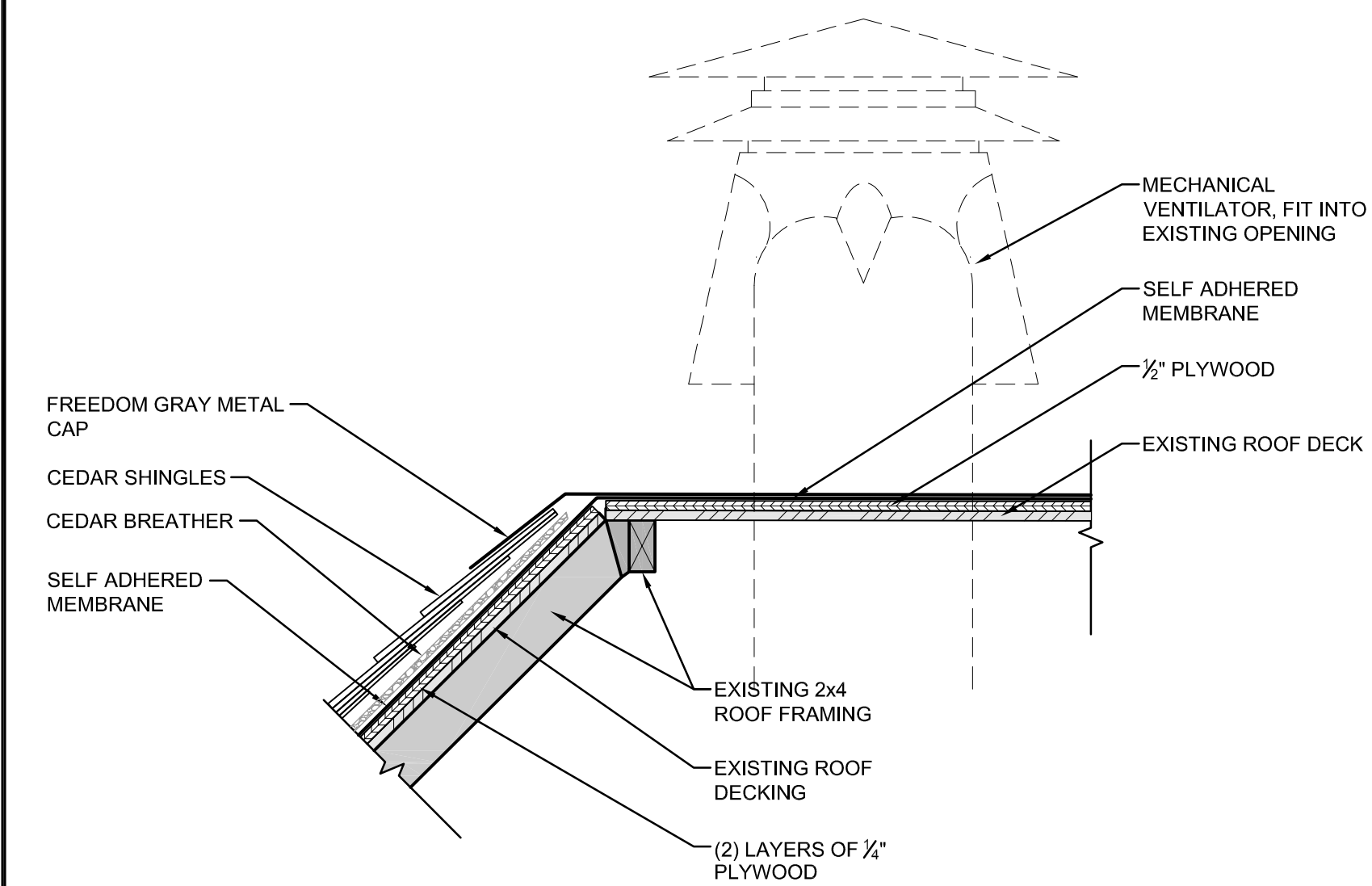


**2 TYPICAL ROOF RIDGE DETAIL**  
SCALE: 1" = 1'-0"

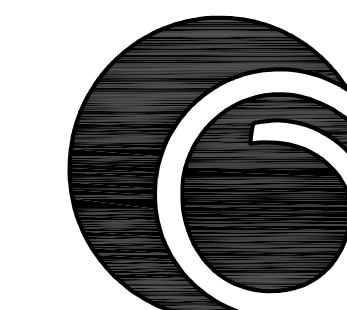
NOTE:  
1. AT HORIZONTAL ROOF RIDGES PROVIDE HISTORIC METAL RIDGE CAP IN LIEU OF CEDAR CAP. THUS:



**1 TYPICAL ROOF EDGE DETAIL**  
SCALE: 1" = 1'-0"



**5 ROOF AND VENTILATOR DETAIL**  
SCALE: 1" = 1'-0"



**COLLABORATIVE  
DesignGroup, inc.**  
125 Main Street SE, Suite 240  
Minneapolis, Minnesota 55414  
p 612.332.2654 f 612.332.3626  
www.cdg-mn.com

**Plummer Water  
Tower**  
1091 Plummer Lane SW  
Rochester, MN 55902

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

*William D. Hickey*  
Signature  
William D. Hickey, AIA  
Name

20111 03/01/2023  
License # Date

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*Craig A. Milkert*  
Signature  
Craig A. Milkert  
Name

18360 03/01/2023  
License # Date

**ISSUED FOR BID**

March 1, 2023

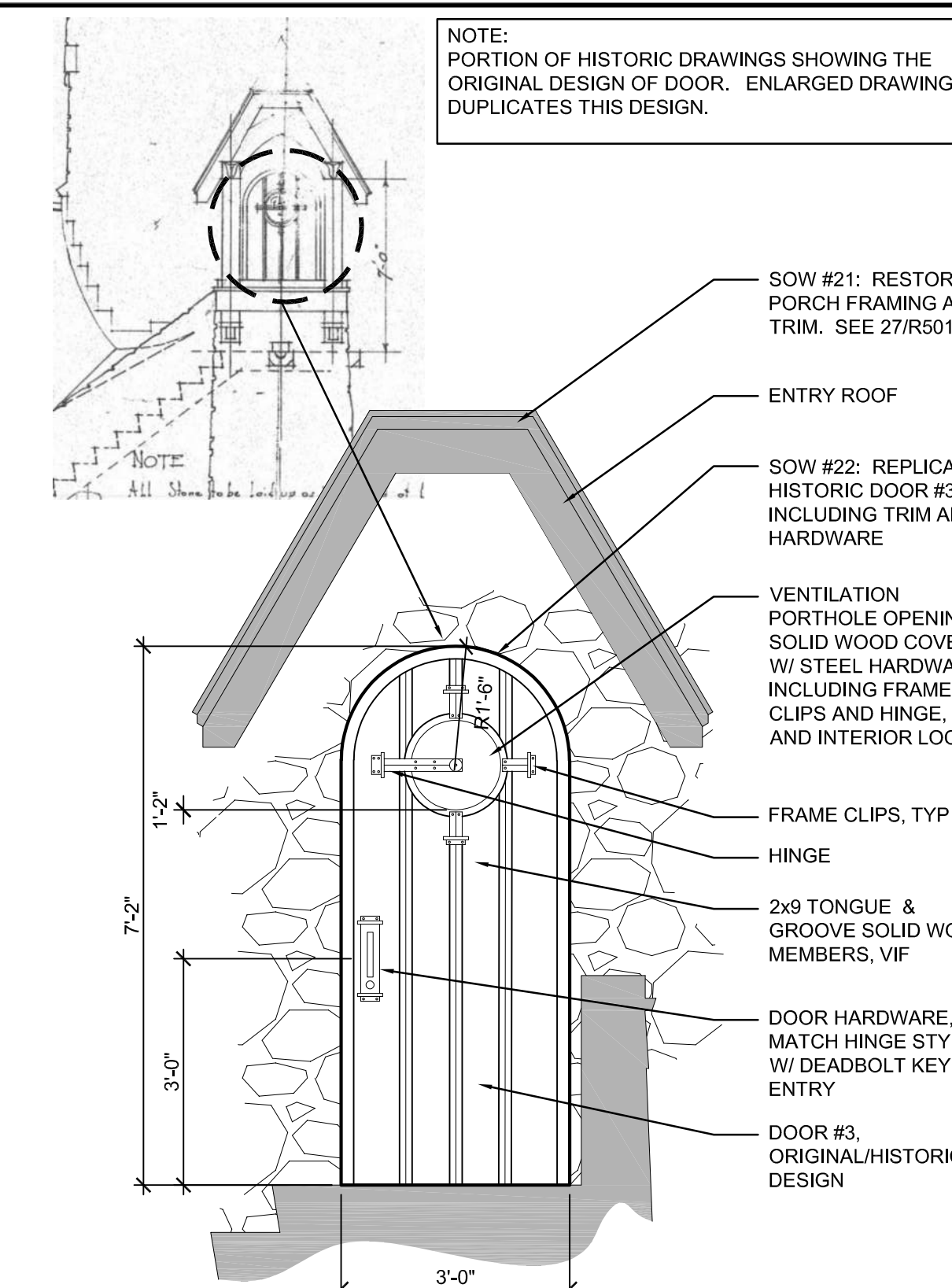
**REVISION LOG**

NO.	DATE	DESCRIPTION
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1	01-03-22	ISSUED FOR BID
2	03-01-23	ISSUED FOR BID

