



Heritage Preservation Commission Agenda
Rochester Boards & Commissions - Heritage Preservation Commission
February 27, 2024
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 at the [City's website](#).

1. Open Public Comment Period

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.

2. Call to Order/Roll Call

3. Order of Agenda

4. Consent Agenda

4.A. Minutes of January 23, 2024

Accepting the minutes of the January 23, 2024, Heritage Preservation Commission meeting as the official record of the Heritage Preservation Commission.

5. Reports and Recommendations

6. Public Hearings

6.A. Old Lourdes High School

Considering a recommendation to the Council for landmark designation or removal of property from the historic inventory.

7. Other Business

7.A. Updates & Future Meetings

No action recommended; informational only.

8. Adjournment



REQUEST FOR ACTION

Minutes of January 23, 2024

MEETING DATE:
February 27, 2024

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Consent Agenda

PRESENTER:
Molly Patterson-Lundgren

Action Requested:

Accepting the minutes of the January 23, 2024, Heritage Preservation Commission meeting as the official record of the Heritage Preservation Commission.

Report Narrative:

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

Prepared By:

Justin Thirstrup

Attachments:

[Minutes - January 23, 2024](#)



**CITY OF ROCHESTER, MINNESOTA
Heritage Preservation Commission MINUTES**

Due to technical difficulties, there is no audio recording for this meeting.

1) Open Public Comment Period

The following individuals spoke:

1. Barry Skolnick
2. John Kruesel

2) Introduction of Commission Members

2.A) HPC Member Introductions

Official Act: Sharing a brief background and interest in historic preservation

[Cover Page](#) 

Three new commissioners were welcomed to the Heritage Preservation Commission: David Dobmeyer, Anthony Poirier, and Benjamin Zastrow. All commissioners present introduced themselves.

3) Call to Order/Roll Call

Attendee Name	Status
David J Dobmeyer	Present
Shawn Fagan	Present
Aden W Homard	Present
Mark S Hubly	Present
Andrew Napier	Present
Jennifer M Shabel	Present
Benjamin Zastrow	Present
Anthony J Poirier	Absent

4) Order of Agenda

Motion to approve the Order of Agenda.

MOVER: Shawn Fagan

SECONDER: Aden W Homard
AYES: David J Dobmeyer, Shawn Fagan, Aden W Homard, Mark S Hubly, Andrew Napier, Jennifer M Shabel, Benjamin Zastrow
ABSENT: Anthony J Poirier
RESULT: **APPROVED [UNANIMOUS]**

5) ***Election of Officers***

5.A) Election of Heritage Preservation Commission Officers

Official Act: Electing the Heritage Preservation Commission Chair, Vice Chair, and Secretary for the 2024 calendar year.

[Cover Page](#) 

Chair opened nominations for the position of Chair. Commissioner Napier nominated Commissioner Hubly. Chair asked for additional nominations, of which there were none. Chair called for a voice vote. Commissioner Hubly was elected Chair by a voice vote of 6-0-1. (Commissioner Hubly abstained from the vote.)

Chair opened nominations for the position of Vice Chair. Commissioner Homard nominated himself. Chair asked for additional nominations, of which there were none. Chair called for a voice vote. Commissioner Homard was elected Vice Chair by a unanimous voice vote.

Chair opened nominations for the position of Secretary. Commissioner Napier nominated Commissioner Shabel for the position of Secretary. Chair asked for additional nominations, of which there were none. Chair called for a voice vote. Commissioner Shabel was elected Secretary by a unanimous voice vote.

6) ***Consent Agenda***

6.A) Minutes of November 28, 2023

Official Act: Accepting the minutes and video of the November 28, 2023, Heritage Preservation Commission meeting as the official record of the Heritage Preservation Commission.

[Cover Page](#) 

[Minutes - November 28, 2023](#) 

Motion to approve the minutes and video of the November 28, 2023, Heritage Preservation Commission meeting as the official record of the Heritage Preservation Commission.

MOVER: Shawn Fagan
SECONDER: Andrew Napier
AYES: Shawn Fagan, Aden W Homard, Mark S Hubly, Andrew Napier, Jennifer M Shabel
ABSTAIN: David J Dobmeyer, Benjamin Zastrow
ABSENT: Anthony J Poirier
RESULT: **APPROVED [5 - 0 - 2 - 1]**

6.B) Adopt Robert's Rules of Order

Official Act: Adopting Robert's Rules of Parliamentary Procedure.

[Cover Page](#) 

[Roberts Rules of Order Chart](#) 

Motion to adopt Robert's Rules of Order.

MOVER: Shawn Fagan
SECONDER: Andrew Napier
AYES: David J Dobmeyer, Shawn Fagan, Aden W Homard, Mark S Hubly, Andrew Napier, Jennifer M Shabel, Benjamin Zastrow
ABSENT: Anthony J Poirier
RESULT: **APPROVED [UNANIMOUS]**

6.C) 2024 Heritage Preservation Commission Meeting Dates

Official Act: Approving the 2024 Heritage Preservation Commission Calendar.

[Cover Page](#) 

[2024 HPC Meeting Dates](#) 

Motion to approve the 2024 Heritage Preservation Commission Calendar.

MOVER: Shawn Fagan
SECONDER: Aden W Homard
AYES: David J Dobmeyer, Shawn Fagan, Aden W Homard, Mark S Hubly, Andrew Napier, Jennifer M Shabel, Benjamin Zastrow
ABSENT: Anthony J Poirier
RESULT: **APPROVED [UNANIMOUS]**

7) ***Reports and Recommendations***

7.A) Prioritization of 2024 Heritage Preservation Projects

Official Act: No action requested, for discussion purposes only.

[Cover Page](#) 

[2024 Heritage Preservation Priorities](#) 

Molly Patterson-Lundgren gave a report outlining the priorities for the Heritage Preservation Commission during the 2024 calendar year.

8) ***Public Hearings***

None

9) Other Business

9.A) HPC General Orientation

Official Act: No specific action requested, informational only.

[Cover Page](#) 

City Attorney Brent Carlson reviewed Robert's Rules of Order and other standards for the Heritage Preservation Commission.

10) Adjournment

Motion to adjourn.

MOVER: Jennifer M Shabel
SECONDER: Benjamin Zastrow
AYES: David J Dobmeyer, Shawn Fagan, Aden W Homard, Mark S Hubly, Andrew Napier, Jennifer M Shabel, Benjamin Zastrow
ABSENT: Anthony J Poirier
RESULT: **APPROVED [UNANIMOUS]**



REQUEST FOR ACTION

Old Lourdes High School

MEETING DATE:
February 27, 2024

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Public Hearings

PRESENTER:
Molly Patterson-Lundgren

Action Requested:

Considering a recommendation to the Council for landmark designation or removal of property from the historic inventory.

Report Narrative:

The old Lourdes High School building, located at 621 West Center St, is on the City Historic Inventory. Mayo Clinic is proposing demolition of the building, to build a logistic center on the site, as part of the Bold Forward Unbound project. The Unified Development Code (UDC) requires that when demolition of a property listed on the historic inventory is proposed, the City shall consider landmark designation.

