ROCHESTER HISTORICAL CONTEXTS

Rochester, Olmsted County, Minnesota

July 2014

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SUBMITTED TO:
City of Rochester
201 4th Street SE
Rochester, Minnesota 55904

SUBMITTED BY:
106 Group
The Dacotah Building
370 Selby Avenue
St. Paul, MN 55102

PRINCIPAL INVESTIGATOR:
Kelli Andre Kellerhals, M.S.

REPORT AUTHOR(S):
Adam Kaeding, Ph.D.
Kelli Andre Kellerhals, M.S.
Kathryn Ohland, M.S.

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TABLE OF CONTENTS

LIST OF FIGURES

1.0   INTRODUCTION

1.1 Rochester's Historical Contexts Process

Until 2013, Rochester did not have a formal Heritage Preservation Commission (HPC). Prior to the formation of the HPC, the identification, designation, and projection of historic resources within the city had been sporadic and piecemeal, and was largely the effort of well-intentioned individuals. A lack of well-developed historical contexts to understand the full history and development of Rochester meant that only the most obviously significant resources received attention for designation while other potentially significant properties were overlooked. To this end, the Henry S. Plummer House, the William J. Mayo House, and the Toogood Barns were listed in the National Register of Historic Places (NRHP) in 1975; the Chateau Dodge Theater, the old Rochester Public Library, the Rochester Armory, the Pierce House, and the Timothy Whiting House in 1980; the Avalon Hotel in 1982; and the Dr. Donald C. Balfour House in 2004. The Pill Hill Residential Historic District was listed in 1990. The Mayo Clinic's Plummer Building and no-longer extant Mayo 1914 Building were listed as National Historic Landmarks (NHL) in 1969. A few properties have been listed and subsequently removed from the NRHP, including the Hotel Zumbro, the Charles H. Mayo House, and the Chicago Great Western Depot (See Figure 1).

The first step in Rochester's formal preservation planning process was completed in 2012 when Stark Preservation Planning, LLC, completed a Rochester Heritage Resource Discovery Plan for the Rochester Heritage Preservation Committee, the predecessor to the now formal HPC. The Discovery Plan established a baseline of previously identified and previously inventoried properties in Rochester that may be historic or potentially historic, and created a layer of those properties in Rochester's Geographic Information System (GIS). As a result of this project, 465inventoried properties were identified that are or may be historic or potentially historic properties (Stark 2012:5). The Discovery Plan has served as a stepping stone to help inform a more formal and extensive preservation plan, historical context development, and survey.

In 2014, Rochester's City Council charged the HPC with preparing a list of sites within the City that would be recommended for designation as Heritage Preservation Sites under the criteria in section 19B.04 of Ordinance 19B. To accommodate the City Council's request, the 106 Group was hired to begin a larger preservation planning process, which included the preparation of initial historical contexts to guide the identification and designation process.

1.2 What is an Historical Context?

According to the National Park Service (NPS) a historical context is a document "created for planning purposes that groups information about historic properties based on a shared theme, specific time period and geographical area" (NPS 2014). A context then is a planning document that provides a way of organizing the diverse historic resources of a community based on thematic associations, geographical limits, and/or chronological periods of time. An historical context is intended for use as a diagnostic document which assesses the significance of a property in terms of the "relevant geographical area, the history of associated historical themes or subjects, and within an historical and contemporary time frame"
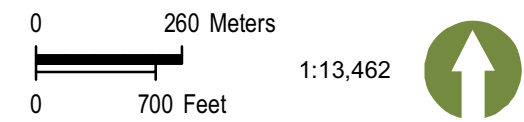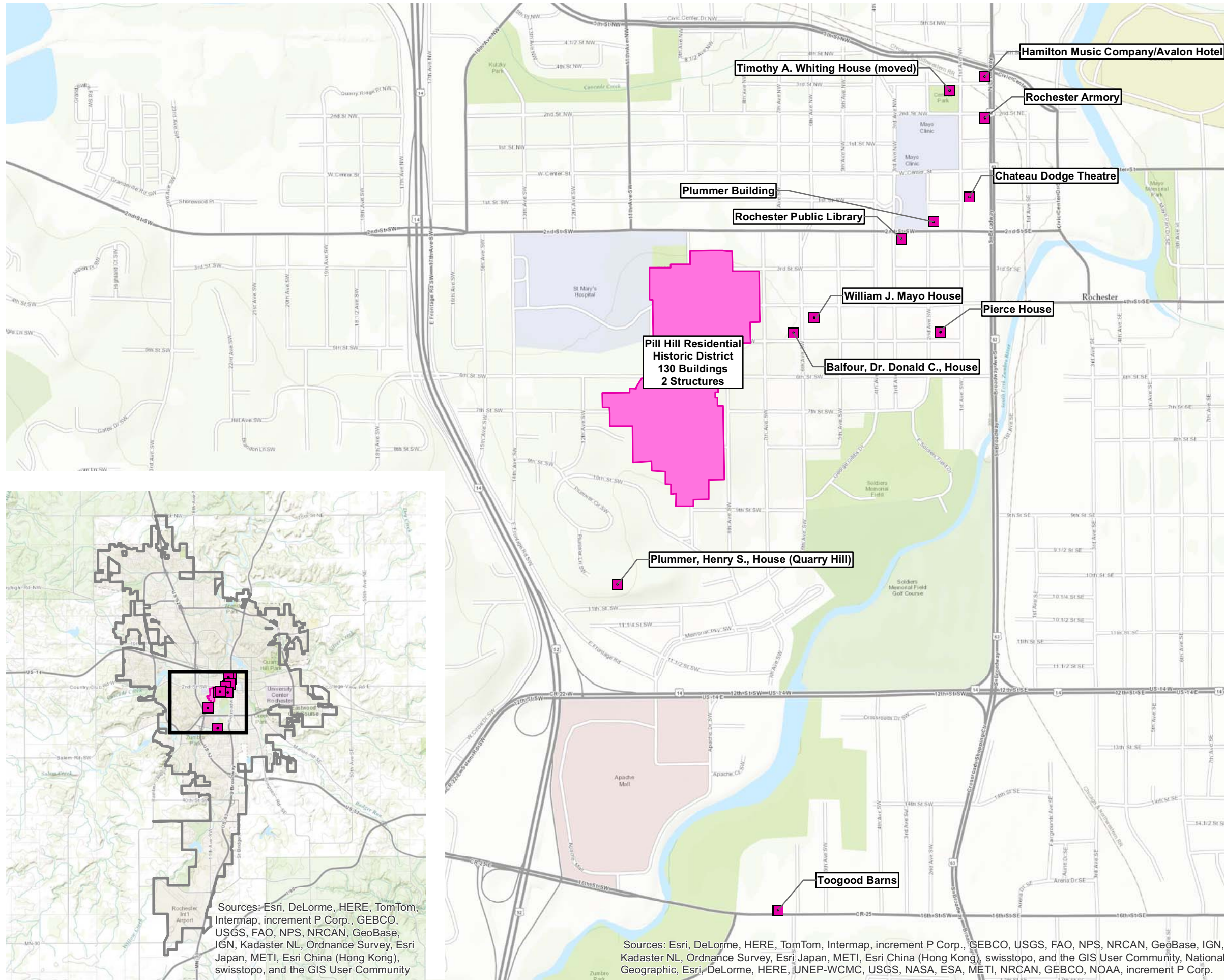
(Wyatt 2009). A context provides the framework in which resources can be evaluated for possible National Register of Historic Places (NRHP) eligibility. The development of historical contexts, as intended by this document, will describe and analyze the broader picture of Rochester's architecture and development.

1.3 Why are Historical Contexts Necessary?

Historical contexts are an integral component of the preservation planning process. Contexts serve preservation planning by assuring that the full range of historic properties are identified and subsequently evaluated, registered, and protected. Contexts help to prioritize the preservation decision-making process by examining historic resources in relation to similar properties, by knowing how common or uncommon their occurrence, and by ascertaining their significance relative to other resources. Historical contexts help to guide future survey and designation processes by proactively and objectively seeking geographical areas, resource types, or themes that are likely to reveal valued historic resources. Within the local preservation planning process, they allow an HPC to pursue designation in a thoughtful, deliberate, and coordinated manner, rather than responding to community crises or ad hoc development pressures. For an HPC, historical contexts are particularly critical, as they serve to justify the identification and designation of historic resources, which have regulatory consequences. Without an historical context to appreciate the relative significance of a resource, decisions made by Commissioners or staff are less able to withstand public scrutiny and legal challenges (Stark 2008:1).

Rochester
Historical Contexts
Rochester, Olmsted County, Minnesota

■ NRHP-Listed Architectural History Property

▨ Pill Hill Residential Historic District

Hamilton Music Company/Avalon Hotel

Timothy A. Whiting House (moved)

Rochester Armory

Chateau Dodge Theatre

Plummer Building

Rochester Public Library

William J. Mayo House

Pierce House

Pill Hill Residential Historic District
130 Buildings
2 Structures

Balfour, Dr. Donald C., House

Plummer, Henry S., House (Quarry Hill)

Toogood Barns

0   260 Meters
0   700 Feet
1:13,462

106GROUP

NRHP-Listed
Properties in Rochester

Figure 1

Sources: Esri, DeLorme, HERE, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community

Sources: Esri, DeLorme, HERE, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community, National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Source: Rochester; Olmsted County; MN SHPO; 106 Group

Map Produced by 106 Group 7/23/2014

2.0   Current Historical Contexts

As part of the federal legislative framework governing the treatment of cultural resources, the Minnesota State Historic Preservation Office (SHPO) has developed a series of historical and thematic contexts in which cultural properties may be interpreted and evaluated (SHPO 1993). These contexts contain a summary of the history of the specific time period or property type, examples of associated property types, maps illustrating the geographical limits of the context, and bibliographic references. The full contexts are available at the SHPO offices in St. Paul, Minnesota.