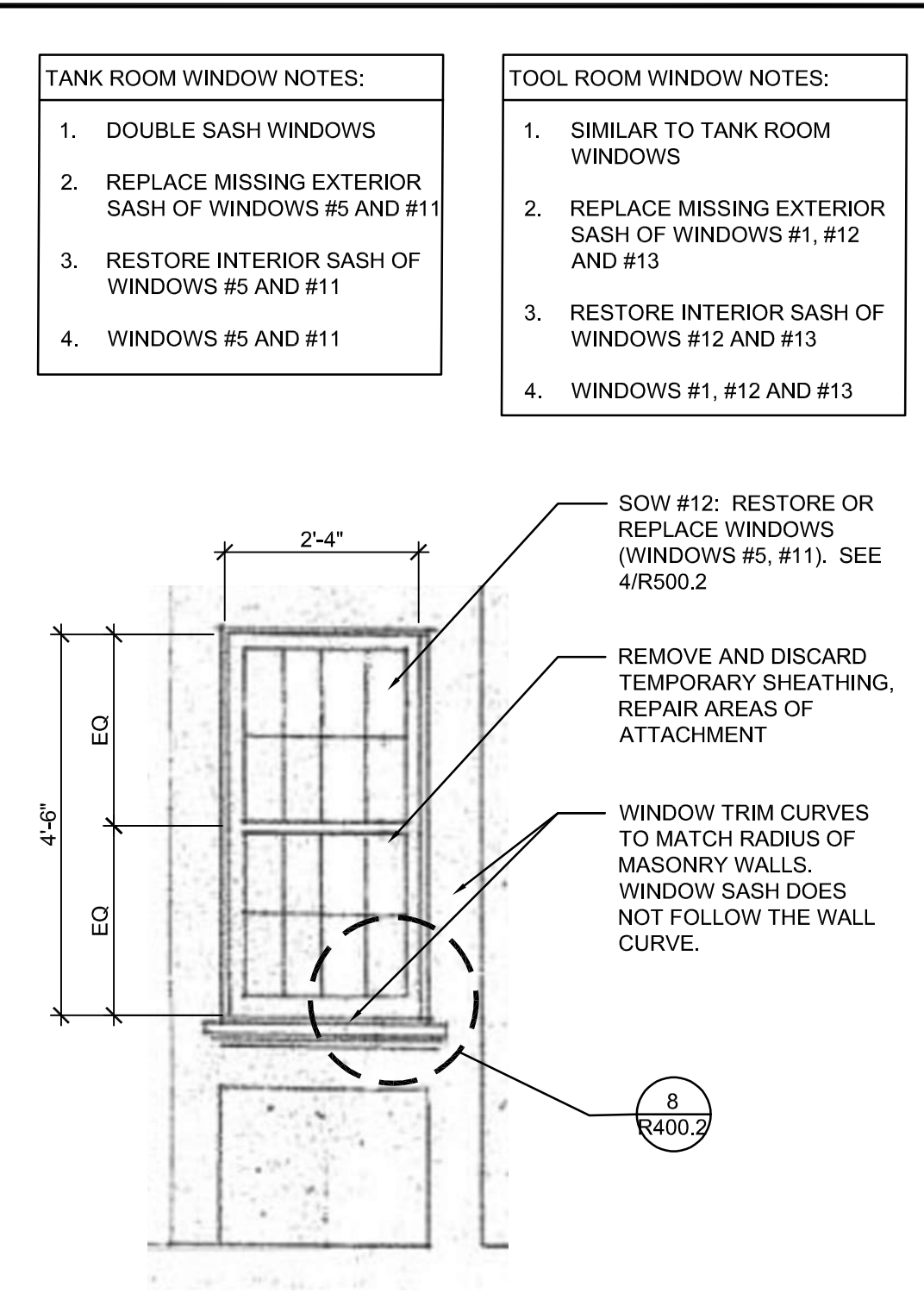
19036.01  
PROJECT NUMBER  
HRB EAM  
DRAWN BY CHECKED BY  
WDH EAM  
PROJECT MGR. PROJECT ARCH.