Attached is the Rochester Historic Landmark Eligibility report, which considers the local criteria and local historic contexts as well as the property's historic integrity. This report is heavily based on the history compiled in the "Lourdes High School, 621 West Center St, Rochester, Determination of Eligibility" completed by Hess Roise & Company in December 2023.

As required under the MN State Statute, information on the property was provided to the State Historic Preservation Office to allow for their comment. Attached is a letter from Michael Koop, dated January 30, 2024, providing his response.

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management

Prior Legislative Actions & Community Engagement:

The property was placed on the historic inventory by the Heritage Preservation Commission (HPC) on February 26, 2019.

Alternative Action(s):

The HPC may choose to recommend landmark designation to the Council based on the findings of the Rochester Historic Landmark Eligibility report which cites criteria 1 & 5 as supporting landmark designation. Alternatively, the HPC may choose to recommend to the Council that landmark designation not occur and that the property be removed from the historic inventory.

Section 60.200.040C.4.e.1 indicates that when demolition is proposed for properties on the historic inventory, "...the property shall be evaluated for possible landmark designation pursuant to Section 60.500.040F." Procedures under this section give authority to the Council to make the decision in this matter.

Prepared By:

Molly Patterson-Lundgren

Attachments:

[Lourdes Rochester Landmark Eligibility, February 2024](#)

[Lourdes Historic Assessment, Hess & Roise, December 2023](#)

[SHPO letter - Lourdes, January 2024](#)

[Mayo Letter of Intent](#)



FORMER LOURDES HIGH SCHOOL

Rochester Historic Landmark Eligibility

Historic Property Name: Lourdes Catholic High School
Rochester Historic Landmark Eligibility

Property Identification & Description

Identification

Historic Name	Lourdes High School
Current Name	same
Address	19 6 th Ave NW
City/Twp	Rochester
County	Olmsted
Legal Descript	Block 10 Maculloughs Addn.
USGS Quad	Twp 107 N R 14 W, Cascade Township Section 35
Property ID (PIN)	743534075682
SHPO Inventory Number	OL-ROC-00041
Previous Determinations	National Register – Recommended as eligible Phase 1 Survey – 8/20/2014



Old Lourdes High School location, Olmsted County GISⁱⁱ

Historic Property Name: Lourdes Catholic High School
 Rochester Historic Landmark Eligibility

Property Description	
Architect	Foeller, Schober, Berners, Safford and Jahn, Green Bay, WI
Style	Collegiate Gothic
Construction Date	1941 additions 1958 & 1986
Original Use	Catholic High School
Current Use	Vacant
Associated Properties/Districts	N.A.

	Resource Type			
	Buildings	Structures	Sites	Objects
Contributing Resources	• 1	• 0	• 0	• 0
Non-Contributing Resources	• 0	• 0	• 0	• 0

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*

X (1) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or United States; A

The story of Lourdes tells the story of private catholic education and its role in the Rochester community from just prior to World War II up until the 2010's. The buildings original section, constructed in 1941 reflects both the need for a building of the size and quality for secondary catholic education in the community at that point in time. The choice of architectural style reflects an intent to provide a quality educational program to Rochester's catholic youth. The additions of 1958 and 1986 reflect the growth of Rochester's population and resulting need for a larger building at those times. Ultimately, the need for both additional space and a more modern educational facility culminated for the schools use of the property for its original purpose in 2013

(2) Its location as a place of a significant historic event; B

No known events of historic significance occurred here.

(3) Its location within and contribution as an element of a landmark district; C

This is not a location within or contributing to a landmark district.

(4) Its identification with a person who significantly contributed to the culture and development of the city; D

While associated with several individuals that contributed to the culture and development of the community, this site is not primary to the work for which they are well known.

X (5) Its embodiment of distinguishing characteristics of an architectural style, period, form, or treatment; E

Collegiate Gothic is a sub-style of Gothic Revival architecture. As with all revival styles, it harkens back to its origins and for this building, its design features invoke thoughts of European medieval cathedrals and Ivy League schools from Eastern U.S.

The original 1941 section of Lourdes provides a strong representation of this style; other examples of the Collegiate Gothic architectural style exist both within Rochester (Old Library/Mitchell Student Center) and southeast Minnesota.

(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; F

This building is not the work of any individual who is known to have contributed to the development of a recognized style or movement.

(7) Its embodiment of elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation; and G

There are no known representations of significant architectural innovation within the building.

(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. H

While this building is a familiar feature on the edges of the Downtown and Kutzky Park neighborhood, its scale and location on local streets, reduces its visibility.

History of Property & Period of Significance

The history of the property is well documented in the Lourdes High School Determination of Eligibility report, completed by Hess Roise & Company, December 13, 2023ⁱⁱⁱ attached.

“The period of significance for the school begins with its construction in 1941. It ends with the construction of the 1958 addition in response to rapidly increasing postwar enrollments. The 1941 and 1958 buildings were constructed during the period of significance and contribute to the building’s significance. The 1986 addition was constructed after the period of significance and as such, it is a non-contributing addition.”¹

Evaluation of Integrity

Location
The building remains in the location in which it was originally constructed and operated as a high school and therefor has excellent integrity of location.

¹ Hess & Roise, page 10

Historic Property Name: Lourdes Catholic High School

Rochester Historic Landmark Eligibility

Design

Design of the property changed over time as additions were constructed. Approximately half of the exterior façade perimeter exhibits its original Collegiate Gothic design. Both additions have design elements that reflect the collegiate gothic style.

The tri-part windows on the 1958 addition balance the gothic revival tri-part windows on the original



Setting

The setting remains as original, a residential neighborhood, albeit with increased visual influence of the expanding downtown Mayo medical campus.

Materials

Most materials visible on the exterior appear to be original. One exception is the windows, which have been partially infilled on the 1941 original building section and the main doors on the south side, which are now anodized aluminum. Given the style, these likely were placed at the time of the 1958 addition. The stationary clerestory windows above the door appear to be wood and possibly original to the building and original doors along with the other windows were likely of the same material.

Historic integrity of material is strong to the period of significance on all but the 1986 addition.



Workmanship

While possibly machine cut, the bas-relief sculptural panels, typical of gothic revival architecture, are excellent examples of the workmanship that remains on the property.



Historic Property Name: Lourdes Catholic High School

Rochester Historic Landmark Eligibility

Feeling

With strong integrity of design, materials, and workmanship, the property's expression of the aesthetic or historic sense of mid-20th century religious/institutional use maintains an overall strong integrity of feeling of the building.

Association

The building is sufficiently intact from its period of significance, to convey its history as a religious based school and therefore retains a strong integrity of association.