2.1 Minnesota Statewide Contexts

The Minnesota SHPO has established several broad historical contexts that cover specific periods of development within the state. Minnesota's statewide contexts include the following:

- Indian Communities and Reservations: 1837-1934;
- St. Croix Triangle Lumbering: 1830s-1900s;
- Early Agriculture and River Settlement: 1840-1870;
- Railroads and Agricultural Development: 1870-1940;
- Northern Minnesota Lumbering: 1870-1930s;
- Minnesota's Iron Ore Industry: 1880s-1845;
- Minnesota Tourism and Recreation in the Lake Regions: 1870-1945; and
- Urban Centers: 1870-1940.

2.2 Minnesota Statewide Property Type Contexts

In addition to the broader historical contexts, SHPO has also developed statewide contexts that cover specific property types. These contexts include:

- State Owned Buildings;
- Bridges;
- Hydroelectric Power in Minnesota: 1880-1940;
- Finnish Log Architecture: 1880s-1930s;
- Red River Trail in Minnesota: 1835-1871;
- Minnesota Military Roads: 1850-1875;
- Quarries and Mines;
- Rock Art;
- Lithic Scatters;
- Earthworks;
- Federal Relief Construction: 1933-1941; and
- Geographic Features of Cultural Significance.

2.3 Minnesota Statewide Thematic Contexts

The National Park Service has developed the Multiple Properties Documentation Form (MPDF) to nominate groups of related significance properties. Within an MPDF, the themes, trends, and patterns of history shared by the properties are organized into historical contexts and the property types that represent those historical contexts are defined (NPS 2014). These MPDFs are not nominations in their own right, but serve as a basis for evaluating the National Register of Historic Places (NRHP) eligibility of related properties. Within Minnesota, the following MPDFs have been created:

- Precontact
  - American Indian Rock Art;
  - Precontact American Indian Earthworks, 500 B.C. – A.D. 1650; and
  - Woodland Tradition.

- Precontact and Post-Contact
  - Shipwrecks of Minnesota's Inland Lakes and Rivers, 9500 B.C – A.D. 1945

- Post-Contact
  - Banks of Minnesota, 1853-1960;
  - Commercial Logging in Minnesota 1837-1940;
  - Federal Relief Construction in Minnesota 1933-1941;
  - Grain Elevator Design in Minnesota;
  - Iron and Steel Bridges in Minnesota;
  - Minnesota Hydroelectric Generating Facilities, 1881-1928;
  - Minnesota Masonry Arch Highway Bridges;
  - Minnesota Military Roads;
  - Minnesota Red River Trails;
  - Minnesota State Park CCC/WPA/Rustic Style Historic Resources;
  - Minnesota's Lake Superior Shipwrecks 1650-1945;
  - Overland Staging Industry in Minnesota, 1849-1880;
  - Shipwrecks of Minnesota's Inland Lakes and Rivers, 9500 B.C – A.D. 1945;
  - Portage Trails in Minnesota, 1630s-1870s;
  - Railroads in Minnesota, 1862-1956; and
  - Reinforced-Concrete Highway Bridges in Minnesota.

2.4 Additional Historical Contexts

The SHPO maintains an extensive collection of inventory forms and cultural resources survey reports that have been generated as a result of federal undertakings and compliance with Section 106 of the National Historic Preservation Act (NHPA). This collection contains several detailed reports about Rochester, including the cultural resources evaluation for the Trunk Highway (TH) 14/ United States (US) Highway 52 Corridor project, which made important contributions to the collection of inventoried properties and

historical contexts pertaining to Rochester. Contexts developed for project-specific reports typically are brief and focus narrowly on the resources within the project's area of potential effect. Unlike those prepared for the City of Rochester's planning purposes, these contexts are less likely to take broad perspectives of neighborhoods or overall urban development trends into consideration. Nevertheless, these contexts can be of value to the City of Rochester's preservation and designation process by providing a framework in which to evaluate resources for local heritage preservation designation and for their potential eligibility for listing in the NRHP.

3.0   Rochester Historical Contexts

The following five historical contexts have been developed for the City of Rochester to use as a basis for evaluating cultural resources for local heritage preservation designation and to identify their potential eligibility for listing in the NRHP. These contexts are broad and brief, and further study may reveal additional information which could help expand these contexts. Additional contexts may also be developed, particularly contexts that focus on Rochester's agricultural and dairying industries; biographical studies of significant people; and prominent businesses in Rochester not associated with the Mayo Clinic and the city's large hospital, hotel, and hospitality industry.

3.1 Archaeological Signatures of the Rochester Area

Seven archaeological regions have been indentified in Minnesota. Rochester lies within the Southeast Riverine Archaeological Region (SHPO Region 3W). This region is notable for its lack of lakes outside of river valleys (Anfinson 1990:139; Arzigian and Kolb 2010:7). The potential for an area to contain archaeological sites is often measured largely based on the amount of and distance to the nearest lakes (Anfinson 1990:139). Though lakes are few, Rochester and the surrounding area do contain many resources that have drawn people to the area for at least 12,000 years (Arzigian and Kolb 2010:14). This section discusses the archaeology of the Rochester area including a history of the area's Native American residents, the types of archaeological sites that they left behind, and the kinds of locations that are most likely to contain these sites.

This region is crossed by three rivers and a network of streams. It has fertile soils and a longer growing season than the rest of the state. There are outcrops of stone made up of materials that are useful for the creation of stone tools. Finally, the area contains plants and animals that live in prairies, and forests, and wetlands (Anfinsen 1990:147; Arzigian and Kolb 2010:7, 10). These qualities have attracted people since humans first occupied the Americas – an era known as the Paleoindian period (Arzigian and Kolb 2010:14, 51, 65). In Minnesota, the Paleoindian period (ca. 10,000 B.C. – 6000 B.C.) was characterized by small bands of big-game hunters pursuing mega fauna and, later, bison (Arzigian and Kolb 2010:14). The Paleoindian people did not build villages or long-term settlements. As a result, the archaeological remains from that period are usually small pieces of stone waste made during the creation of stone tools, or a single stone tool itself (Dobbs 1989a:71). Years of archaeological survey in the Rochester area have located a small number of archaeological sites, and both the Early (10,000-8000 B.C.) and Late Paleoindian (8500 – 6000 B.C.) periods are represented among them (Arzigian and Kolb 2010:14, 51, 65; Dobbs 1989a:50-53, 64-67). There is a possibility that the earliest archaeological sites are located near smaller streams and tributaries (like Bear Creek and the North Branch Root River) with the larger rivers becoming more important locations later in the region's history (Arzigian and Kolb 2010:10, 60). Possibly the oldest identified archaeological site in the region was a stone-tool workshop from the Early Paleoindian period. This site contained stone materials imported from great distances (Arzigian and Kolb 2010:65-67). This site was near a smaller stream, about two miles away from the junction of Silver Creek and the Zumbro River, within the Rochester city limits.

The era following the Paleoindian period is known as the Archaic (6000-1000 B.C.). During the Archaic stage people adapted to changing weather and temperature. Native Americans relied on hunting bison and smaller mammals while developing new survival technologies and tools. Unfortunately, archaeologists have not found many sites dating to the Archaic stage in Minnesota (Dobbs 1989a:79, 110; Arzigian and Kolb 2010:15). Archaic sites have been found in Rochester, however (Arzigian and Kolb: 15). These sites (Sites 21OL1, 21OL19, 21OL20, 21OL22, 21OL23, 21OL29, 21OL46, 21OL50, and 21OLac) may fit the pattern discussed earlier, with concentrations along smaller creeks rather than the larger rivers (Arzigian and Kolb 2010:15, 60, 80-82).

 The next archaeological stage in Minnesota is the Woodland period (1000 B.C. – A.D. 1100) (Anfinson 1990:151; Dobbs 1989a:106-107). Unlike the Archaic stage, archaeologists have found a great deal of evidence from the Woodland period. During the Woodland period, people developed more advanced methods for using plants, built large mounds, and began to produce ceramics (Arzigian and Kolb 2010:16). The ceramics in particular allow Minnesota archaeologists to study Woodland people in more detail, but, so far, they have not found a large enough sample of ceramics to do so in Rochester (Anfinson 1979; Arzigian and Kolb 2010:16; Dobbs 1989a). In the Rochester area, Woodland sites are most likely to be found near the major rivers, especially in areas where additional streams or springs are also present (Anfinson 1990:156). Woodland sites are also likely to be found in other areas including bluff-tops, caves and rock-shelters, and knolls and stream deltas within floodplains (Anfinson 1990:157).