**DETAILS**

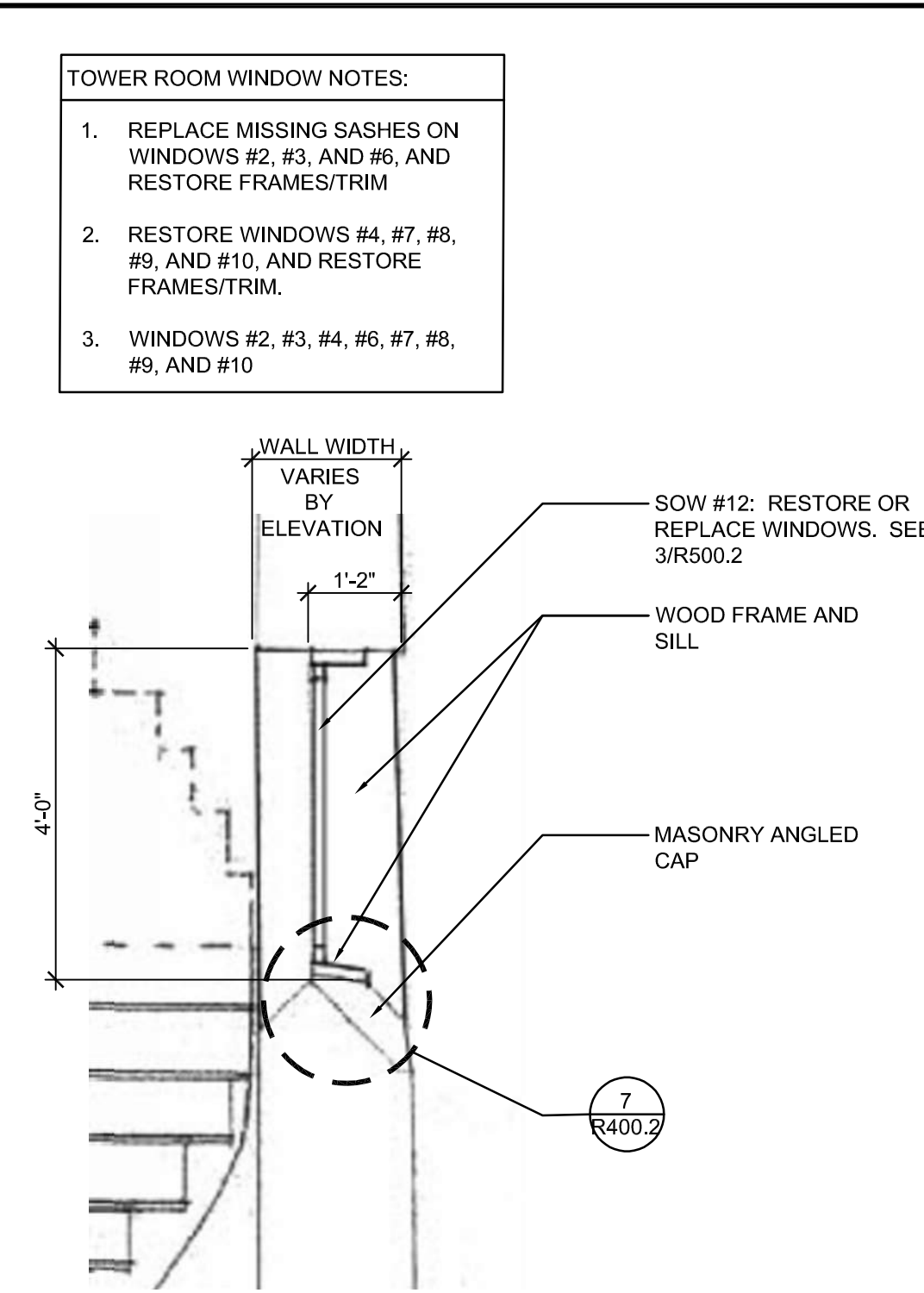
**R400.2**



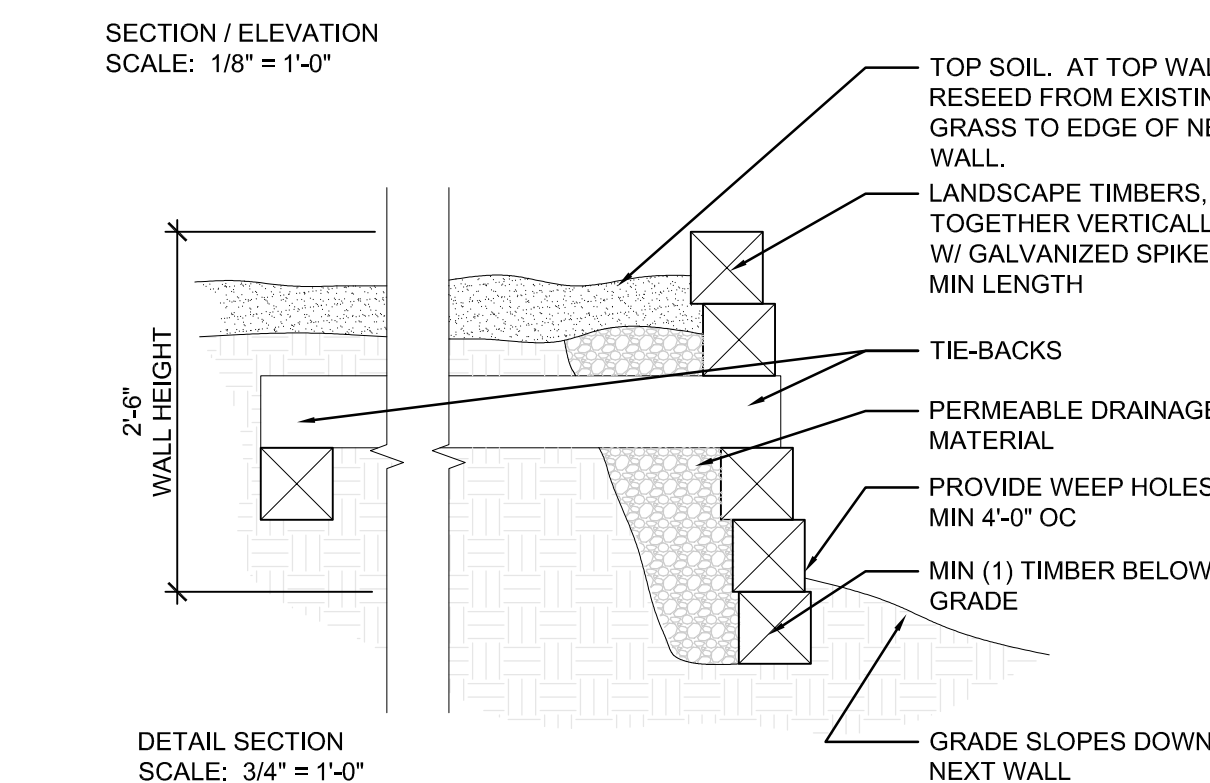
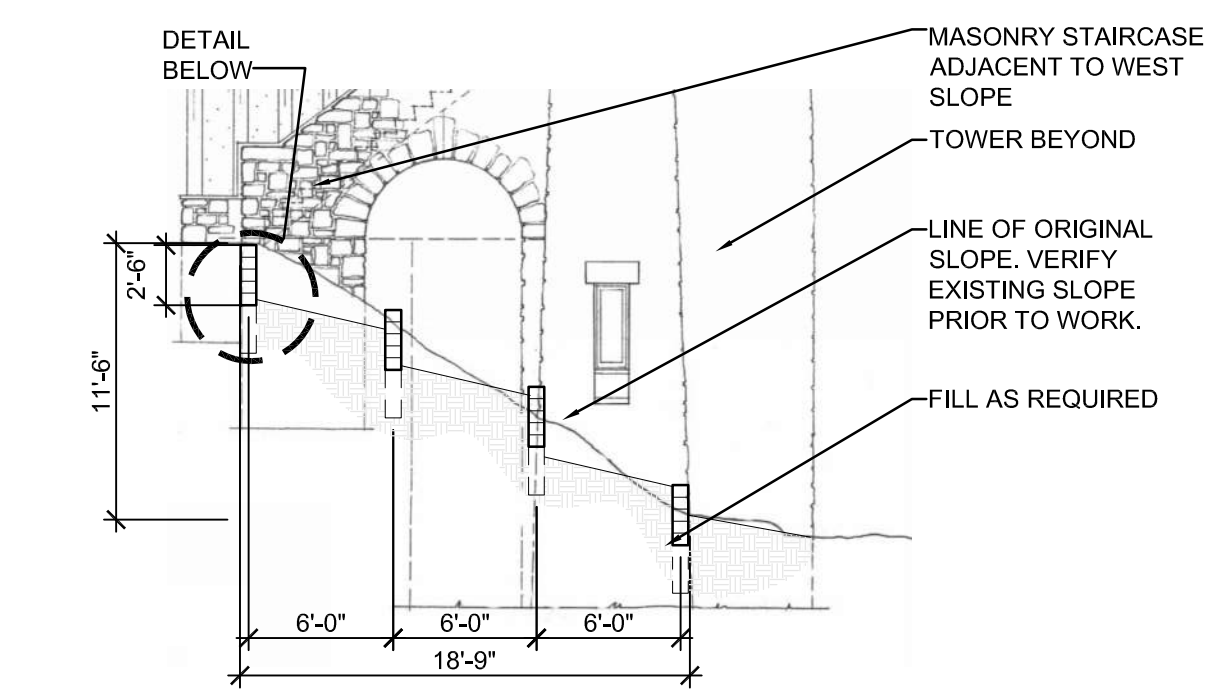
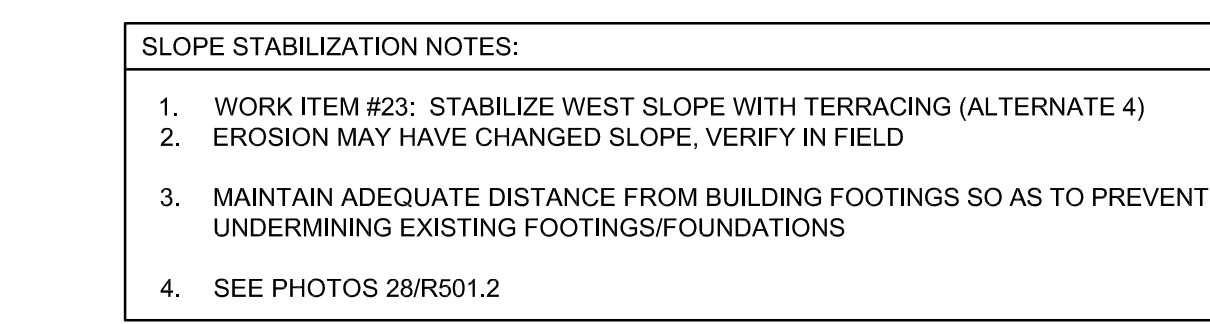
**5 ENLARGED WEST ELEVATION @ UPPER TOWER ENTRY DOOR**  
R400.2 SCALE: 1/2" = 1'-0"



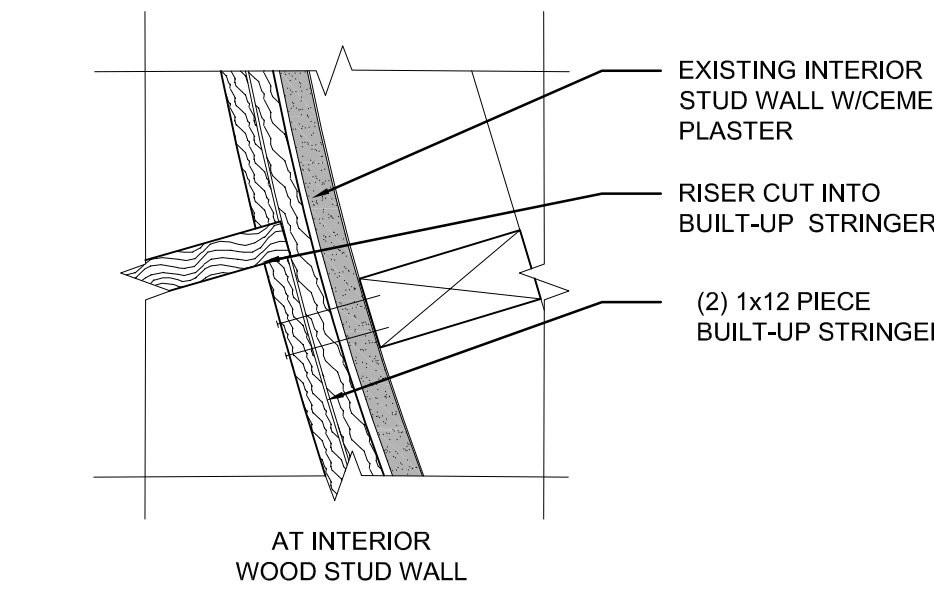
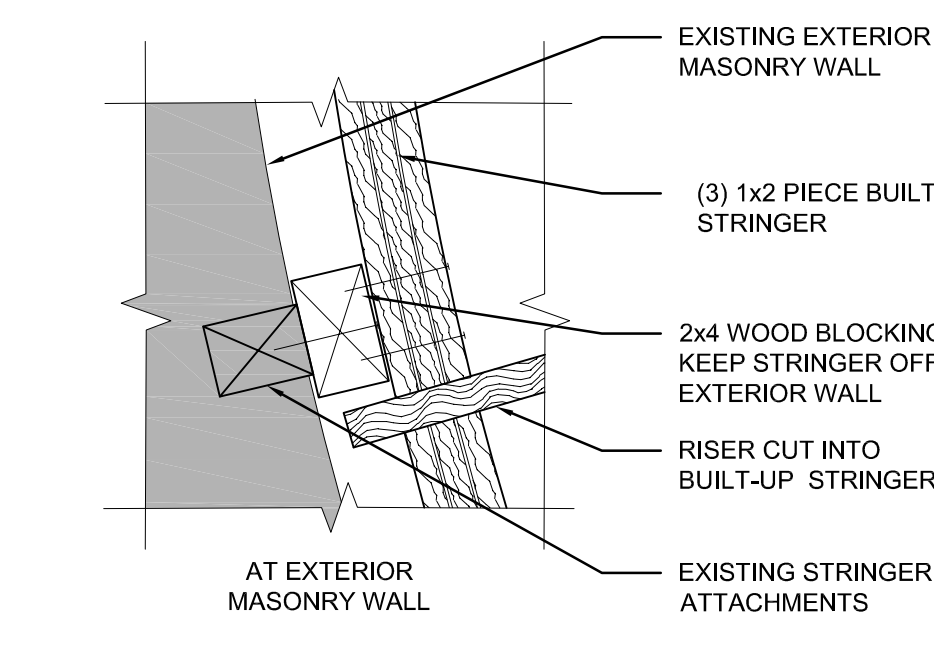
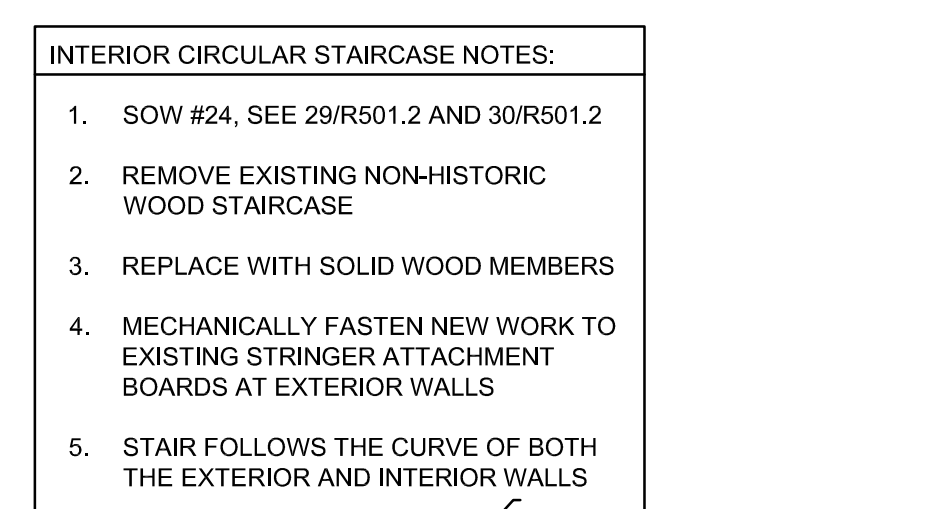
**4 ENLARGED WEST ELEVATION @ TANK ROOM WINDOW, TYP**  
R400.2 SCALE: 1/2" = 1'-0"