Identification of Historically Significant Features

The Southwest corner of the building, in particular the west facing façade, contains the highest concentration of Gothic Revival design features

- Bas-relief panels & modillions
- Masonry building material
- Narrow windows with pointed arches
- Pointed, "Gothic Arch"



- Tri-part windows
- Buttresses

South (lower left) and Southwest (upper right) street view of Lourdes ^{iv}

Historic Property Name: Lourdes Catholic High School

Rochester Historic Landmark Eligibility

Historic Contexts

The Lourdes building fits primarily within the established City historical context of Neighborhood Development, 1854-1970. The initial need for the building and its additions directly relate to the growth of Rochester, as reflected in the development and growth of the inner downtown neighborhood of Kutzky Park

Preparer Information

Date of Study	February 2024
Name & Title of Preparer I	Molly Patterson-Lundgren, Heritage Preservation & Urban Design Coordinator
Organization/Firm	City of Rochester, Community Development Department

SHPO Comments

MN State Statute 471.193 requires that information of any property being considered for local landmark designation be proved to the State Historic Preservation Office to allow their comment.

Date Sent to SHPO December 14, 2023

Date Comment

Received from SHPO January 30, 2024

Comments: See attached letter

Heritage Preservation Commission Action

Date Landmark

Instigated

T.B.D.

Date of Publication

Date of Public Hearing

HPC Action

City Council Action

Date of Meeting

Council Action

T.B.D.

Ordinance Number

Resources

ⁱ Peterson, Rachel, "Lourdes High School, 621 West Center Street, Rochester, Determination of Eligibility". Hess Roise & Company, Minneapolis MN, December 2023

ⁱⁱ <https://gweb01.co.olmsted.mn.us/arcgis> Accessed 2-20-24

ⁱⁱⁱ Peterson, Rachel, "Lourdes High School, 621 West Center Street, Rochester, Determination of Eligibility". Hess Roise & Company, Minneapolis MN, December 2023

^{iv} Google Streetview, Nov. 2022, <https://www.google.com/maps/> accessed 2-20-24



LOURDES HIGH SCHOOL
621 WEST CENTER STREET, ROCHESTER
DETERMINATION OF ELIGIBILITY

RACHEL PETERSON
HESS, ROISE AND COMPANY
100 NORTH FIRST STREET
MINNEAPOLIS, MINNESOTA



December 13, 2023

INTRODUCTION

In August 2023, Miller Dunwiddie retained Hess, Roise and Company to evaluate the eligibility of the former Lourdes High School for designation as a local historic landmark. The school has been vacant since it was purchased by the Mayo Clinic in 2013. Rachel Peterson served as the primary investigator with research from Phyllis Brower. Both Peterson and Brower meet the Secretary of the Interior’s Professional Qualifications Standards for History and Architectural History.

Research for this evaluation utilized resources from the History Center of Olmsted County, the Minnesota Historical Society, and the Rochester Public Library. Historic newspapers, yearbooks, photographs, city directories, and other relevant resource types were collected from online archives.

LOCAL LANDMARK DESIGNATION CRITERIA

In UDC, Section 60.200.040C.5 of City Code, the City of Rochester set eight designation criteria to determine if a property is eligible for designation as a local landmark:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristic 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 of master builder whose individual efforts have influences 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;
8. Its location, scale or physical characteristics representing an established and familiar feature or a neighborhood, a district, the community or city.

The original Lourdes High School building (1941) and 1958 addition are included on the Historic Property Inventory maintained by the Rochester Heritage Preservation Commission.

See page 11 for Local Landmark Designation Criteria Evaluation Summary.

BUILDING INFORMATION

Historic Name:	Lourdes High School
Current Name:	Lourdes High School
Address:	621 West Center Street
City:	Rochester
County:	Olmsted
Property ID:	743534075682
SHPO Inventory No.:	OL-ROC-041
Previous Determinations:	Recommended eligible for the National Register, Hess Roise, 2015

PROPERTY DESCRIPTION

Exterior

Lourdes High School occupies an entire block bounded by First Street Northwest on the north, Sixth Avenue Northwest on the east, West Center Street on the south, and Seventh Avenue Northwest on the west. The Mayo Clinic’s downtown campus is east of the property and the Kutzky Park residential neighborhood is to the west. A vacant block to the north is associated with the property and is used as a surface parking lot.

The original 1941 section of Lourdes High School is Collegiate Gothic in style. Later additions complement this aesthetic, although they are more utilitarian in design. The exterior walls are clad in rusticated, buff limestone that has different dimensions depending on the age of the building section. Smooth-finished stone and concrete is used for trim and gothic-style ornamentation.

The 1941 building has two perpendicular wings. The south wing is two stories and runs east-west along West Center Street. The western part of the wing has a gable roof and originally held the library and chapel. The eastern part has a flat roof and was the original gymnasium for the school. The perpendicular north wing is three stories tall with a flat roof. It faces Seventh Avenue Northwest and housed the original classrooms. The center bay on the south facade projects slightly and has its own front-gable roof. It holds the main entrance. Secondary entrances are located on the west wall of the three-story wing and on the east wall of the gymnasium. Newer additions obscure the north and east facades. Most of the window openings are rectangular and hold wood-frame, six-over-six sash windows. Anodized aluminum-frame storm windows have been installed on the exterior, and opaque spandrel panels in the storm windows cover the upper three lights of the historic windows to conceal dropped ceilings on the interior. Some of the window openings are arched. On the south wall of the gymnasium, large rectangular openings hold glass blocks and small ventilation louvers. The entire building has stone detailing that includes crosses, shields, and floral motifs. Stone panels with the inscription “Lourdes High School” are visible on all three building sections.

The 1958 addition is two stories tall and connects to the north wing of the original building. It has a flat roof and simpler detailing. The wing runs east-west along First Street Northwest. An entrance detailed with a stone surround faces Seventh Avenue Northwest. Like the original building, most of the window openings are rectangular and hold wood, six-over-six sash windows.

In 1986, a large two-story addition was constructed on the east side of the school. It consists of two sections, one of which holds a gymnasium while the other houses offices and classrooms. Both sections have flat roofs. The west and south walls are engaged by other building additions. A large, glass, curtain-wall system faces Sixth Avenue Northwest and holds an entrance and windows that project from the facade. Narrow window openings filled with glass block are on the east and north walls and let natural light into the gymnasium.

Interior

Each building section is typified by a central corridor with classrooms and offices on either side. The 1941 section also holds a library, chapel, gymnasium, and auditorium. The 1958 addition is entirely classroom space. The 1986 section houses a larger gymnasium and administrative offices as well as classrooms. The building was finished with tile, wood, carpet, and vinyl flooring. Decorative plasterwork is extant in the 1941 building.



Map of Lourdes High School showing building years

STATEMENT OF SIGNIFICANCE

Introduction

The former Lourdes High School building is at 621 West Center Street in downtown Rochester. The school was constructed in 1941, with additions in 1958 and 1986. The property is eligible for the National Register of Historic Places under Criterion A. It is significant in the area of Education as an excellent representative of the history of Catholic education in Rochester.