The era just before and during the arrival of European settler – known as the Late Prehistoric, Protohistoric or Contact period – is the best known prehistoric (or precontact) time period in the region (Arzigian and Kolb 2010:17). During this period, Native American tribes lived in seasonal or permanent villages. Oneota peoples are the best known group from this time period in southeastern Minnesota. Archaeologists have found Oneota sites at places near to Rochester including Red Wing, Minnesota and La Crosse, Wisconsin (Arzigian and Kolb 2010:17). While no Oneota villages have been found in Rochester, evidence from other Oneota sites indicates that these people were coming to the area at least seasonally (Arzigian and Kolb 2010:17). The Oto and Ioway tribes, descendents of Oneota peoples, may also have extended into the general Rochester region (Arzigian and Kolb 2010:17; Dobbs 1989b:22).

Minnesota archaeologists have found a great deal of evidence supporting the trends described above. In Rochester, however, the same is not true (Arzigian and Kolb 2010:14). Archaeologists have not yet investigated much of the Rochester area. Where they have conducted research (notably the along the Zumbro River and Bear Creek) few sites have been found (Arzigian and Kolb 2010:60). Still, research in the Southeast Riverine Archaeological Region, in Olmsted County, and within Rochester has suggested some areas that are more likely to contain archaeological sites. These are identified by the following factors (Anfinson 1990:156-157; Arzigian and Kolb 2010:88):
- Proximity to major rivers, particularly terraces above rivers, and particularly near junctions with other bodies of water
- Position within the floodplains between major drainages
- Proximity to spring-fed streams, particularly near headwaters of major drainages
- Locations with natural protections against fire like river bends

- Bluff-tops
- Caves and rock-shelters
- Knolls within stream deltas and floodplains

Any evidence of past human activity might be considered an archaeological site. There are, however, certain types of prehistoric sites and features that are most likely to be found in the Rochester area:

- Fire hearths
- Earthworks
- Burials (mounds or depressions)
- Waste disposal areas
- Animal and plant processing areas
- Stone material collection sites (quarries)
- Stone tool workshop areas
- Long-term base camps
- Seasonal, temporary, and over-night camps
- Village locations

Archaeological sites are not limited to the prehistoric periods discussed above. The historical contexts presented in the rest of this document are as likely to be associated with archaeological sites as the structures that are listed. These sites were created after the arrival of European settlers, an era often referred to as the post-contact period. Historical structures that are still standing may be associated with archaeological features and resources. Likewise, historical structures that are no longer standing may be represented by their archaeological remains. In both cases, the materials may be considered important post-contact archaeological sites. Some of the features that might be found in post-contact archaeological sites include:

- Structural ruins
- Foundations of buildings and outbuildings that are no longer standing
- Outhouses/privies
- Cemeteries
- Wells
- Dumps
- Cellar depressions
- Railroad tracks and buildings
- Bridge foundations
- Sewer and utility tunnels
- Campsites

3.2 Rochester's Early Settlement, 1854-1889

Rochester's early settlement history is defined as the period from 1854, when the first white settlers staked a claim in the area that is now downtown Rochester, to 1889, the year St. Mary's Hospital opened and with it, ushered in a health care industry which would forever define Rochester's history. Rochester's early settlement history follows that of many typical pioneer cities; founded as a stop on a stagecoach line, developed into a regional urban center which supported local farmers, was serviced by railroads, and had a stable population base. Few historic resources remain from this time period; those that are extant have likely seen alterations and additions.

In 1854, George and Henrietta Head staked their claim on the west shore of the Zumbro River, in present-day southeastern Minnesota, and around their house grew a pioneer settlement. Head named the community Rochester, after his hometown of Rochester, New York. Rochester was named the county seat of Olmsted County in 1858. Settlers were attracted to the area because of the Zumbro River and its falls, which provided drinking water, natural drainage, mill power, and transportation.

From its founding, Rochester's population grew steadily. Six years after its founding, in 1860, the city's population was 1,424 residents. In 1870, Rochester's population was 3,953; in 1880 it was 5,103; and by 1890 it was 5,321 residents (United States Census Bureau 2014). Settlers arriving in Rochester included Scandinavians, Germans, Irish, and Scots. This expansion of population led to the settlement of new neighborhoods, church planting, and an expansion of public services, such as schools, waterworks, and gas services.

Rochester's growing population was facilitated by its strategic location at the confluence of two overland routes that brought settlers into the area prior to the arrival of the railroads. One was a route that ran westward from Winona, and the other was the Dubuque Trail. The Dubuque Trail was a stage line that operated from Dubuque, Iowa to St. Paul, Minnesota, with a stop and service station in Rochester. The line was "Rochester's primary link to outside markets and a catalyst for travel to and through the little town" (St. Mane 2003:8). The Dubuque Trail was established to ease the isolation of St. Paul in the winter months due to the freezing of the Mississippi River, and facilitated providing mail and supplies to the city. The Dubuque Trail passed through the Minnesota towns of Hampton, Cannon Falls, Zumbrota, Oronoco, Rochester, Pleasant Grove, and into Decorah, Iowa and then south to Dubuque. Though the trail declined in importance with the establishment of rail service, the route is still a major thoroughfare through Rochester today, as US Highway 52 largely follows the original trail for most of its length (BRW, Inc. 1994:53). Agriculture, urbanization, and years of construction and development have likely eliminated all evidence of the trail, though one report suggests that in 1994 a small segment of trail was visible along the northern edge of Rochester's IBM campus, located at 3605 US Highway 52 (BRW, Inc. 1994:63). Further field survey and analysis would be needed to confirm the existence of remnants of this trail.

Ten years after Rochester was settled, the first railroad connection to the town was made. In October 1864, the Winona & St. Peter Railroad (W&StP), now the Dakota, Minnesota & Eastern (DM&E), arrived in Rochester. In 1867, the W&StP sold trackage rights to the Chicago & Northwestern

Transportation Company (CNW), effectively linking Rochester with the rest of the country through its network of tracks (BRW, Inc. 1994:53). The W&StP ran east-west through the city, with its tracks passing just north of downtown, crossing Broadway between 3rd and 5th Streets NW. This rail corridor is still extant and operational today. The Chicago Great Western Railway (CGW) extended service to the city in 1903, which provided another link between Rochester and the rest of the country (BRW, Inc. 1994:77).

By the 1860s, the city was a booming agricultural center, servicing the dairying, farming, and cattle operations in the surrounding countryside. A prominent business district located along Broadway Avenue was well established by the 1880s and boasted banks, grocers, butchers, bakeries, jewelers, cigars shops, billiard saloons, notions, hotels, and drug stores (Sanborn Map Company 1884; Hodgson 1989:20). The buildings along Broadway were predominantly one- and two-story tall brick commercial buildings. Architecturally, Italianate-style structures dominated, with large storefront windows and transoms, arched second and third-story windows, and large brick, metal, or wood entablatures. Vernacular interpretations of the Federal style and Victorian architecture were also constructed. While Broadway remains a significant thoroughfare in Rochester today, it is no longer the main business district and is no longer dominated by contiguous blocks of historic one- and two-story brick storefront buildings as it was in the 1880s. A few pre-1900 commercial buildings are still scattered along Broadway, with a larger concentration found between 3rd and 4th Streets SW. The majority of historic buildings that line Broadway were constructed after the early settlement period. Rochester was not limited to Broadway Avenue in the 1860s; radiating out from Broadway to the west were multiple city blocks that were occupied by churches, schools, commercial buildings, and houses. Among buildings of note is Calvary Episcopal Church, located at the present-day corner of 2nd Street SW and 3rd Avenue SW, which is still extant today and is the oldest church building in Rochester.

In the 1880s, Rochester was still a thriving community, and in all likelihood, Rochester would have remained a small, but successful regional agrarian center if not for the devastating events of August 21, 1883. In the afternoon of what had been a hot and humid day, a massive storm developed and spurred a tornado that formed in the west and swept through town. In a matter of minutes, at least 24 people died, more than 100 were injured, 150 buildings destroyed, and one-third of the town was torn apart (Hodgson 1989:27; St. Mane 2003:27). The majority of the damage occurred in the north side residential area of the city, though no section of the town was unscathed. Local physicians, including Dr. William Worrall Mayo and his sons Drs. William and Charlie, as well as the Sister of Saint Francis, came to the aid of those injured. In the weeks after the tornado, Mother Mary Alfred Moes of the Sisters of Saint Francis became convinced that Rochester needed a permanent medical facility and she approached Dr. Mayo about building a hospital. Dr. Mayo resisted this idea, but after much persistence by Mother Alfred, he agreed. Six years after the tornado struck, Saint Mary's Hospital opened on September 30, 1889, and forever changed the course of Rochester history (St. Mane 2003:27).

PROPERTY TYPES
The following are examples of property types that are associated with Rochester's Early Settlement Period. While this list is extensive, it is not all inclusive, and it is important to note that many resources relating to these property types may no longer be extant, or have lost considerable historic integrity. They

may also survive in the form of archaeological sites. This list is to demonstrate the full range of commerce, industry, and civic properties associated with Rochester's Early Settlement Period.