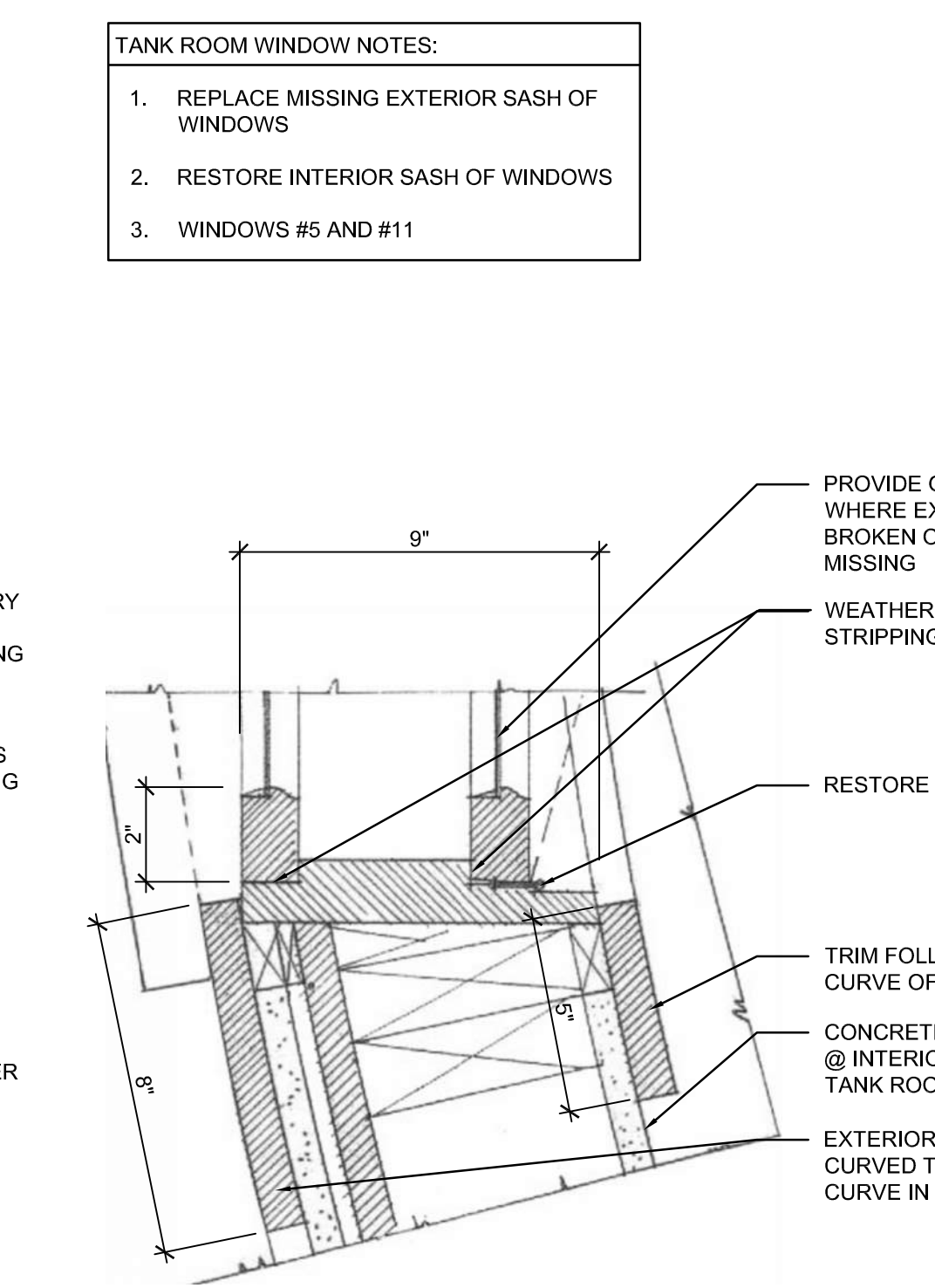
**3 SECTION @ TOWER WINDOW, TYP**  
R400.2 SCALE: 1/2" = 1'-0"



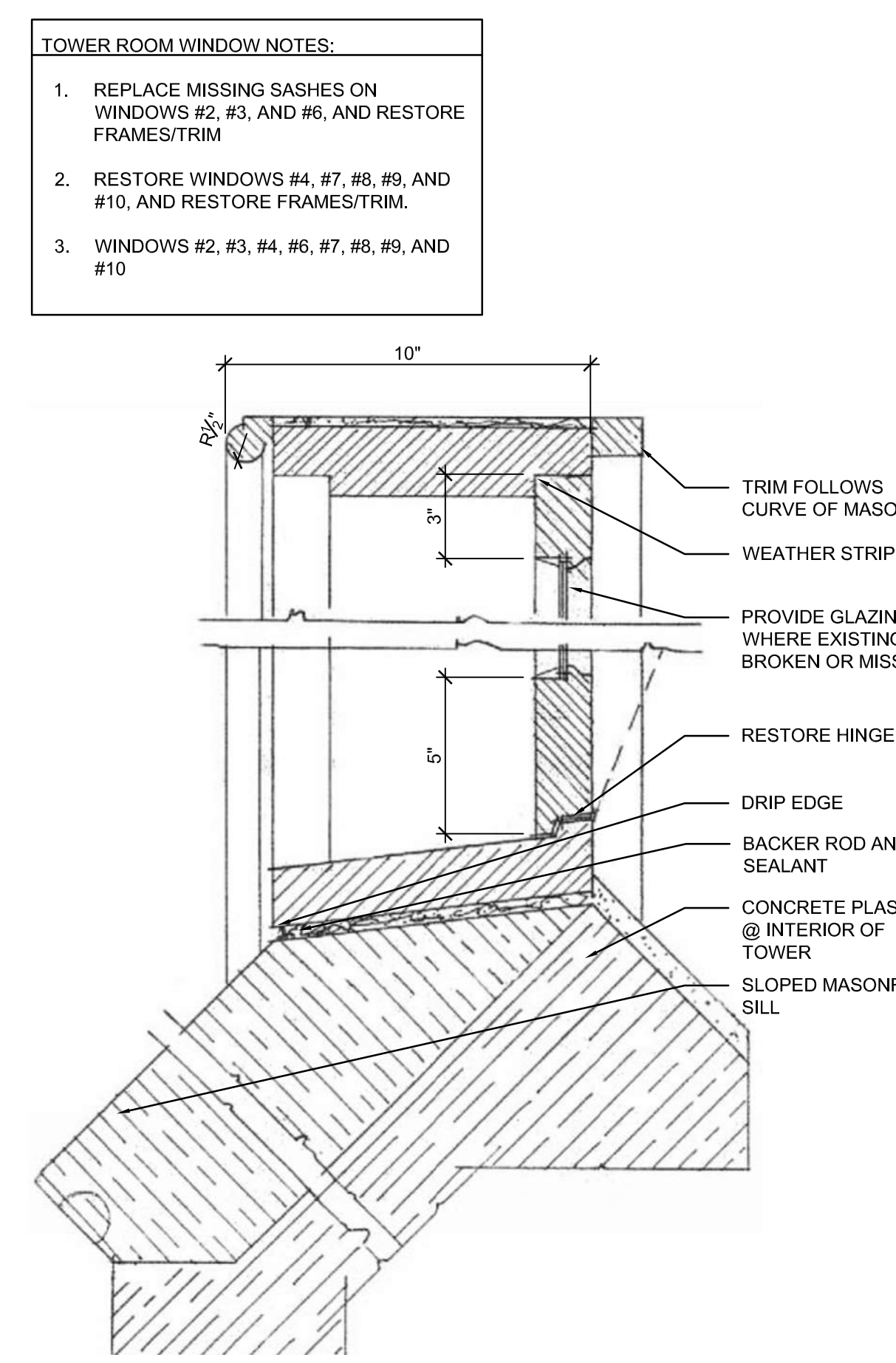
**10 WEST SLOPE STABILIZATION**  
R400.2 SCALE: VARIES



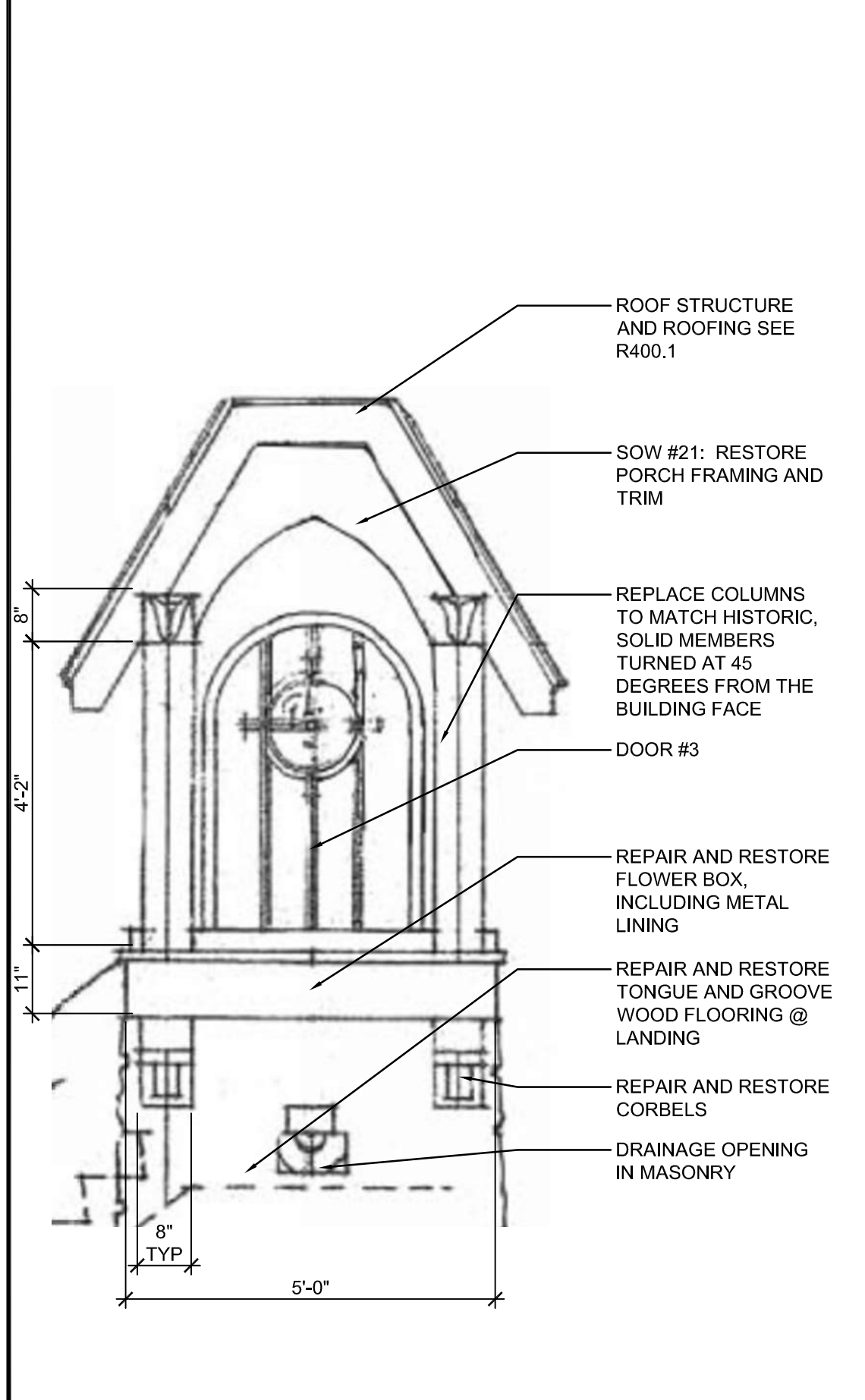
**9 PLAN DETAIL @ INTERIOR WOOD STAIRCASE**  
R400.2 SCALE: 3" = 1'-0"