Early Rochester Development

The city of Rochester is in Olmstead County in southeastern Minnesota. It initially developed in the 1850s after the region was opened to Euro-American settlement through treaties between the U. S. Government and the Dakota in 1851. The townsite grew out of a stagecoach stop on the Dubuque Trail, which ran between Saint Paul and Dubuque, Iowa. It was incorporated as a city and as the county seat in 1858. By 1860, Rochester had 1,424 residents.¹

Rochester's early economy centered on agriculture, supported by rail connections to larger merchant cities to the north, south, and east. The town's growing population required building new infrastructure, including schools. The 1873 city directory lists one public school in Rochester.²

In 1877, a contingent of Sisters from Order of Saint Francis moved to Rochester from Joliet, Illinois. Led by S. Mary Alfred Moes (later Mother Alfred), the Sisters' goal was to establish and staff Catholic schools in Minnesota. After initially considering Waseca as the site of their first school, the Sisters ultimately selected Rochester after determining it to be a "better place."³ They opened the Academy of Our Lady of Lourdes for the 1877-1878 school year. The building held classrooms and dormitories for boarders.⁴

In addition to starting Rochester's Catholic school system, the Sisters were also closely involved in the formation of the city's dominant industry: medicine. In 1883, a major tornado struck Rochester that year, killing twenty-four people and injuring 100 more. The Sisters partnered with local doctor William Morrel Mayo to respond to the disaster. The tornado put in stark relief Rochester's need for a hospital. Mother Alfred proposed to Dr. Mayo that the Sisters would build a hospital he and his two doctors-in-training sons would staff it. The new hospital, named Saint Mary's, opened in 1889.⁵

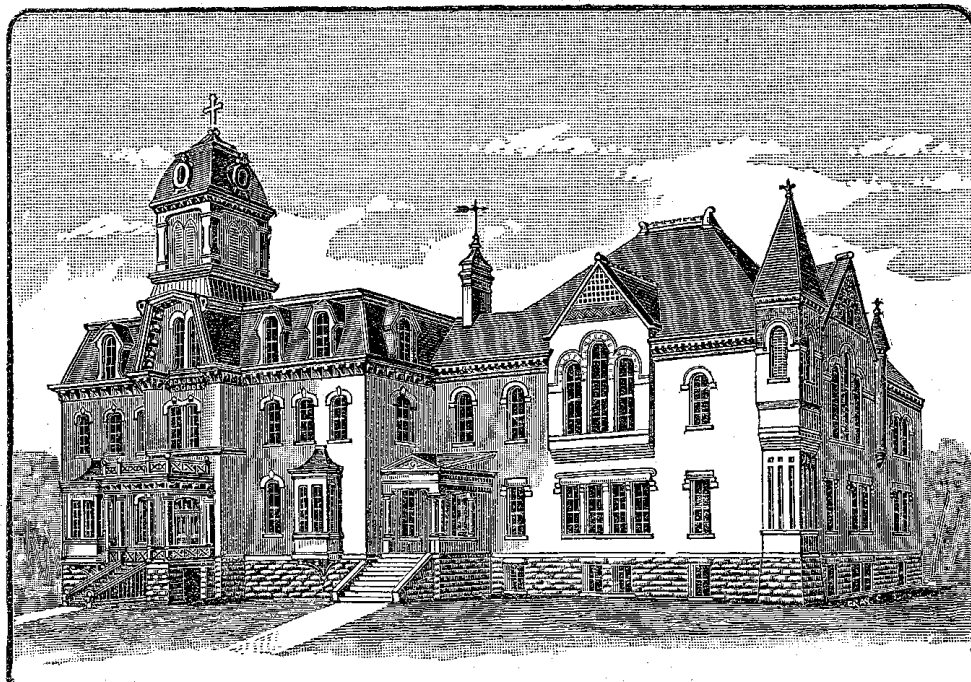
¹ "Mayo Clinic Rochester Campus: An Assessment of Cultural Resources," 2015, prepared by Ayers Saint Gross, Hess, Roise and Company, and Miller Dunwiddie Architects.

² *Directory of the City of Rochester for 1873* (Rochester: Kelley Bros. Printers, 1873), 5-8.

³ "An Educational Institution," *The Rochester Record and Union*, May 25, 1877.

⁴ Henry Bromelkamp, "History of Lourdes High School," Spring 1973, n. p., School: Academy of Our Lady of Lourdes subject file, History Center of Olmsted County, Rochester.

⁵ "Mayo Clinic Rochester Campus: An Assessment of Cultural Resources."



ACADEMY OF OUR LADY OF LOURDES,

1891 Engraving of Academy of Our Lady of Lourdes

Partnership with Saint John’s Catholic Church

Enrollment at the Academy of Our Lady of Lourdes grew rapidly, and in 1878, the Sisters partnered with the local Saint John’s Catholic Church to move the parish’s church hall to the school site and repurpose it for classroom use. The new building was renamed Saint Mary’s Hall. By 1893, the Academy had again outgrown its buildings. The Sisters could not afford to purchase neighboring land to expand. As a result, the Academy moved to Winona and the Rochester buildings were used as a convent for the Sisters and a parochial day school managed by Saint John’s.⁶

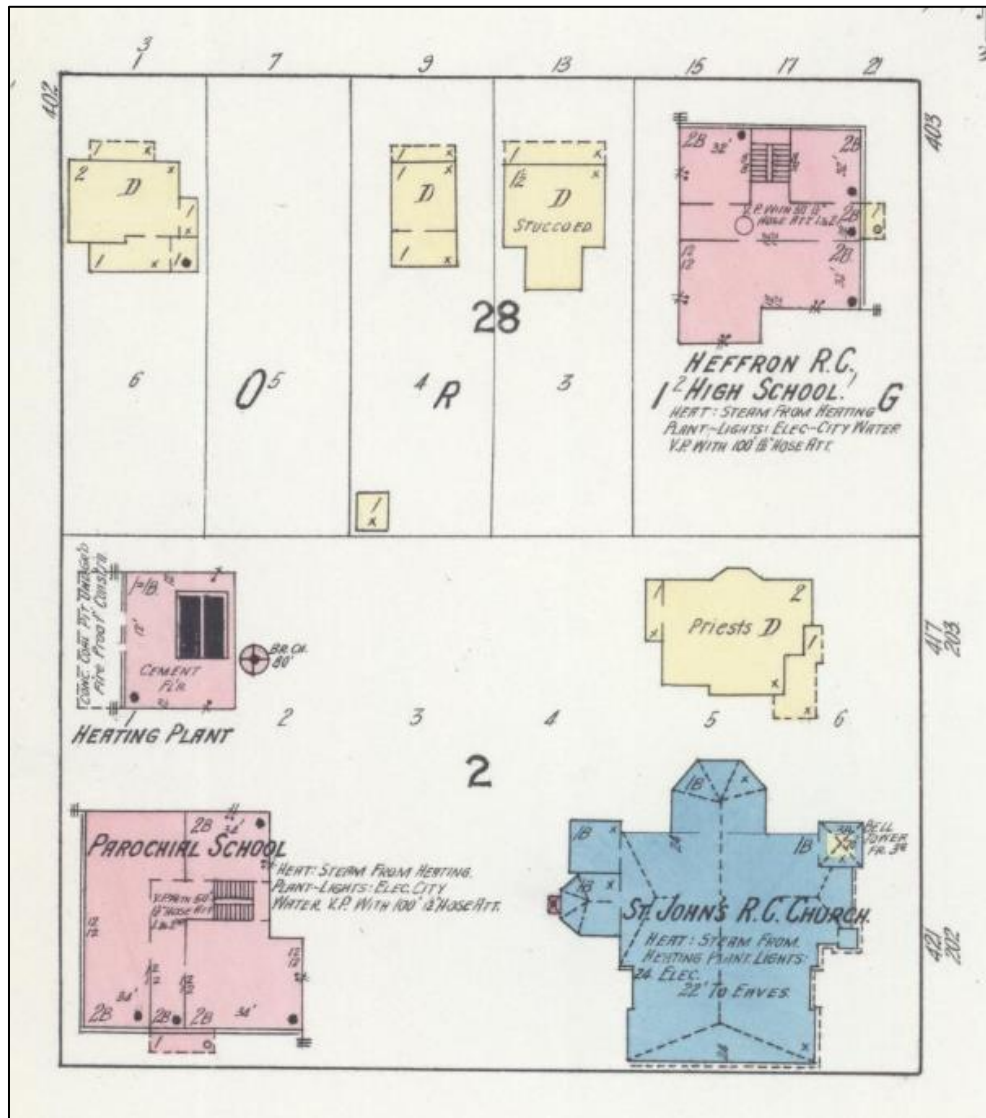
With this change, Saint John’s effectively took over Catholic education in Rochester. The Sisters of Saint Francis continued to staff several local Catholic schools, but no longer administered them. Over the following decades, other parishes in Rochester also formed their own schools.⁷