Commerce
Bakeries
Confectionary/Candy Stores
Clothiers
Clothing and Dry Goods
Dry Goods
Department Stores
Drugstores
Farm Implements/Feed/Seed
Furniture and Cabinetry
Grocers/Food Markets/Butchers
Hardware
Harness
Ice Houses
Jewelers/Watchmakers
Meat Markets
Millinery
Music Stores
Sash, Blinds, and Interiors
Shoe Stores and Shoemakers

Services
Attorneys
Banks
Barbers
Blacksmith
Boarding Houses
Builders and Contractors
Doctors
Dentists
Funeral Homes/Undertakers
Hotels
Land Agents
Laundries
Lawyers
Liveries
Machine Shops
Newspapers
Photographers

Printers
Realtors
Farm Implements
Railroad
Restaurants and Cafes
Saloons
Tailors
Theaters/Opera House
Wagon makers

Industry
Agricultural
Breweries
Brickyards
Boiler Makers
Canning/Bottling Factories
Cement Factories
Cigars
Coopers
Dairies and Creameries
Factories
Fanning Mills
Feed Mills
Flour Mills
Foundries/Machine Shops
Grain Elevators
Harness and Saddlery
Ice Factories/Plants
Livestock/Game/Animals
Lumberyards
Produce
Sawmills
Slaughterhouses
Stockyards
Textile Mills
Veterinarians
Woolen
Tanneries
Quarries

	Hospitals and Clinics
Civic	Library
Civic Buildings	Police Stations
City Hall	Post Office/Federal Courthouse
County Courthouse	Poor Houses
Fire Stations	

3.3 Born in a Storm: The Mayo Clinic and Hospitality in Rochester, 1889 – Present Day

When Dr. William Worrall Mayo established a medical practice in Rochester, Minnesota, he did not do so with the intent that it would be an internationally acclaimed medical center serving a range of patients, from the average American, to Lou Gehrig, King Hussein of Jordan, and the Dalai Lama. Instead, the Mayo Clinic originated with a man who arrived in Rochester to serve as an examining surgeon for the Union Army in the Civil War and two sons that followed in their father's footsteps. From 1889 to the present day, the Mayo Clinic has played an undeniably significant role in Rochester's history, dominating Rochester's economy, and has given rise to a parallel hospitality and service industry that exists because of the Mayo Clinic.

Dr. William Worrall Mayo was an English immigrant who was born in Eccles, England on May 31, 1819. He studied science and medicine in the United Kingdom (UK) before moving to the United States in 1845. Mayo married Louise Abigail Wright in 1851 and settled in Lafayette, Indiana. By 1854, the family had moved to the Le Sueur area of Minnesota. During the Dakota War of 1862, Mayo was instrumental in treating the wounded in New Ulm and set up a hospital in New Ulm's Dacotah House to care for the victims of the attack. In May 1863, Mayo left his family in Le Sueur, Minnesota and assumed duties as an examining surgeon for the Union Army enrollment board in Rochester. In 1864, Mayo's family arrived in the city, and the Mayo's made Rochester their permanent home (St. Mane 2003:8). After the Civil War, Mayo's two sons, William and Charlie, joined him in his medical practice, having becoming accredited medical doctors in their own right. The Doctors Mayo were highly regarded in the Rochester community.

When the tornado struck Rochester in 1883, Dr. Mayo and his sons were actively involved in treating the wounded, and were supported by the Sisters of Saint Francis. In the time period after the tornado, Mother Mary Alfred Moes became convinced that Rochester needed a permanent hospital. She approached Dr. Mayo about opening a facility that would be staffed by Mayo and his sons, and the Sisters would provide nursing staff. Mayo initially declined, saying "Rochester was too small to support a hospital and construction costs would be prohibitive" (Hodgson 1989:26). However, after much persistence and the suggestion that the Sisters would raise the construction funds, Mayo agreed. Saint Mary's Hospital opened in 1889 with 27 beds, and was the first general hospital in southeastern Minnesota (St. Mane 2003:9).

With the opening of Saint Mary's Hospital, the Doctors Mayo constituted the hospital's entire medical staff, and the Sisters of St. Francis served as administration and nursing staff. Over the next several years, William and Charlie became increasingly well-known for their surgical skills, and their practice, as well as Saint Mary's Hospital, grew (St. Mane 2003:61). Charlie and William developed careers in surgery that brought them international acclaim, and their surgical talents attracted a number of visiting physicians who sought to learn from the brothers. The name "Mayo Clinic" was not coined by the Mayo brothers themselves, but rather originated from visiting physicians who came to Rochester to see the brothers operate. These physicians frequently referred to their destination as "the Mayo Brothers' Clinic" or "Mayo's Clinic" and the shortened name was popularized by patients. "Mayo Clinic" officially became the name of the organization with the opening of the 1914 Building and the founding of the Mayo's educational program and foundation (Mayo 2014).

The Mayo brothers renown in surgery brought increasing numbers of patients to Rochester and necessitated the need for additional partners to join the Mayo's practice. As new partners joined the Doctors Mayo, they helped broaden the medical and surgical options available for patients. By 1915, five additional doctors had joined the Mayo partnership, including Dr. Augustus Stinchfield, Dr. Melvin Millet, Dr. Christopher Graham, Dr. Henry Plummer, and Dr. Donald Balfour. By 1929, 386 physicians were working under the Mayo Clinic name (Sutter Health 2014). Out of this partnership, the concept of private group practice evolved. Group practice would revolutionize the health care industry and helped launched the Mayo Clinic into international fame. The Mayo's believed that the combined wisdom of one's peers is greater than any individual, and thus the group practice of medicine evolved as physicians, medical professionals, and administrators all worked together for the care of the patient (Mayo Clinic 2014). Dr. William Mayo described this group practice philosophy:

> As we grow in learning, we more justly appreciate our dependence upon each other. The sum-total of medical knowledge is now so great and wide-spreading that it would be futile for one man to attempt to acquire, or for any one man to assume that he has, even a good working knowledge of any large part of the whole. The very necessities of the case are driving practitioners into cooperation. The best interest of the patient is the only interest to be considered, and in order that the sick may have the benefit of advancing knowledge, union of forces is necessary (Mayo 2014).

What stemmed from the Mayo brothers' ideals has become a medical model replicated at hundreds of hospitals worldwide. Today, the Mayo Clinic remains the largest integrated nonprofit medical group practice in the world dedicated to providing comprehensive diagnosis and treatment in virtually every medical and surgical specialty.

When Saint Mary's Hospital opened in 1889, it had 27 patient beds. The success of the Mayo brothers soon rendered the hospital too small to accommodate the number of patients seeking care. Five additions were added to Saint Mary's Hospital by 1912: one in 1893, 1898, 1904, 1908, and the fifth in 1912 (Hodgson 1989:29). The hospital has undergone multiple expansions since 1912 as well. In 1922, the Joseph Building was constructed, the Francis Building added in 1941, the Domitilla Building in 1956, the

Alfred Building in 1967, and the Mary Brigh Building in 1980. Construction is currently underway to add additional floors to the Mary Brigh East Building and renovate existing floors in other buildings.

The Mayo Clinic's growth has necessitated numerous building campaigns to support the growing medical practice, which includes education and research components as well. On March 6, 1914, the first building constructed specifically for the Mayo Clinic opened in downtown Rochester. Dubbed the "1914 Building," the Classical Revival style building was constructed due to the increasing numbers of patients that taxed the Mayo's downtown offices. Dr. Plummer was a strong advocate of improved operational methods and thus the building was built around the medical principles, concepts, and systems that the Mayo Clinic pioneered. The building reflected the idea that medical buildings should be warm, inviting, and efficient (Mayo 2014). Dr. Plummer insisted that a study of the needs of the medical practice had to be undertaken before any plans for the building were drawn, to ensure the building could serve the needs of the clinic. No precedent existed for such a structure, and therefore Dr. Plummer undertook much of the design himself (Nelson 1996:1024). The St. Paul architecture firm of Ellerbe and Round was hired to assist with the building design, beginning a partnership between Mayo and Ellerbe that continues to present day. The 1914 Building featured many innovative features, such as communication devices to enhance staff integration and a centralized file system of medical records for easy access. Additionally, "the design of the building helped organize the diagnostic, surgical, and research endeavors of the clinic into division and sections for the first time. Throughout the ensuing years, the philosophy developed for the design of the first Mayo Clinic building has continued to influence Mayo construction" (Nelson 1996:1024). The 1914 Building was demolished in 1986 to make way for the Siebens Education Building.

The philosophies of building design developed for the 1914 Building and the Mayo values of collaboration and group practice are further embodied in the design and architecture of the 1928 Plummer Building. Dr. Plummer again partnered with Ellerbe and Company to construct a building to make the model of group medical practice possible (Mayo 2014). When opened, the building was the tallest in the state, until the Foshay Tower was constructed in Minneapolis. The building was listed in the NRHP in 1969, and designated as a NHL in August 1969.

The time period immediately following World War II saw a huge demand for medical services by the Mayo Clinic. From 1938 to 1949, an estimated 25,000 to 50,000 patients were unable to obtain appointments at Mayo due to high demand for its services (Mayo Clinic 2014). Reflecting this demand, a new 10-story Mayo building opened in 1955. Designed by Ellerbe and Company, the building is constructed in the shape of a Greek cross. An eight-story addition was added to the building in 1970. In 1966, the new Methodist Hospital opened in downtown, replacing a collection of small, independent hospitals run by the Kahler Corporation and other small entities. The Siebens Education Building was constructed in 1986 and stands on the site of the former 1914 Building. Most recently, in 2001, the largest building campaign undertaken by Mayo resulted in the opening of the 20-story Gonda Building, located at the heart of downtown Rochester. The building was designed by Cesar Pelli in partnership with Ellerbe Becket, Inc. and is considered the "front door" to the Mayo Clinic. Today, the Mayo Clinic system has over 2,144 beds between the Saint Mary's and Methodist Hospital campuses.