**8 FRAME AND SILL DETAIL @ WINDOWS IN TANK ROOM**  
R400.2 SCALE: 3" = 1'-0"



**7 FRAME AND SILL DETAIL @ WINDOWS IN MASONRY TOWER**  
R400.2 SCALE: 3" = 1'-0"



**6 ENLARGED WEST ELEVATION @ UPPER TOWER BALCONY**  
R400.2 SCALE: 1/2" = 1'-0"

**1 NOT USED**  
R400.2 SCALE: 1/2" = 1'-0"

**2 NOT USED**  
R400.2 SCALE: 1/2" = 1'-0"



**Plummer Water Tower**  
 1091 Plummer Lane SW  
 Rochester, MN 55902

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*William D. Hickey*  
 Signature

William D. Hickey, AIA  
 Name

20111 03/01/2023  
 License # Date

18360 03/01/2023  
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*Craig A. Millert*  
 Signature

Craig A. Millert  
 Name

18360 03/01/2023  
 License # Date

18360 03/01/2023  
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**ISSUED FOR BID**

March 1, 2023

**REVISION LOG**

NO.	DATE	DESCRIPTION
1	01-03-22	ISSUED FOR BID
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19036.01

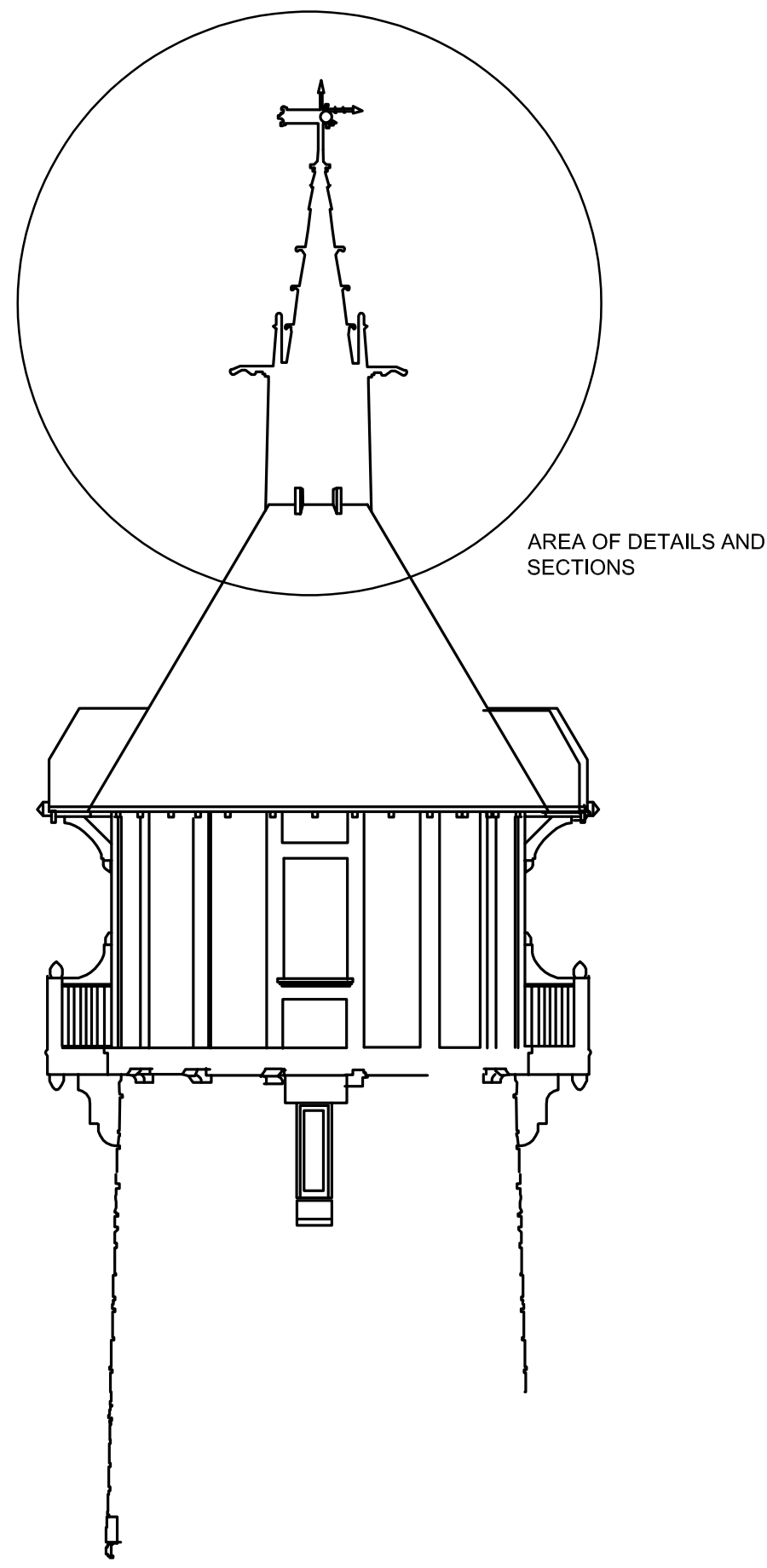
PROJECT NUMBER

HRB EAM  
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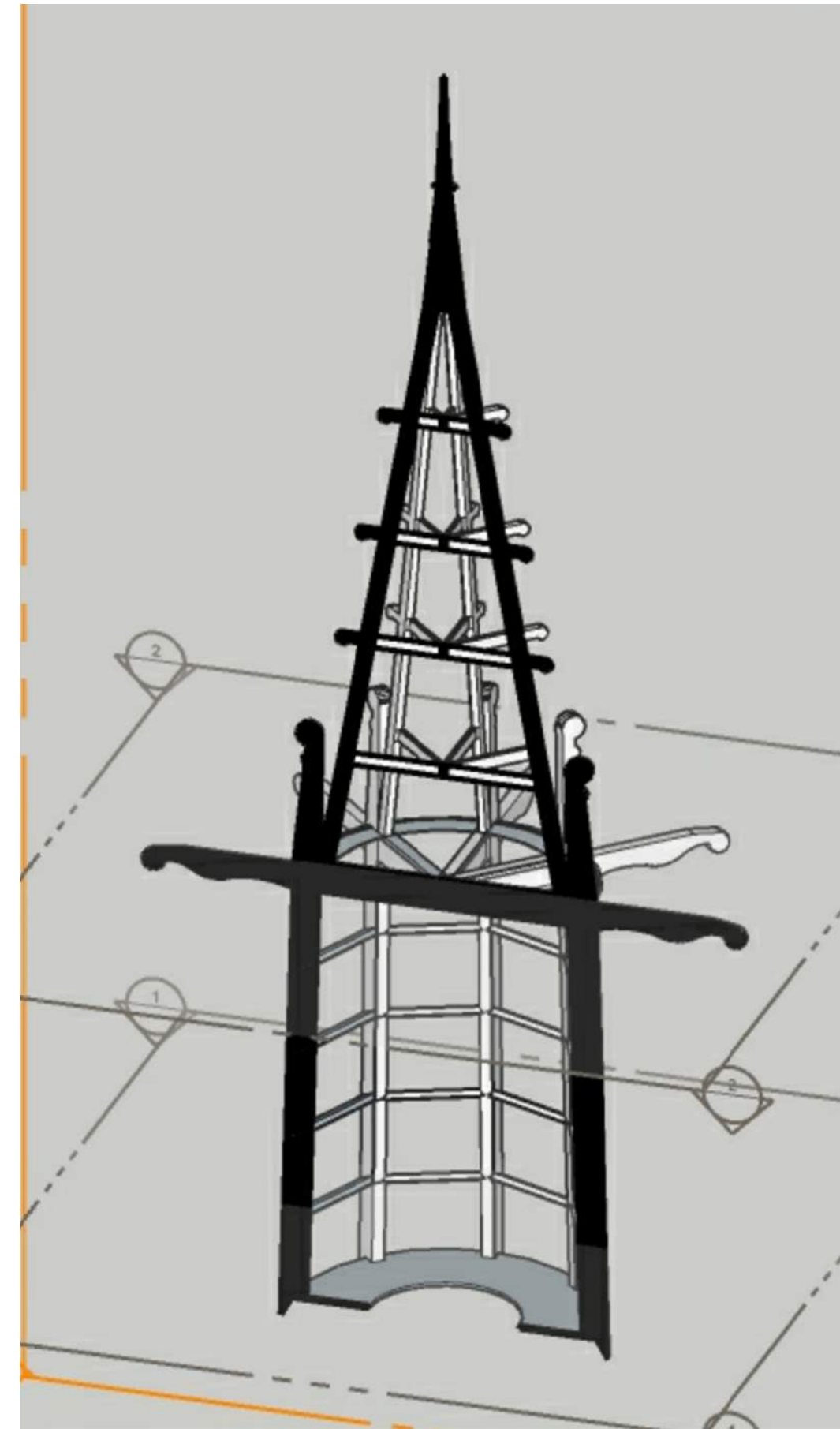
WDH EAM  
 PROJECT MGR. PROJECT ARCH.