In 1911, Bishop Heffron of the Diocese of Winona directed Saint John’s to build a new elementary school to lessen the congestion at the old Academy buildings. The earlier buildings were demolished and two new schools were constructed: Heffron High School, a boys’ school at Fourth Avenue Southwest and First Street Southwest, and Saint John’s High School for Girls, at Fifth and West Center Streets on the Academy property (both buildings have since been razed). In 1925, Saint John’s High School became coeducational and Heffron High School was converted to an elementary school.⁸

⁶ Bromelkamp, “History of Lourdes High School”; “Lourdes Building Our Future: Capital Campaign Report,” September 2013, n. p., Lourdes High School subject file, History Center of Olmsted County, Rochester.

⁷ Rochester Catholic Schools, “RCS History,” <https://www.rcsmn.org/about/rcs-history>.

⁸ “Lourdes Building Our Future: Capital Campaign Report.”



1920 Sanborn Map of Saint John's Catholic Church and its associated schools
 (Note: this is a different site than Lourdes High School; it currently holds the Co-cathedral of Saint John the Evangelist)

Accreditation and New Building

By the 1930s, accreditation was an important factor for schools to attract and retain students. Accreditation was a critical way for schools to prove their academic rigor and graduates from non-accredited schools were at a significant disadvantage for college admission and employment. To be accredited, schools needed to provide a modern building with adequate classrooms, laboratory space, and a library. The University of Minnesota reviewed private schools in the state for accreditation. In 1938, its review of Saint John's High School found that the school facilities were inadequate. The University withheld accreditation until the building was improved.⁹

⁹ State of Minnesota Department of Education, *Standards for Graded Elementary and Secondary Schools* (Saint Paul: State of Minnesota Department of Education, 1933), 21.

The lack of accreditation provided the impetus for Saint John's to redevelop its property at the northwest corner of West Center Street and Seventh Avenue Northwest and construct a new school. Because all Catholic parishes in Rochester, not just Saint John's, would send students to the new school a new name was needed. The parishes selected Lourdes High School, an homage to the earlier Academy of Our Lady of Lourdes and the city's longstanding history of Catholic education.¹⁰

The new building comprised two wings. The south wing held the library, chapel, and administrative offices at the west end and the gymnasium at the east end. The north wing was classrooms. The interior was finished with Tennessee marble wainscot and window sills, oak millwork and floors, birch wainscot in the auditorium, and maple floors in the gymnasium and classroom. It opened in 1941 with 260 students in grades seven through twelve; an average class size of forty-three students.¹¹

The firm Foeller, Schober, Berners, Safford and Jahn, based out of Green Bay, Wisconsin, designed the new school. The firm opened in 1898, and designed a wide variety of civic, educational, and ecclesiastical buildings. Now operating as Berners Schober, the firm is Green Bay's oldest architectural practice.¹²



Lourdes High School, 1945 (Rochester Public Library)

¹⁰ Dennis Lein, "City Benefited Greatly from Lourdes Founder," *Rochester Post and Bulletin*, September 23, 1977.

¹¹ Lein, "City Benefited Greatly from Lourdes Founder."

¹² Berners Schober, "About Berners Schober," <https://bernernesschober.com/about-bernernesschober/>.

Enrollment Rises

In the years immediately after World War II, America's economy boomed and the connection between faith and patriotism surged. Catholic leadership in the United States encouraged individual parishes to establish new schools or improve their existing ones. Bishops and Archbishops also urged families to send their children to Catholic schools instead of public ones. By the late 1940s, these factors increased enrollments at Rochester's Catholic schools. Between 1948 and 1949, Lourdes High School and Saint John's Grade School enrolled a combined eighty-seven additional students. In comparison, the whole of Rochester's public schools enrolled ninety-nine new students.¹³

Class sizes in local Catholic schools soared in the 1950s, leading several parishes to construct new buildings and additions. In 1952, Saint Francis of Assisi School opened for students in kindergarten through sixth grade. The school added grades 7 through 9 in 1959. In 1956, Saint Pius X School opened for grades 1 through 8. The school had 325 students its first year; that number more than doubled to 700 by 1961. In 1957, Saint John the Evangelist School constructed a new building for grades 1 through 8, demolishing its earlier school on the same site.¹⁴

Lourdes remained the only Catholic high school in Rochester, and all elementary and middle schools in the local parochial schools fed into the high school. The growing student body outpaced the available classroom space and in response, the school's administration discussed imposing strict admissions standards to lower enrollment to a level the building could accommodate. The new policy was not popular with local Catholic parishes and the school decided to construct a new addition instead. The project was announced in 1958. Lourdes hired Flad, Smith and Associates, a Winona-based architecture firm, to design the new building. Contractor C. C. Pagenhart built the addition. The new addition contained much-needed classrooms for the growing school. It was two stories tall and attached to the north wing of the original 1941 school.¹⁵

The new addition, however, could not keep pace with demand, and by the mid-1960s, Lourdes was again close to overcrowding. The Lourdes High School Planning Board decided to implement an admittance test for student entering ninth grade. The test was intended to limit class sizes to a manageable 200 students per grade, a slight decrease from the average 213 students in eighth grade each year. The Board recognized that the exams would only be a stop-gap measure—class sizes had been steadily increasing since the 1930s—and simultaneously began preliminary plans for a new addition.¹⁶

An Additional Addition

Enrollment exams and class-size limitations delayed the need for more space at Lourdes until 1986. That year, the school began construction on a new \$1.2 million addition designed by TKDA Architects out of Saint Paul. Private donations and a special fundraising program, the

¹³ "Rochester School Enrollment 5,491," *Winona Daily News*, September 12, 1949.