HOSPITALS, HOTELS, AND HOSPITALITY

As the Mayo Clinic prospered, a burgeoning hospitality and service industry developed in Rochester alongside the clinic to address a chronic shortage of space for patients and their accompanying friends and relatives. This extensive service industry provided much of Rochester's economic strength throughout the mid to late 1900s, and continues to play a strong role today (St. Mane 2003:10).

Saint Mary's Hospital expanded multiple times from its original construction in 1889, however, the facility did not always have enough space to accommodate the large number of patients - by 1919 over 60,000 patients were visiting the Mayo Clinic annually (Keillor 2007:40). Additionally, the relatives and friends of the patient needed housing, restaurants, shops, and entertainment. In the late 1890s and early 1900s, the Mayo brothers recognized this need and encouraged the growth of convalescent homes, and lodging/boarding houses close to the downtown Mayo offices (Holmes 1987:37). In Rochester, the hotel business had to become a hospital business in order to thrive.

The need for hotel and hospital facilities to serve those receiving care under the Mayo Clinic found direction and success under the auspices of John H. Kahler. In the 1890s, Kahler and his father arrived in Rochester to upgrade and revitalize the Cook House, a large hostelry constructed in the 1869. During one of the periodic overloads of Saint Mary's Hospital, the Cook House housed hospital patients. This dual hotel/hospital use became the model in the ensuing years and helped address the need for patient and guest space, as both could be accommodated in once facility. To this end, in 1906 Kahler purchased the E. A. Knowlton House and remodeled it into the Kahler Hotel, which, as one newspaper article reported, had "the novel aspect of being a home, a hospital, a sanitarium, and an infirmary, all in one" (Holmes 1987:41). This idea of total patient and patient's guest care in a single, multipurpose structure would be the backbone of the Kahler Corporation for the next several decades. The Kahler Corporation was founded in 1917 to build and operate dual-purpose hotel/hospitals facilities in close proximity to the Mayo offices in downtown Rochester. As part of this, Kahler provided medical services for their special clientele, including operating rooms and nurses. These Kahler services allowed the Mayo Clinic to focus on acute patient care and surgery (Keillor 2007:39). In 1912, Kahler opened the Zumbro Hotel, and in 1917, the Zumbro Hotel Annex was building to furnish additional medical and hotel space (Severson 1979:89). Then in 1921 the "new Kahler" hotel opened; known today as the Kahler Grand Hotel it was designed to serve three functions; hospital, recovery unit, and hotel. The Kahler Grand had a large addition added to the north elevation in 1954, and in 1969, Kahler East opened, adjacent to the historic building on the east elevation. At the end of World War I, the Kahler Corporation was operating three hospitals in Rochester: the Colonial, the Worrall, and the Stanley. By 1921, there where over 1,000 downtown hospital beds in service spread over seven different facilities, including but not limited to, the Kahler, Damon, Colonial, Worrall, Curie, Samaritan, and Olmsted, though not all were operated by the Kahler Corporation (Holmes 1987:41-42).

The desire to be all things to Rochester's visitors became too taxing of a burden for the Kahler Corporation by the mid-twentieth century. By post World War II, the rising costs of labor, materials, tax policies, and competitive advantages of public and private hospitals made the small, private hospital unprofitable. As such, the Kahler Corporation could no longer effectively operate hospital and hotel

facilities for Mayo, and Mayo and Kahler agreed that Kahler needed to divest itself of its hospital facilities in order to survive. In the early 1950s, the Methodist Board of Hospitals and Homes expressed an interest in taking over the downtown Rochester hospital function, and by 1954, the downtown hospitals functions operated by Kahler and others were consolidated and incorporated as Rochester Methodist Hospital (Holmes 1987:44). The Methodists takeover of the hospital functions allowed each entity to focus on one specific need: the Kahler Corporation remained the preeminent hotel corporation in Rochester, the Methodists took over managing the hospital facilities in downtown Rochester that serviced the Mayo practice, and the Mayo Clinic continued its focus on patient care and surgery. In 1966, the Methodists replaced the older hospital buildings with a new 794-bed facility known as the Eisenberg Building.

The history of the Kahler Corporation in Rochester highlights a large hospitality industry in Rochester that has been in operation since George and Henrietta Head staked their claim and provided rooms to travelers passing through on the Dubuque Trail. Combination downtown hotel/hospitals were the dominant type of establishment by the early twentieth century thanks to the growing affluence of the Mayo Clinic, and by 1930, Rochester had 40 hotels with more than 2,000 rooms (Severson 1979:93). Not all hotels offered hospital facilities, nor were as large as those operated by Kahler. These hotels nonetheless, played a significant role in serving guests of Rochester. By post World War II however, the fast-rising popularity of the automobile gave rise to drive-in hotels and motels on the outlying areas of the city; these motor hotels became highly attractive to guests and visitors. During this time period, Rochester saw the construction of hotels by national chains, such as Holiday Inn, Howard Johnson, and Ramada Inn. Smaller, independent hotels often went out of business, unable to compete with chains and larger corporations. Some of these original hotel buildings remain today, although they have been reused for different purposes, however most of the original hotel structures have been torn down. Today, Rochester boasts over 5,000 hotel rooms in over 50 hotels run by local and national hoteliers; a significant amount more than a typical city of Rochester's size would have (Rochester CVB). The Kahler Hospitality Group still maintains a strong presence in Rochester, operating five hotels in the downtown area.

PROPERTY TYPES

The following are examples of property types that are associated with the Mayo Clinic and Rochester's hospital, hotel, and hospitality industry. While this list is extensive, it is not all inclusive, and it is important to note that many resources relating to these property types may no longer be extant, or have lost considerable historic integrity.

Convalescent Homes   Medical Libraries
Experimental/Laboratory Buildings   Nursing Schools
Education Buildings   Nurses Homes
Hospitals   Research Buildings
Hotels   Rooming Houses
Medical Buildings and Offices   Power Generation

3.4 Neighborhood Development, 1854 to 1970

From 1854 to 1970, residential development in Rochester was primarily concentrated in the area that is roughly bound by present-day Highway 52 on the west, Cascade Creek on the northwest and north side, the Zumbro River to the northeast, 15th Avenue SE on the east side, the Zumbro River to the southeast, and Highway 14 to the south. Within this boundary are several established neighborhoods that encircle the downtown core, and within each neighborhood is a wide range of housing styles. This area contains the greatest concentration of properties 50 years of age or older. From the 1970s to present day, most single-family residential development has occurred outside of these boundaries. New development is occurring within the older neighborhoods, but is primarily modern apartment complexes that are rising close to the downtown core.

ROCHESTER'S OLDER NEIGHBORHOODS

Rochester's residential neighborhoods in the first half of the twentieth century were developed in close proximity to the downtown. Examples include the areas known today as Pill Hill, Kutzky Park, Soldiers Field, Northrup, Homestead, and East Side Pioneers neighborhoods (See Figure 2). These neighborhoods serve to highlight the diversity of housing stock within the city, and highlight patterns of residential style development. The more affluent of these neighborhoods also highlights the work of several prominent architects who have made significant contributions to residential architecture in Rochester.

Pill Hill Neighborhood

The neighborhood known today as Pill Hill was the premier residential area of Rochester in the 1920s. The area, located southwest of downtown and roughly in the vicinity of 3rd and 9th Streets SW and 7th and 10th Avenue SW, was part of the original plat of Rochester and was designated as a possible college site. Though originally called College Hill, the college never materialized. The area was re-platted as the Head and McMahon addition and opened for development in 1910. Located close to Saint Mary's Hospital and downtown, the area attracted wealthier citizens of Rochester who sought to build unique homes designed by architects, rather than typical "builder-designed" homes. Within the Pill Hill plat, West College Street "contained the homes of many of Rochester's pre-eminent citizens from the founding of the city in the mid 1850s" (Allsen 2009:27). Businessman, merchants, bankers, and attorneys all built their fine homes along the elm-lined gravel thoroughfare. The bothers Mayo each built homes on this street in the late 1800s. Starting in the 1900s, as the Mayo group attracted many new doctors to Rochester, Pill Hill became developed to the south and east of the summit as an affluent neighbor hoods for doctors. Prior to the development of Pill Hill in 1910, most of the land in the area was occupied by small farmsteads (Allsen 2009:28). Most of the houses in Pill Hill were constructed between 1912 and 1940 and consisted of eclectic mix of house typical of the time, including mostly Tudor and Colonial style houses with home Craftsman Prairie style. Garfield Schwartz & Company built many of the first homes in the area. The firm hired the architectural firm of Ellerbe &Associates, who, along with local architect Harold Crawford, designed many of the homes in Pill Hill. Other architects, including local architect William McG. Miller and St. Paul architect Edwin Lundie, are also represented in Pill Hill. Many of the grander homes were designed by Ellerbe (Allsen 2009:30). The Pill Hill Neighborhood was listed in the National Register of Historic Places in 1990 as the Pill Hill Neighborhood Historic District.

Kutzky Park Neighborhood

Located due west of downtown, and bound by US 52 on the west side, Civic Center Drive on the North, 4th Avenue W on the east and 2nd Street SW on the south, the Kutzky Park neighborhood is named for August W. Kutzky, a businessman who donated land to Rochester in1908 and in 1912. The neighborhood is comprised of modest lots with middle-class housing that was built primarily in the 1920s and 1930s. Most of the houses are vernacular interpretations of popular styles at the time, and were designed by builders, rather than architects. American Foursquares, Bungalows, Front-Gables, and some modest Minimal Traditional houses are found in the neighborhood. A prominent commercial corridor is located on 2nd Street SW, and features the largest amount of newer construction in the neighborhood, from the 1970s to present-day.