**SPIRE DETAILS PHASE I**

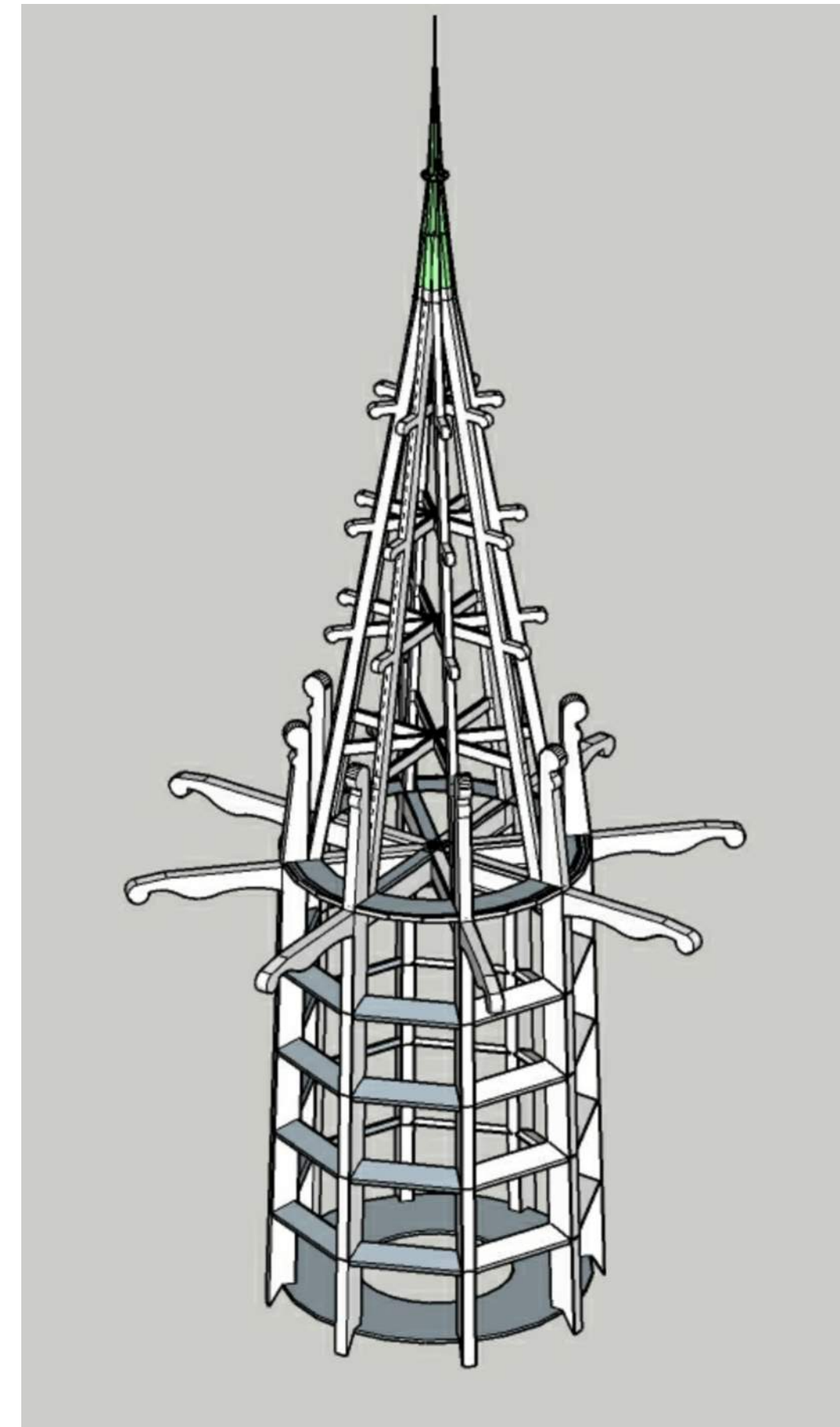
**R401.1**



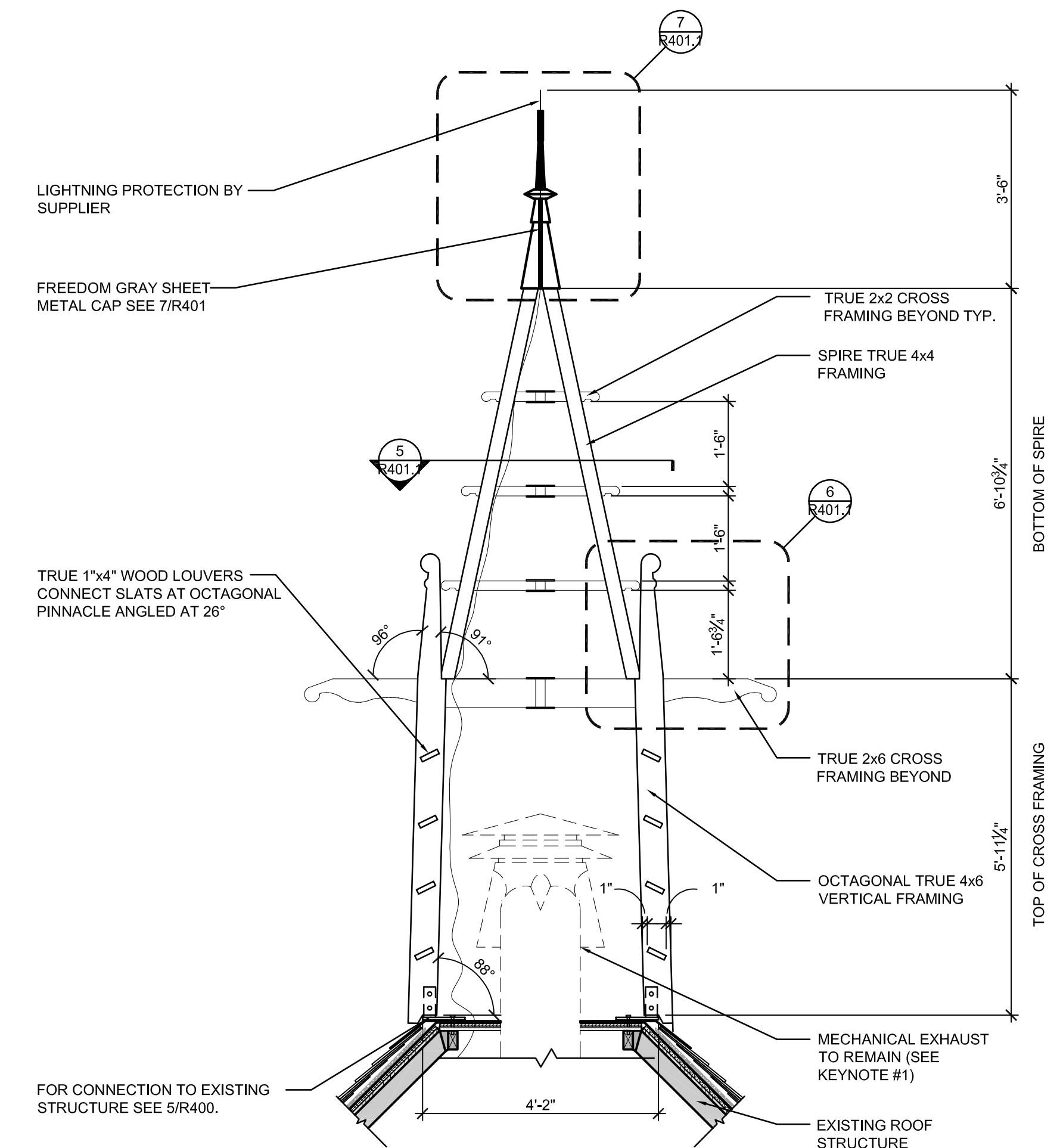
**1 KEY ELEVATION**  
 R401.1 SCALE: NOT TO SCALE



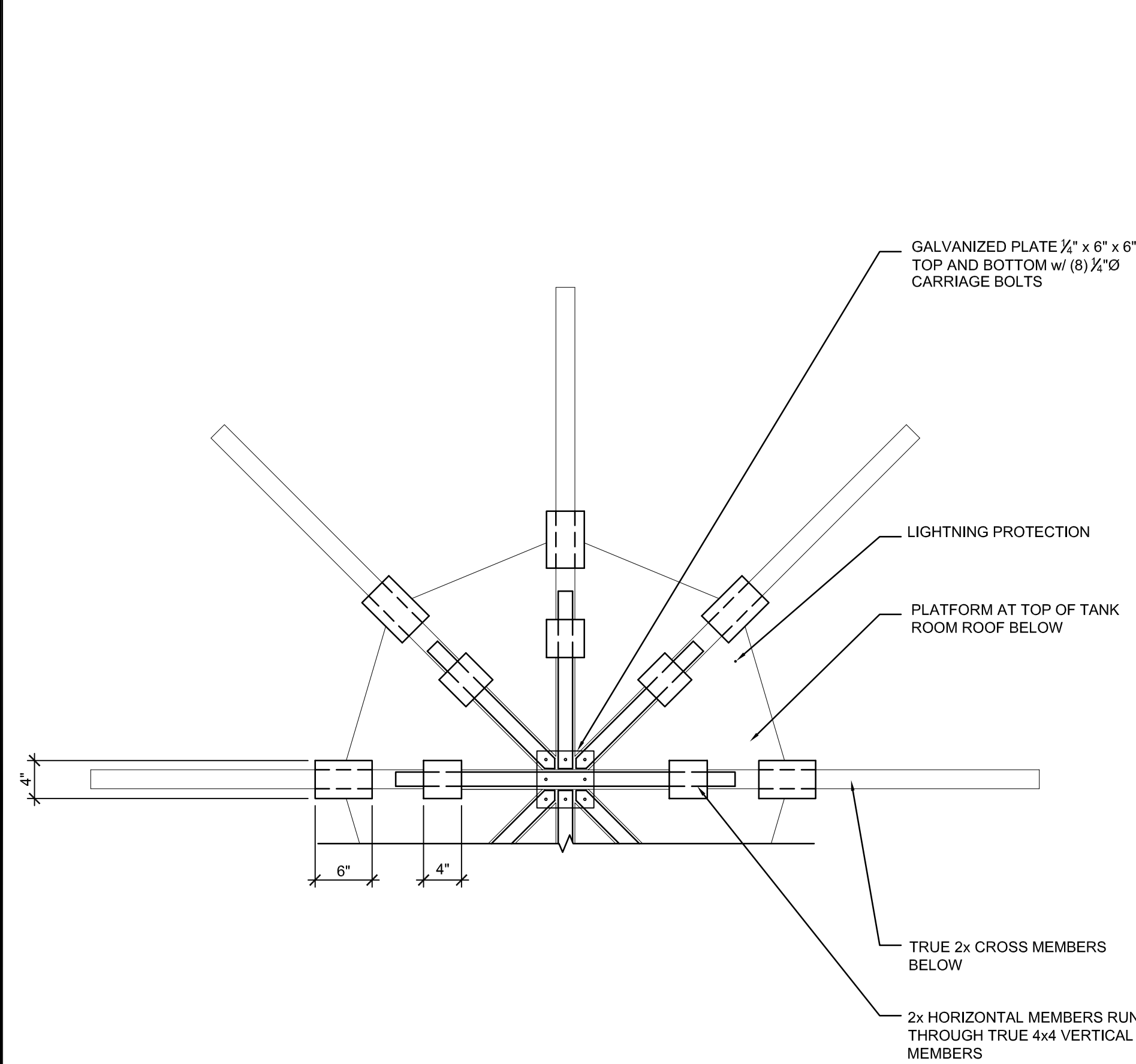
**2 3D SECTION MODEL AT PINNACLE AND SPIRE**  
 R401.1 SCALE: NOT TO SCALE