¹⁴ Rochester Catholic Schools, "RCS History," <https://www.rcsmn.org/about/rcs-history>.

¹⁵ Building Permit No. 8331 (November 19, 1958); Building Permit No. 11316 (November 28, 1958), City of Rochester.

¹⁶ "LHS Move to Accelerate Planning for Junior Highs," *Rochester Post and Bulletin*, March 26, 1964.

Lourdes Campaign for Education, funded the new three-story addition. The project constructed a new gymnasium, science classrooms, and administrative offices for the school. It also included an elevator, making the school accessible.¹⁷

Construction was divided into two phases. Phase one constructed the exterior of the addition and new science facilities. During phase two, the interior of the new gymnasium, a concession stand, and locker rooms were built and older spaces in the 1941 and 1958 buildings were remodeled. Contractors completed phase one in 1987, and phase two in 1989.¹⁸

Relocation

In 1991, Rochester's Catholic schools joined together and formed a central school board. All individual school boards were dissolved. The new board formalized the administration of the city's Catholic schools as a united school system. Lourdes remained the only Catholic high school in Rochester.¹⁹

By 2007, Lourdes High School was once again too small to effectively serve its student body and the aging facility was difficult to adapt to modern educational practices. The school site was located between the Mayo Clinic campus and a residential neighborhood, preventing expansion of the existing building. After a three-year study, the school board concluded that it would cost approximately \$10 to \$12 million to renovate the building for continued use. Lourdes soon after announced plans to relocate to a new site in northwest Rochester. Explaining the decision, Paul Tieskoetter, co-chair of the Rochester Catholic Schools' Board of Trustees, stated: "To invest the dollars in there and still end up with an old building just really didn't make economic sense at this time."²⁰

The new school opened in 2013 on Nineteenth Street Northwest. The Mayo Clinic purchased the former Lourdes High School building and associated parking lot that same year. The building has been vacant since the sale and the parking lot is used by clinic staff.²¹

Analysis

Lourdes High School is an excellent representative of mid-century trends in local parochial education. The 1941 building was constructed in response to pressure to provide a modern school building to achieve accreditation. Over the following fifteen years, Rochester experienced rapidly rising enrollments at its Catholic schools. In response, local parishes constructed three new schools for students up to eighth grade. Lourdes remained the only Catholic high school in Rochester and the 1958 addition was constructed to serve this growing student body.

Lourdes is also the oldest remaining Catholic school property in Rochester. There are no extant Catholic schools in Rochester from the earlier period of its history of Catholic education. Older buildings were commonly demolished to make way for new schools on the same site. Lourdes

¹⁷ Tom Weber, "Lourdes Plan Three-Level Addition to High School," *Rochester Post and Bulletin*, March 12, 1986.

¹⁸ Application for Rochester Building Permit and Zoning Certificate No. 86-1038 (August 14, 1986).

¹⁹ Rochester Catholic Schools, "RCS History," <https://www.rcsmn.org/about/rcs-history>.

²⁰ Matt Russell, "Lourdes High School Plans to Relocate," *Rochester Post and Bulletin*, August 19, 2007.

²¹ "Answer Man: Mayo Clinic Takes Possession of Old Lourdes Building," *Rochester Post and Bulletin*, June 28, 2013.

followed this trend, clearing the prior elementary and grade school on the block to build the 1941 school.

Lourdes High School is eligible for designation as a Rochester Landmark under Criterion 1 for its significant contributions to the development of educational history in the city.

Period of Significance

The period of significance for the school begins with its construction in 1941. It ends with the construction of the 1958 addition in response to rapidly increasing postwar enrollments. The 1941 and 1958 buildings were constructed during the period of significance and contribute to the building's significance. The 1986 addition was constructed after the period of significance and as such, it is a non-contributing addition. The addition should be reevaluated in the future to determine if it has gained its own significance.

Integrity

Lourdes High School retains sufficient historic integrity to support its eligibility for the Landmark designation. The building has not been moved from its original site and retains strong integrity of location. The historic designs of the 1941 and 1958 building sections are retained. The 1986 addition is compatible with the historic building and does not substantially diminish its historic integrity. The building retains a high level of historic materials on the interior and exterior, contributing to high integrity in this aspect. Integrity of workmanship is supported by the retention of historic material. The school was constructed on the edge of downtown in close proximity to the Mayo Clinic campus; it retains this dense urban setting. The schools continues to convey its history as a mid-century Catholic school that grew in step with its expanding student body in the postwar era. As such, it retains strong integrity of feeling and association.

LOCAL LANDMARK DESIGNATION CRITERIA EVALUATION SUMMARY

1. Its character, interest, or value as part of the development, heritage, or cultural characteristic of the City, State or United States.

As noted in the prior narrative and description the building provided significant contributions to the development of educational history in the city.

2. Its location as a place of significant historic event.

There are no known significant historic events associated with the building

3. Its location within and contribution as an element of a Landmark District

The building is not within a Landmark District

4. Its identification with a person who significantly contribute to the culture and development of the City.

The building is part of the development of the City but the building is not associated with any particular person.

5. Its embodiment of distinguishing characteristics of an architectural style, period, form or treatment.

The building does have characteristics associated with Collegiate Gothic which is a sub genre of Gothic Revival. This was a common style used for educational and religious buildings during this time period.

Other examples in surrounding communities are more intact without additions including the Central Grade School and Madison Elementary in Winona, Swedish evangelical Lutheran Church in Millville, Union Presbyterian Church in St Peter, St Augustine's Church in Austin.

6. Its identification as the work of an architect or masterbuilder 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.

The firm Foeller, Schober, Berners, Safford and Jahn were the architect of record. They did not make other major contributions to the development of the City or national style or movement.

7. Its embodiment of elements of architectural design, detail, material or craftsmanship that represent a significant architectural innovation.

The detailing is typical for the style and does not represent significant architectural innovation.

8. Its location, scale or physical characteristics representing an established and familiar feature or a neighborhood, a district, the community or city.

The building sits on the edge of the Kutzky Park residential neighborhood. It is familiar in that it has been in place since 1941 but is not a significant feature related to the development of the community.

Works Cited

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January 30, 2024

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 Lourdes High School, 621 Center St W., SHPO Referral Number 2024-0347

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.

Lourdes High School is a Collegiate Gothic style 1941 building with two perpendicular wings standing two and three stories in height. It is clad in rusticated, buff limestone with smooth-finished stone and concrete trim. Windows consist mostly of wood-frame, six-over-six double hung sash, some of which are arched. There is a two-story 1958 addition with window openings similar to the 1941 building. A large two-story addition was constructed on the east side of the building in 1986.

Lourdes High School is the oldest extant Catholic school building in Rochester, and emblematic of mid-20th-century trends in local parochial education. Constructed in 1941, the original building was constructed to provide a modern educational facility to achieve accreditation by the University of Minnesota, which reviewed and approved private school accreditations. The 1958 addition was constructed to serve Rochester's increasing Catholic student population. For these reasons, we concur that Lourdes High School is a good candidate for local designation.

If you have any questions regarding our assessment of this property, please contact me at 651.201.3291 or michael.koop@state.mn.us.