Soldiers Field Neighborhood

One of Rochester's earliest neighborhoods, the Soldiers Field neighborhood is located south of downtown and on the eastern side of Pill Hill. It is bound by 4th Street SW to the north and Soldiers Field Park on the south. The neighborhood was once home to many prominent pioneer bankers, merchants, and doctors who took advantage of the close proximity to downtown. Both William and Charlie Mayo built homes in the area in the late nineteenth century. Beginning in 1912, the development of Pill Hill to the west and south attracted the more affluent residents and the neighborhood was filled in with more modest dwellings. While the neighborhood's proximity to downtown spurred its initial development, it has also caused its downfall, as "virtually every historic structure east of 5th Avenue SW has been razed to make room for the development of apartments, churches, and most notably, parking lots for the Mayo Clinic" (Allsen 2009:190). The houses that remain range in style from late-nineteenth century Italianate structures to mid-century Ranch houses.

Northrup Neighborhood

Located north of downtown, the Northrup neighborhood is roughly bound by the Zumbro River and North Broadway on the north, West Silver Lake Drive to the east, the DM&E Railroad corridor to the south, and Cascade Creek to the east. Broadway Avenue runs north-south through the neighborhood and is a commercial corridor dominated by one and two story structures. Some of the oldest structures in this neighborhood are located along Broadway, as well as some of the newest construction, dating from 1970 to present-day. Industrial and commercial properties are also located along the DM&E railroad corridor. Housing in Northrup is more modest than elsewhere, with small front-gable, worker cottages, Cape Cods, and Minimal Traditional houses dominating.

Homestead Neighborhood

Unlike other neighborhoods in Rochester which grew organically and features a range of housing styles, Homestead is a planned community developed by Mayo. Homestead serves to highlight early community planning developments that are found nationwide and were typically developed by corporations seeking housing for their employees. The 35-acres of land that now comprises the Homestead Neighborhood was purchased by Dr. William W. Mayo in 1875 from pioneer settler Jonathon Head. The farm became known as the Mayo Homestead. To address housing shortages in 1944 Mayo decided to open the homestead to development. Ellerbe & Associates was commissioned to design a collection of eight modest-sized model
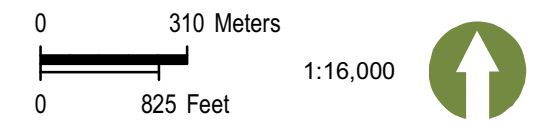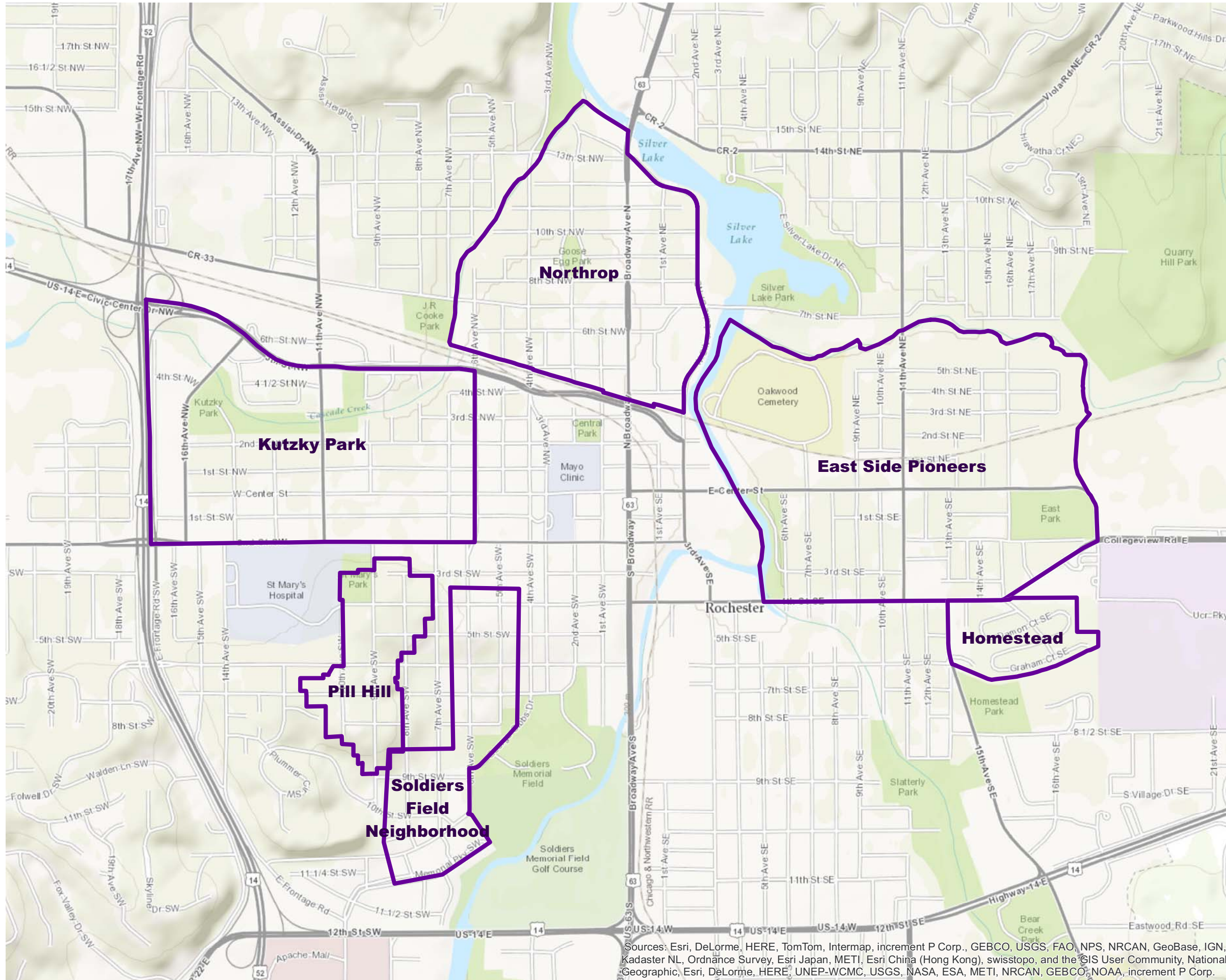
houses; each plan was reversible providing for sixteen different options. Each house ranged from 912 to 1,196 square feet, and included a single bathroom, one to three bedrooms, a living room, kitchen, and attached garage (Allsen 2009:156-157). Homestead is bound by 4th Street SE to the north, Olmstead Medical Center to the east, Homestead Park to the south, and 13th Avenue SE to the west.

East Side Pioneers Neighborhood
The East Side Pioneers neighborhood is roughly bound by the Zumbro River on the west, Silver Creek and the DM&E Railroad corridor on the north, the Federal Medical Center to the east, and 4th Street SE on the south. The neighborhood is comprised of middle-class housing that was built primarily between1910 and 1940. The western portion of the area is older and dominated by houses from the 1910-1930s, while the eastern portion of the neighborhood has a higher concentration of houses from the 1930s and 1940s. Most of the houses in this area are modest, though some American Foursquares and Craftsman Bungalows can be found. Minimal Traditional and Cape Cod type houses predominate in the neighborhood.

Rochester's Older
Residential Neighborhoods

Figure 2

Sources: Esri, DeLorme, HERE, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community, National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Source: Rochester; Olmsted County; MN SHPO; 106 Group

Map Produced by 106 Group 7/22/2014

RESIDENTIAL STYLES

Within Rochester's older neighborhoods there is a large stock of historic residential housing, representing a wide array of styles and periods. While some of these houses are remarkably well preserved, most have lost historic integrity due to modern updates, including replacement windows and doors, vinyl siding, and additions. Housing styles in Rochester typically follow national style trends. In the late nineteenth and early twentieth centuries, the prevailing residential designs included Italianate, Vernacular Worker Cottages, Queen Anne, Tudor, Craftsman Bungalows, Prairie, Colonial, and Period Revival designs. Post World War II, an urgent housing shortage nationwide spurred the construction of neighborhoods built with modest, Minimal Traditional, Cape Cod, and Ranch-style houses, as well as some pre-manufactured houses, such as Lustrons.

Italianate (circa 1840-1885)

Figure 3. Italianate. St. Paul, Minnesota

The Italianate style was first popularized in the US by Andrew Jackson Downing's pattern books from the 1830s. By the 1840s and 1850s, the style had become so popular that it was adapted into the vernacular style of rural houses across the country. The style remained popular until the 1880s. The Italianate style is characterized by its height, generally two to three stories, its low-pitched roof forms with overhanging eaves that generally feature decorative brackets, and its tall narrow windows that are typically arched and feature decorative moldings and crowns (McAlester 2004:211-214).

Vernacular Workers Cottages (circa 1840-1860)

Figure 4. Workers Cottage. Minneapolis, Minnesota

Workers cottages are vernacular houses with limited ornamentation generally around the windows and at the cornice line, sometime called Folk Victorian. Workers cottages are traditionally one-and-a-half-stories in height, have a front porch, a rectangular floor plan, and a front-facing gable roof.