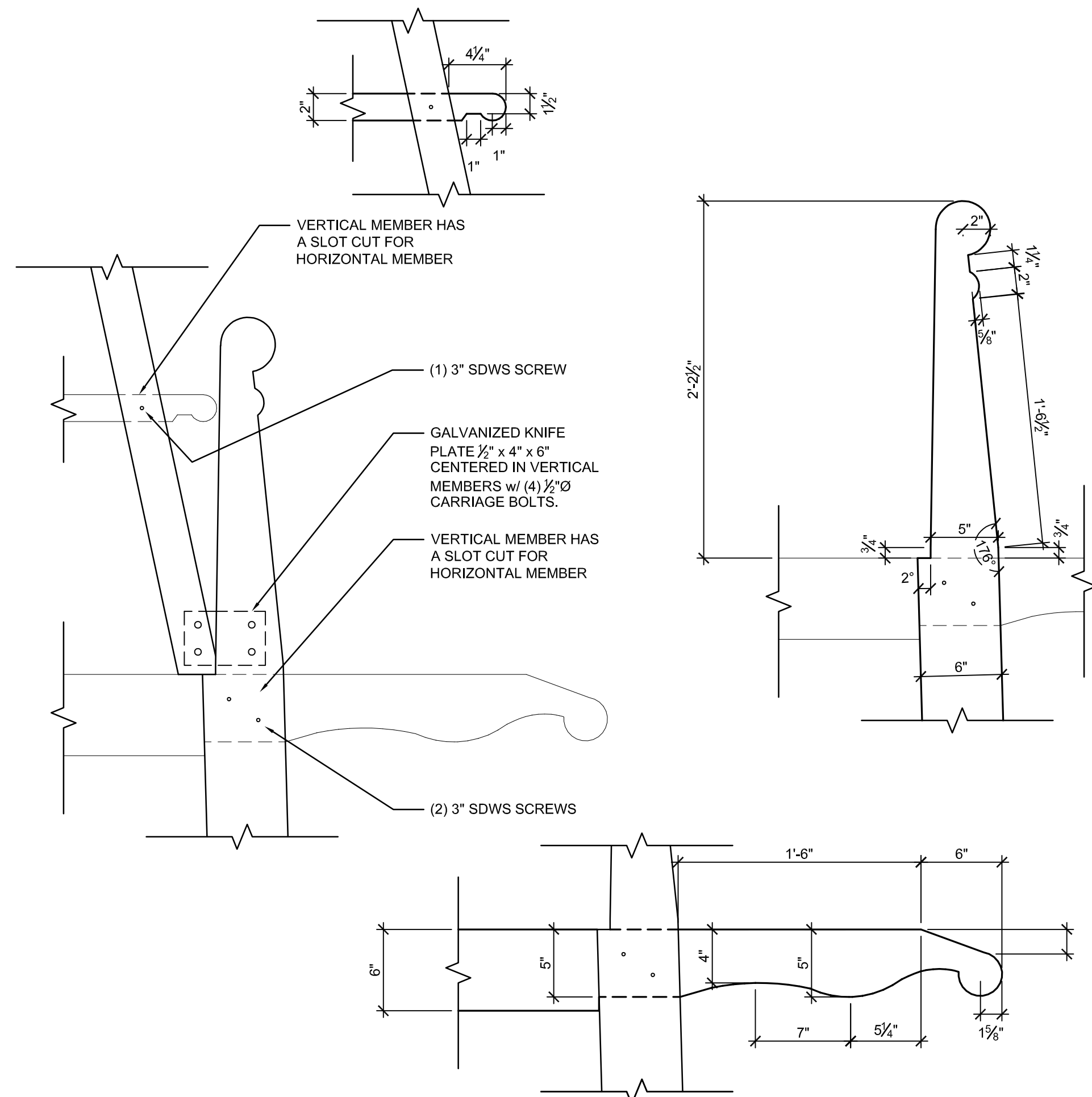
**3 3D AXON MODEL AT PINNACLE AND SPIRE**  
 R401.1 SCALE: NOT TO SCALE



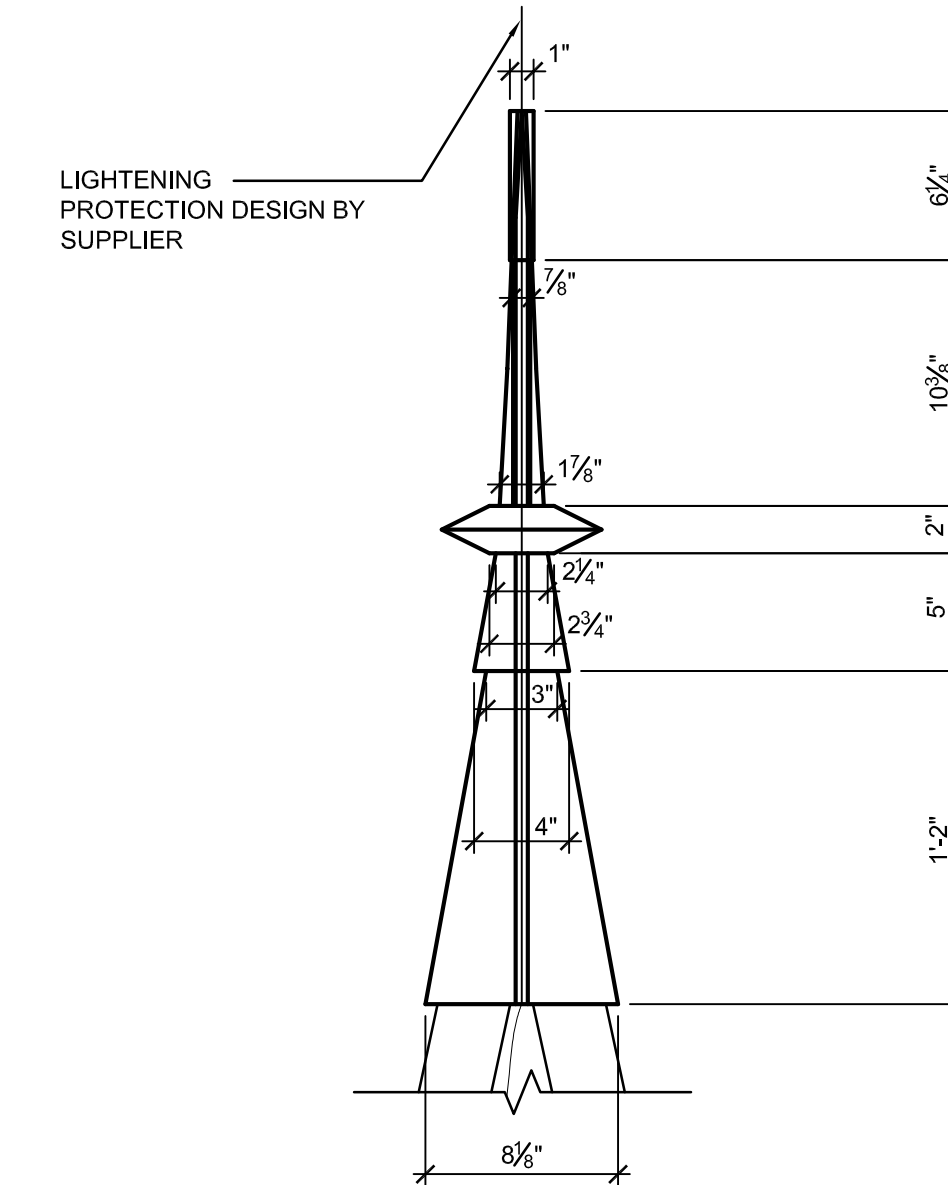
**4 SECTION AT PINNACLE AND SPIRE**  
 R401.1 SCALE: 1/2" = 1'-0"