Sincerely,



Michael Koop
State Historic Preservation Office

cc: Mark Hubly, Chair, Rochester HPC



Facilities Project Services

February 22, 2024

Molly Patterson-Lundgren, A.I.C.P.
Heritage Preservation & Urban Design Coordinator
City of Rochester
4001 West River Parkway NW, Suite 100
Rochester, MN 55901

Dear Molly,

I am writing to respectfully inform you of Mayo Clinic’s intent to seek authorization to demolish the former Lourdes High School building at 621 West Center Street in Rochester. This plan is consistent with Mayo Clinic’s five-year plan, adopted by the Rochester City Council in October 2023, which identified the location as the site for a mixed-use building including logistics.

Miller Dunwiddie provided the attached Determination of Eligibility report (December 2023) and concluded that only one of the eight local designation criteria for historic significance, namely as a representative of mid-century trends in local parochial educational institutions. Moreover, the report points out that the building does not meet any of the other seven criteria including that it is not in a historic district and does not represent significant architectural innovation. We believe that this determination is narrow and limited and does not meet the high level of significance to qualify for local designation.

Mayo Clinic purchased the property in 2013 for the explicit purpose to re-develop the site for future expansion to meet mission critical activities. The new facility planned for the site will serve as a state-of-the-art circulatory system for the new Bold. Forward. Unbound. clinical buildings—moving supplies and equipment to clinicians and patients in need. This building will house numerous support services that are required to maintain and continue to advance high quality patient care and is ideally situated due to its close proximity to new clinical spaces.

We look forward to the February 27 Heritage Preservation Commission’s (HPC) public hearing and review of this issue.

Sincerely,


Tim Siegfried (Feb 22, 2024 15:08 CST)

Tim Siegfried, Division Chair
Facilities Services

cc: Randy Schubring, Director, Community Relations



REQUEST FOR ACTION

Updates & Future Meetings

MEETING DATE:
February 27, 2024

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Other Business

PRESENTER:
Molly Patterson-Lundgren

Action Requested:

No action recommended; informational only.

Report Narrative:

City teammates will provide updates regarding ongoing projects and future agenda items, including the following:

1. Updated Designated Landmarks & Historic Inventory list is attached - showing the status of properties in the program.
2. Updates on programs to support the Downtown Landmark District.

Prepared By:

Molly Patterson-Lundgren

Attachments:

[Historic Inventory & Landmarks 1.29.24](#)

Designated Historic Landmarks & Historic Inventory

ROCHESTER LANDMARK PROPERTIES			
Historic Name	Other Name ('s)	Address	Designation Date
Avalon Hotel	Hamilton Music Company/Avalon Music	301 Broadway Ave N.	5/1/2017
Balfour, Dr. Donald C., House	Civic League Day Nursery	427 Sixth Ave SW	5/1/2017
Chateau Dodge Theatre	Chateau Theatre	15 1st St NW	5/1/2017
Conley Camera Factory	Bleu Duck	14 4 th S. SW	5/1/2017
Plummer Building	Mayo Clinic	110-15 2nd Ave SW	5/1/2017
Plummer Caretaker's Cottage	House	933 11th St SW	5/1/2017
Plummer House & Gardens / Quarry Gardens	Plummer House	1091 Plummer Lane	5/1/2017
Rochester Armory	The Castle	121 Broadway Ave N.	5/1/2017
Rochester Public Library	Mitchell Student Center - Mayo Medical School	226 2nd St SW	5/1/2017
Stoppel Farmstead / Dodge Farm	History Center of Olmsted County	1195 West Circle Dr SW	5/1/2017
Timothy A. Whiting House	Heritage House	225 1st Ave NW	5/1/2017
Toogood Barns	Stone Barn Dentist	615 16th St SW	5/1/2017
William J. Mayo House	Mayo Foundation House	701 4th St SW	5/1/2017
Silver Lake Power Generating Plant	Rochester Public Utilities Silver Lake Power Plant	425 2nd Ave NE	6/6/2022
Silver Lake Park	Silver Lake Park	W. Silver Lake Dr NE	6/26/2023
Edward and Lydia Rosenow Family Residence House	Goodfriend House	617 9 th Ave SW	6/26/2023
Monarch/Libby's/Seneca Foods Canning Co., Water Tower	Ear of Corn Water Tower	1217 3 Ave SE	1/8/2024

ROCHESTER DOWNTOWN COMMERCIAL HISTORIC LANDMARK DISTRICT Designated 1/22/2024			
<u>Contributing Properties</u>			
Historic Name	Other Name('s)	Address	
A.J. Bjerring	Mango Thai	318 Broadway Avenue South	
Barbershop/Bjerring Hotel			
Bach Music Company	Café Steam	315-317 Broadway Avenue South	
Baker and Hanson/The Council Saloon	Art Heads	319-321 Broadway Avenue South	
Black's Lunch	Art Heads	323 Broadway Avenue South	
Blakeley Building	Blakeley Building	210 1st Avenue Southwest	
C.J. Morrill and Son Wholesale Grocer	Fagan Studio	324 Broadway Avenue South	
City Hall	Old City Hall	224 1st Avenue Southwest	
Clausen and Adler Hardware	Kathy's Pub	307 Broadway Avenue South3	
Columbia Hotel	Patterson and Dahlberg/Marrow	330 Broadway Avenue South	
Massey's Department Store	Massey Building	202 1 Ave SW	
Dayton's Department Store	Rosa Parks Pavilion	195 Broadway Avenue South	
F.A. Poole Building	Kimley / Horn	325 Broadway Avenue South	
F.J. Paine Co.	Big Brad's Bar	309 Broadway Avenue South	
F.J. Paine Co./Palace Block		311-313 Broadway Avenue South	
Great Atlantic & Pacific Tea Co.		326-328 Broadway Avenue South	
Holland's Food Shop	Newt's	216 1st Avenue Southwest	
Hotel Francis	Francis Apartments	17 4th Street Southwest	
I. O. O. F. Building	Commercial Building/Eagle Store	23 2 St SW	
Kennedy Building	The Taphouse	10 3rd Street Southwest	
Northwestern National Bank of Rochester	Northwestern National Bank of Rochester	15-21 2nd Street Southwest	
Olmsted County Bank and Trust Company	Goonie's/Tinklers Resturant	7 2 St SW	
Riverside Building	Limb Lab/Winona State University	400 Broadway Avenue South	
Rochester Commercial Club Building	City Market	212 1st Avenue Southwest	
Rochester Egg and Poultry Co.	Edward Jones	320-322 Broadway Avenue South	
Stebbins Building	Stebbins Building	220 1st Avenue Southwest	
Union National Bank Building	Thai Pop	4 3rd Street Southwest	
William's Block	The Half Barrel/	304 1st Avenue Southwest	

<u>Non-contributing Properties</u>			
Historic Name	Other Name('s)	Address	
318 Commons	UMR Housing & Student Center	318 1 st Ave SW	
The Hue Apartments		324 1 st Ave SW	
Lawler Laundry Façade	Tap House	14 3 rd St SW	
Blue Sky Dental Building	Bitter & Pour/Mezza 9 Café/Yanowitz Law	16-20 3 rd St SW	