Queen Anne (1850-1890)

Figure 5. Queen Anne. Sheffield, Alabama

The Queen Anne style replaced the Italianate style as the most popular residential architecture style in the U.S. in the 1880s. The Queen Anne style remained dominant until the turn of the century. The Queen Anne style is characterized by steeply-pitched irregular shaped roof forms, a dominant front-facing gable

with patterned shingles, partial or full-width porches, and generally asymmetrical façades (McAlester 2004:263-268).

Tudor (1890-1940)

Figure 6. Tudor. Minneapolis, Minnesota

The Tudor style is loosely based on a combination of several early English building traditions, and while styling is typically medieval in origin, some decorative elements may draw from Renaissance or modern Craftsman traditions. The Tudor style is identified by a steeply pitched roof which is typically side-gabled, a façade dominated by one or more prominent cross gables which are usually steeply pitched, decorative half-timbering, tall narrow windows, and massive chimneys (McAlester 2004:355-358)

Craftsman Style Bungalow (circa 1910-1930)

Figure 7. Craftsman Bungalow. Crystal, Minnesota

 Many Craftsman style bungalows were built in Rochester when the style was popular in the U.S., around 1910 through the 1930s. The style was popularized in California by architects Greene and Greene and spread across the country due to its appearance in pattern books and many architectural magazines. The Craftsman style bungalow is characterized by a low-pitched, typically gable roof, overhanging eaves with exposed rater tails, partial of full-width porches with tapered columns or posts supported on brick, stucco, or concrete block piers (McAlester 2004:453-454).
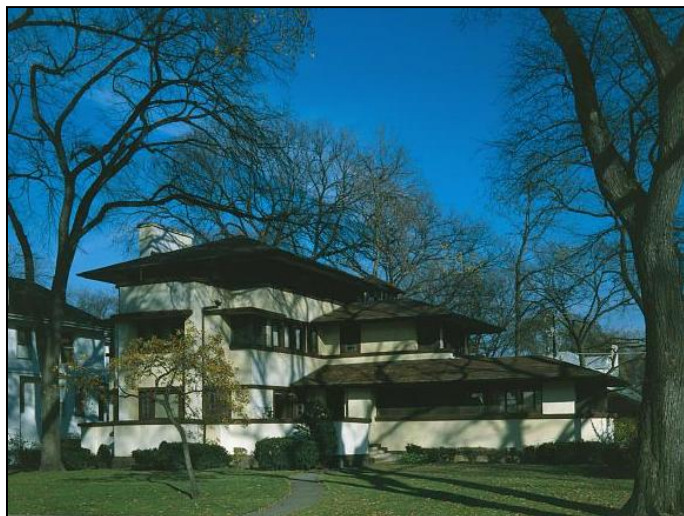
Prairie Style (circa 1900-1920)

Figure 8. Prairie Style. Oak Park, Illinois

The Prairie style was developed by a group of Chicago architects that became known as the Prairie School, most notably Frank Lloyd Wright. Minneapolis architects William Gray Purcell and George

Grant Elmslie were also well known for their contributions to this movement. The style became particularly popular in the Midwest from 1900 through 1920. The style meant to connect the residential living space with the surrounding nature. The style is characterized by low-pitched roofs with overhanging eaves; emphasized horizontal lines, generally seen in windows and ornamentation; and one-story additions or porches with massive square supports (Van Erem, et. al. 2009:19).

Colonial Revival (circa 1880-1950)

Figure 9. Colonial Revival. Robbinsdale, Minnesota

Colonial Revival style was popular in the U.S. from 1880 through the mid-1950s and was based on the Georgian and Adam styles popular in Colonial-era America. Colonial Revival style houses built before 1910 typically had asymmetrical forms, a hipped roof, and ornate colonial detailing. During the 1910s and 1920s, the Colonial Revival style became more focused on the traditional proportions and details of Colonial-era styles. After World War II, the Colonial Revival style became one of the most popular styles for residential architectural in the U.S. The style became more simplified and was generally characterized by a front entry that is accentuated with a pediment, portico, or porch with columns; a side gable roof with cornice; and a symmetrical façade that typically has balanced double-hung windows (McAlester 2004:321-326).

Period Revival (circa 1910-1940)

Figure 10. Period Revival. Minneapolis, Minnesota

The Period Revival style was popular for residential architecture in the U.S. The style incorporated many motifs from different revival styles. The style was most popular in the U.S. between World War I and World War II when masonry veneer techniques allowed the style to incorporate Tudor Revival characteristics. The Tudor Revival style is characterized by ornamental half-timbering; multiple-gabled roof lines; and stucco, masonry, or masonry-veneered cladding (McAlester 2004:355-358).

Minimal Traditional (circa 1935-1950)

Figure 11. Minimal Traditional. Minneapolis, Minnesota

The most popular style at the start of the housing boom that began after World War II was the Minimal Traditional style. This style developed in the mid-1930s and was loosely based on the Craftsman style Bungalow, Tudor Revival, and other period revival styles of the 1920s and 1930s. The Minimal

Traditional evolved and gained popularity in the 1940s and early 1950s (McAlester 2004:477). The style is characterized by a boxy or elongated form with minimal architectural detail, asymmetrical fenestration, and minimal eaves. A few have an L-shaped form. Most Minimal Traditional style houses are one- or one-and-a-half-stories in height with side gable roofs, although hip roof versions are occasionally found. Some Minimal Traditional style houses feature prominent front facing gable bays, typically utilized to emphasize the main entrance, and exterior chimneys of brick or stone extending above the roofline, or on a side elevation. Exterior material can include siding, brick or stone facing, or a combination of materials. This style typically features a detached garage adjacent to the side of the front elevation or located at the rear of the lot. Some variations include an attached garage connected to the house by a breezeway (McAlester 2004:477).

Cape Cod (circa 1945-1960)

Figure 12. Cape Cod. Minneapolis, Minnesota

The term "Cape Cod' is generally used to define a post-war architectural style characterized by a one- or one-and-a-half-story house typically with a side gable orientation. This style can be distinguished from the Minimal Traditional style by a more symmetrical fenestration, and front facing dormers. The style is further distinguished by minimal eaves and ornamentation; some examples include second story dormer windows on the main facade. Exterior materials include wood siding, brick or stone facing or a combination of the materials. Garages can include detached, attached on the side elevation, or connected by a breezeway. These modest one-story houses generally feature side gable roofs, dormers, and Colonial Revival ornamentation such as door surrounds, and dentil molding (Van Erem, et. al. 2009:25).

Ranch (circa 1945-1960)

Figure 13. Ranch. Robbinsdale, Minnesota

The terms "Ranch style," or "Ranch house," and less commonly "rambler" are broadly applied to post-war housing. The style represents an evolution from the Minimalist Traditional and earlier, the Prairie School architectural style and is generally characterized by an emphasis on horizontal lines. Typically Ranch houses are one-story, rectangular in form, with low pitched hipped roofs, wide overhanging eaves and often features attached one or two stall garages. Further emphasis on horizontality can include the ubiquitous picture window on the main façade along with smaller ribbon or rectangular-shaped windows that sometimes wrap around the corners. The main façade is oriented with the longer portion facing the street. Attached garages may also feature narrow rectangular windows, further emphasizing the horizontality of the house. Siding material can include wood, clapboard, aluminum, brick or stone facing, or combinations of the materials. Many examples include integral planters on the main façade, typically near the main entrance and constructed of brick or stone. Other exterior features often include a prominent brick or stone pylon shaped exterior chimney; these can extend asymmetrically along the roof, visually slicing the form, or be located flush to a side elevation; other examples have brick or stone chimneys that extend a few feet above the ridgeline. Low pitched hipped or gable roofs are oriented parallel to the street (Van Erem, et. al. 2009:25-26).

Ranch style houses are also characterized by the lack of a traditional front porch; some examples, however feature wide, recessed arcaded porches beneath the roof overhang. Some variations which could be referred to as the "Walk-Out Ranch," maintain the appearance of a one-story house but include a lower level area which leads to the back yard. The Walk-Out form is often undetectable from the street, particularly given the absence of alleyways in many post-war subdivisions. The Walk-Out form however, is a manifestation of the increased post-war importance of the backyard. Other variations can include a tuck-under garage with exterior door accessing the house; the main entrance is nonetheless on one level, unlike the bi-level style (Van Erem, et. al. 2009:25-26).

Lustron Houses (1947-1950)

Figure 14. Lustron. Chesterton, Indiana

After World War II, many developers focused on becoming "merchant builders." Merchant builders focused on keeping costs down and building houses quickly for returning veterans. Merchant builders generally applied the principles of mass production, standardization, and prefabrication to residential construction to meet the Post World War II housing crisis (Ames & McClelland 2002:28-29). Lustron houses are prefabricated structures constructed of porcelain-enamel panels. These houses were developed by Carl Strandlund in 1947 in response to housing shortages after World War II. The popular houses were only mass-produced until 1950 (Ames & McClelland 2002:28-29).

PROPERTY TYPES

The following are examples of property types associated with Rochester's Neighborhood Development 1854-1970. While this list is extensive, it is not all inclusive, and it is important to note that many resources relating to these property types may no longer be extant, or have lost considerable historic integrity.