**5 PLAN DETAIL AT SPIRE**  
 R401.1 SCALE: 1" = 1'-0"



**6 DETAIL OF WOOD ENDS**  
 R401.1 SCALE: 1 1/2" = 1'-0"



**7 DETAIL OF SHEET METAL CAP**  
 R401.1 SCALE: 1 1/2" = 1'-0"



**Plummer Water  
Tower**  
1091 Plummer Lane SW  
Rochester, MN 55902

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Signature

Craig A. Milkert  
Name

18360 License # 03/01/2023 Date

**ISSUED FOR BID**

March 1, 2023

**REVISION LOG**

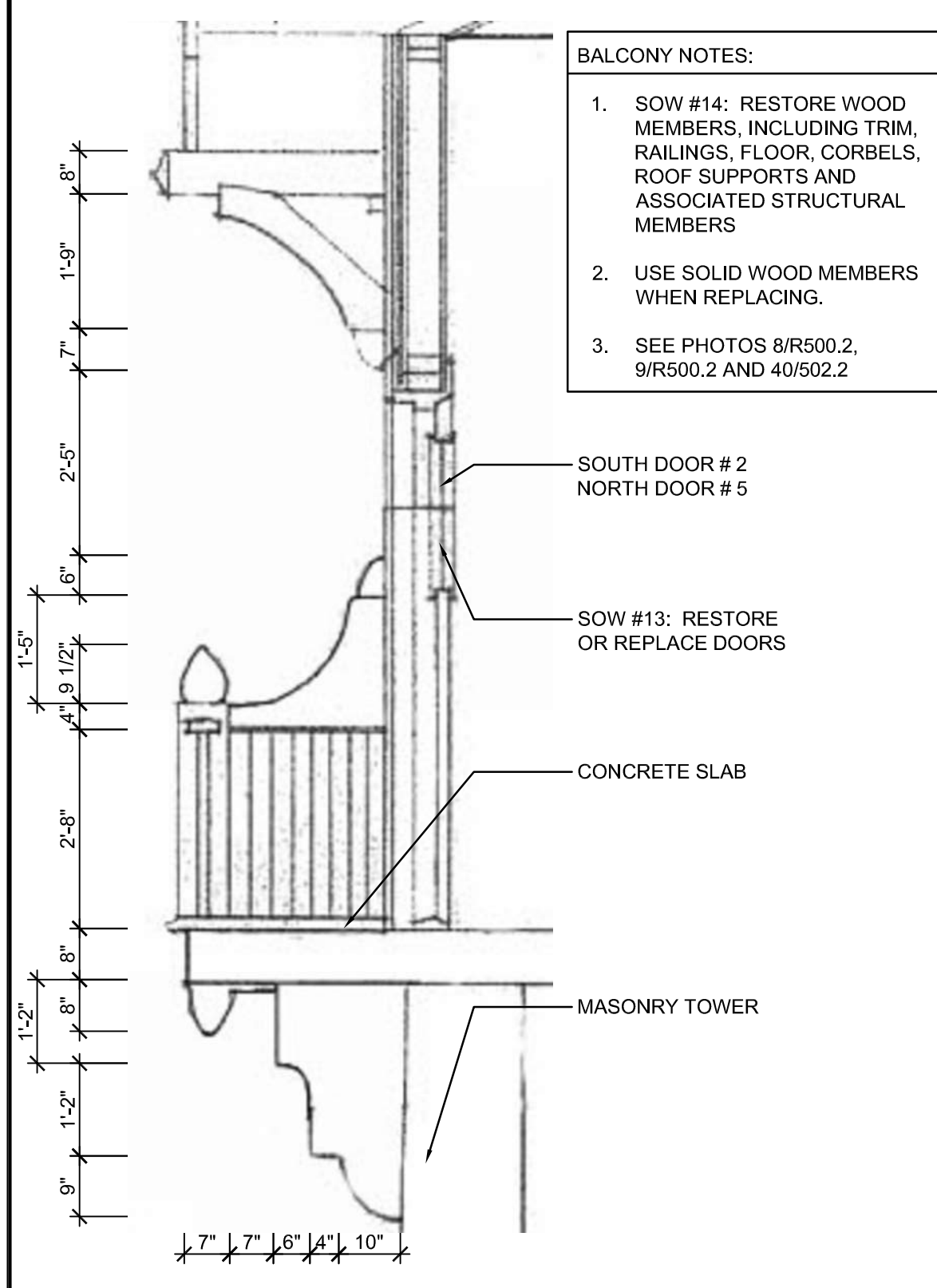
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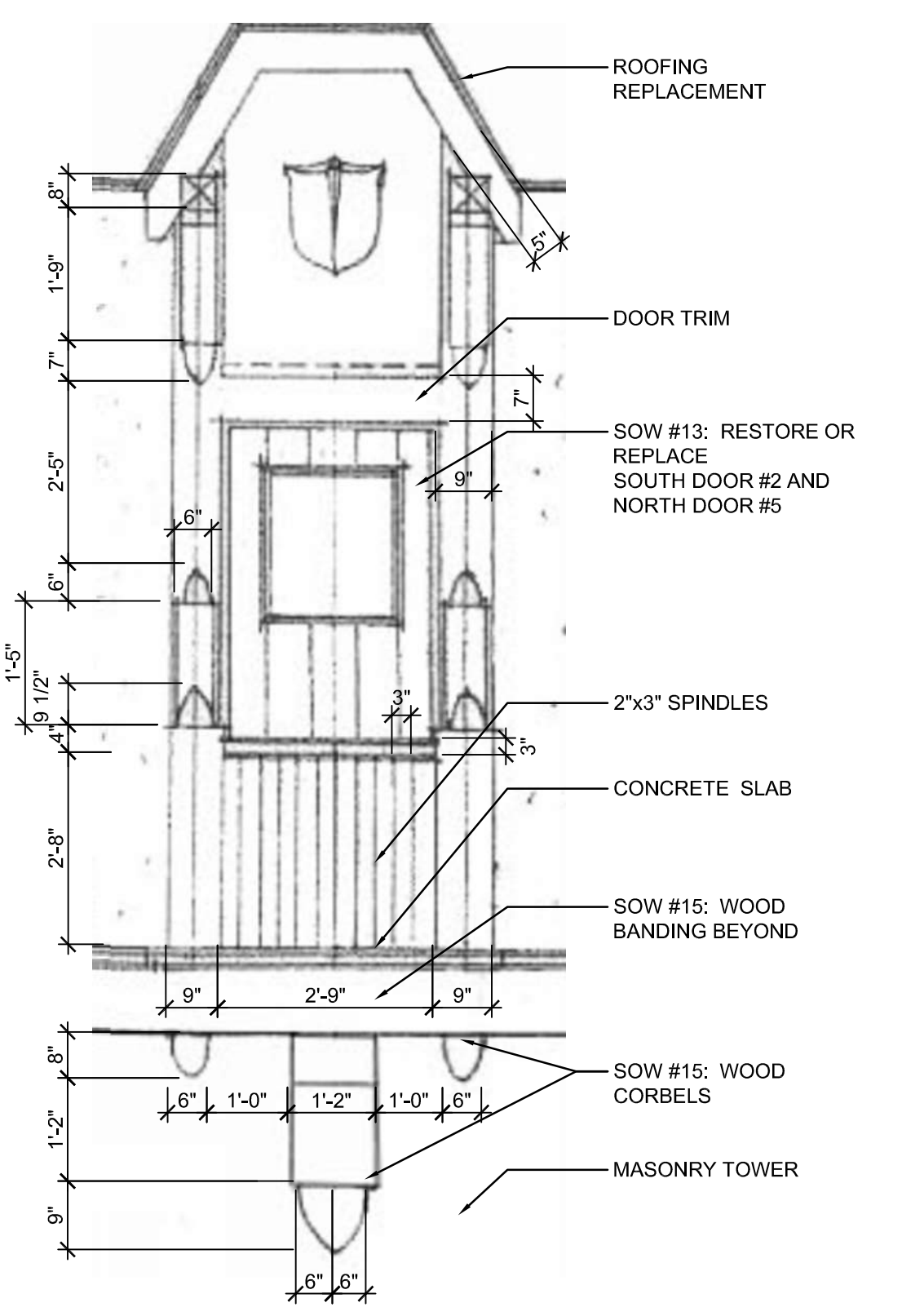
HRB	EAM
DRAWN BY	CHECKED BY
WDH	EAM
PROJECT MGR.	PROJECT ARCH.

**DETAILS**

**R402.1**



- BALCONY NOTES:**
- SOW #14: RESTORE WOOD MEMBERS, INCLUDING TRIM, RAILINGS, FLOOR, CORBELS, ROOF SUPPORTS AND ASSOCIATED STRUCTURAL MEMBERS
  - USE SOLID WOOD MEMBERS WHEN REPLACING.
  - SEE PHOTOS 8/R500.2, 9/R500.2 AND 40/502.2



**1**  
ENLARGED WEST ELEVATION / SECTION  
@ TANK ROOM BALCONY, TYP  
SCALE: 1/2" = 1'-0"

**2**  
ENLARGED SOUTH ELEVATION  
@ TANK ROOM BALCONY, TYP  
SCALE: 1/2" = 1'-0"

## ARTICLE

# The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation

## Rehabilitation as a Treatment

**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

## Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** (<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>) to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

The **Guidelines for the Treatment of Historic Properties** (<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>) illustrate the practical application of the Standards for Rehabilitation to historic properties.



## **REQUEST FOR ACTION**

### **Historic Inventory Prioritization**

**MEETING DATE:**

April 25, 2023

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

Old Business

**PRESENTER:**

Molly Patterson-Lundgren

**Action Requested:**

No Action Required.

**Report Narrative:**

Members of the Commission have asked about the prioritization for the review of properties on the historic inventory. As a reminder, the purpose of the inventory is simply to be a list of properties that may meet the criteria for landmark designation. The intention is to review all properties for possible landmark designation.

The Heritage Preservation & Urban Design Coordinator continues to work towards the development of several eligibility studies for properties on the list. Priority considerations include:

- Availability of historic information on the property
- Availability of the Coordinators time and/or budget to hire a consultant to conduct research and evaluation
- Availability of historic context developed about the property
- Applications submitted requesting landmark designation

There are several projects underway or just getting started that will assist in further developing the materials cited above. These include the open internship position for the department and the State Hospital context study project.

The historic inventory can be found on the City website at:

<https://www.rochestermn.gov/home/showpublisheddocument/37876/63814918360460000>

**Fiscal & Resource Impact:**

The cost associated with developing an eligibility study varies greatly, depending on the size and complexity of the property or district and the accessibility of historic information available on the property. A landmark eligibility study, conducted by a professional consultant is estimated to start at \$10,000-\$12,000 and run upwards of \$15,000, per property.

**Prepared By:**

Molly Patterson-Lundgren

**Attachments:**





## REQUEST FOR ACTION

Announcements, Updates, and Other Businesses

**MEETING DATE:**

April 25, 2023

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

Other Business/Announcements

**PRESENTER:**

Molly Patterson-Lundgren

**Action Requested:**

No action is required.

**Report Narrative:**

Announcements and & project updates will be provided only verbally at the meeting unless otherwise indicated below in an attachment. Timely updates in addition to the following may also be provided at the meeting.

- Memo from Community Development Director regarding property assessment (see attachment)
- Kahler sign activity
- Soldiers Field Park Section 106 Review
- Upcoming City Council Study Sessions - May 1, 2023, and May 8, 2023
- Internship Position
- Rochester State Hospital Project

Upcoming HPC meetings

- Next meeting May 23, 2023

**Prepared By:**

Molly Patterson-Lundgren

**Attachments:**

[CD Director Memo - Property Assessment](#)

TO: HERITAGE PRESERVATION COMMISSION

FROM: IRENE WOODWARD  
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PROPERTY ASSESSMENTS

DATE: APRIL 20, 2023

There were discussions at a prior meeting about how a historic landmark designation could impact the assessment of a property. In discussions with representatives of the Olmsted County Property Assessments office, they have explained a process that they follow when completing an assessment. The estimated market value of each property is established by viewing the property, gathering data, computing the base value, value of new improvements, and analyzing its past sales. In general, the market is going to determine the value of the property along with the number of sales in the area.

A historic landmark designation or inclusion in a historic district is not something that will have an impact when the Assessment office is establishing the value of a property. The designation does not factor into the estimated market value. For example, the Assessment office has seen real-estate listed for a property in Pill Hill with a well-known architect and that is not taken into account with determining the value of the property.

Along with my conversations with the County Assessor's Office, I have been researching other data about the value of property in the proposed historic district and the possible financial implications of the city developing different types of incentive or assistance programs. I plan to bring this information to the City Council for their discussion at a study session on May 8<sup>th</sup>.