ROCHESTER HISTORIC INVENTORY PROERTIES			
Historic Name	Other Name('s)	Address	Date Listed
Bridge #4481	Bridge #4481 (Bridge over Silver Creek)	n/a Quarry Hill Nature Center	2/22/2017
Bridge No. 89188	7 th Street Bridge	N.A. 7th St. over the Zumbro River	2/22/2017
Calvary Episcopal Church	Calvary Episcopal Church	111 3 Ave SW	2/22/2017
Central Fire Station Clock		Location Not Final	2/22/2017
Central Park	Central Park	225 1st Ave NW	2/22/2017
Charles H. Mayo Residence	House	3320 Mayowood Drive SW	2/22/2017
Chicago Great Western Depot	Porch & Cellar/Our Paladar	20 4 St SE	2/22/2017
Commercial Building	International African Mall	101 Broadway N	2/22/2017
Commercial Building	Chuck's Auto/Schmitt Auto	102 Broadway N	2/22/2017
Commercial Building	The Redwood Room	300 1 Ave NW	2/22/2017
D. C. Campbell Residence	House	601 Memorial Parkway SW	2/22/2017
Dairy Queen	Dairy Queen	538 Broadway Ave N	2/22/2017
Dobyns Residence	House	602 Memorial Parkway SW	2/22/2017
Dr. David M. Berkman Residence	House and Garage	622 5th St SW	2/22/2017
Dr. E. Judd Starr Residence	House and Garage	721 12th Ave SW	2/22/2017
Dr. James Broadbent Residence	House	2410 Hillside Lane SW	2/22/2017
Edwards Residence	House	607 Memorial Parkway SW	2/22/2017
First Presbyterian Church	First Presbyterian Church	512 3 St SW	2/22/2017
Folwell School	Folwell School	603 15th Ave SW	2/22/2017
Francis H. Underwood Residence	House	624 Memorial Parkway SW	2/22/2017
Franklin Heating and Pumping Station	Franklin Heating Station	119 3 St SW	2/22/2017
George Healy Memorial Chapel	George Healy Memorial Chapel	N/A off 9th Ave NE	2/22/2017
Granville Woodworth Memorial Gateway	Granville Woodworth Memorial Gateway	N/A 7th Ave NE	2/22/2017
Hawthorne School	Hawthorne Education Center	700 4th Ave SE	2/22/2017
Horace Mann School	Lincoln K-8 Choice School	1122 8 Ave SE	2/22/2017
Ralston House	House	610 Memorial Parkway SW	2/22/2017
House	Home Instead Senior Care	304 6 St SW	2/22/2017
Indian Heights Park	Indian Heights Park	1800 Terracewood Dr NW	2/22/2017
J. A. Spittel Residence	House	614 Memorial Parkway SW	2/22/2017
J.A. Stocke Residence	House	910 Folwell Dr SW	2/22/2017
Jefferson School	Jefferson Elementary School	1201 10th Ave NE	2/22/2017
John & Rena Dyer Residence	House and Garage	1104 7th Ave SW	2/22/2017
Joseph & Judith Foss Lustron House	Lustron House and Garage	733 13th Ave NE	2/22/2017
K. V. Ogle Residence	House	625 Memorial Parkway SW	2/22/2017
Lawler Residence	House	621 Memorial Parkway SW	2/22/2017
Mayo Building	Mayo Building	200 1 St SW	2/22/2017
Mayo Field	Mayo Field	400-500 Center St E	2/22/2017
McBean House	House	1532 Woodland Dr SW	2/22/2017
Newton E. Holland Residence	House and Garage	834 7th Ave SW	2/22/2017
Remine Residence	House	615 Memorial Parkway SW	2/22/2017
Rochester State Hospital Cemetery	Rochester State Hospital Cemetery	N/A 8th St NE	2/22/2017
Roy Watson Residence	House	620 Memorial Parkway SW	2/22/2017
Soldiers Memorial Field	Soldiers Memorial Field Park	N/A 7th St SW	2/22/2017
St. Francis of Assisi Catholic Church	St. Francis of Assisi Catholic Church	1114 3rd St SE	2/22/2017
Talbert & Catherine Cooper Residence	House and Garage	1101 7th Ave SW	2/22/2017
Telephone Company	Qwest Communications	320 2 Ave SW	2/22/2017
The Kahler Grand Hotel	The Kahler Grand Hotel	20 2 Ave SW	2/22/2017
William W. Mayo Statue	William W. Mayo Statue	1 St SW between 3rd & 4th Aves SW	2/22/2017
Apartment Building		613 2 St SW	9/26/2017
Assisi Heights	Assisi Heights	1001 14th St NW	1/22/2019
Salvation Army Citadel	Barrister hall /Attorneys at Law	9-11 1 St NW	12/15/2020
Bulbulian House	House	1229 Skyline Dr SW	1/22/2019
Charles Sheard Residence	House	2217 Balsam Ct SW	1/22/2019
Charlton, Mayo Clinic Hospital: Methodist Campus		201 Center St W	1/22/2019
Eisenberg, Mayo Clinic Hospital: Methodist Campus		201 Center St W	1/22/2019
Martin House	House	606 Memorial Parkway SW	11/17/2020
Holt/McGill House	House	303 6th Ave SW	9/22/2020
International Business Machines Corp. Building	IBM Building/Campus	3700 US Hwy. 52	12/15/2020
Keys House	House and Garage	1217 Skyline Dr SW	9/22/2020
Lourdes High School	Lourdes High School	621 Center St W	2/26/2019
Lourdes High School 1950's Addition	Lourdes High School	621 Center St W	2/26/2019
R. V. Randall Residence	House	611 Memorial Parkway SW	11/17/2020

ROCHESTER HISTORIC INVENTORY PROPERTIES			
Historic Name	Other Name(s)	Address	Date Listed
Stone Silo (State Hospital)	Stone Tower	N/A UCR Dr SE	11/17/2020
St. Mary's Hospital – Alfred building	Mayo Clinic - St. Mary's Hospital	1216 2 St SW	1/22/2019
St. Mary's Hospital - Charlton building	Mayo Clinic - St. Mary's Hospital	1216 2 St SW	1/22/2019
St. Mary's Hospital - Convent building	Mayo Clinic - St. Mary's Hospital	1216 2 St SW	1/22/2019
St. Mary's Hospital - Eisenberg building	Mayo Clinic - St. Mary's Hospital	1216 2 St SW	1/22/2019
St. Mary's Hospital - Francis building	Mayo Clinic - St. Mary's Hospital	1216 2 St SW	1/22/2019
St. Mary's Hospital - Joseph building	Mayo Clinic - St. Mary's Hospital	1216 2 St SW	1/22/2019
St. Mary's Hospital Chapel	Mayo Clinic - St. Mary's Hospital	2 St SW	1/22/2019
Christ United Methodist Church		400 5 Ave SW	9/28/2021
Zumbro Lutheran Church		210 6 St SW	11/30/2021