Adaptive Use Housing
Apartments and multi-unit homes
Apartments above storefronts
Carriage houses
Multi-family units
Outbuildings
Rowhouses

Single-family homes
- Vernacular
- Architect designed

Garages
Sheds
Barns
Other outbuildings

3.5 Urban / Downtown Development, 1889 – Present Day

The City of Rochester grew fast after its founding, thanks in part to the Dubuque Trail, its location along the Zumbro River, and the W&StP railroad corridor. A strong and stable commercial and industrial sector grew quickly, as well as a productive agricultural and dairying trade in the rich surrounding countryside. By the late nineteenth and early twentieth centuries, Rochester was a thriving and vital urban center in southeast Minnesota.

The development of Rochester emulates that of typical city development: initial developments began in what is now the downtown core and subsequent development moved outward as established areas began to fill in and new developments in what was outlying undeveloped land opened. From its original "main street" of Broadway Avenue, Rochester spread primarily north, west and south, as expansion east was somewhat hindered by the Zumbro River. Through the 1960s, development in Rochester was primarily concentrated in downtown and the areas immediately surrounding downtown. Post 1960s, development spread outward, and most recently, along the US Highway 52 corridor.

In the late nineteenth century, the area west of Broadway Avenue was predominantly residential, with schools, churches, and some industries mixed in. The then-western reaches of the downtown extended to 3rd Avenue SW. Broadway Avenue itself remained commercial and was the main business district of the town, with industrial areas developing at the north and south ends of the thoroughfare. Industry also developed along the W&StP / DM&E corridor that cuts through Rochester north and northwest of downtown. In 1918, Rochester adopted a quadrant street naming system, whereby the north-south streets became numerical avenues and the east-west streets became numerical streets. Broadway Avenue became the division between the east and west streets, and Center Street divides the streets north and south.

Sanborn Fire Insurance Maps from 1928 paint a picture of the city and highlights the diversity and extensive types of businesses present at the time. Broadway Avenue from 2nd Street NW to 4th Street SW was heavily lined with one and two-story commercial buildings that housed grocers, a steam laundry, sign painting, tin shops, candy stores, general merchandise stores, lumber yards, hotels, theatres, and butcher shops, among many others. Other notable buildings extant at this time included the post office located at 1st Street SW and 1st Avenue SW; the Chateau Theatre on 1st Street SW; the Cook hotel at corner of Broadway S and 2nd Street SW; the public library and YMCA on 2nd Street SW; the Hotel Damon on 2nd Avenue SW; the Worrell Hospital on 3rd Street SW; the 1914 Mayo Building and the newly constructed Plummer Building on 2nd Avenue SW; the Kahler Hotel on 1st Street SW; the Rochester Dairy Co. on 1st Avenue SW; the Central Public School on the block bound by 1st and 2nd Streets SW between 2nd and 3rd Avenues SW; and the Minnesota National Guard Armory on Broadway Avenue N (Sanborn Map Company 1928). Most of these buildings are no longer extant.

Religious congregations and civic services were also thriving by the early twentieth century. By the 1920s, Rochester's oldest religious congregations had been established and maintained properties in close proximity to downtown. All of these original structures have been torn down, with the exception of Calvary Episcopal Church at the corner of 2nd Street SW and 3rd Avenue SW, which is still in use and maintained by the church. Zumbro Lutheran Church was located at the corner of 4th Street SW and 3rd

Avenue SW; both the English Lutheran Church and First Universalist Church were located at 3rd Street SW and 3rd Avenue SW; the First Congregational Church was at 2nd Street SW; First Presbyterian Church was at 2nd Street SW and 3rd Avenue SW; and First Evangelical Church was located at 1st Street NW and 3rd Avenue NW. Essential civic services had been established as well, including a post office, library, courthouse, and the early fire and police stations. These properties are no longer extant, though the 1931 Art Deco City Hall is still extant and has been converted into apartments.

In the mid-twentieth century, especially in the 1950s and 1960s, the streets immediately west of Broadway saw development, with much of the residential buildings removed and commercial developments rising in their stead as the downtown expanded westward from Broadway Avenue. This is particularly true of 1st, 2nd, 3rd, and 4th Avenues NW and SW, between 3rd Street NW and 6th Street SW, which remain the outlying boundaries of Rochester's downtown core today. Development of these areas has occurred largely as the result of private developments from organizations, such as the Mayo Clinic and Kahler Corporation. For example, the Mayo Clinic's Mayo Building was completed in 1955 on the site of the old Central School; the Kahler Hotel expanded in 1954; and Methodist Hospital's Eisenberg Building was constructed in 1966. It was around this time that Broadway ceased to be the main corridor of downtown, with the heart of downtown being concentrated on 1st and 2nd Avenues SW, between 3rd Street NW and 3rd Street SW.

While development of the downtown continued through the 1970s, Rochester did not have a significant Urban Renewal program, which could have resulted in the loss of considerable historic fabric in the name of "blight removal." Instead, Rochester's downtown development was largely piecemeal until the late 1980s. From 1986-1990, Rochester's downtown underwent a sort of renaissance, with nearly 500 million dollars in public and private construction projects occurring in the downtown core during the four-year period as part of the D-5 development project (Marshall 1986:Vol.61, No. 196). The D-5 project involved, among other things, a three-story retail mall, an office tower, a hotel, street reconstruction, bus terminals and stations, skyways, bridge reconstruction, utility work, and multiple parking ramps. Additionally, during this same time period, both the Kahler Corporation and Mayo Clinic began large construction projects (Marshall 1986:Vol.61, No. 196). The Mayo Civic Center also saw considerable expansion at this time. This new development typically paid little regard to the existing historic fabric, including original commercial buildings along Broadway Avenue, early housing at the fringes of the surrounding neighborhoods, and early buildings associated with the hotel, hospital, and hospitality industries. As such, a large majority of these projects resulted in the demolition and removal of historic buildings. This is particularly true along Broadway Avenue S, 1st Avenue SW, and 1st and 2nd Streets SW.

One major impetus for development in the 1980s was the flood of 1978. Given its location along the Zumbro River, Rochester is no stranger to flooding, especially as over one-third of the city's land area lies within the flood plan of the Zumbro River and its tributaries (Waugh et. al 2004:87). The flood of 1978 however, caused nearly 75 million dollars in damage and lead to the creation of a 97 million dollar flood control project by the US Army Corps of Engineers that cuts through downtown (Waugh et. al 2004:88-89). The flood control project brought assurance that the downtown could be protected from future flooding and potential devastation of downtown properties.

Today, Rochester's downtown continues to see growth through both public and private ventures. However, it is the private developments that pose the most significant threat to Rochester's historic resources. This is especially true along the periphery of downtown, in the transition areas between downtown and the surrounding neighborhoods. Smaller commercial structures and older housing stock are threatened with demolition for parking lots and modern multi-unit housing developments. The challenge has been and will continue to be the balance between public and private development and protecting the properties that represent Rochester's rich heritage.

PROPERTY TYPES

The following are examples of property types that are associated with Rochester's Urban/Downtown Development period from 1889 to Present Day. While this list is extensive, it is not all inclusive, and it is important to note that many resources relating to these property types may no longer be extant, or have lost considerable historic integrity. This list is to demonstrate the full range of commerce, industry, civic, public, and private properties associated with downtown development.

Commerce
Appliances
Automobile
Bakeries
Confectionary/Candy Stores
Clothiers
Dry Goods
Department Stores
Drugstores
Clothing and Dry Goods
Farm Implements/Feed/Seed
Furniture and Cabinetry
Gas Stations
Grocers/Food Markets/Butchers
Hardware
Harness
Ice Cream Parlors
Ice Houses
Jewelers/Watchmakers
Meat Markets
Millinery
Music Stores
Sash, Blinds, and Interiors
Shoe Stores and Shoemakers

Services
Architects
Attorneys

Banks
Barbers
Boarding Houses
Bowling Alleys
Builders and Contractors
Deed Registrars
Doctors
Dentists
Farm Implements
Funeral Homes/Undertakers
Gas Stations
Hotels
Insurance
Land Agents
Laundries
Lawyers
Liveries
Machine Shops
Newspapers
Notaries
Painters
Photographers
Plumbers
Printers
Realtors
Repair Shops
Railroads and related structures
Restaurants and Cafes

Saloons
Tailors
Theaters/Opera Houses
Wagon makers

Industry
Agricultural
Breweries
Brickyards
Boiler Makers
Canning/Bottling Factories
Cement Factories
Cigars
Coopers
Dairies and Creameries
Factories
Fanning Mills
Feed Mills
Flour Mills
Foundries/Machine Shops
Grain Elevators
Harness and Saddleries
Ice Factories/Plants
Livestock/Game/Animals
Lumberyards
Produce
Sawmills
Slaughterhouses
Stockyards
Textile Mills
Veterinarians
Woolen
Tanneries
Quarries

Civic
City Hall
Civic Buildings
County/Federal Courthouse
Electricity
Fire Stations
Gas lines

Hospitals and Clinics
Library
Nursing Homes
Police Stations
Poor Houses
Post Office
Public Services
Social Services
Sewer
Street Paving
Telegraph
Telephone
Water

Urban Development
Associated buildings: garages, barns, repair facilities
City facilities: electrical stations, pumping stations, telephone stations
Fire stations
Original paved roads
Police stations
Public planning amenities
Streetlights
Sewer systems

Recent Past
Automobile showrooms
Bridges and other transportation-related elements
Bus stations
Bowling alleys
Diners
Drive-in restaurants
Fairgrounds
Fast Food
Gas stations
Levees
Motels and tourist inns
Movie theaters and drive-ins
Stadium
Television and radio stations and towers

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